RETAIL OPPORTUNITY

59 COAL DROPS YARD
YARD LEVEL
LONDON, N1C

783 SQ FT
(73 SQ M)

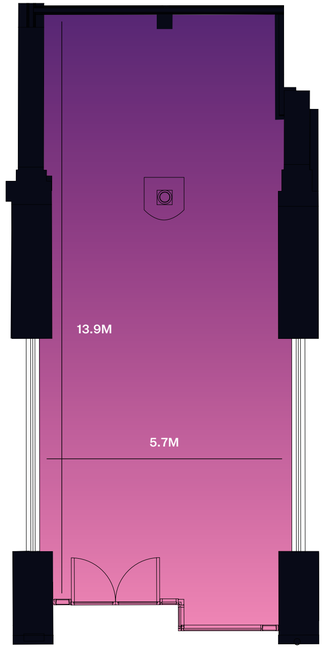
KINGS CROSS

SPECIFICATION

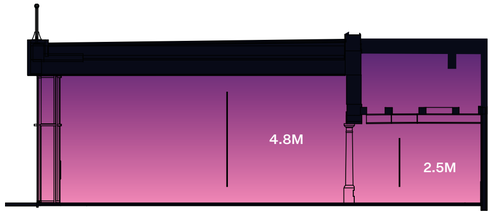
PERMITTED USE:	Class E
TENURE:	A new lease for a term to be agreed contracted outside the act (subject to VP)
BASE RENT & TURNOVER :	£70,000 or 10%
SERVICE CHARGE:	£20 psf (approx.) 2026/2027
RATEABLE VALUE :	£36,750 (Draft April 2026)
INSURANCE:	Approx. £0.75p psf
EPC:	D97
LEGAL COSTS:	Each party to be responsible for their own legal costs
CEILING HEIGHT:	4.8m to 2.5m
ELECTRICITY SUPPLY:	12.1 KVA Three Phase Supply. 1No. 100A TP&N switch isolator
WATER SUPPLY	28mm capped supplies (0.5l/s)
HEATING/HOT WATER	12.4kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
COOLING	10.4kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections
DRAIN CONNECTIONS	1no. 100mm, 4no. 50mm
INTERNAL NOISE LIMITS	NR 40

FLOOR PLANS

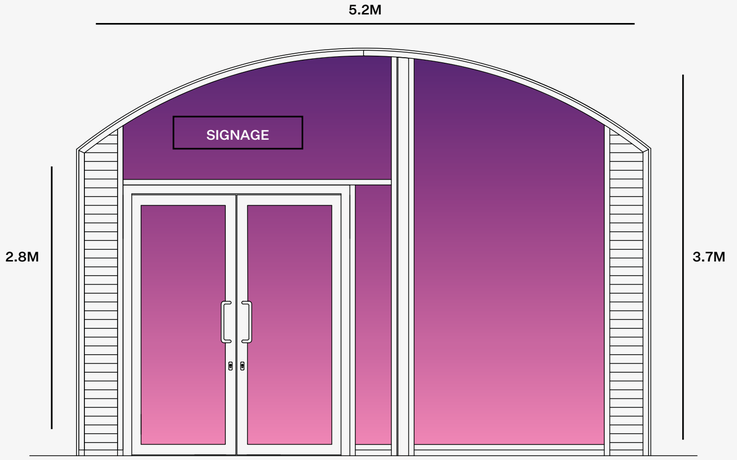
783 SQ FT
(73 SQ M)



SIDE SECTION

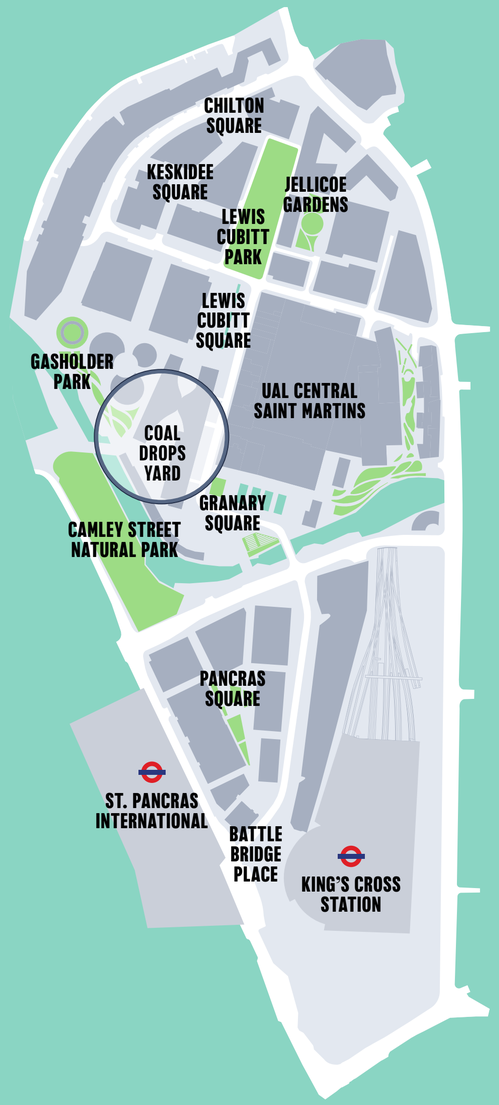


SHOP FRONT ELEVATION



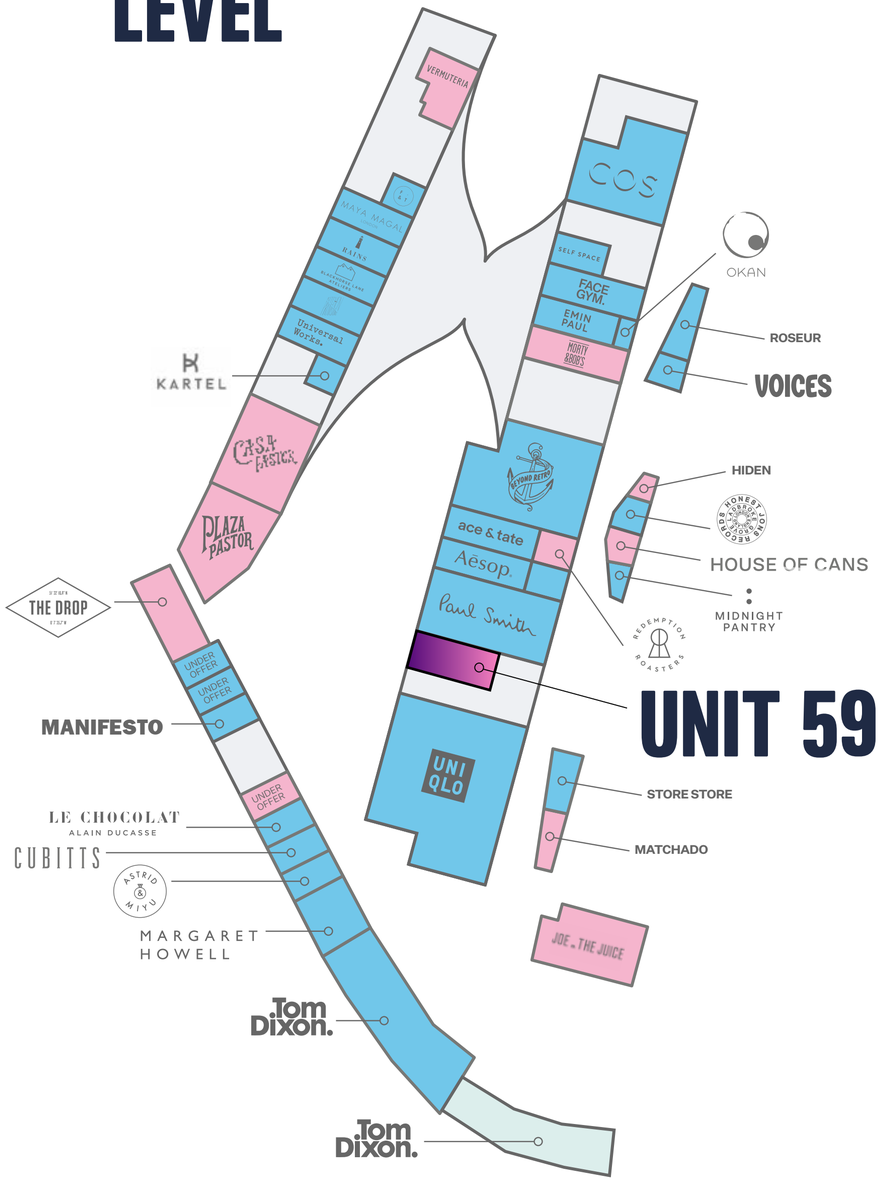
NOT TO SCALE: PLANS ARE FOR INDICATIVE PURPOSES ONLY

UNIT LOCATION

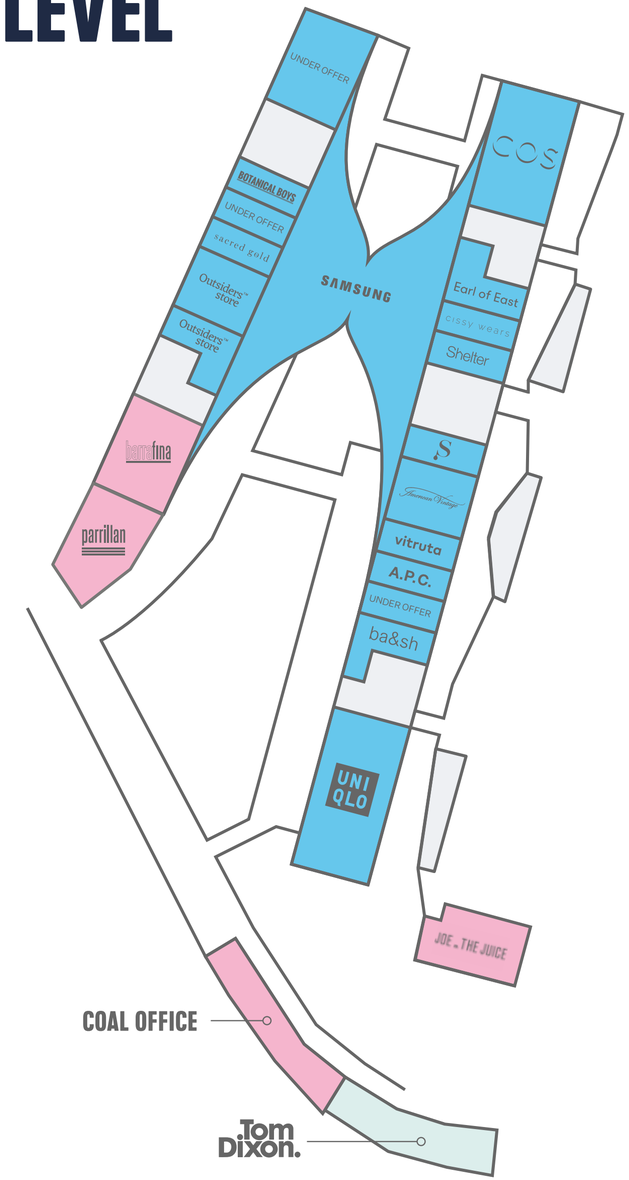


UNIT 59: 783 SQ FT (73 SQ M)

YARD LEVEL



VIADUCT LEVEL



KEY

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

N

UNIT 59

KINGS CROSS

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Created October 2025. 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, Terain 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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