

TO LET

Unique contemporary warehouse workspace,  
moments from King's Cross

8-14 St Pancras Way  
London NW1 0QG

CANAL

SIDE

STUDIOS

BUILDING

# A 1960'S FABRICATION FACTORY

# ARRIVAL



The offices are accessed  
via a concierge reception



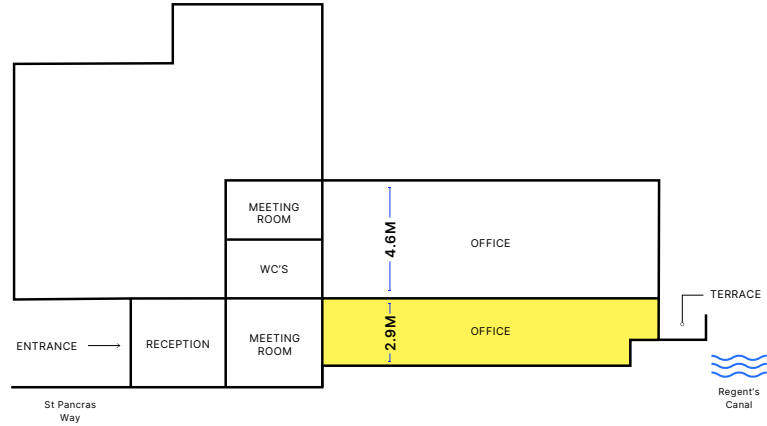
**FRONT ENTRANCE**  
on St Pancras Way



**WATERSIDE ASPECT**  
of Regent's Canal

# GROUND FLOOR

A self-contained office suite in a fitted and furnished condition.



OFFICE GIFA SQ FT

First	1,917
<b>Ground</b>	<b>1,492</b>
<b>Total</b>	<b>3,409</b>

## 1,492 SQ FT 139 SQ M



CAT A+ office space



20x desk spaces



1x 10 person meeting room



3 additional bookable meeting rooms



Shared kitchen area

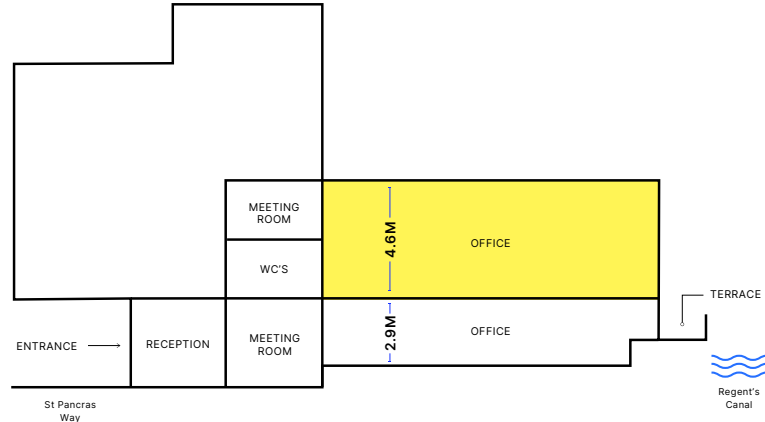


Access to canal side seating area



# FIRST FLOOR

A self-contained office suite in a fitted and furnished condition.



OFFICE GIFA SQ FT

First	1,917
Ground	1,492
<b>Total</b>	<b>3,409</b>

## 1,917 SQ FT 178 SQ M



Fully fitted  
CAT B office



Up to  
30 desks



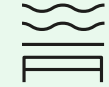
Space for 2x  
meeting rooms



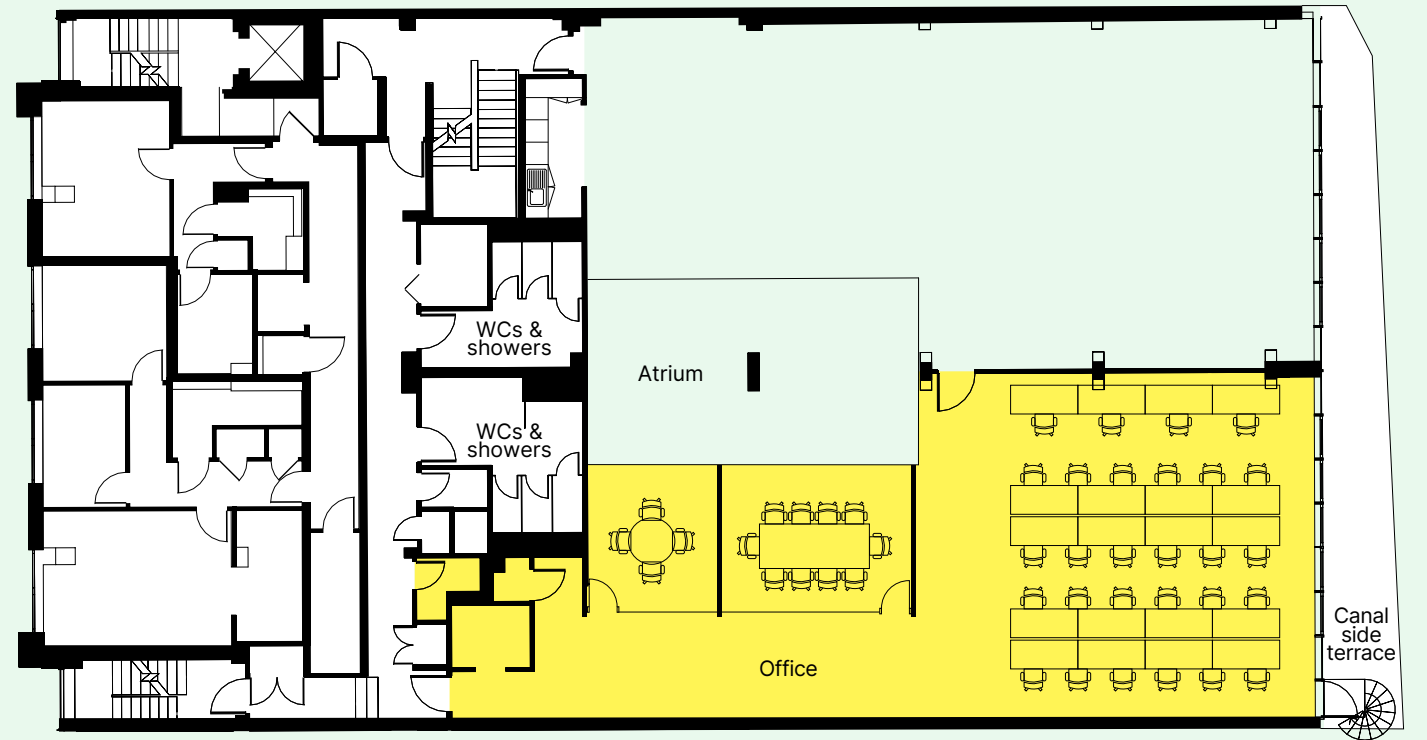
3 additional bookable  
meeting rooms



Dedicated  
kitchen



Access to canal  
side seating area





GROUND FLOOR

VIEWS OF CANAL  
with outside terrace access



GROUND FLOOR

OPEN PLAN DESIGN  
with private meeting room



SECOND FLOOR

3x BOOKABLE MEETING ROOMS  
up to 20 persons



FIRST FLOOR

BRIGHT OPEN SPACE  
up to 30 desks

# OFFER AND SPECIFICATION



## Fully fitted office space

Up to 3,409 sq ft



## Warehouse dimensions

Excellent natural light



## Concierge reception

With contemporary design



## Up to 4.6m floor to ceiling height

On first floor



## 3 bookable meeting rooms

Available on a pay as you go basis for up to 20 people



## Receptionist and security

Provided by landlord, covered by service charge



## Natural ventilation

Open roof purging + gas fired heating



## Comfort cooling

On ground floor and all meeting rooms



## Canal side terrace

Overlooking Regent's Canal



## DDA lift

From ground floor to all floors



## Shared secure cycle storage

Plus bookable parking space on pay as you go basis



## Cleaning and maintenance

Managed by landlord, covered by service charge

# AREA



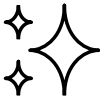
# NEXT TO TRIBECA

[tribeca.london](http://tribeca.london)

# A PLACE TO CONNECT, INNOVATE AND RELAX



1m ft<sup>2</sup> of vibrant mixed use canal side development



State of the art laboratory and office space



Canal side retail, restaurants and residential



New footbridge connecting King's Cross and Camden



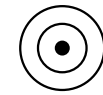
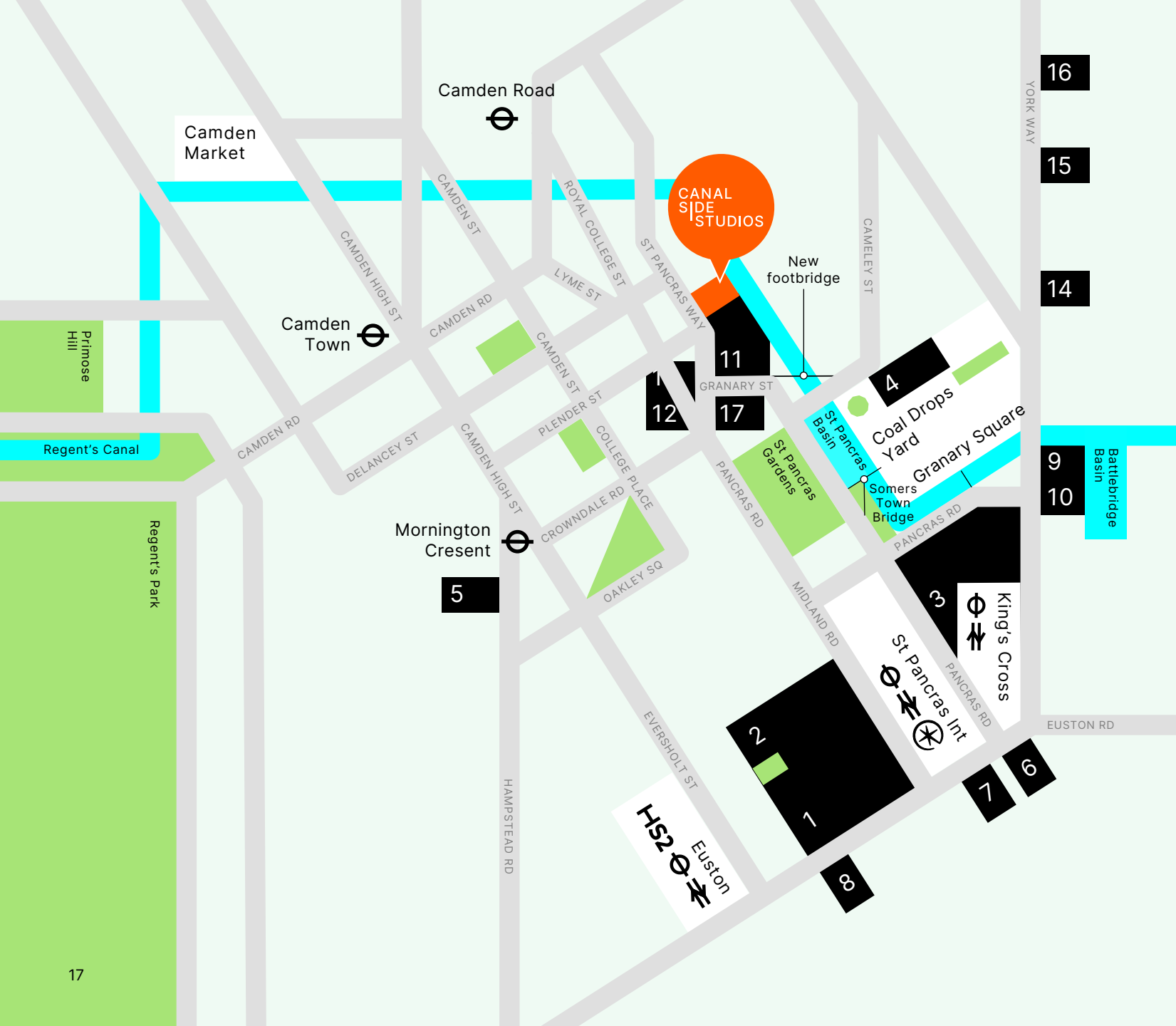
## NEW FOOTBRIDGE

Connecting St Pancras  
Way to Camley Street  
and Kings Cross in 2024

# CANAL SIDE STUDIOS

# TRIBECA

AT THE  
CENTRE OF  
LONDON'S  
KNOWLEDGE  
QUARTER



## A network of brilliance

- |   |  |
|---|--|
| 1 British Library<br>Alan Turing Institute                        | 8 The Doctors Laboratory HQ                  |
| 2 Francis Crick Institute   | 9 Eurostar HQ                                |
| 3 Google<br>Universal Music<br>Havas<br>Astrazenica<br>Camden LBC | 10 Springer Nature HQ                        |
| 4 Meta<br>Google Deepmind   | 11 TRIBECA                                   |
| 5 British Heart Foundation  | 12 London Bioscience Centre                  |
| 6 Merck - Life Science  | 13 Royal Veterinary College                  |
| 7 Standard Hotel  | 14 Delancey - Life Science                   |
|   | 15 Life Science REIT -<br>Rolling Stock Yard |
|   | 16 Kadans - Life Science                     |
|   | 17 Oriel Eye Hospital                        |



## FRANCIS CRICK INSTITUTE

Midland Road



## GOOGLE

St Pancras Square

## META

10 Lewis Cubitt Square



## ORIEL EYE HOSPITAL

St Pancras Way





# BETWEEN 2 DIVERSE DISTRICTS



# CAMDEN

CREATIVE



CULTURED

# KING'S CROSS



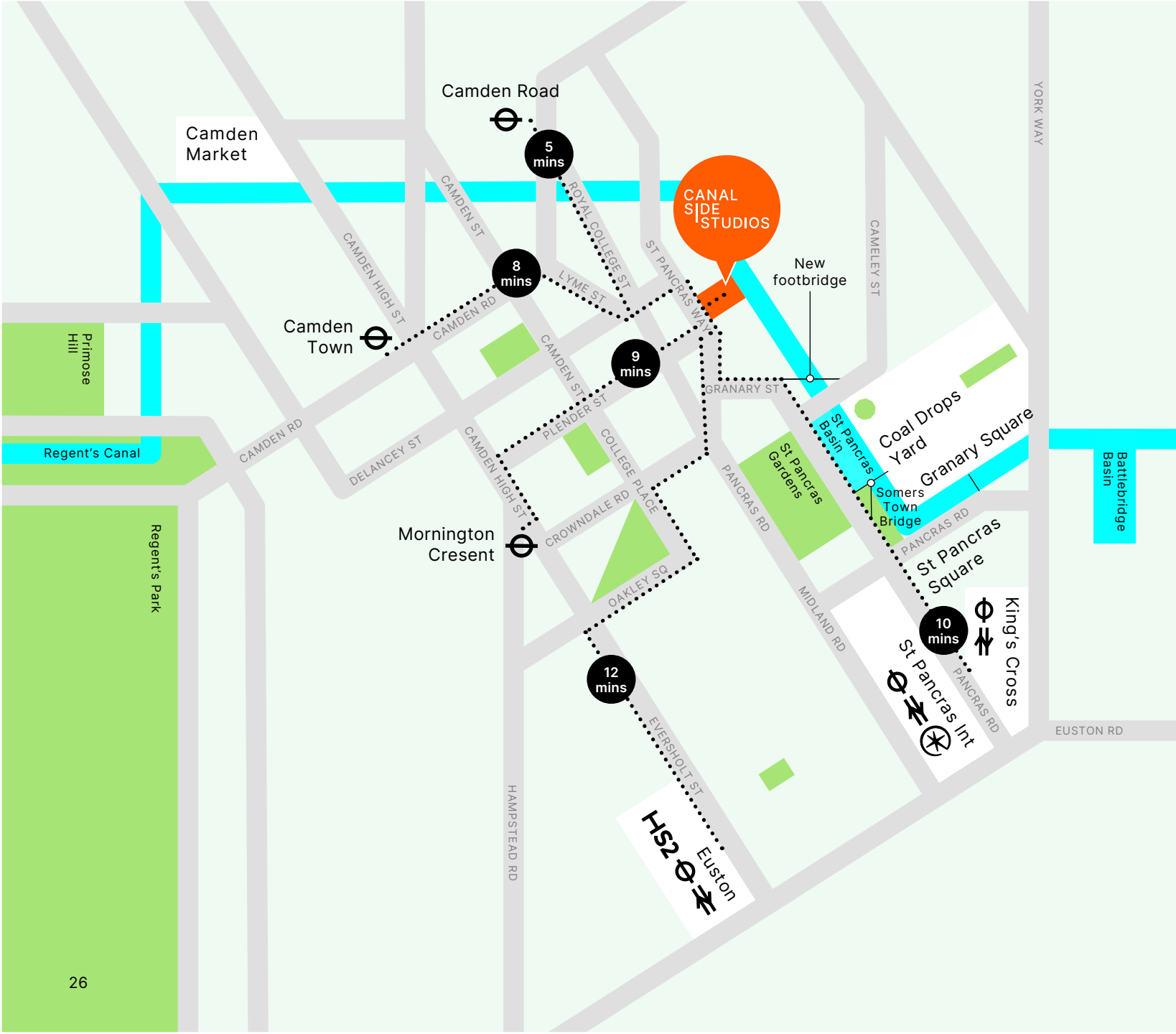
THE DROPS  
KING'S CROSS LONDON

COOL



CONNECTED

KING'S CROSS  
ST PANCRAS IS NOW  
THE BEST CONNECTED  
TRANSPORT HUB  
IN EUROPE



## Three mainline stations within 15 minute walk

- 5 mins Camden Road
- 8 mins Camden Town
- 9 mins Mornington Crescent
- 10 mins King's Cross & St Pancras International
- 12 mins **HS2** Euston & HS2

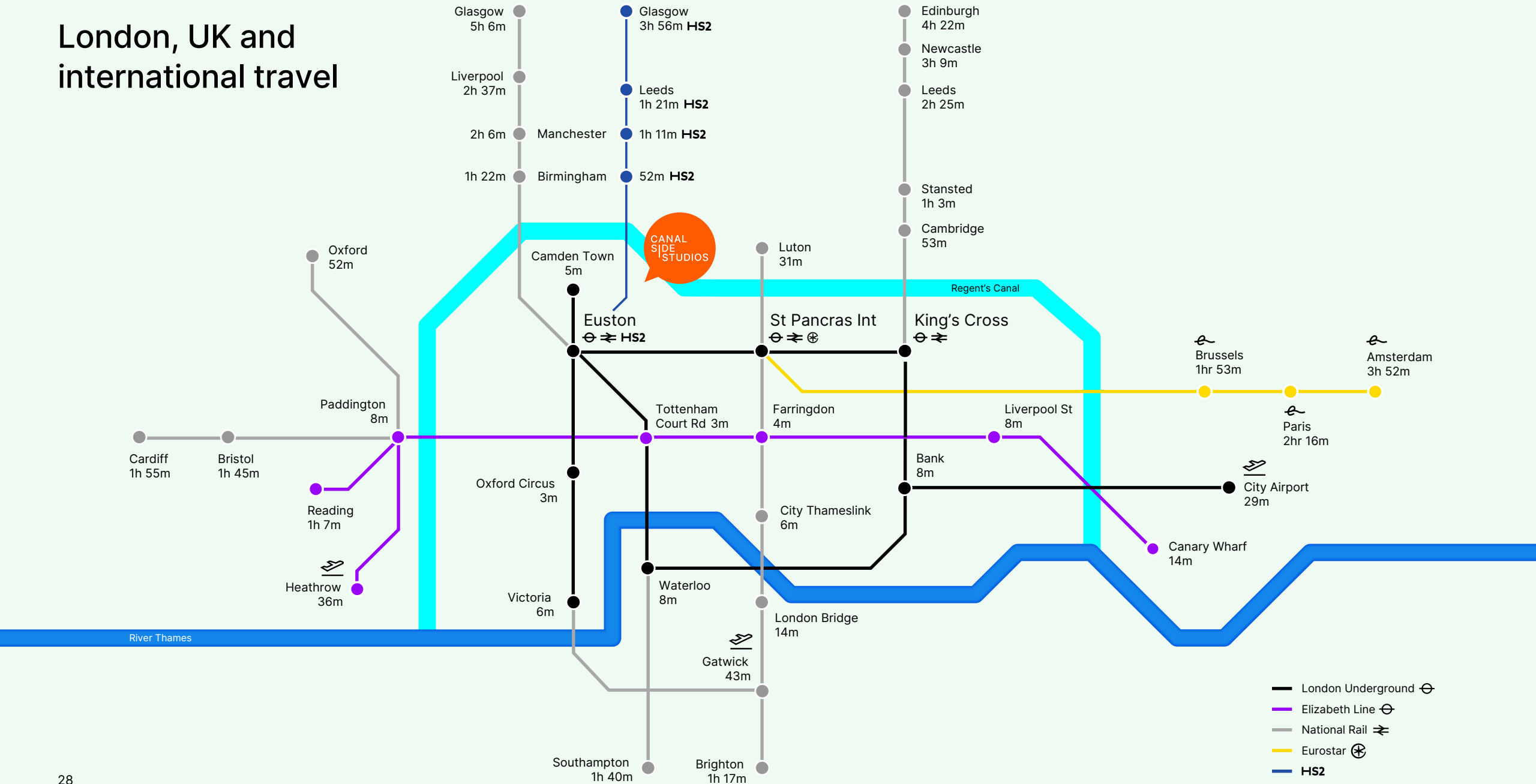
..... Walking distance



Time	Destination	Platform
16:30	London	1
16:35	Cambridge	2
16:40	London	3
16:45	London	4
16:50	London	5
16:55	London	6
17:00	London	7
17:05	London	8
17:10	London	9
17:15	London	10
17:20	London	11
17:25	London	12
17:30	London	13
17:35	London	14
17:40	London	15
17:45	London	16
17:50	London	17
17:55	London	18
18:00	London	19
18:05	London	20
18:10	London	21
18:15	London	22
18:20	London	23
18:25	London	24
18:30	London	25
18:35	London	26
18:40	London	27
18:45	London	28
18:50	London	29
18:55	London	30
19:00	London	31
19:05	London	32
19:10	London	33
19:15	London	34
19:20	London	35
19:25	London	36
19:30	London	37
19:35	London	38
19:40	London	39
19:45	London	40
19:50	London	41
19:55	London	42
20:00	London	43
20:05	London	44
20:10	London	45
20:15	London	46
20:20	London	47
20:25	London	48
20:30	London	49
20:35	London	50
20:40	London	51
20:45	London	52
20:50	London	53
20:55	London	54
21:00	London	55
21:05	London	56
21:10	London	57
21:15	London	58
21:20	London	59
21:25	London	60
21:30	London	61
21:35	London	62
21:40	London	63
21:45	London	64
21:50	London	65
21:55	London	66
22:00	London	67
22:05	London	68
22:10	London	69
22:15	London	70
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22:55	London	78
23:00	London	79
23:05	London	80
23:10	London	81
23:15	London	82
23:20	London	83
23:25	London	84
23:30	London	85
23:35	London	86
23:40	London	87
23:45	London	88
23:50	London	89
23:55	London	90

KING'S CROSS STATION  
1852 - 2022

# London, UK and international travel



## CONTACT

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