

Ground & Mezzanine Floor – 3,427 sq ft

Location

Kings Place is located on the east side of York Way in Kings Cross. The Property is a short walk from Kings Cross St Pancras Station, a key London travel hub, which provides quick access to overland rail and 6 London underground lines.

The building sits adjacent to Kings Cross Central, the redevelopment of 67 acres which includes circa 4 million square foot of office space, retail and amenity.

Building

The Property is a landmark mixed-use development completed in 2008 by Parabola Land, comprising of c.300,000 sq ft of office space and restaurant, art gallery and concert hall facilities at lower levels.

Description

The available accommodation comprises the ground and mezzanine floors providing a total area of 3,427 sq ft. The office space benefits from a canal side position overlooking Regents canal. The accommodation is offered fitted with a mix of meeting rooms and open plan.

The space benefits from the following specification:

- 24 hour access and security
- Air conditioning
- Fitted
- Raised floors
- Occupancy ratio 1:10 sq m
- Ground floor café & canal-side restaurant
- Bicycle racks



Terms

The accommodation is available by way of a new lease for a term by arrangement

Costs	Per sq ft exclusive
Rent	£55.00
Rates*	Est. £25.10
Service Charge	£10.18

*Occupiers are advised to make their own investigation

For more information, please contact:

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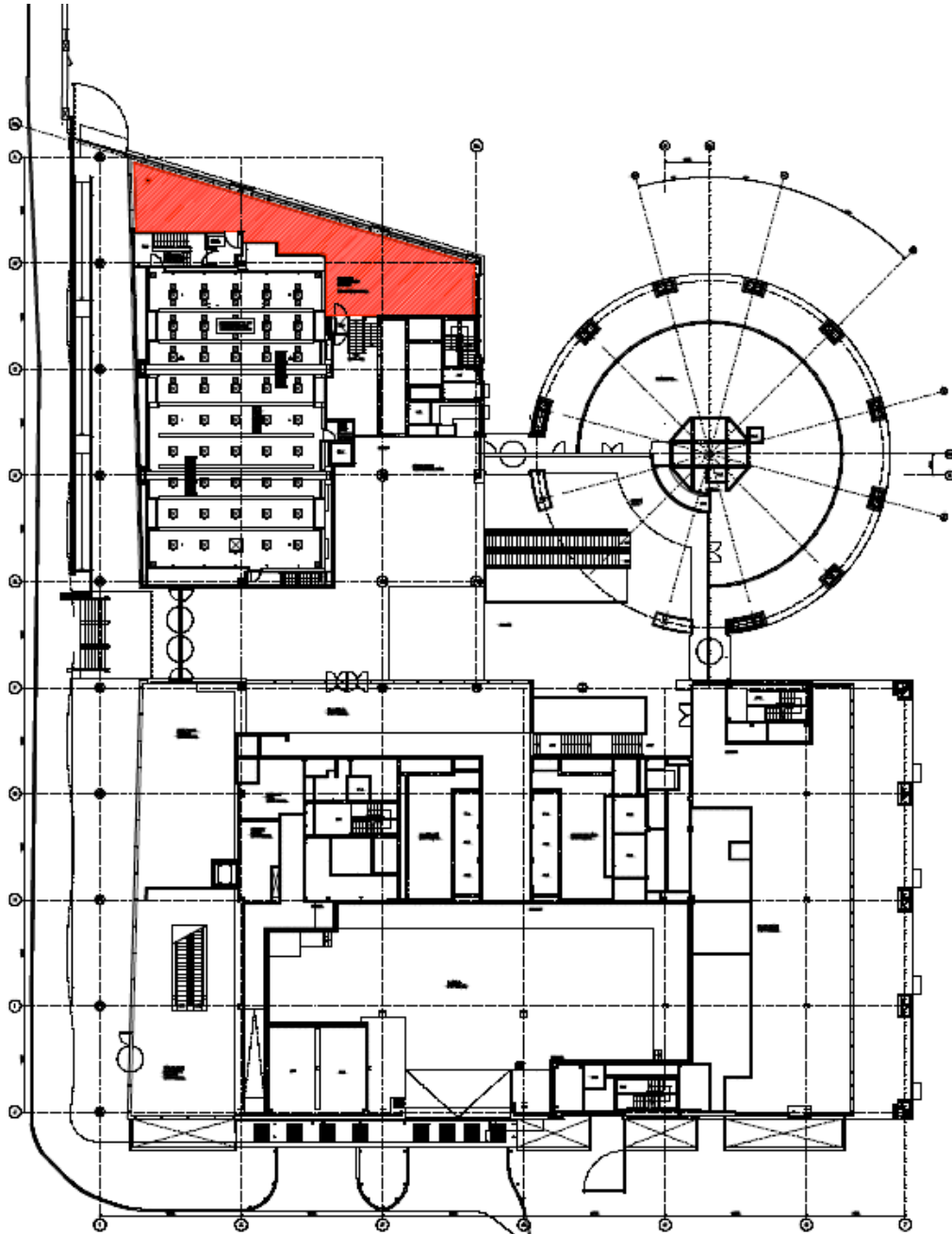
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**CUSHMAN &
WAKEFIELD**

FOR LEASE
Ground & Mezzanine floor, Kings Place
90 York Way, N1

Floor plan



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