

25-28 FIELD STREET

Kings Cross



LDG



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25-28 Field Street







### DESCRIPTION

A creative workspace available within a warehouse style building benefitting a strong industrial style finish with exposed steel beams. Tenant's also have access to a shared roof terrace and the building is well known for its commissioned street art mural by Riccardo Matlakas.

### HIGHLIGHTS

- Attractive Warehouse Style Building
- Feature Exposed Steel Beams
- Good Natural Light From 2 Sides
- Large Shared Roof Terrace
- Shared Cloakrooms
- Commissioned Street Art Mural By Riccardo Matlakas
- Shared Kitchenette
- Potential For Parking

### LEASE

A new lease is available on flexible terms until February 2026 or February 2028 with a break at 2026. The lease is contracted outside the landlord and tenant act.

### CONNECTIVITY

The building benefits from fibre connectivity. Further information is available upon request.

### WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

### VAT

The building is elected for VAT

### COMMUTE

Kings Cross. 3 mins  
St Pancras International. 5 mins  
Angel. 15 mins

### PARKING

JustPark Field Street, right outside!

### FOODIE HOTSPOTS

- Mildreds - German Gymnasium
- Pizza Union - Flat Iron

### LIQUID LUNCH

- Spirit Land - Betjeman Arms
- The Lighterman - Gothic Bar

### A STRETCH AWAY

- The Fore - Amica 365
- Frame - Kings Cross Fitness



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year
2nd	297	£14,000 /annum	£0.10 /annum	£3,564 /annum	£1,463.68	£17,564.10
<b>Total</b>	<b>297</b>				<b>£1,463.68</b>	<b>£17,564.10</b>

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Ready to talk?



**HARRY  
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