



BRAND NEW B1 OFFICE, A2, A1 RETAIL OR D1 (NOT RELIGIOUS USE) IN X Y KINGS CROSS WITH A 60 FT FRONTAGE TO YORK WAY

X Y

9C York Way, Maiden Lane, Kings Cross,
N7 9GY

Retail, Office, D1 (Non
Residential Institutions)

TO LET

1,585 sq ft

(147.25 sq m)

X Y, 9C York Way, Maiden Lane, Kings Cross, N7 9GY

Description

A brand new double fronted unit part of the X Y development on York Way Maiden Lane close to Agar Grove/Brewery Road. A ground floor unit with a 60 ft frontage and return frontage on either side. The unit is in shell condition ready for a tenant fit out but with a metal & glass frontage. The property adjoins a brand new Sainsbury's Supermarket. The immediate area is a mix of residential, offices (Tile Yard & a new 50,000 sq ft office) and industrial properties.

The unit is suitable for Office, A2 A1 Retail and D1 (but not for Religious Purposes)

Location

Located north of the main Kings Cross development close to the junction of York Way & Agar Grove/Brewery Road. X Y is a new development of 360 flats in 5 blocks with 600 existing properties immediately behind. The local catchment is estimated at about 20,000 people

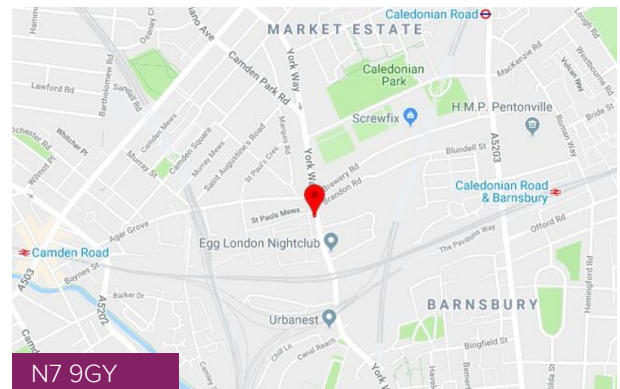
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground	1,585	147.25	To let	Available
Total	1,585	147.25		

Specification

- Shell Unit
- Access to building heating system
- Capped off electricity
- Water
- Fitted display windows & doors



Summary

Available Size	1,585 sq ft
Rent	£60,000 per annum
Business Rates	Not Assessed
EPC Rating	Upon Enquiry

Viewing & Further Information

Neil Sint

0207 267 6772 | 0785 044 4697
neil@brucecommercial.co.uk

Bruce.
Commercial Estate Agents