



**SMALL OFFICE INVESTMENT IN KINGS X**

## **Tankerton Works**

**12 + 12a Argyle Walk, London, WC1H 8HA**

**An opportunity to purchase  
a small investment property  
in a central yet quiet King's  
Cross location**

**2,685 sq ft**  
(249.44 sq m)

- Freehold investment for sale
- Diversified income risk
- 5 separate suites + communal areas
- 4 suites occupied under 3 separate tenancies
- 1 suite vacant
- Current income of £84,000 PA
- Total income of £114,000 PA upon leasing of vacant suite
- Offers in the region of £2,000,000



# Tankerton Works, 12 + 12a Argyle Walk, London, WC1H 8HA

## Summary

Available Size	2,685 sq ft
Price	Offers in the region of £2,000,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Tankerton Works is a former Victorian era stable block that was sympathetically reconstructed as offices approximately 15 years ago and has its accommodation arranged over basement, ground and first floors. 3 tenants occupy 4 suites with 1 unoccupied suite.

## Location

Tankerton Works is located in a mid terrace position in Argyle Walk and is within 3 minutes of King's Cross and St. Pancras Stations and a 7 minute walk to Russell Square Underground Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,250	116.13
Ground	1,126	104.61
Basement	309	28.71
Total	2,685	249.45

## Tenancy Schedule

Current income for this property is £84,000PA rising to £114,000 PA upon disposal of the vacant suite. Download tenancy schedule for full details.

## Tenure

The freehold interest in title number NGL 827323 is being sold subject to the existing tenancies, as defined in the tenancy schedule.

## Proposal

Offers in the region of £2,000,000 are sought, subject to contract.

## VAT

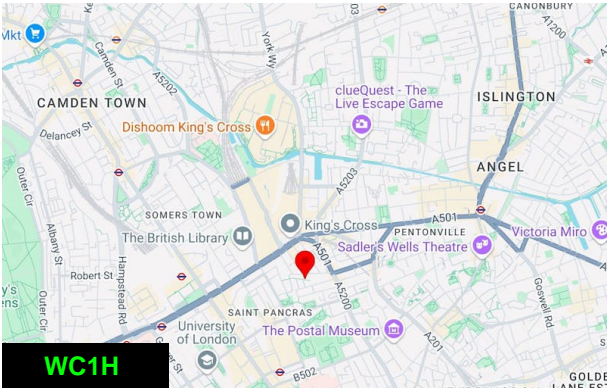
The sale price is not subject to VAT.

## See dedicated website

Further information, photos, floor plans etc. can be found at <https://bit.ly/TankertonWorksforsale>

## Ashurst Real Estate

If Tankerton Works is not what you are looking for, see our other available properties at <https://bit.ly/AshurstREproperties>



## Viewing & Further Information

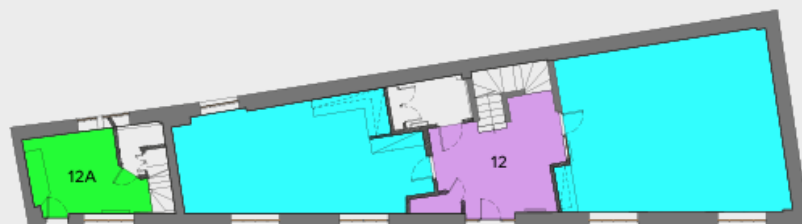


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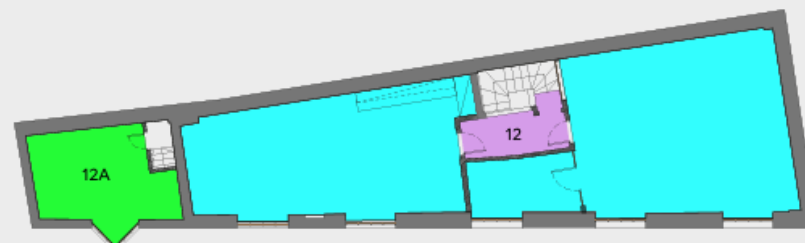
## FLOOR PLANS

12 NIA    12A NIA    GROUND HALLWAY  
& FIRST FLOOR LANDING

GROUND FLOOR



FIRST FLOOR



BASEMENT



Not to scale.  
Indicative only.