

10-12 BREWERY ROAD KINGS CROSS N7 9NH

NEWLY
REFURBISHED

10

12

TO LET / 17,547 - 35,391 ft²

GROUND & BASEMENT LEVELS WITH FIRST FLOOR OFFICES

PREMIER
LAST MILE
LOCATION

EPC
RATING
A

THE HEART OF KINGS CROSS




CALEDONIAN ROAD & BARNSBURY


KINGS CROSS ST. PANCRAS


EUSTON

 **Meta**

 **Google**


**UNIVERSAL
UNIVERSAL MUSIC GROUP**


**access
SELF STORAGE**


**BRITISH
TRANSPORT
POLICE**

 **Topps Tiles**

 **EDMUNDSON
ELECTRICAL**

 **SCREWFIX**


**CALEDONIAN ROAD
5 MIN WALK**

**10-12
BREWERY ROAD
KINGS CROSS
N7 9NH**

Strategically situated to suit last mile logistics. The A1 is 0.6 miles north, providing connectivity to Junction 2 of the M1. The A501 lies one mile to the south, providing access to central London.

Caledonian Tube Station is 0.3 miles north and Kings Cross / St Pancras International is one mile south. King's Cross has a thriving community and a vibrant cultural scene, with several art galleries, parks and open spaces, including the Regent's Canal, Coal Drops Yard and Granary Square. The location benefits from international connectivity due to its proximity to London St. Pancras International (Eurostar).

10-12 BREWERY ROAD KINGS CROSS



The 10-12 Brewery Road warehouse refurbishment has been completed to a high specification providing 35,391 ft² over ground and basement levels with first floor offices.

The property can be split into two units, each with their own goods lifts, loading bay and roller shutter door.

Located in a prime industrial location North of Kings Cross, the unit occupies a highly prominent position fronting Brewery Road, providing immediate access to the A5203 and A5200 and allowing for excellent connectivity to north and central London.

17,547 - 35,391 ft²

DYNAMIC LOCATION
AT THE HEART OF ZONE 2

5 MINUTES WALK FROM
CALEDONIAN ROAD
TUBE STATION

AVAILABLE NOW



CLICK HERE TO TAKE THE
VIRTUAL TOUR

SPECIFICATION



EAVES
4.25m



3.3m
BASEMENT HEIGHT



4x
GOODS LIFTS



USES
B2/B8



POWER
UP TO 276 kVA



FIRST FLOOR
OFFICES



24 HOUR
ACCESS



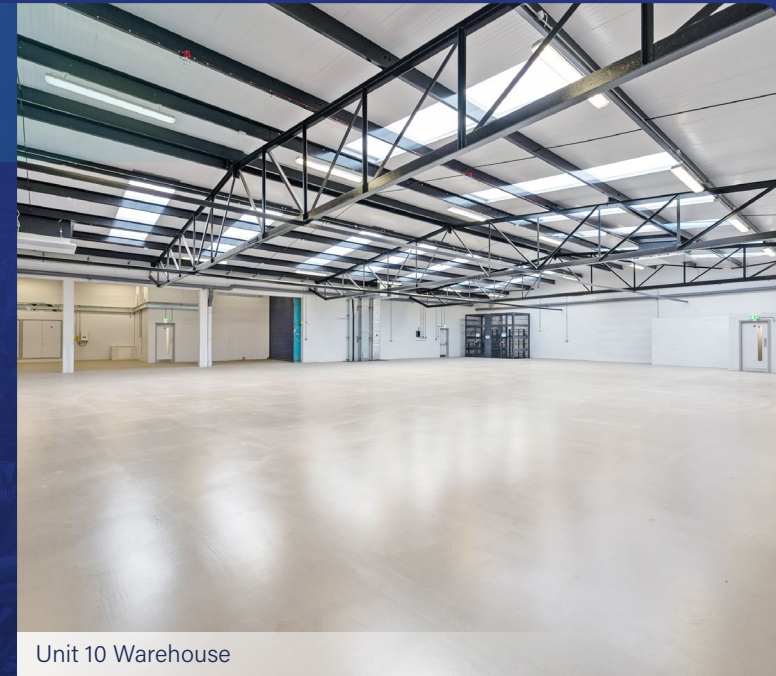
NEW ROOF



2x **ROLLER**
SHUTTER DOORS



2x **SECURE**
LOADING BAYS



Unit 10 Warehouse

ESG CREDENTIALS



LED
LIGHTING



PV PANELS
ON ROOF



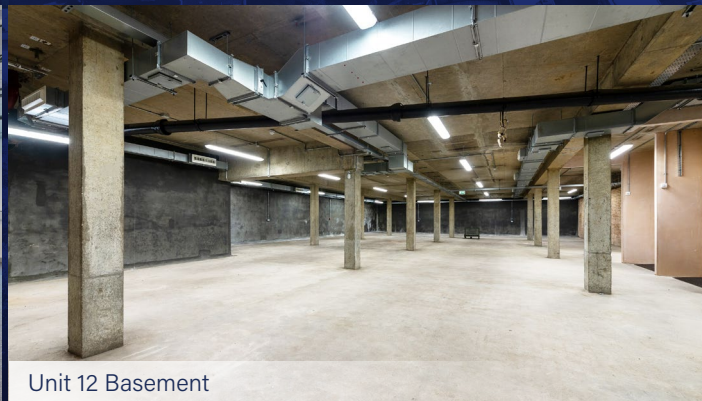
4x **ELECTRIC VEHICLE**
CHARGING POINTS



EPC RATING **A**

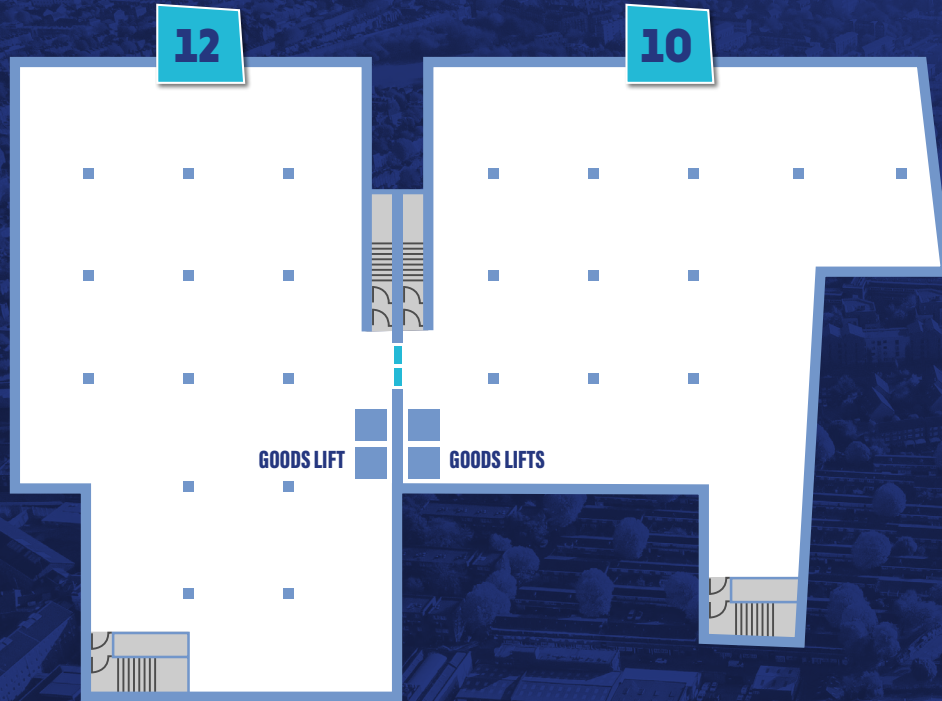


Unit 10 Office

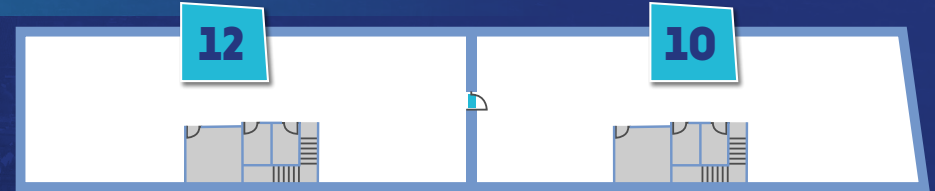


Unit 12 Basement

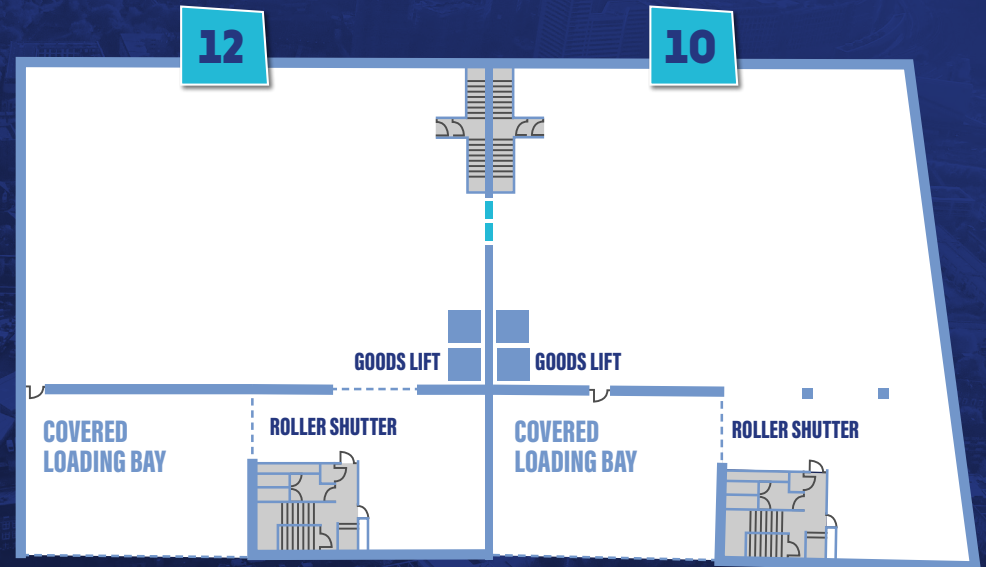
FLOORPLANS / ACCOMMODATION



BASEMENT



FIRST FLOOR OFFICE AREA



GROUND FLOOR WAREHOUSE & LOADING BAY

UNIT 10	M ² (GEA)	FT ² (GEA)
First Floor Office Area	300	3,225
Ground Floor Warehouse	689	7,412
Loading Bay	146	1,572
Basement	496	5,338
TOTAL	1,631	17,547

UNIT 12	M ² (GEA)	FT ² (GEA)
First Floor Office Area	297	3,193
Ground Floor Warehouse	734	7,898
Loading Bay	136	1,466
Basement	491	5,287
TOTAL	1,658	17,844

UNIT 10-12 COMBINED	M ² (GEA)	FT ² (GEA)
First Floor Office Area	596	6,418
Ground Floor Warehouse	1,422	15,310
Loading Bay	282	3,038
Basement	987	10,625
TOTAL	3,287	35,391

WELL CONNECTED

20 MINUTES
DRIVE TO CENTRAL LONDON



DEMOGRAPHICS

WITHIN A 3 MILE RADIUS...



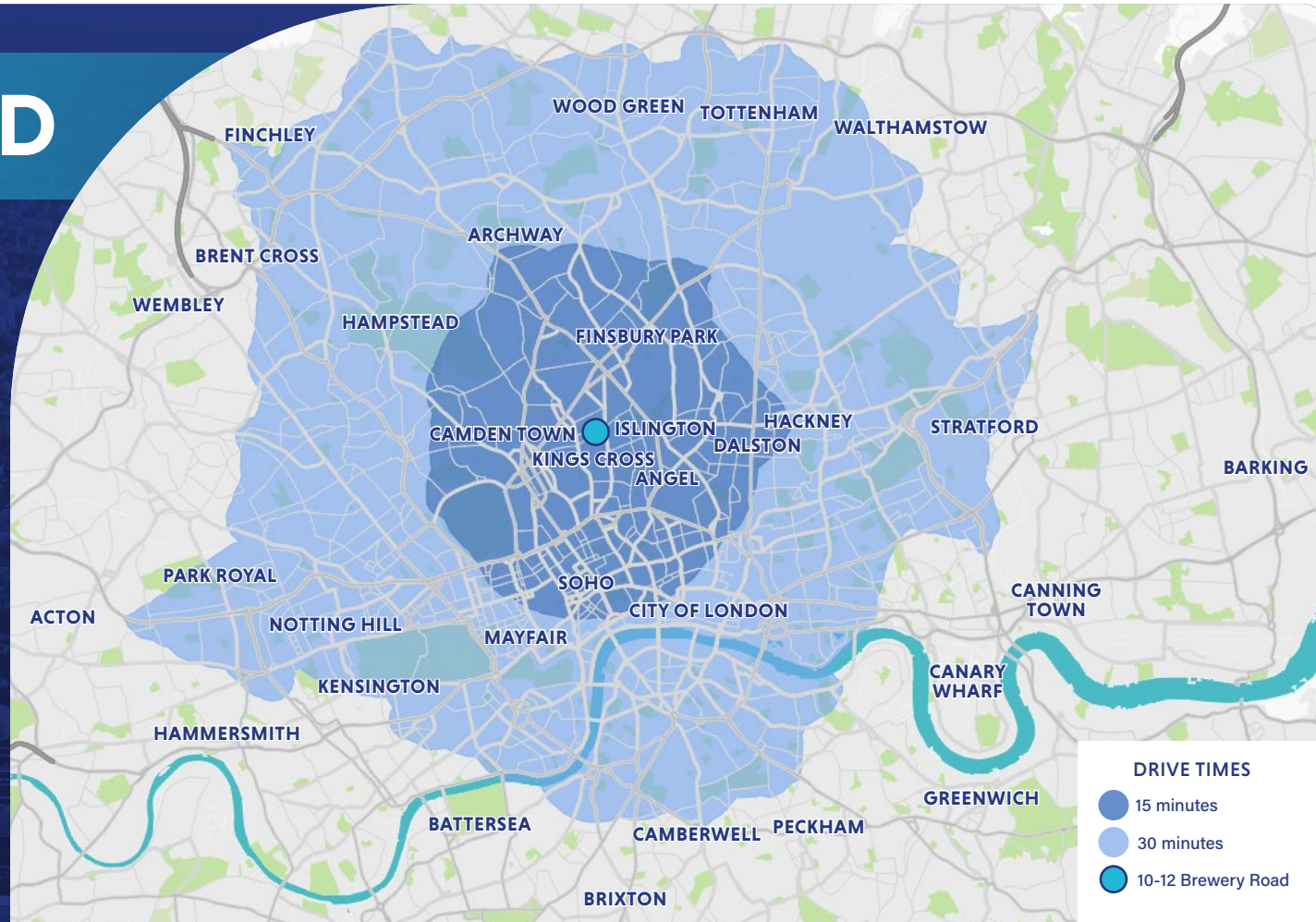
408,000 HOUSEHOLDS



540,000 PEOPLE ECONOMICALLY ACTIVE



£46,000 INCOME AVERAGE HOUSEHOLD



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PICCADILLY



GREEN PARK
12 MINS

PICCADILLY
CIRCUS
11 MINS

LEICESTER
SQUARE
9 MINS

COVENT
GARDEN
9 MINS

HOLBORN
7 MINS

RUSSELL
SQUARE
5 MINS

KINGS CROSS
ST. PANCRAS
2 MINS

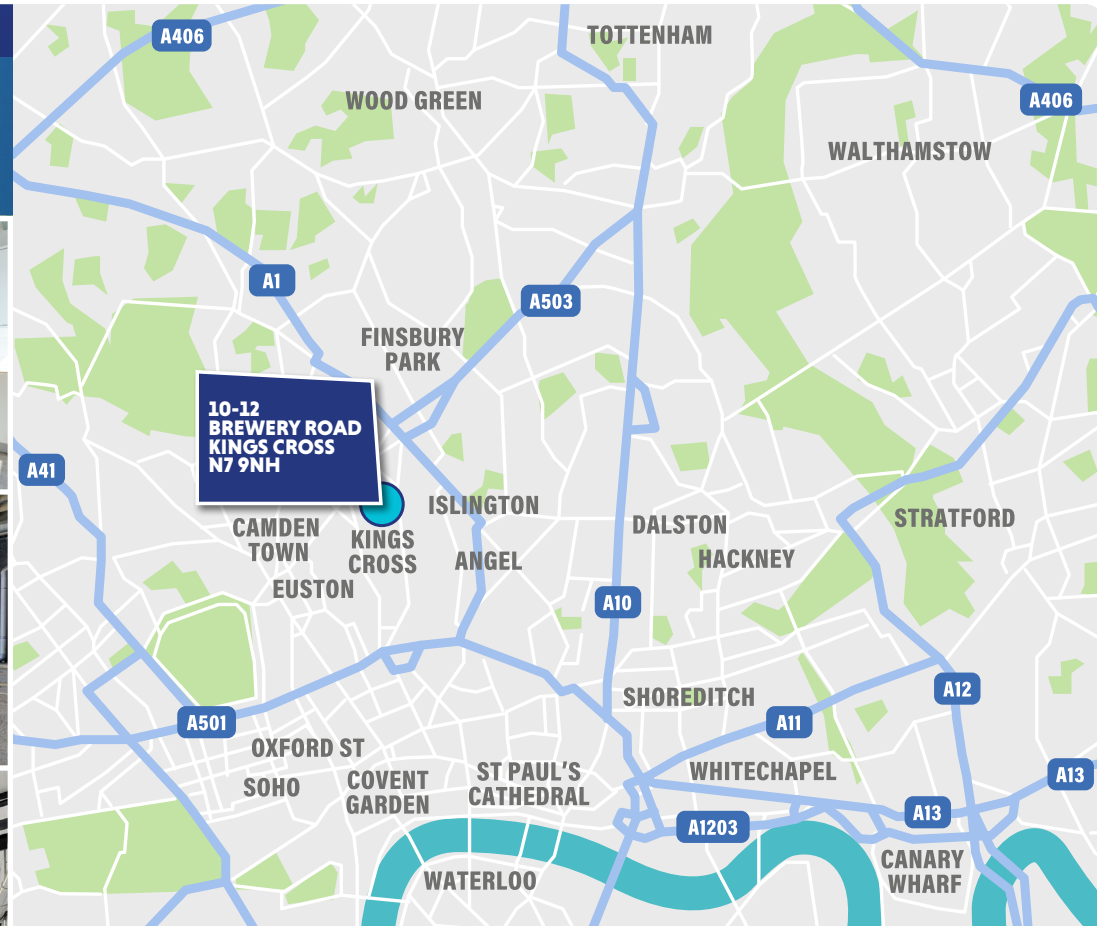
CALEDONIAN
ROAD
5 MINS

HOLLOWAY
ROAD
1 MIN

ARSENAL
3 MINS

FINSBURY
PARK
4 MINS

FURTHER INFORMATION



For further information or to arrange a viewing please contact:



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