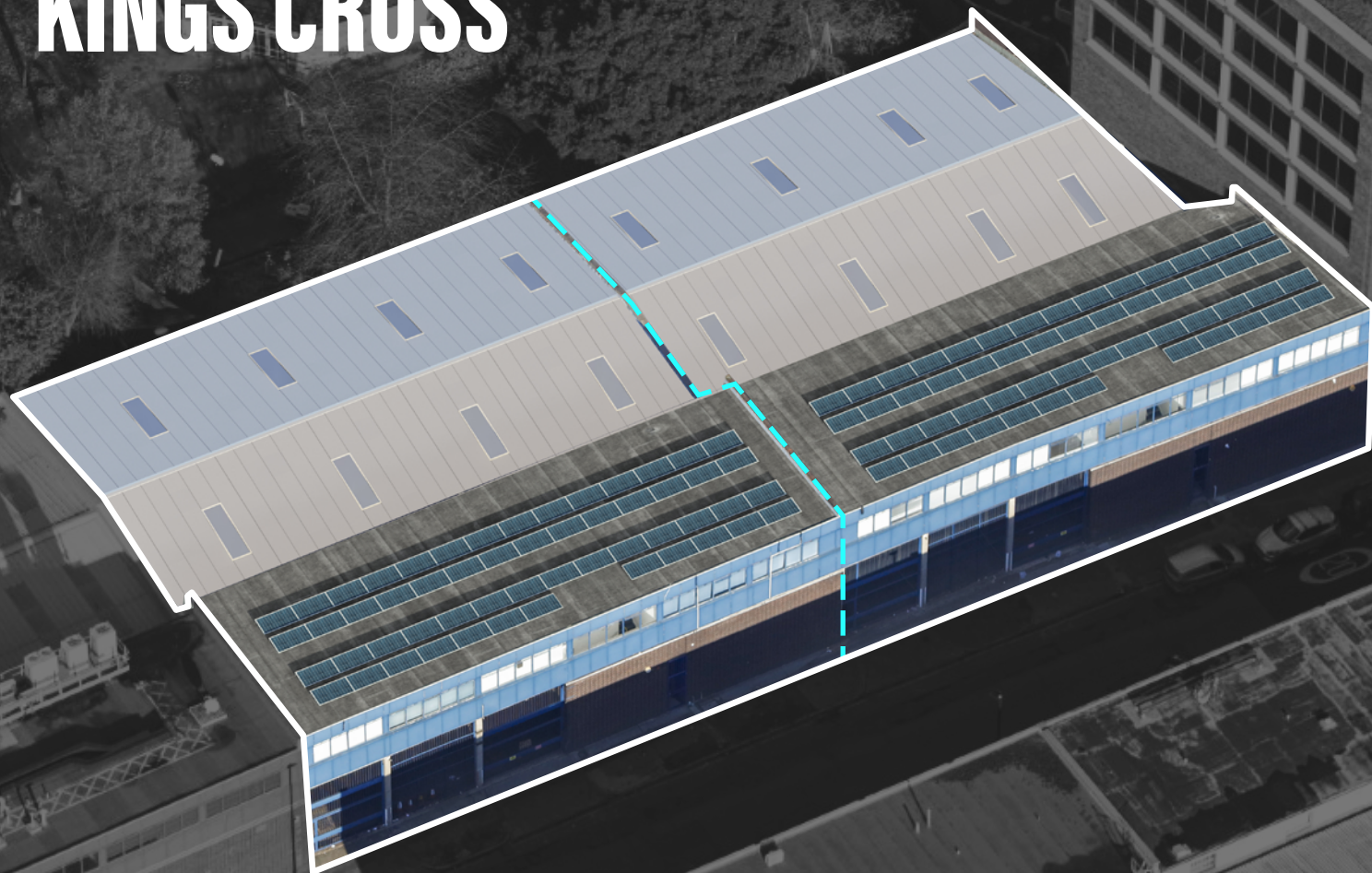


TO LET / AVAILABLE Q2 2023

17,547 — 35,391 SQ FT

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

10-12 BREWERY RD KINGS CROSS



The 10-12 Brewery Road warehouse refurbishment will be completed to a high specification providing 35,391 sq ft 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 SQ FT

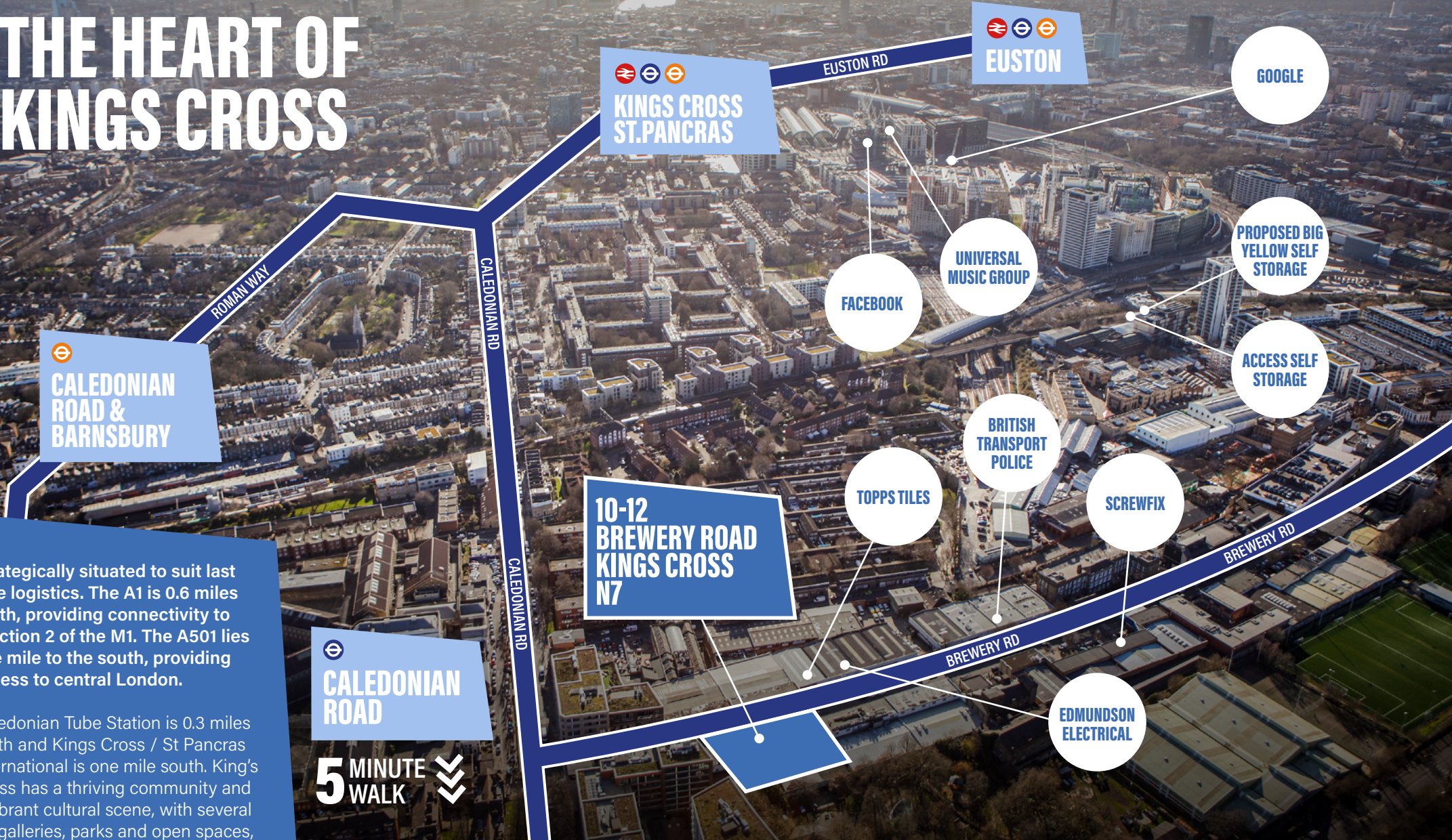
**AVAILABLE TO LET
Q2 2023**

**PREMIER LAST MILE
LOGISTICS LOCATION**

**DYNAMIC LOCATION
AT THE HEART OF
ZONE 2**

**5 MINUTES WALK FROM
CALEDONIAN ROAD
TUBE STATION**

THE HEART OF KINGS CROSS



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).

CALEDONIAN ROAD

5 MINUTE WALK

facebook

UNIVERSAL
UNIVERSAL MUSIC GROUP

Google

Topps Tiles

SCREWFIX

EDMUNDSON
ELECTRICAL

SPECIFICATION



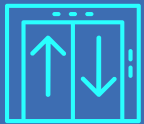
EAVES

4.25_M



3.3_M

BASEMENT HEIGHT



4x

GOODS LIFTS



USES

B2/B8



POWER

UP TO 276 KVA



LAST MILE

LOGISTICS



24/7

ACCESS



**NEW
ROOF**



2x

ROLLER SHUTTER DOORS



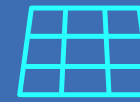
2x

SECURE LOADING BAYS
/PARKING AREAS

ESG CREDENTIALS



**LED
LIGHTING**



PV PANELS

ON ROOF



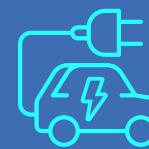
OFFICES

FIRST FLOOR



TARGET

**EPC
RATING B**

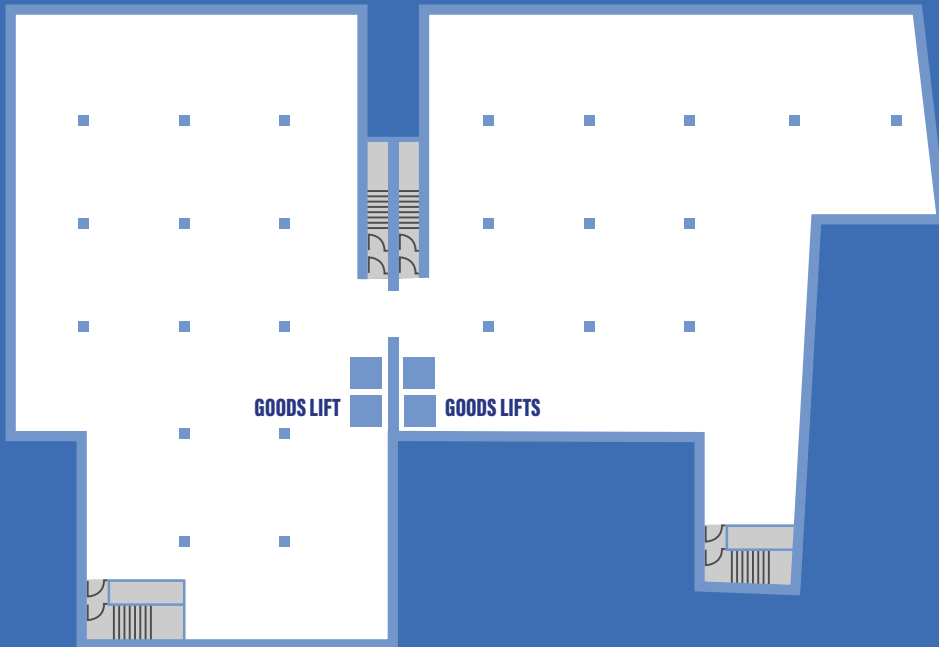


4x

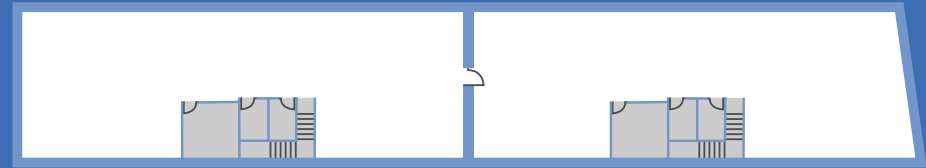
ELECTRIC VEHICLE
CHARGING POINTS

10-12 BREWERY RD FLOOR PLANS

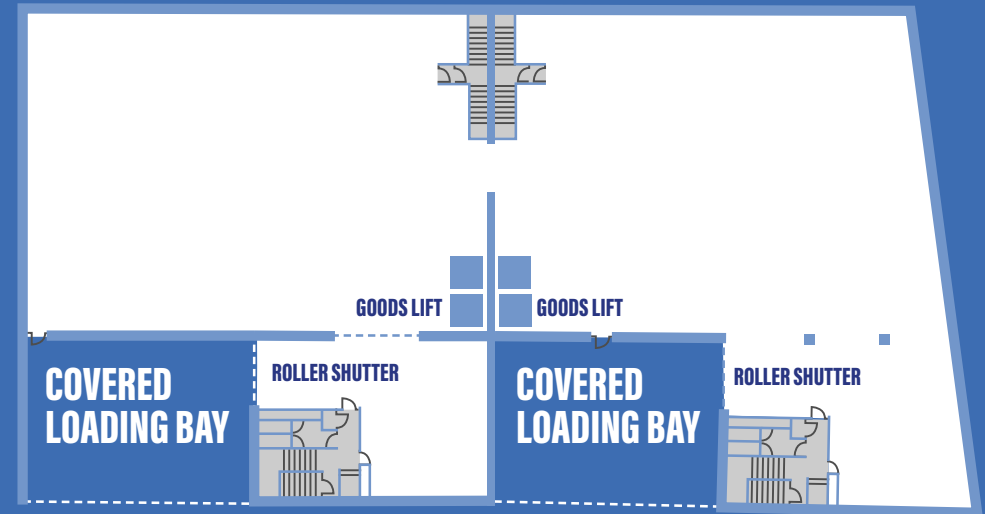
BASEMENT



FIRST FLOOR OFFICE AREA



GROUND FLOOR WAREHOUSE & LOADING BAY



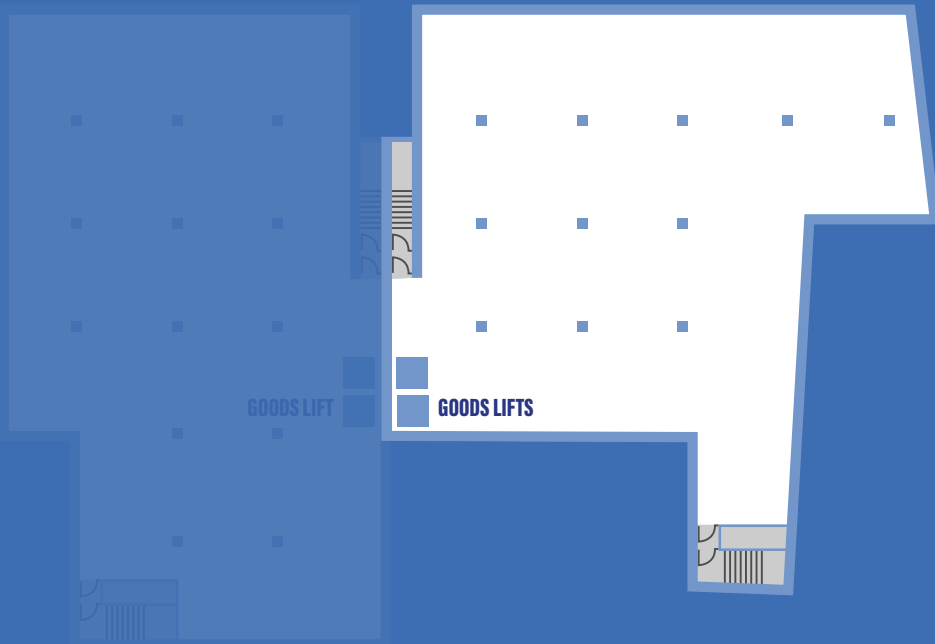
10-12 BREWERY ROAD

	Area (sq m)	Area (sq ft)
Basement	987	10,625
Warehouse	1,422	15,310
First Floor Office	596	6,418
Loading Bay	282	3,038
TOTAL	3,287	35,391

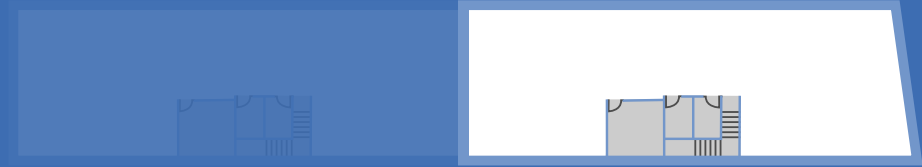
ALL AREAS ARE CALCULATED ON A GROSS EXTERNAL BASIS (GEA)

10 BREWERY RD FLOOR PLAN

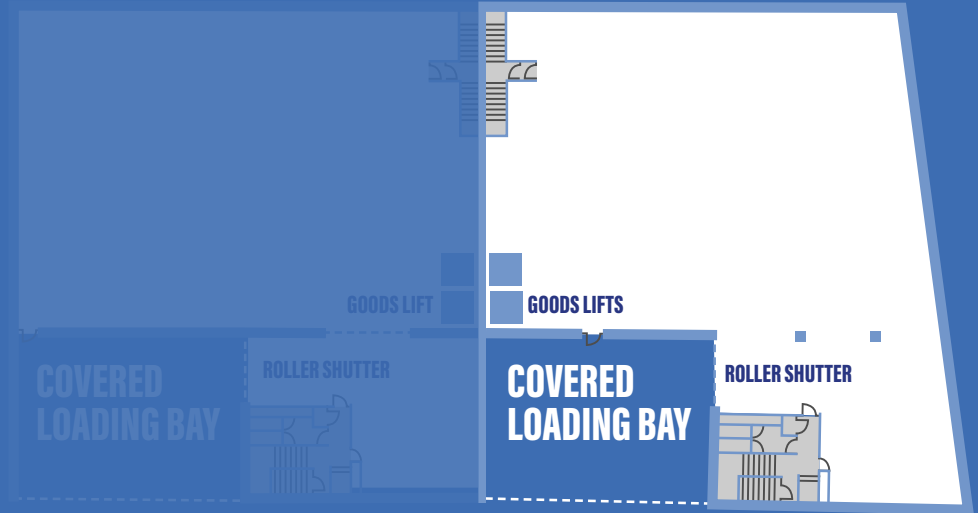
BASEMENT



FIRST FLOOR OFFICE AREA



GROUND FLOOR WAREHOUSE & LOADING BAY



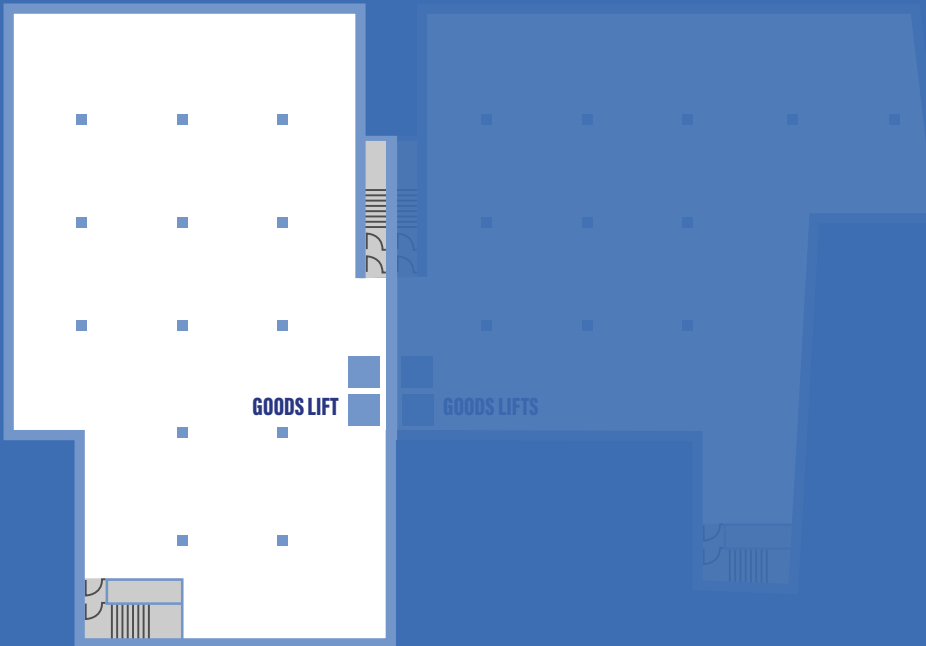
10 BREWERY ROAD

	Area (sq m)	Area (sq ft)
Basement	496	5,338
Warehouse	689	7,412
First Floor Office	300	3,225
Loading Bay	146	1,572
TOTAL	1,631	17,547

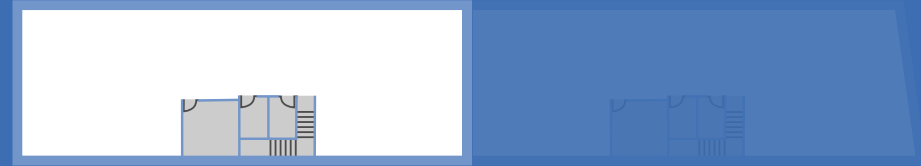
ALL AREAS ARE CALCULATED ON A GROSS EXTERNAL BASIS (GEA)

12 BREWERY RD FLOOR PLAN

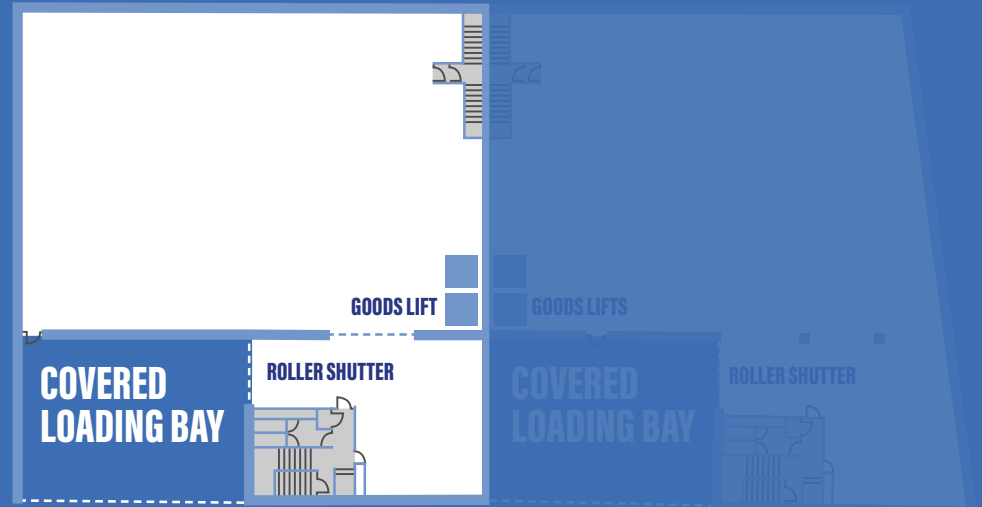
BASEMENT



FIRST FLOOR OFFICE AREA



GROUND FLOOR WAREHOUSE & LOADING BAY



12 BREWERY ROAD

	Area (sq m)	Area (sq ft)
Basement	491	5,287
Warehouse	734	7,898
First Floor Office	297	3,193
Loading Bay	136	1,466
TOTAL	1,658	17,844

ALL AREAS ARE CALCULATED ON A GROSS EXTERNAL BASIS (GEA)

WELL CONNECTED

20 MINUTES
DRIVE TO CENTRAL LONDON

DEMOGRAPHICS
3 MILE RADIUS



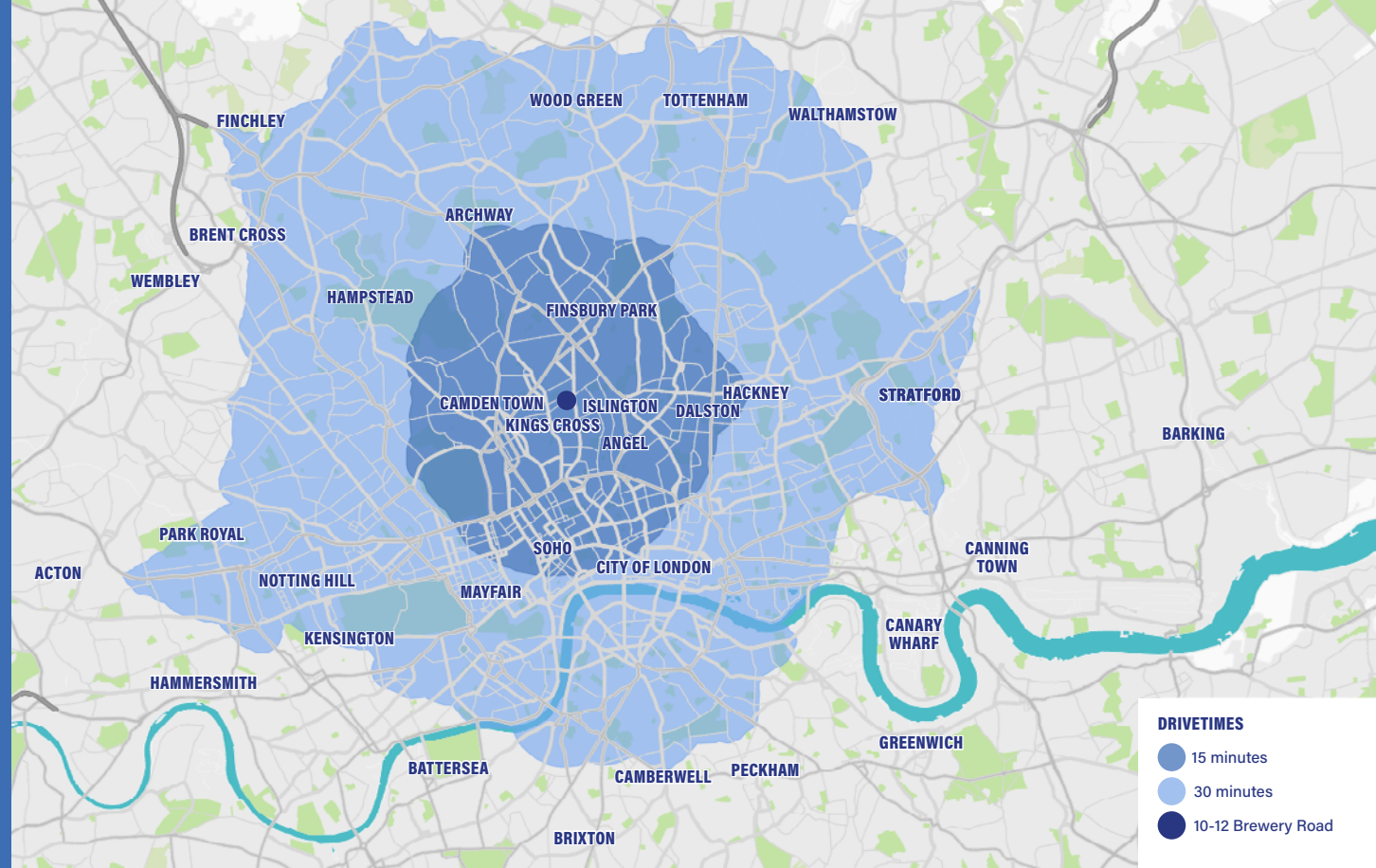
408K
HOUSEHOLDS



540,000
PEOPLE ARE ECONOMICALLY ACTIVE



£46K
AVERAGE HOUSEHOLD INCOME

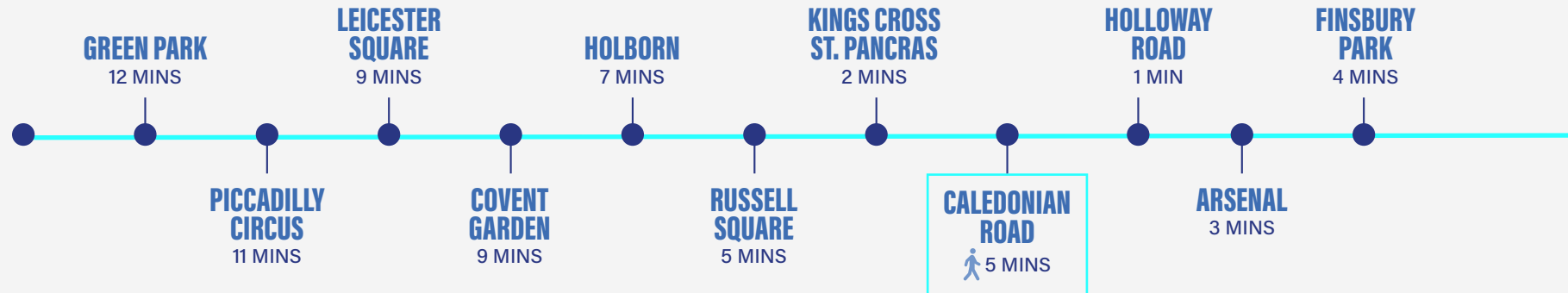



DRIVETIMES

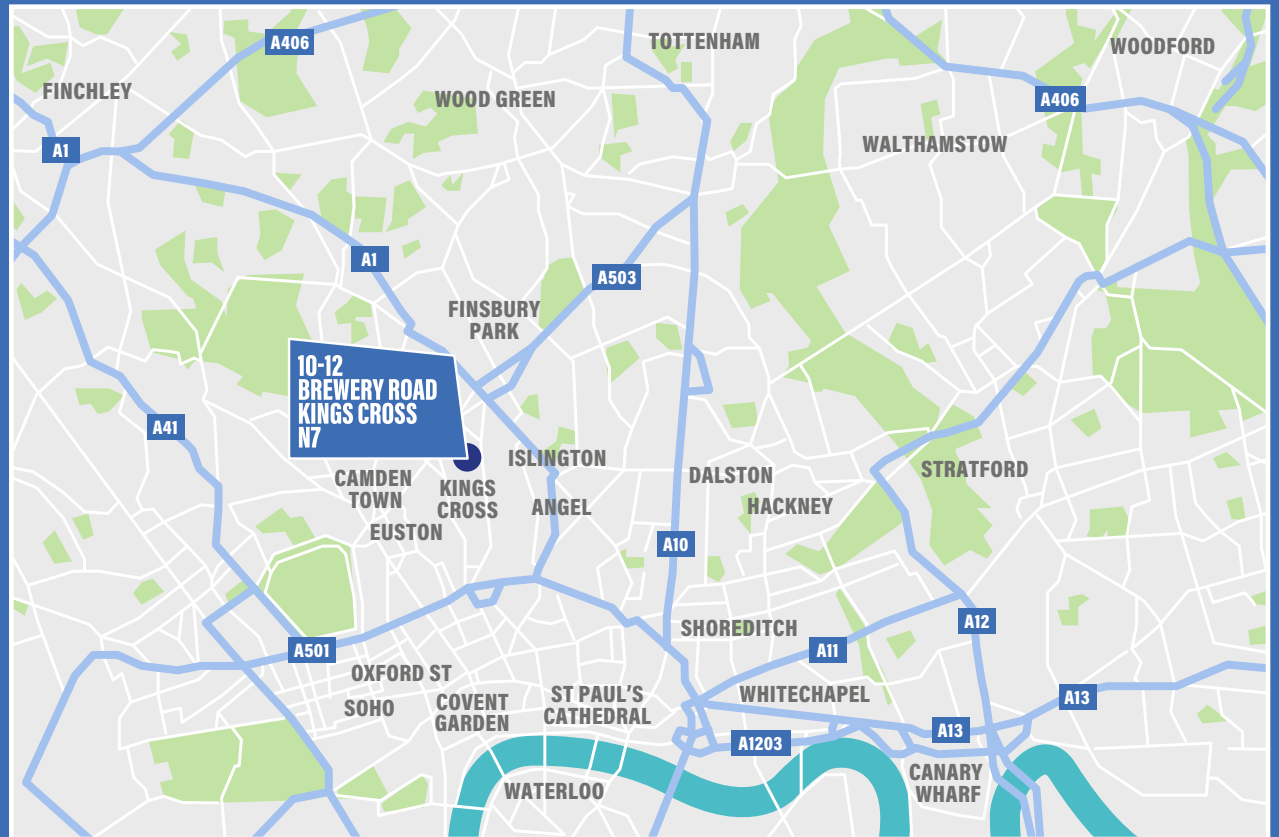
- 15 minutes
- 30 minutes
- 10-12 Brewery Road

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PICCADILLY LINE



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



For more information
or to arrange a viewing
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