

Directly opposite King's Cross Station

Centa House, 61 Birkenhead Street, London WC1

900 sq. ft - 2,400 sq. ft

Location Birkenhead Street is located opposite King's Cross Station and close to the junction of Euston Road and Gray's Inn road.

King's Cross Station provides main line services as well as London Underground's Northern, Victoria, Piccadilly, Circle, Metropolitan and Hammersmith & City Lines.

Description The accommodation comprises the ground and second floor of an attractive period building that was comprehensively refurbished approximately 5 years ago.

The accommodation is in good condition and comprises an open plan offices.

Specification

<ul style="list-style-type: none"> • Opposite King's Cross station • Comfort cooling • Cat II lighting • Security entryphone system 	<ul style="list-style-type: none"> • Complete flexibility • Perimeter trunking • Lift • Wood floor
---	--

Accommodation	Floor	SQ. FT	SQ. M
	Ground	1,500	135
	Second	900	84
		2,400	219

Availability in this building changes frequently – please call to confirm availability and floor sizes.

Terms By arrangement.

Rent **£28.00 per sq. ft.**

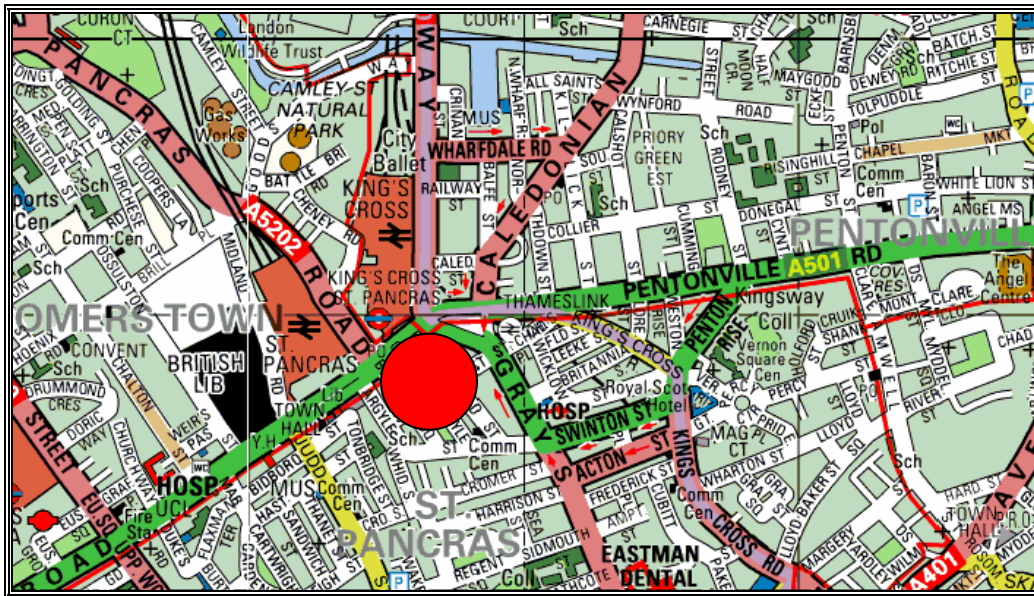
Business Rates £ 7.50 per sq. ft.

Service Charges £ 8.50 per sq. ft but includes furniture, buildings insurance, heating costs, lighting costs, common parts cleaning and internet access.

VAT The rent and service charge is subject to VAT.

Legal Costs Each party to bear their own legal costs.

<p>Viewing</p> <p>David Shapiro Fresson & Tee 020 7391 7100</p>	<p>George McCullough Fresson & Tee 020 7391 7100</p>
--	--



Notice Under Property Misdescriptions Act 1991

Fresson & Tee give notice that:

- a) The information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser and neither Fresson & Tee or the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise to their accuracy.
- b) All floor areas and measurements are approximate.
- c) Prices and rents and are quoted subject to contract. These particulars do not form a part of any offer or contract.
- d) Neither Fresson & Tee nor any of their employees has any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties.
- e) Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
- f) Fresson & Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.