

**RESTAURANT
OPPORTUNITY**

**R6
FENMAN HOUSE
PARKSIDE**

**3,423 SQ FT
(318 SQ M)**

**KINGS
CROSS**



**LONDON'S BOLDEST
NEIGHBOURHOOD DESIGNED
FOR INDEPENDENT MINDS
AND TRAILBLAZING BUSINESS.**



7K

workers at new
Google HQ

£98

average
retail spend

51:49

ratio of visitors
male to female

3M

sq ft of office space
with zero vacancy rate

72%

of visitors are
from the UK

1.8

average
weekly visits

18M

estimated
annual footfall

40K

living, working
and studying

2

hours average
dwell time

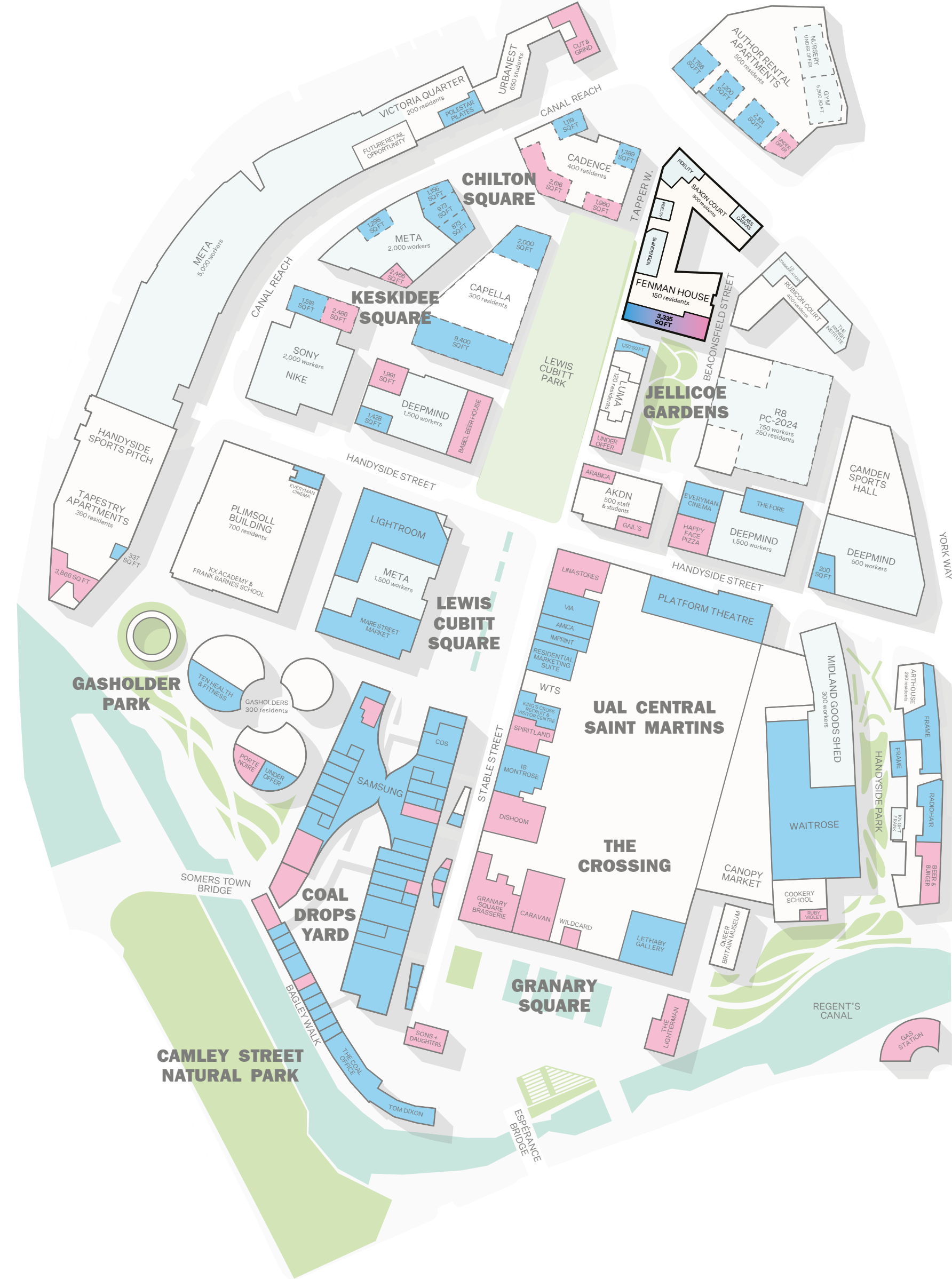
1M

sq ft of additional space
at new Google HQ

32%

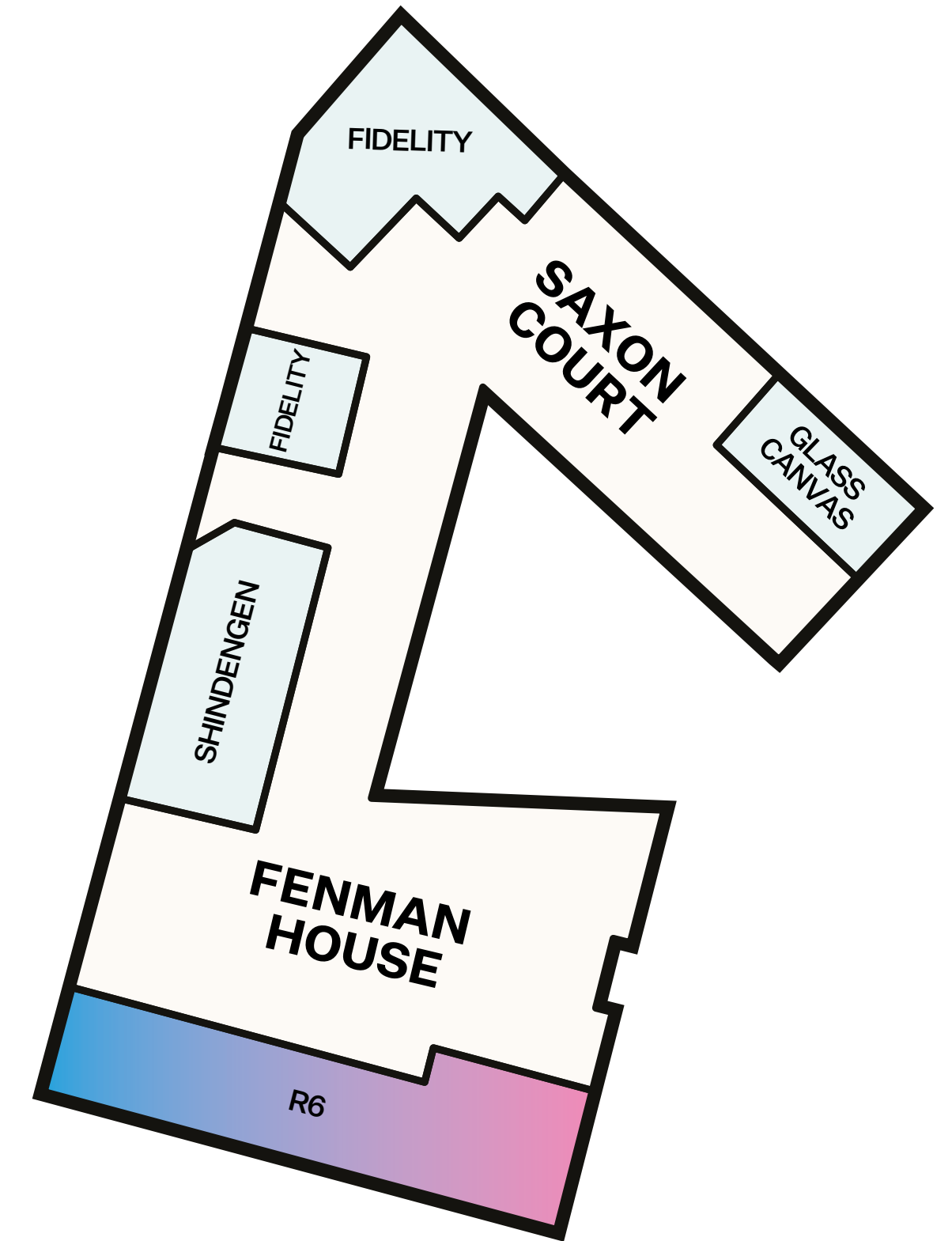
of visitors from
highest income bracket

UNIT LOCATION



KEY

- Retail
- Food & Beverage
- Office
- Residential & Leisure



R6:

3,423 SQ FT (318 SQ M)

UNIT SPECS

PERMITTED USE: Restaurant Class E

CEILING HEIGHT: 4.2m floor to ceiling

FIT OUT: Shell and core

TENURE: Terms to be agreed. Outside the landlord and tenant act 1954.

RENT: Upon application.

SERVICE RATES: £7.85psf + VAT including estate charge and waste

BUSINESS RATES: Business rates have not yet been set, tenant to seek their own advice.

INSURANCE: Included in service charge.

EPC: Unit handed over shell and core, minimum E rating.

LEGAL COSTS: Each party to be responsible for their own legal costs.

WATER SUPPLY: 32mm mains water supply capped in unit.

GAS SUPPLY: Capped mains metered gas supply - exact size TBC

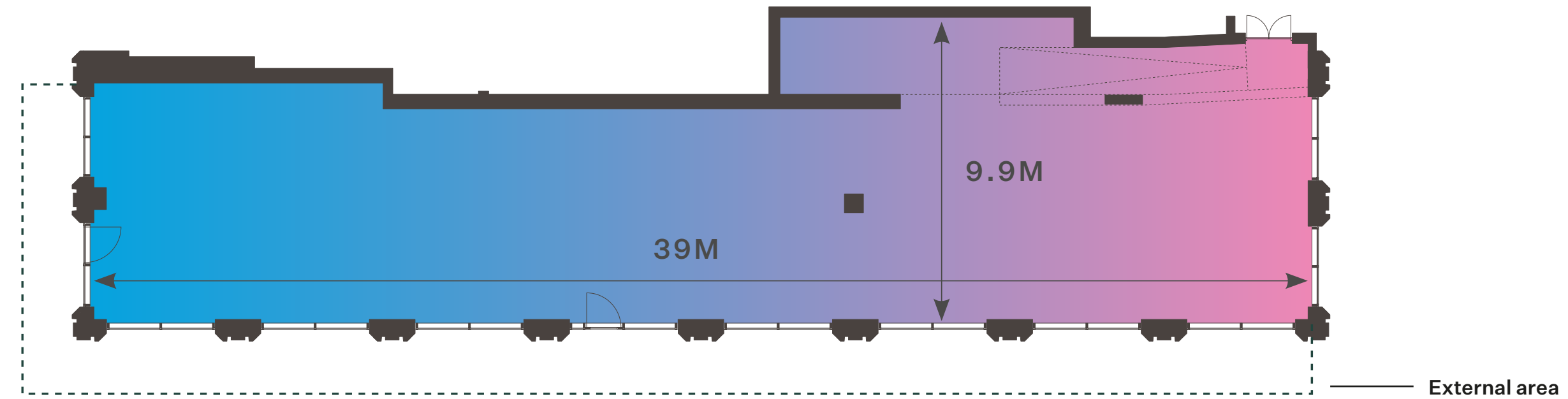
ELECTRICAL SUPPLY: 100KVA 400A TP&N cut Out fused at 250A

EXTRACTION: 0.5m2 Dedicated fire rated kitchen extract duct to roof level (capped off)

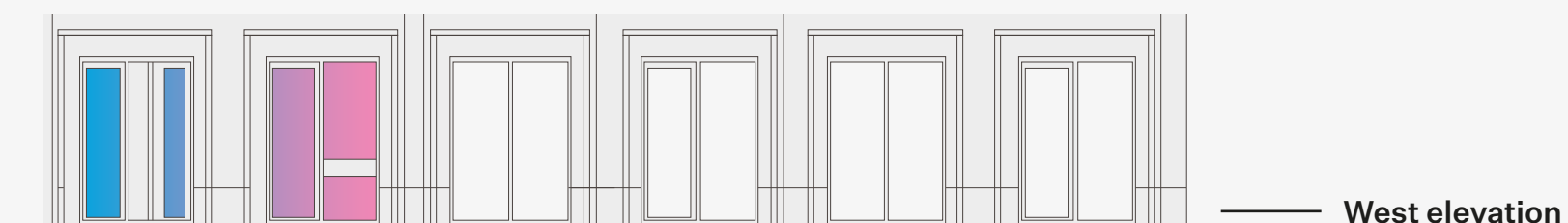
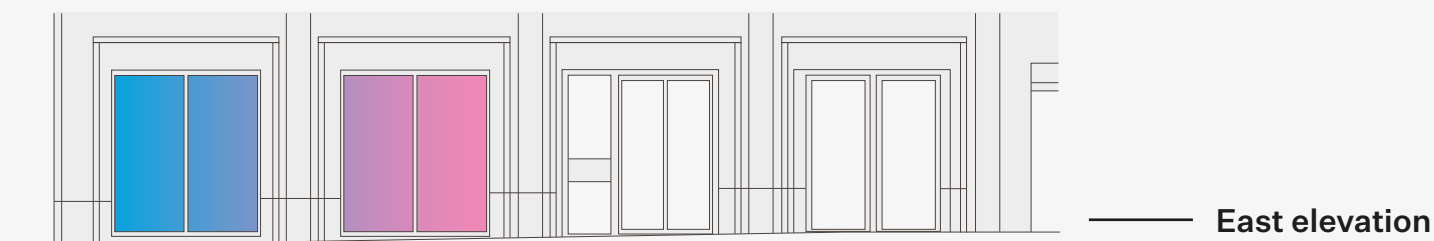
CHILLED AND LOW TEMPERATURE HOT WATER: Metered connection to landlords supply via plate heat exchanger. Exact supply TBC

FLOOR PLAN

3,423 SQ FT
(318 SQ M)



SHOP FRONT ELEVATION



NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY





0.6
KM

from Lewis Cubitt Park
to Kings Cross
Underground



1.6
KM

from Lewis Cubitt Park
to Caledonian Road
Underground



1.6
KM

from Lewis Cubitt Park
to Camden Town
Underground





FOR THE ORIGINALS

KINGS CROSS



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Created February 2024. Source data from Google maps, Network Rail, Retail Gazette, CACI, Consumer Data Research Centre, tfl.org, Copasetic survey, Harper Dennis Hobbs, FSP research, PFM Advantage, Colliers, Terrain Analytics. Data supplied based on 2019 figures or completion of the King's Cross estate. All future projections are estimates only and subject to change.

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