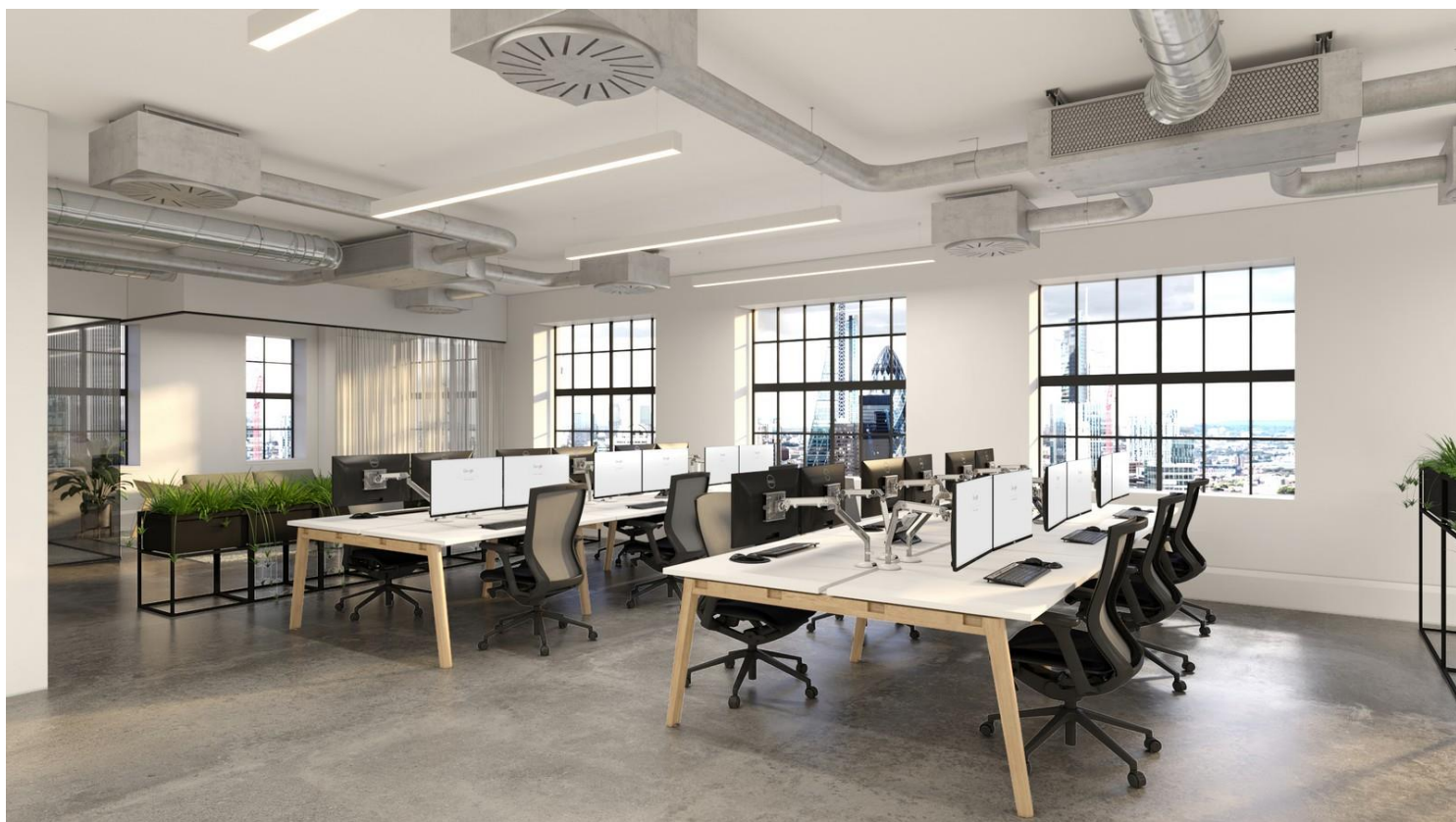


# KINGS CROSS

## THIRTY LIGHTERMAN WHARFDALE ROAD LONDON N1

Newly refurbished  
fully fitted office  
space(s) available for  
rent in the heart of  
Kings Cross on flexible  
lease terms.



### Summary

1<sup>st</sup> – 3rd Floors

3,164 -10,989 Ft<sup>2</sup> (293.95 – 1020.91 M<sup>2</sup>)

Approx.

Rent | £POA/Ft<sup>2</sup>

### Contact us

Viewing is strictly by prior appointment  
with Colliers International through:  
020 7101 2020







# AMENITIES

- New refurbished office spaces available on flexible lease terms from 12 months
- Fully fitted
- Fantastic natural daylight
- Exposed air conditioning system
- Suspended linear lighting
- Concrete flooring
- Private terrace on the 3<sup>rd</sup> floor
- Perimeter trunking
- WC's
- Nearest tubes – Kings Cross station

# FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft <sup>2</sup> Approx.	Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Total /A	Availability / Status
3 <sup>rd</sup>	3,164	£POA	£TBC	£TBC	£TBC	Available
2 <sup>nd</sup>	3,821	£POA	£TBC	£TBC	£TBC	Available
1 <sup>st</sup>	4,004	£POA	£TBC	£TBC	£TBC	Available
<b>Total</b>	<b>10,989</b>	<b>£POA</b>	<b>£TBC</b>	<b>£TBC</b>	<b>£TBC</b>	

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## CONTACT US

All appointments to view must be arranged via joint sole agents, Colliers International through:

Elliott Stern  
[elliott.stern@colliers.com](mailto:elliott.stern@colliers.com)  
07834 918 700

Oliver Jay  
[oliver.jay@colliers.com](mailto:oliver.jay@colliers.com)  
07903 714 187

Emma Higgins  
[emma.higgins@colliers.com](mailto:emma.higgins@colliers.com)  
07769 605 295

Morelands  
27 Old Street, London  
EC1V 9HL United Kingdom

[collierslondon.com](http://collierslondon.com)  
020 7101 2020

Or

TSP on 020 7284 9040.