



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

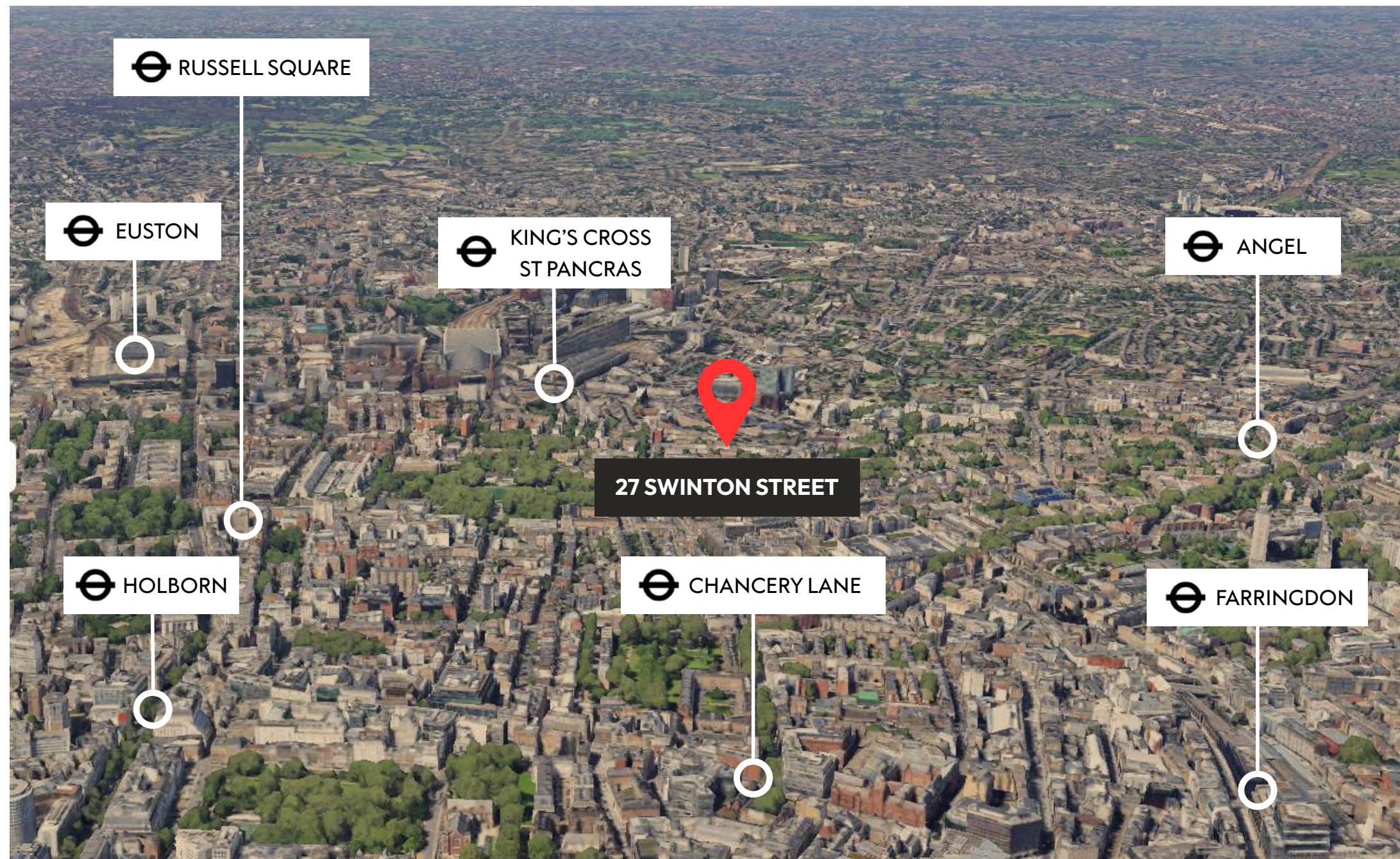
Offers are invited in the region of £1,900,000 (£724 per sq. ft. NIA, £582 per sq. ft. GIA)



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

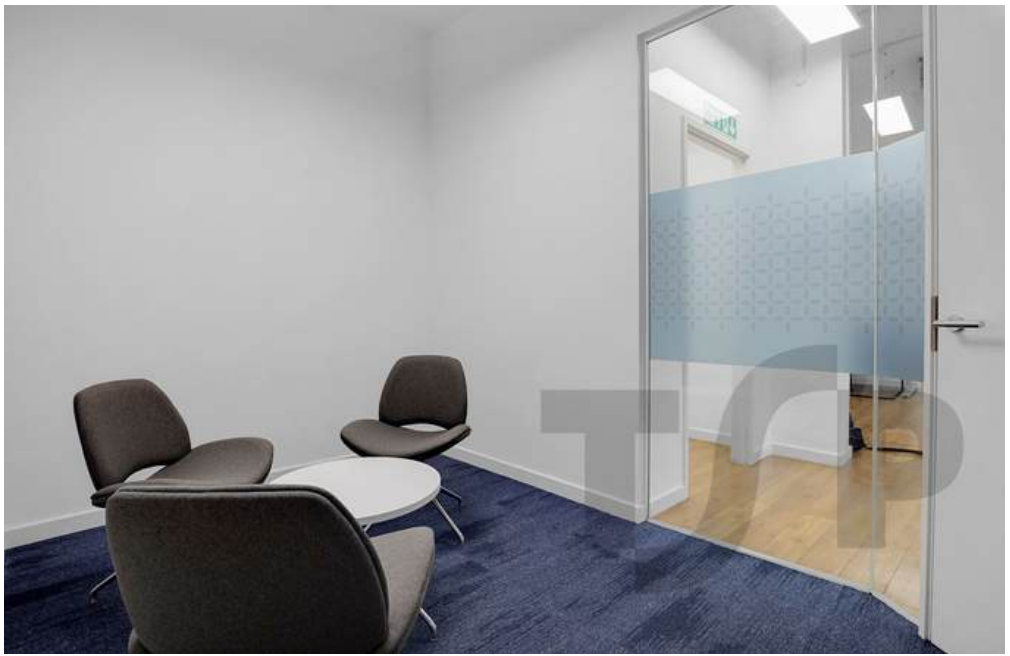
The property is a warehouse-style office arranged over split-level ground floors.

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.

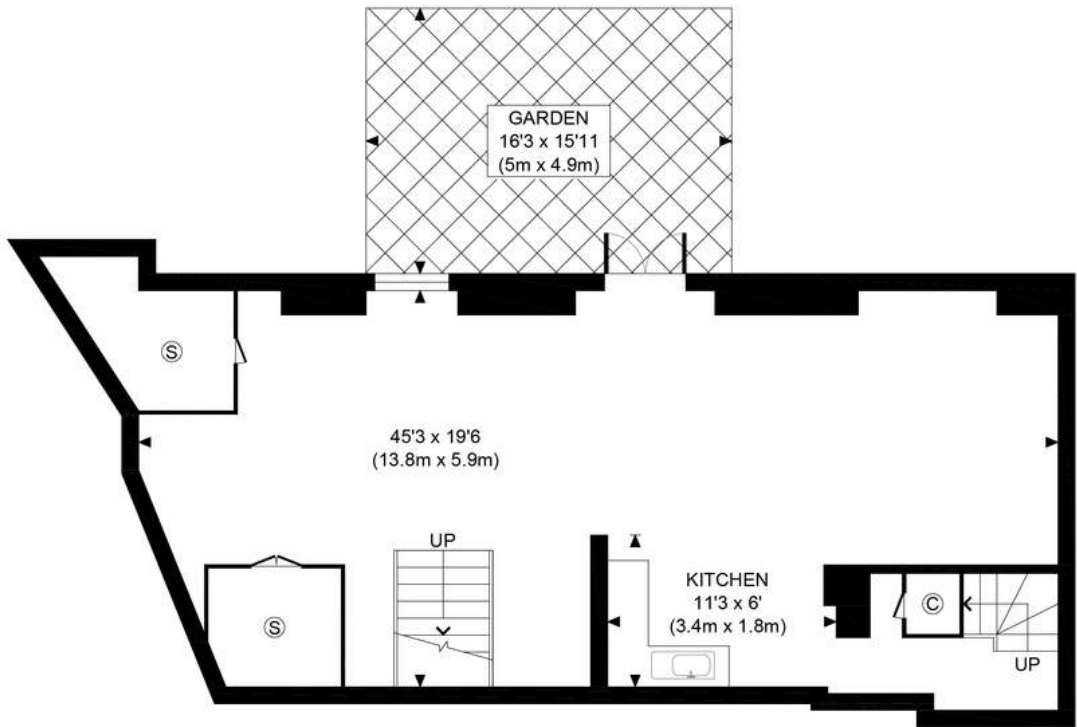




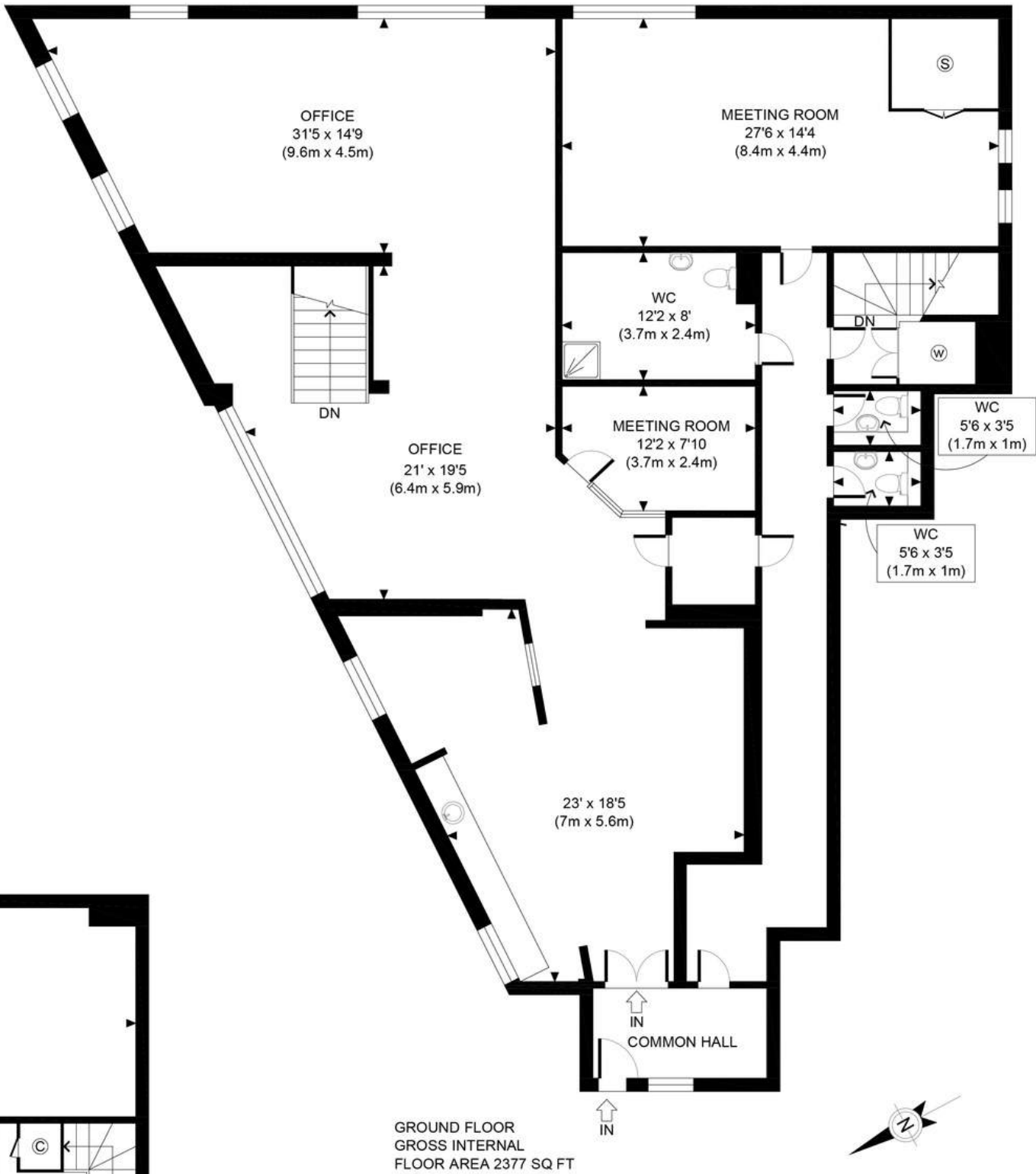
ACCOMMODATION

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 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	Swinton St	
	date	29/07/25
	photoplan 	

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 £1.9m

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



Jonathan Vanstone-Walker
jvw@tsp.co

M. +44 (0) 7412 632 774
T. +44 (0) 20 7284 9044

Peter Fellows
pf@tsp.co

M. +44 (0) 7901 860 007
T. +44 (0) 20 3747 0604



DISCLAIMER

TSP on its behalf and as agents for the Vendors or Lessors of this property, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst TSP use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. TSP as such cannot be held responsible for any loss or damage whatsoever, including without limitation, any direct, indirect, or consequential loss or damage or any loss of profit s resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of TSP has any authority to make any representation or warranty whatsoever in relation to this property or the company and potential Purchasers, Lessees or Third parties will therefore not rely upon any statement made, or information provided, by any employee of TSP. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication for guidance purposes and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract(s).



www.tsp.co

