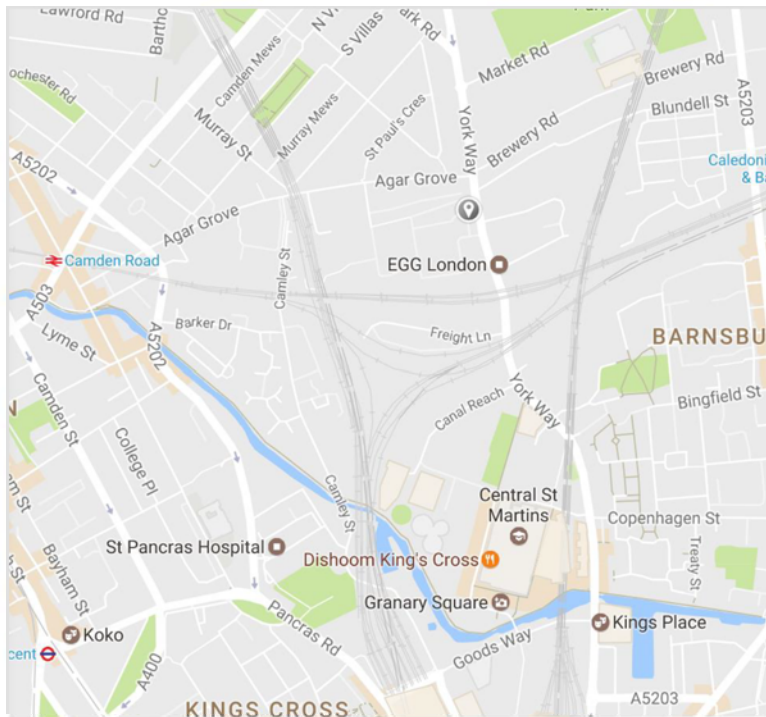


KINGS CROSS/CAMDEN RETAIL

X Y YORK WAY, LONDON N7 9GY

BRAND NEW RETAIL UNIT 1,582 SQ FT 147 SQ M



Location

X Y is a brand new development on York Way at the northern end of Kings Cross comprising of 273 new units surrounded by existing and new developments. These units will service a wide community of residential and commercial occupiers.

Accommodation	SQ M	SQ FT
Internal Width	18.3	60
Shop Depth	53	575
Basement	147 SQM	1,582 SQ FT

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Commercial Estate Agents
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Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable of any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT

KINGS CROSS/CAMDEN RETAIL

X Y YORK WAY, LONDON N7 9GY

BRAND NEW RETAIL UNIT 1,582 SQ FT 147 SQ M



Location:

XY is a brand new mixed use development of 5 blocks comprising 273 units at the northern end of York Way close to the junction of Agar Grove/Brewery Road and opposite Tile Yard. The surrounding area is a mixture of residential, offices and warehousing some of which is destined for redevelopment. Kings Cross has undergone a major regeneration with thousands of new properties developed alongside new shopping, restaurants, offices and bars. This unit will service in the order of 25,000 households and over 1,000 staff in the adjoining offices.

Accommodation:

Block I is one of only two retail units in the scheme (the other unit is under offer to supermarket) and comprises a Ground floor unit fronting York Way with a 60ft frontage. Whilst the unit could let as two, it is the owners preference to let it as one unit of 1,582 sq ft (147 sq m). The unit will be offered in shell condition but with a shop front installed and services (water, electricity) capped off. There are also display windows on either side of the unit.

Lease: A new FRI lease is available for a term of 10 years with an upward only rent review at the 5th year.

Rent: £60,000 pax.

No premium

Rates: To be assessed.

Use: A1/A2,A3 B1. D1 Subject to planning

Legal Costs:

Each party is to be responsible for their own legal costs.

EPC:

The EPC rating is awaited.

Possession:

May 2018

Viewing:

By appointment through Sole Agents Bruce

0207 267 6772 info@brucecommercial.co.uk

www.brucecommercial.co.uk

Subject to Contract

February 2018

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