

Holford Yard^{WC1}

4,297 sq ft – 9,080 sq ft of urban
industrial space across two units
available immediately

[View on Maps](#)



Holford Yard, London, WC1X 9HD



Holford Yard comprises of brick-built, period warehouse buildings with steel truss roofs. The two newly refurbished, light industrial units are situated within a gated compound with loading and parking.

Key Features

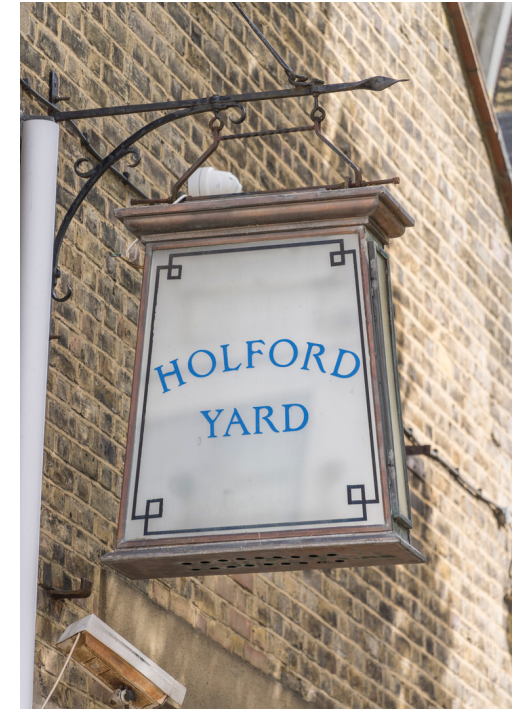
- Concrete floors
- 3 phase power
- Unit 1 - 4m floor to eaves
- Unit 2 - 5m floor to eaves
- Electric roller shutter doors (3.25m x 2.5m)
- Gated shared yard area
- 6 new 32 amp EV car charging points (3 per unit)
- New LED lighting
- Water, Waste & WCs
- Unit 1 - EPC Rating 'C'
- Unit 2 - EPC Rating 'D'

Floor Areas

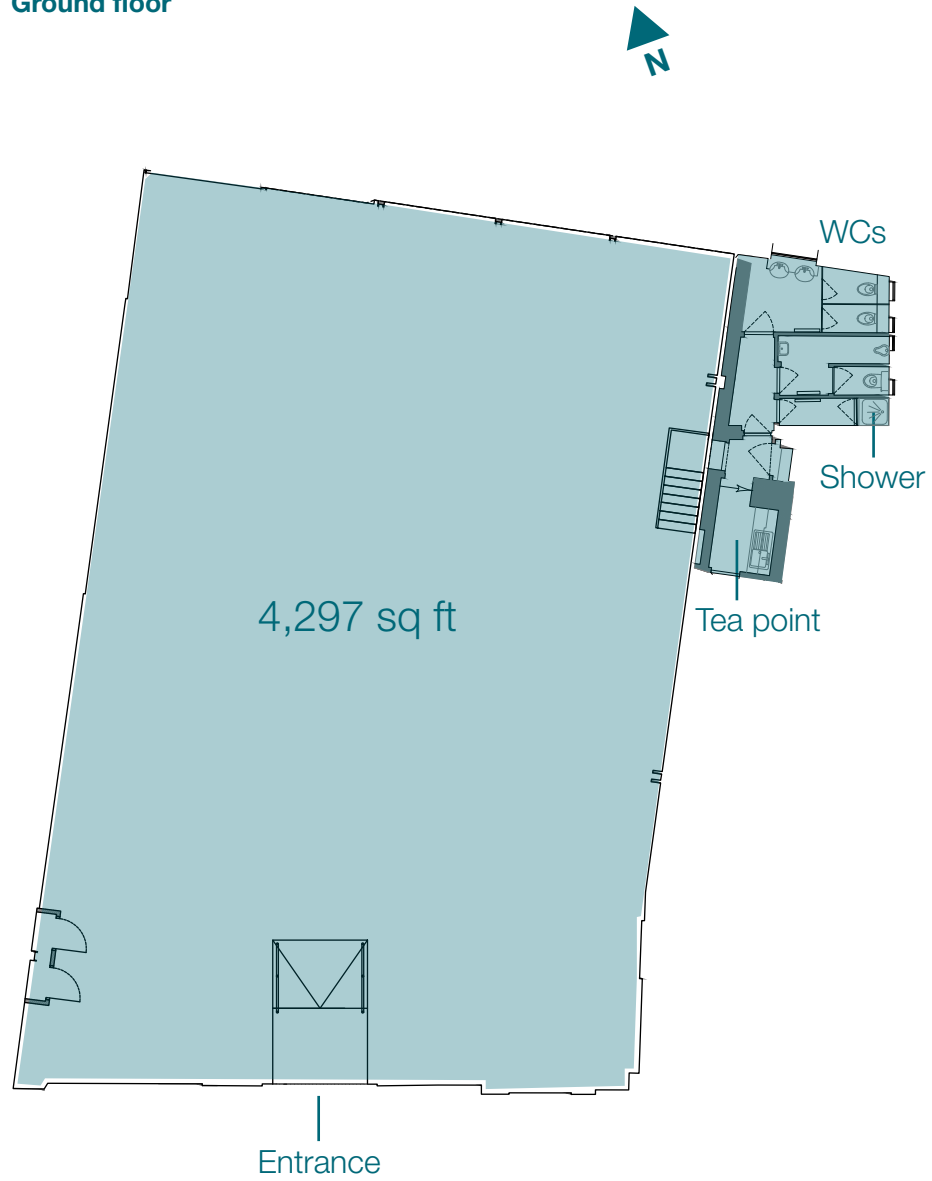
	Unit 1 sq ft	Unit 2 sq ft	Units 1 & 2 sq ft
First floor	-	936	936
Undercroft	-	342	342
Ground floor	4,297	3,505	7,802
Total	4,297	4,783	9,080

Terms

New leases are available on terms to be agreed for a maximum of 6 years outside the act.

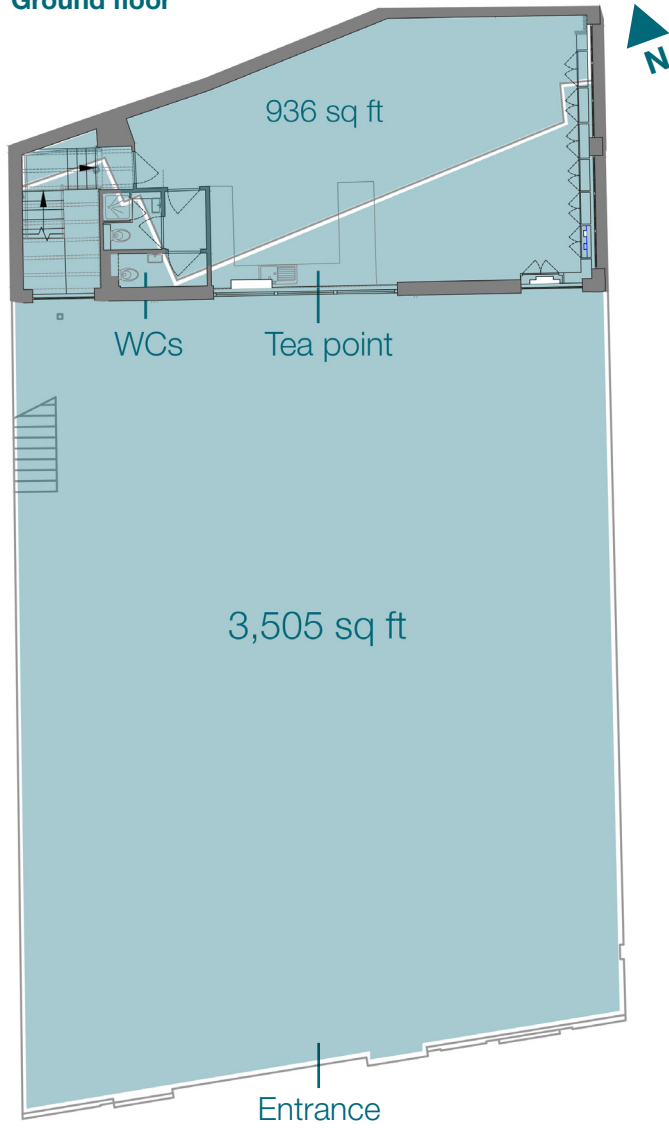


Unit 1
Ground floor

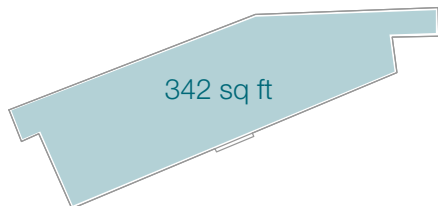


Unit 2

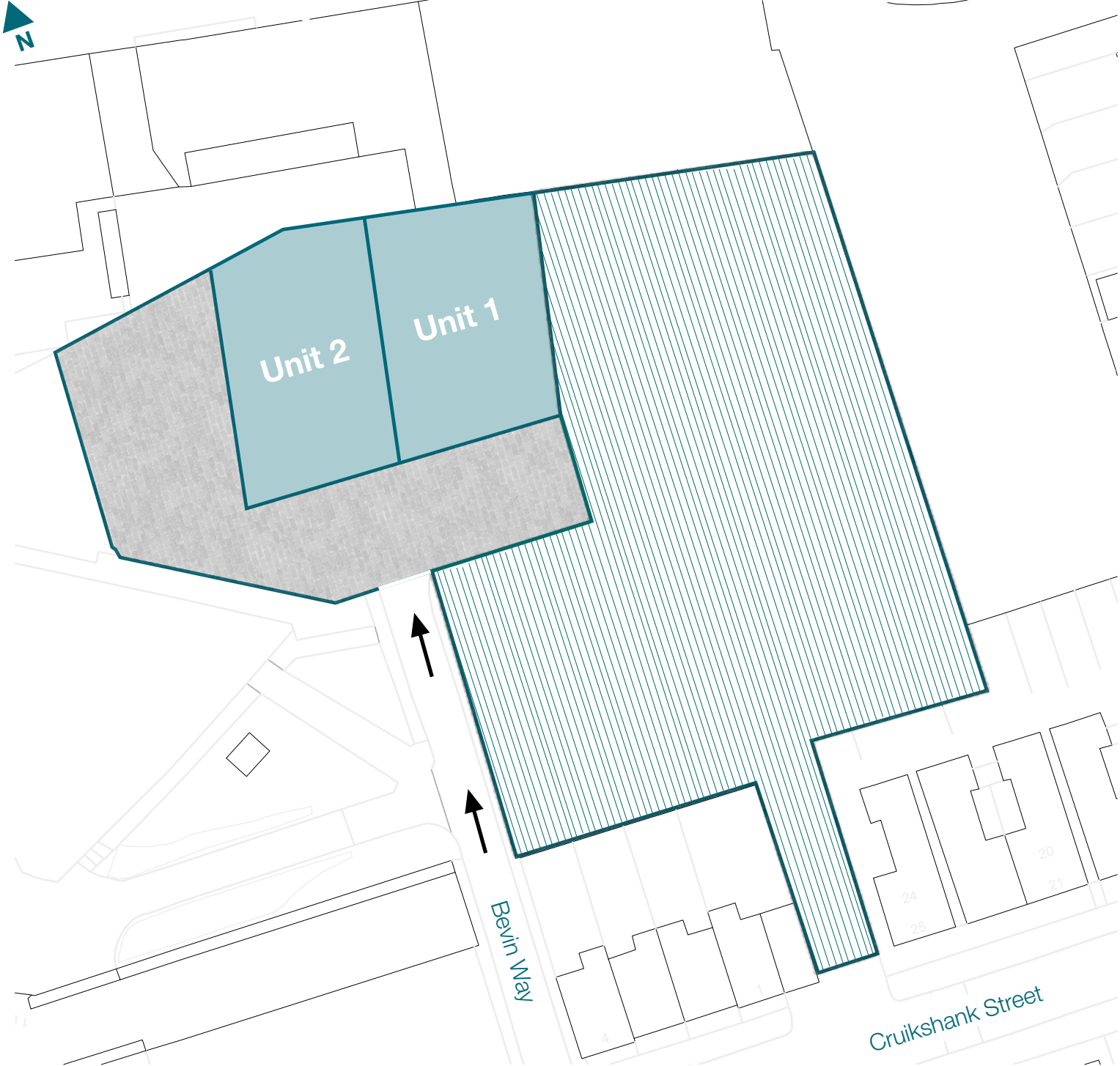
Ground floor





Undercroft



Site Plan



 Car Park

 Not in Demise

King's Cross
St. Pancras



Holford Yard

Angel Station

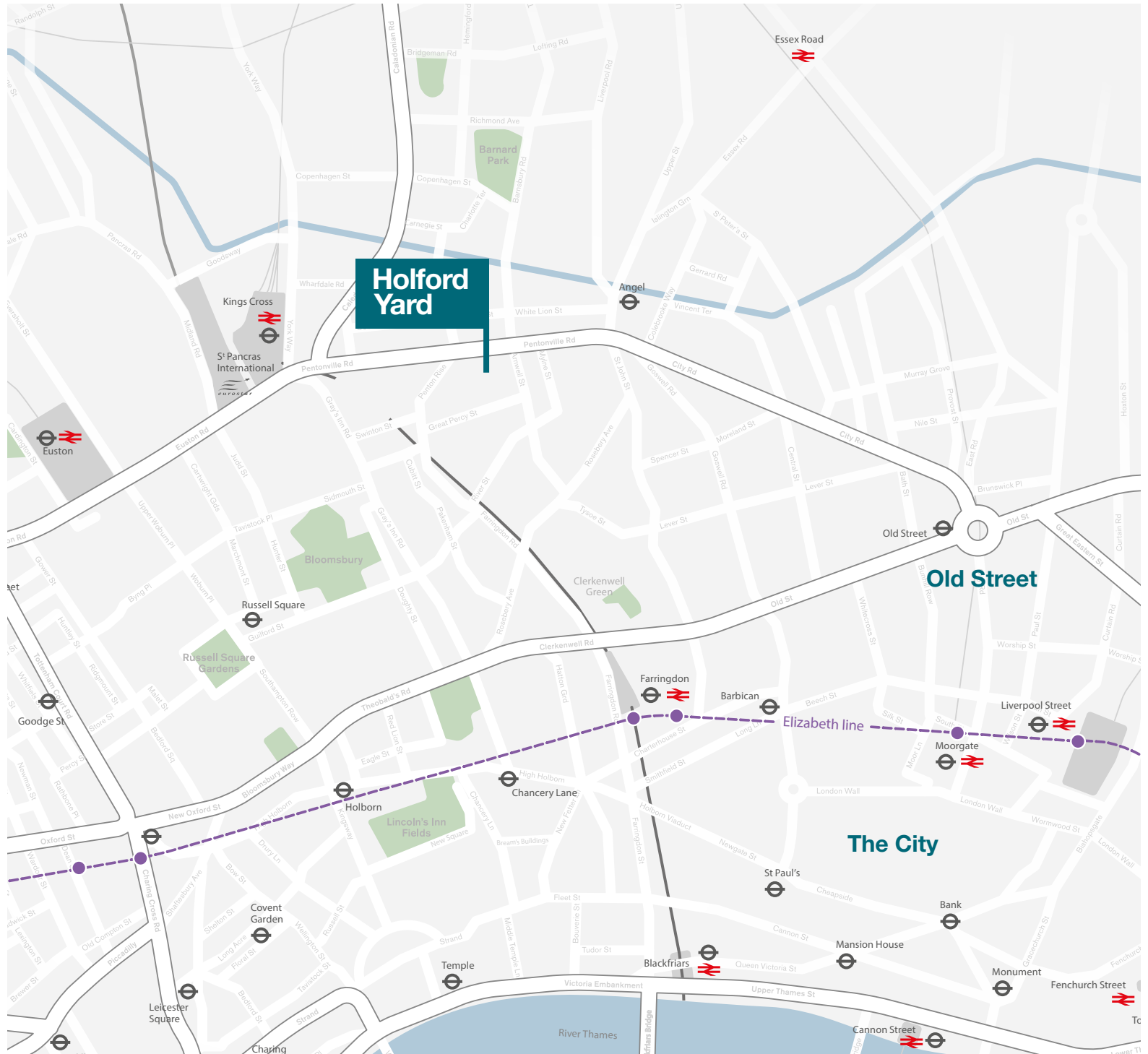


Location

Holford Yard is situated within a secure gated estate, just off Cruikshank Street & Amwell Street which are accessed from Pentonville Road (A501) leading into Euston Road.

The two units are very centrally located between King's Cross Station and Angel Underground Station, a short walk from Coal Drops Yard and Islington's Upper Street, where there are numerous bars, restaurants and shops. Local transport in the area is excellent.

Situated within close proximity of Central London the units are well positioned for easy access across the capital. Access is via Cruikshank Street connecting to the Pentonville Road (A501) via Claremont Square.



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Misrepresentation Act

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