



OFFICE FOR SALE KINGS CROSS

2,623 SQ FT WAREHOUSE-STYLE
OFFICE WITH SECLUDED COURTYARD

27 SWINTON STREET
WC1X 9NW



OPPORTUNITY SUMMARY

- 999-year long leasehold with freehold courtyard
- Available with full vacant possession
- Suitable for residential use STPP - lapsed consent for a single maisonette or live-work unit
- Split level former warehouse with up to 3.4m ceiling heights
- 2,681 sq. ft. (NIA) and 3,264 sq. ft. (GIA)
- Moments from St Pancras International Station

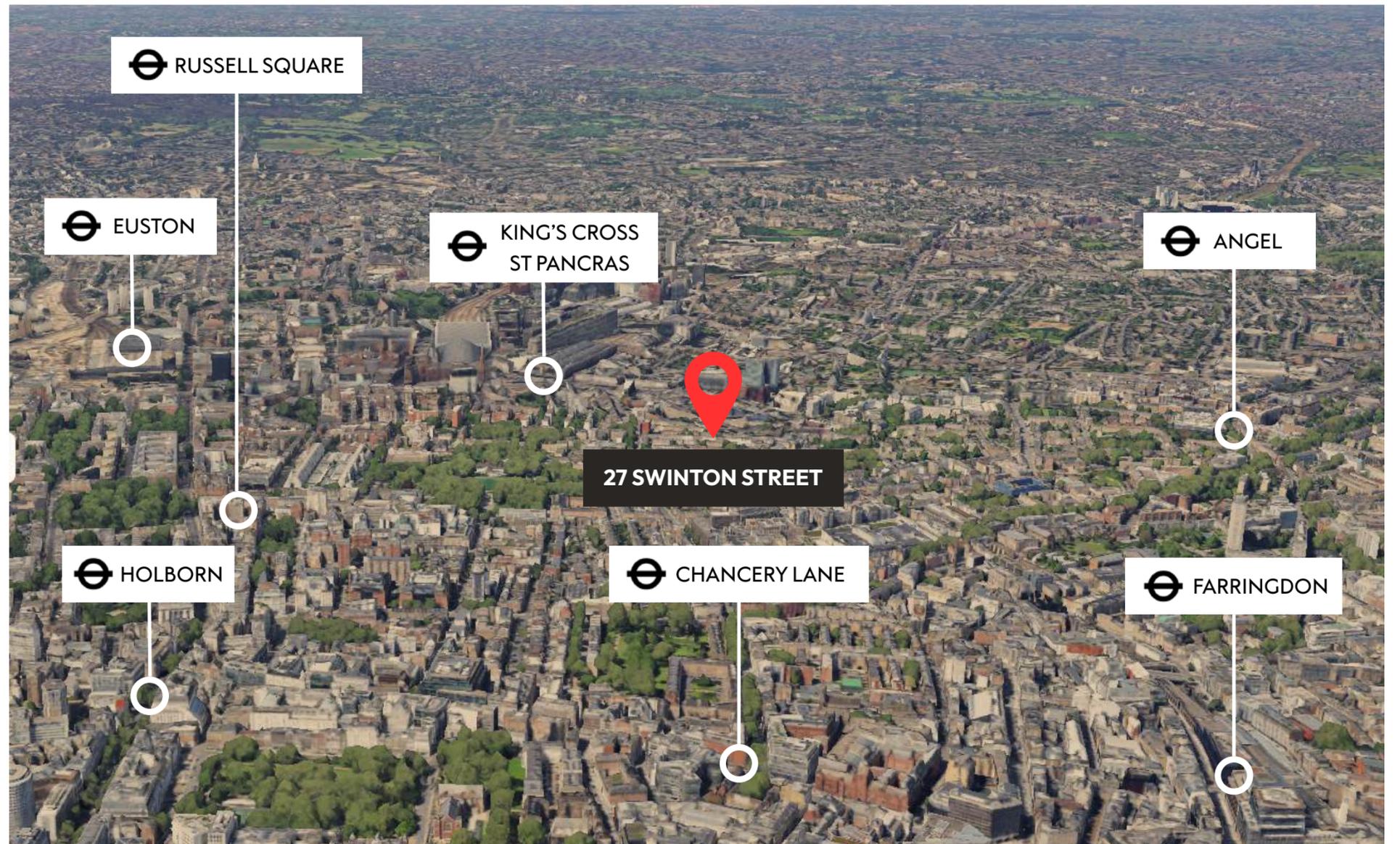
Offers are invited in the region of £1,750,000 (£653 per sq. ft. NIA, £536 per sq. ft. GIA)



CONNECTIVITY

Situated just a short stroll from King's Cross St. Pancras and London King's Cross stations, Swinton Street offers excellent access to the rail and underground networks, including the Piccadilly, Northern, Victoria, Circle, Metropolitan, and Hammersmith & City lines. There are numerous mainline and international routes like East Midlands, Thameslink, and Eurostar for effortless travel beyond the city.

Local bus stops are on your doorstep, Swinton Street (N), Acton Street, and Penton Rise serve an array of routes, connecting you across London.



KING'S CROSS
ST PANCRAS

7

minute walk

ANGEL

14

minute walk

EUSTON

15

minute tube ride

RUSSELL
SQUARE

16

minute walk

LOCATION

You'll be just a stone's throw from the Kings Cross Estate, London's most successful regeneration project in recent times. It's home to the new Google campus, Central St. Martins and Coal Drops Yard.

Iconic architecture, canal-side eateries and boutique retailers combine to make this one of London's cultural hotspots.



DESCRIPTION

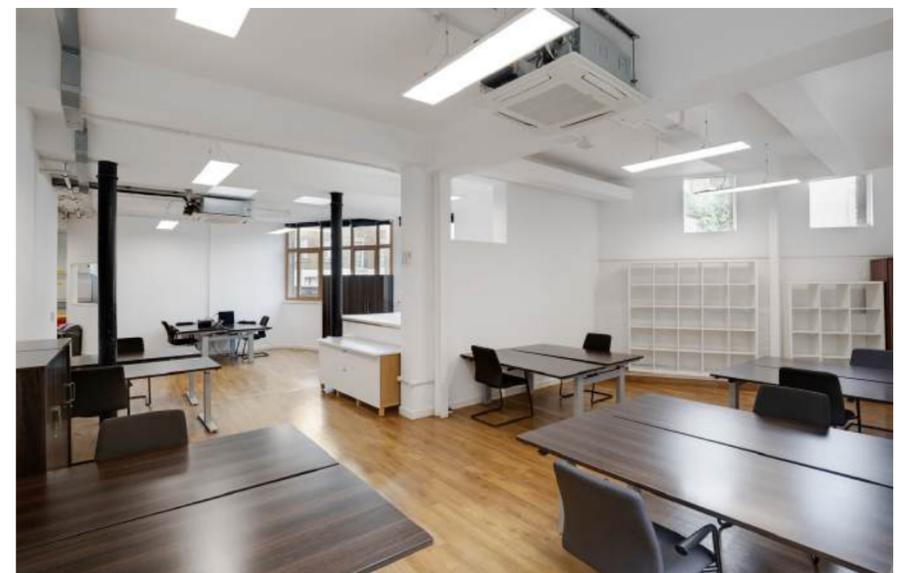
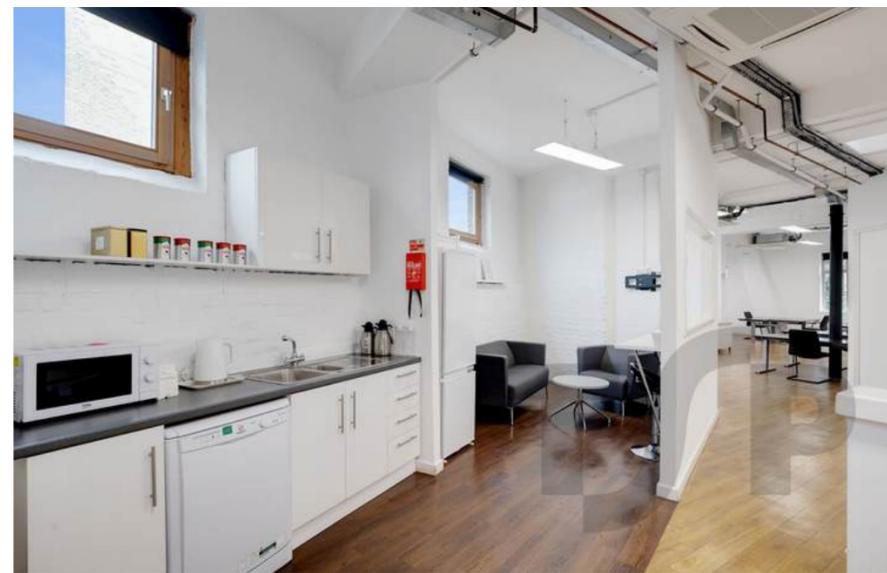
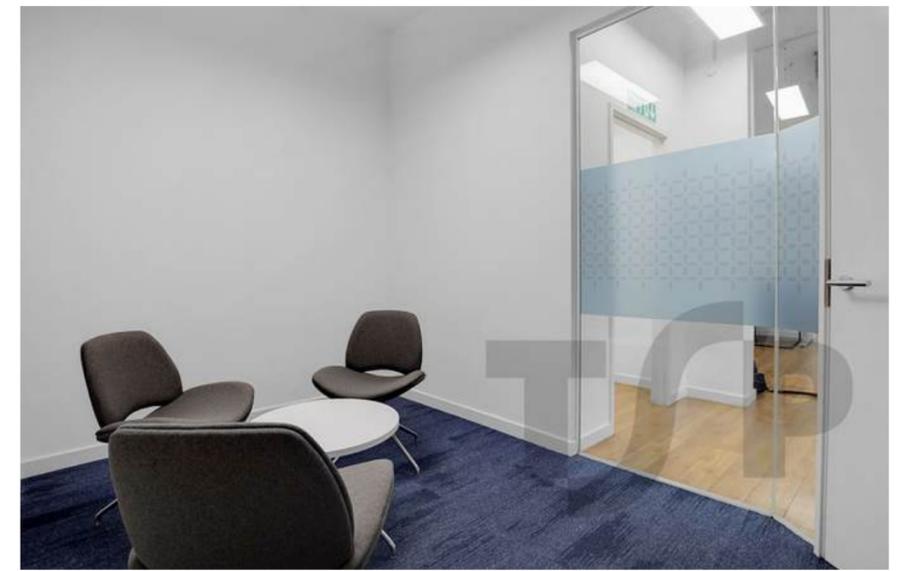
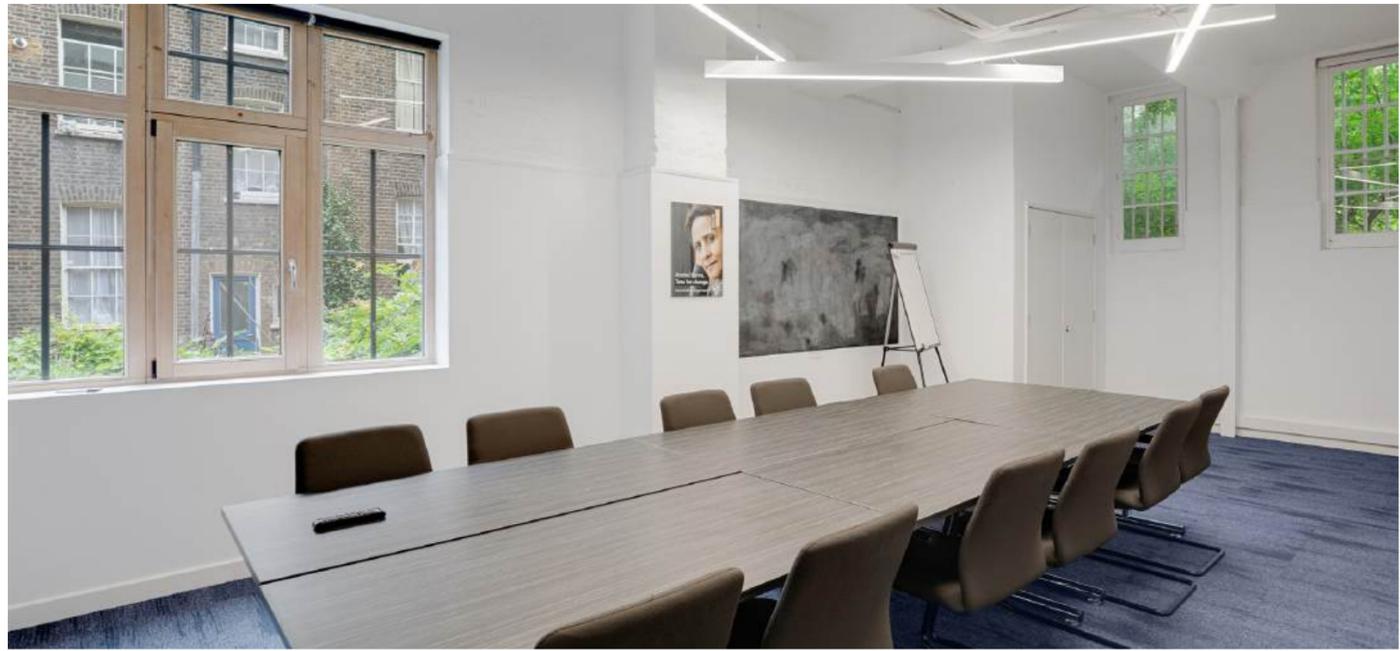
The property is a warehouse-style office arranged over split-level ground floors.

The space benefits from iron columns and other original industrial features. There is a generous floor-to-ceiling height of up to 3.4m, and a dual aspect means the main space is bright and airy.

There is a secluded external courtyard to the rear held by way of a separate freehold title.

The garden floor is currently self-contained, making the space flexible and presenting the opportunity for separate leasing.

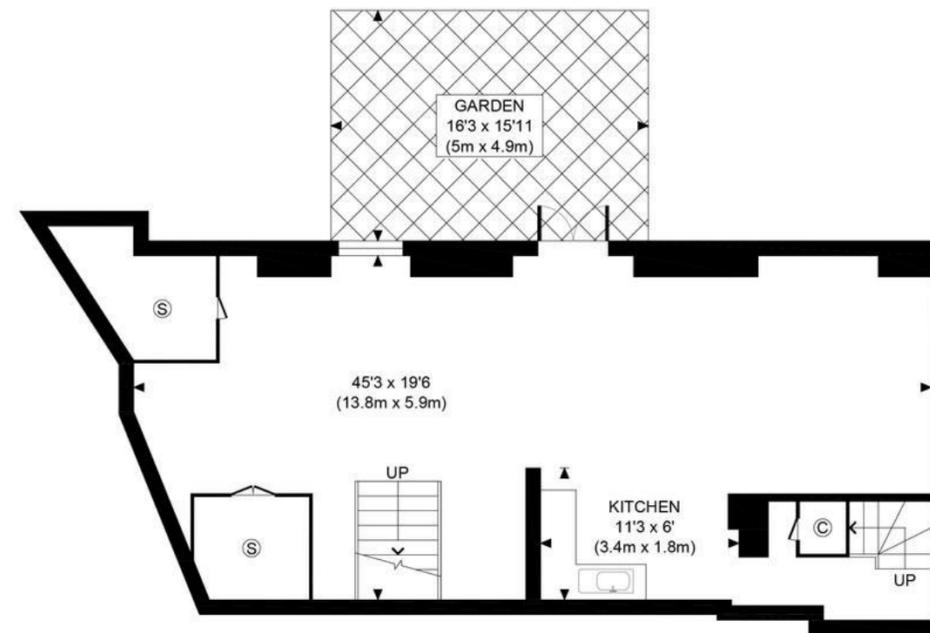




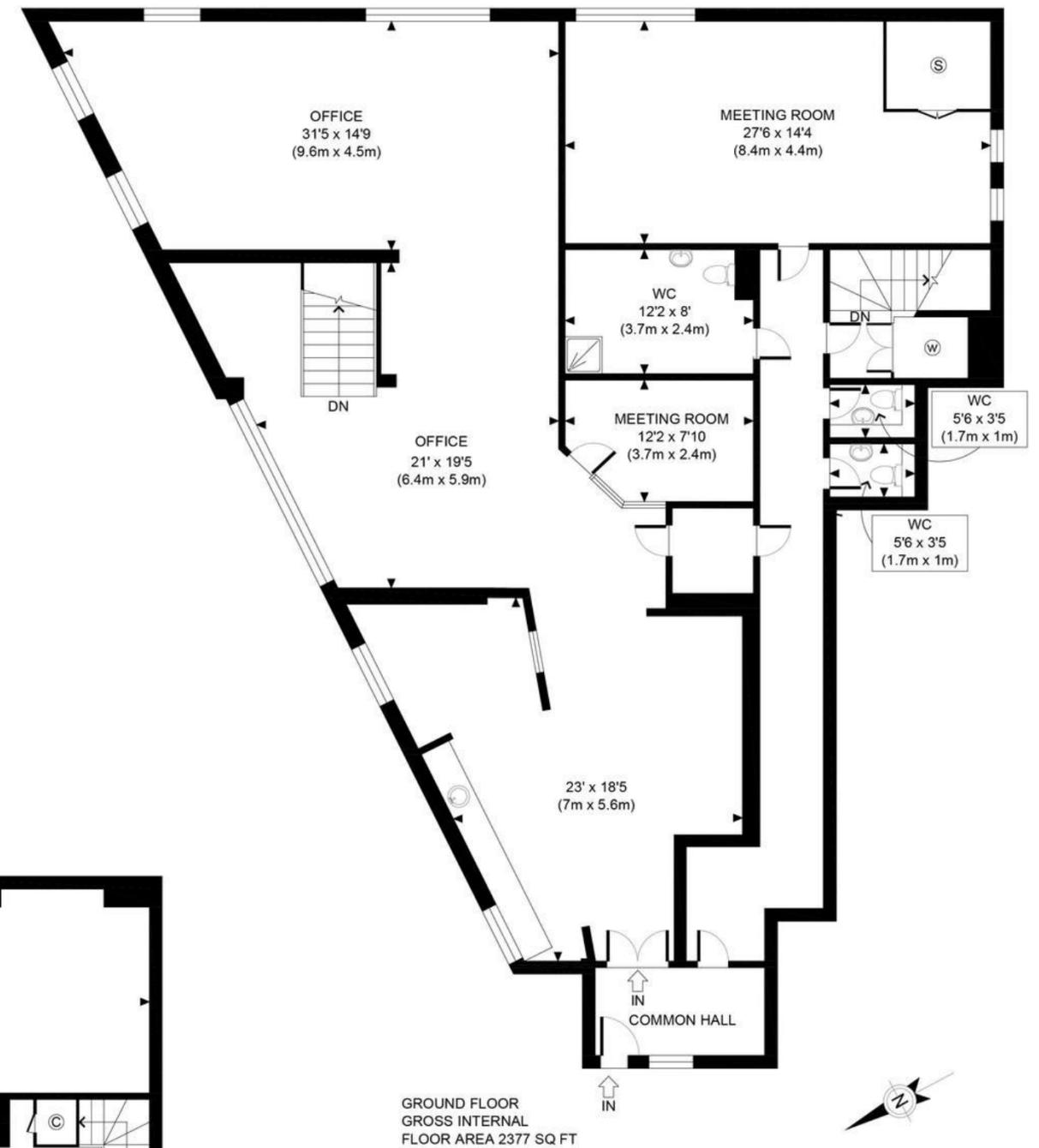
ACCOMMODATION

FLOOR	NIA SQ. M.	NIA SQ. FT.
Ground Floor	161.57	1,739
Courtyard Floor	82.08	883
TOTAL	243.65	2,622

Total GIA = 3,264 sq. ft. (303.24 sq. m.)



GROSS INTERNAL FLOOR AREA 887 SQ FT



GROUND FLOOR GROSS INTERNAL FLOOR AREA 2377 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3264 SQ FT / 303 SQM		Swinton St
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date 29/07/25
		pho toplan

FURTHER INFORMATION

PLANNING

Established Class E use & lapsed planning consent for residential use.

E P C

B

V A T

The property is elected for VAT

VIEWINGS

Strictly by appointment only.

PROPOSAL

Offers are invited in the region of £1.75m

The office is also available to rent on a new lease at £120,000 per annum (£45 psf)

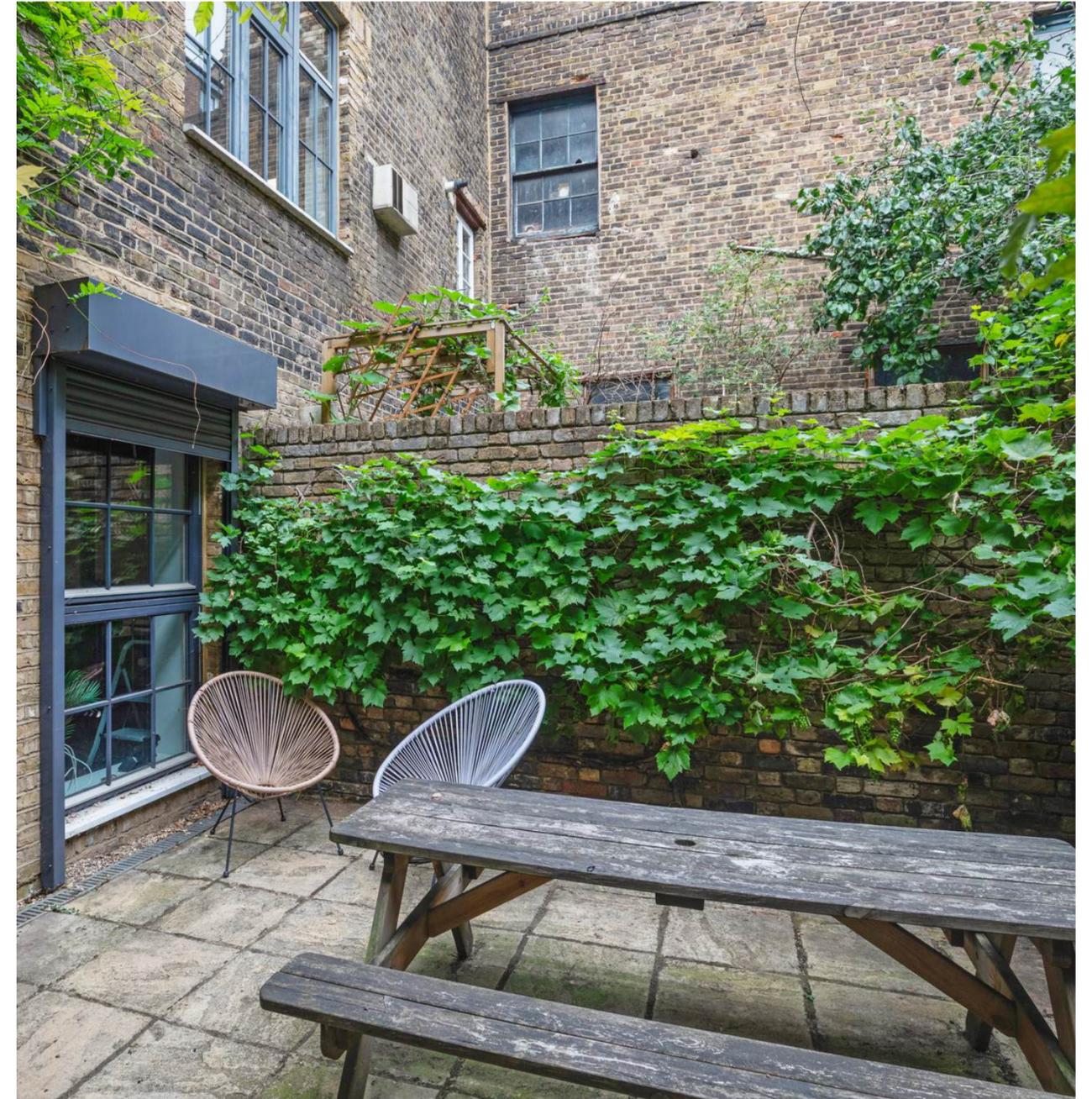


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