

# CROSSLAND OTTER HUNT

Northdown House, 11-21 Northdown  
Street,  
Kings Cross,  
London,  
N1 9BN

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Newly Fitted Out Warehouse Style  
Accommodation

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2,045 to 4,191 sq ft (189.99 to  
389.36 sq m)



020 7408 1114

[www.coh.eu](http://www.coh.eu)

# CROSSLAND OTTER HUNT

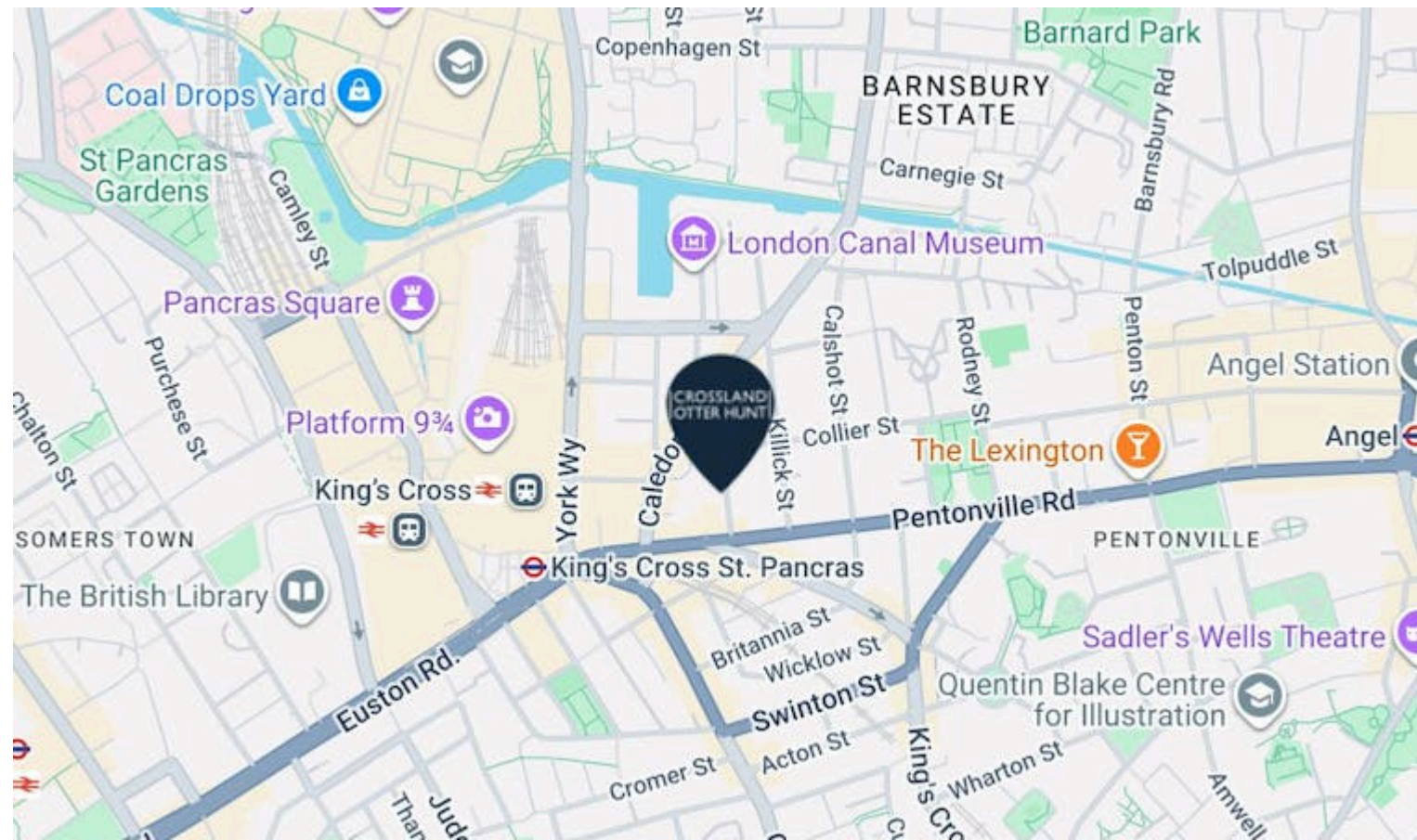
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## Nearest Stations



King's Cross  
(0.1 Miles)

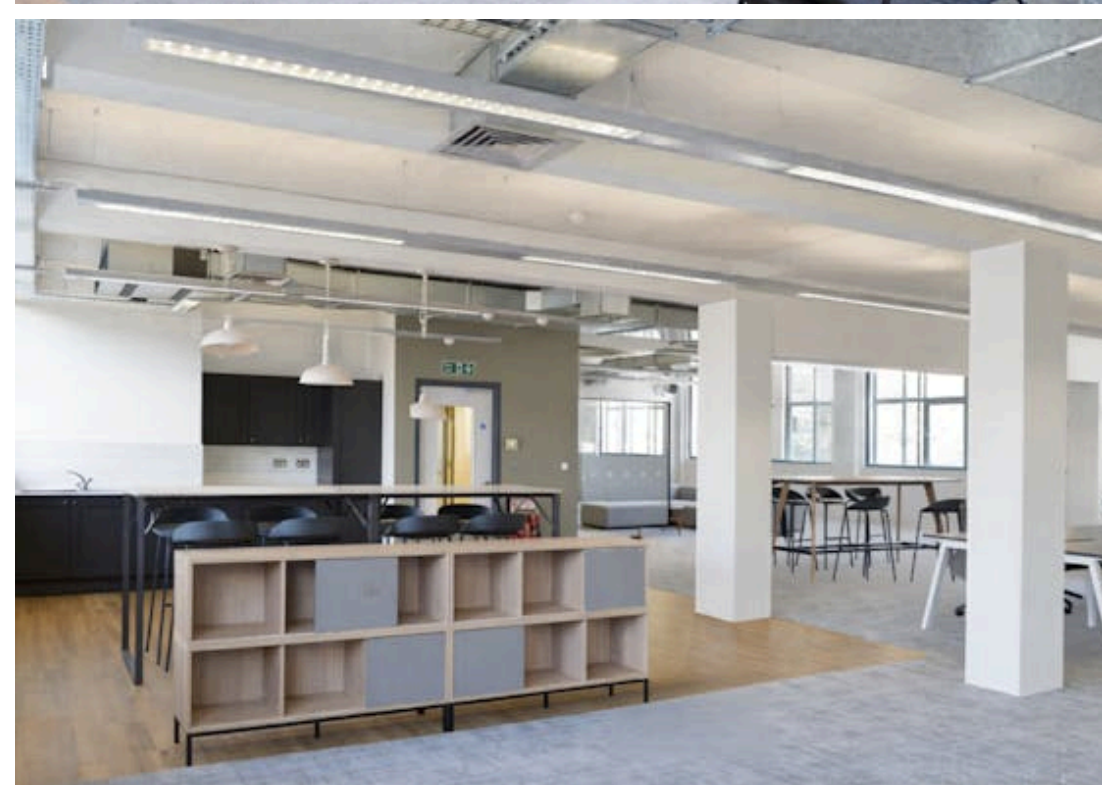
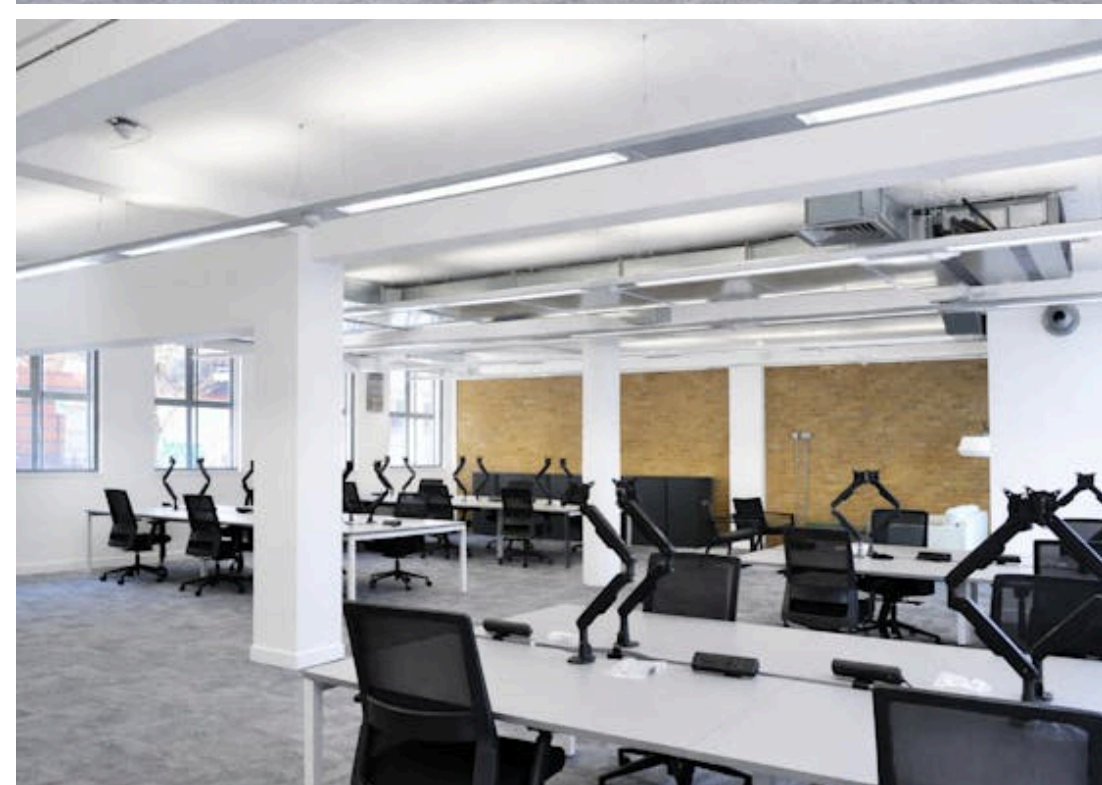
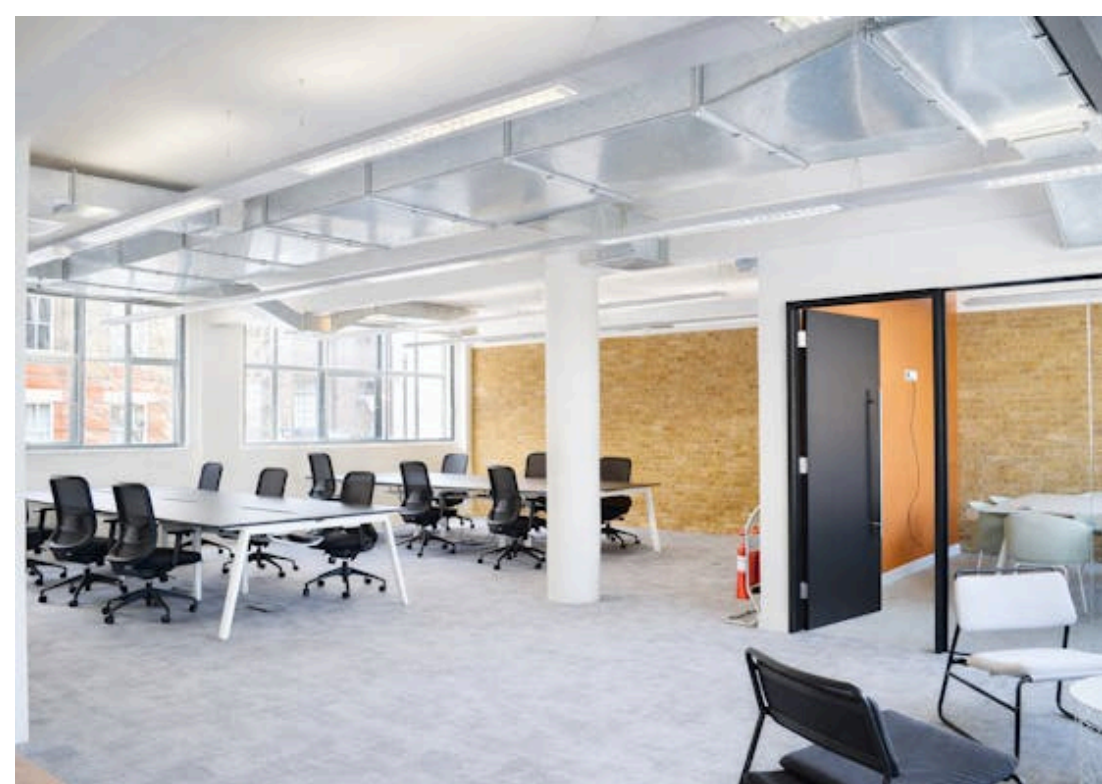
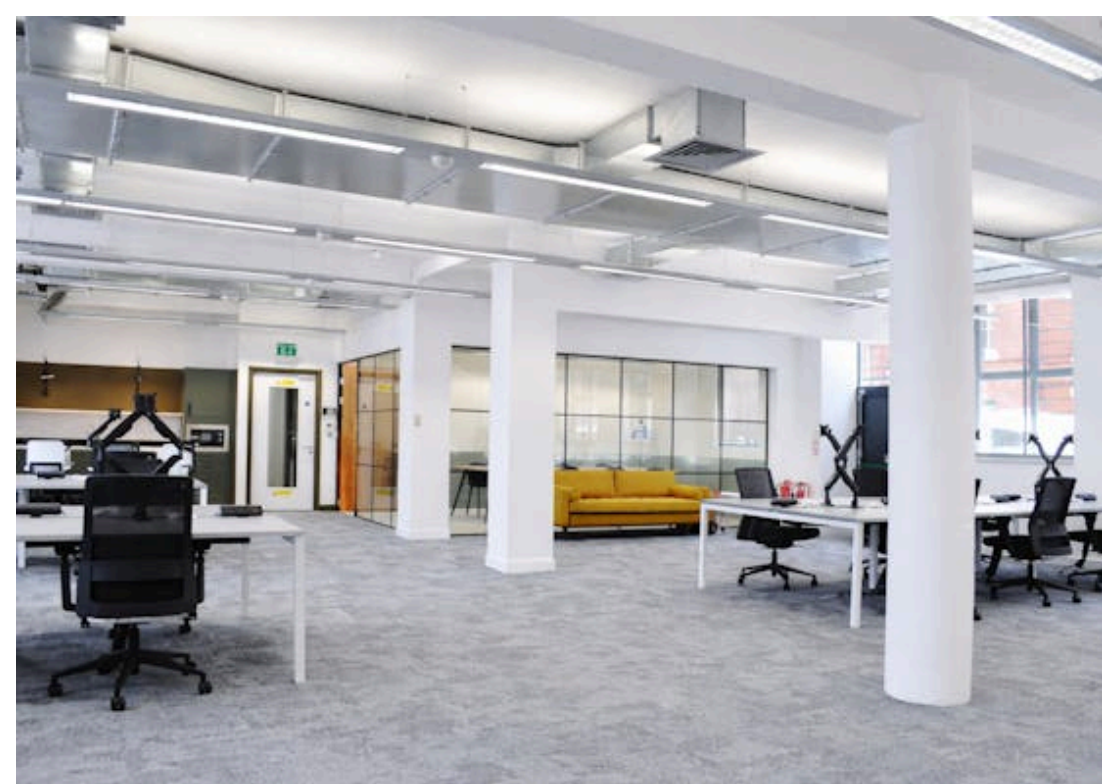


Kings Cross St. Pancras  
(0.2 Miles)



St Pancras  
(0.3 Miles)

Northdown House is situated on the east side of Northdown Street, which runs between Pentonville Road and Caledonian Road. A wide range of amenities are available on the doorstep, with King's Cross Station just a five-minute walk away.



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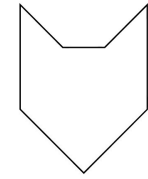
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- Newly Fitted and Furnished
- Timber Flooring
- Passenger Lift
- End of Trip Facilities
- LED Lighting
- Excellent Natural Light
- Exposed Services

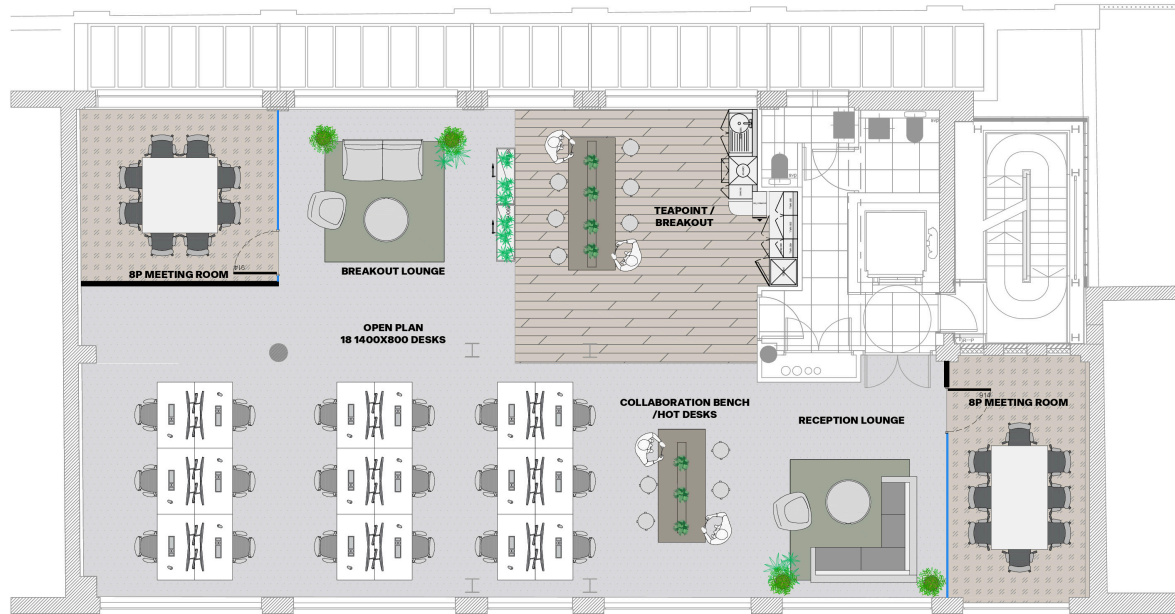




NORTHDOWN HOUSE  
NORTHDOWN STREET  
LONDON  
N1 9BN

**1ST FLOOR**

SCALE 1:50 @A1  
1:100 @A3  
DENSITY 1:10



**NORTHDOWN HOUSE - 1ST  
REVISED OPTION**

**SKETCH**

05

17.10.22  
JPS

**THIRDWAY**

## Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	AVAILABILITY
1st	2,146	199.37	£65	£24.24	£8.92	£17,554.28	Available
Ground	2,045	189.99	£60	£24.21	£8.92	£15,870.90	Available
Total	4,191	389.36	£62.50	£24.23	£8.92	£33,425.18	

# CROSSLAND OTTER HUNT

## CONTACT US



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jack@coh.eu

## JOINT AGENTS

Nikki Stoughton-Harris (Savills)

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020 7408 1114

www.coh.eu

## Description

The two newly fitted and furnished available suites are located on the ground and 1st floor within this industrial-style office building in the heart of King's Cross. Featuring an attractive reception and warehouse-style common parts, the accommodation also benefits from excellent natural light throughout and end of trip facilities.

## Location

Northdown House is situated on the east side of Northdown Street, which runs between Pentonville Road and Caledonian Road. A wide range of amenities are available on the doorstep, with King's Cross Station just a five-minute walk away.

## Viewings

Strictly through the joint sole agents, Crossland Otter Hunt and Savills.

## Terms

Available by way of a new lease direct from the freeholder.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office  
3-5 Barrett Street  
London  
W1U 1AY