

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **UNIQUE CHARACTER OFFICE BUILDING**



**TO LET OR FOR SALE**

**STANLEY HOUSE  
8 ST CHADS PLACE  
KINGS CROSS, WC1**

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## LOCATION

Situated in St Chads Place, a quiet enclave just behind Kings Cross Road and Gray's Inn Road being a couple of minutes' walk away from both Kings Cross and St Pancras stations.

## ACCOMMODATION

Comprises a self-contained warehouse style office building predominantly planned on ground floor featuring a large double height open plan area with skylights together with a smaller first and second floor upper part benefiting from a small roof terrace, having the following approx net internal areas:

Ground floor	2,228 sq ft	207 sq m
First floor	514 sq ft	48 sq m
Second floor	511 sq ft	47 sq m
<b>TOTAL</b>	<b>3,253 sq ft</b>	<b>302 sq m</b>



## AMENITIES

- \* Unique self-contained building
- \* Attractive ground floor industrial style area with 18ft ceiling and sky lights along the entire apex
- \* Perimeter and under floor trunking
- \* Pendant lighting
- \* Industrial style features
- \* Shower
- \* Video entry phone
- \* Part exposed brickwork
- \* Two fitted kitchens both with boiling water taps
- \* Outside roof terrace
- \* Heating and air conditioning units throughout

## LEASE

A new lease is available for a term by arrangement

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**POSSESSION** Immediate upon completion of legal formalities

**RENT** £182,000 per annum exclusive.

**RATES** RV £96,500

**LEGAL COSTS** Each party to bear their own legal costs.



**VIEWING** Through sole agents Wiltshire Daniels  
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