

Fully Fitted & Refurbished Offices To Let

Canal Side Studios, 8-14 St Pancras Way, NW1 0QG



Location

The property is located on St Pancras Way, a short walk from King's Cross St Pancras train and underground stations, Camden Town and Mornington Crescent underground stations.

Description

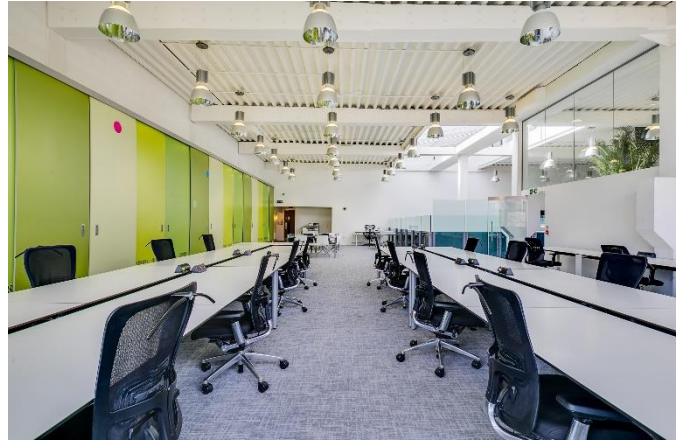
8-14 St Pancras Way comprises a former factory building with excellent character. The building benefits from a central double height atrium and active frontage onto Regent's Canal.

Specification

- Reception with commissionaire
- Refurbished and fully fitted office accommodation available
- Ground floor terrace fronting Regent's canal
- Shower
- Secure bike racks
- Male and female WCs
- CCTV
- Car parking space available by separate licence agreement
- EPC – C(61)

Floor	Specification	Area (sqft)	Area (sqm)
1st Floor (part)	Fully Fitted	1,917	178
Ground Floor (part)	Fully Fitted	1,811	168
Ground Floor Meeting Room	Fully Fitted	218	20
<i>Total</i>		<i>3,946</i>	<i>367</i>

Part First Floor – fully fitted option



Part Ground Floor – fully fitted option



Terms

- **Lease:** A new lease is available direct from the Landlord for a term by arrangement.
- **Guiding rent:** early £50s per sq ft
- **Business Rates:** £18.00 per sq ft (2019/20) estimated
- **Service charge:** £14.51 per sq ft

Contacts – For further information please contact

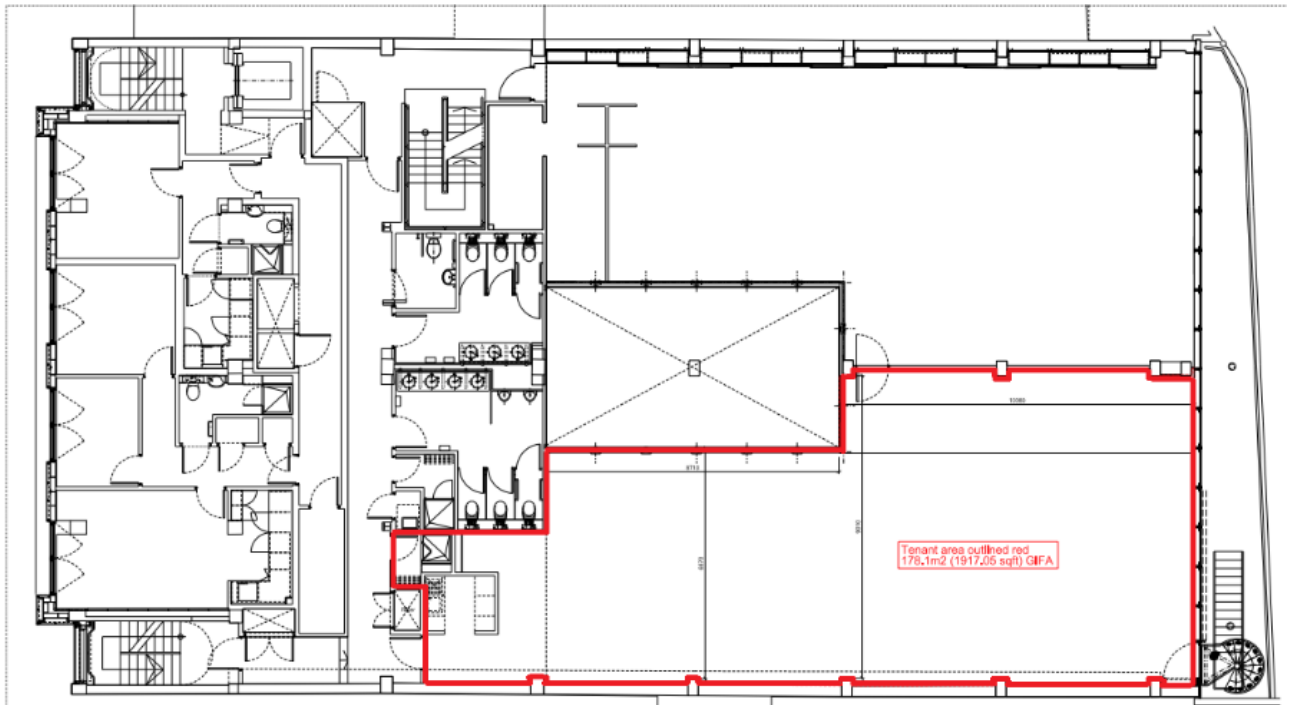
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Floor plan – 1st floor demise



**Not to scale, red line indicates future tenant demise*

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