

TO LET

Unique contemporary warehouse workspace,
moments from King's Cross

8-14 St Pancras Way
London NW1 0QG

CANAL SIDE STUDIOS

A decorative blue line graphic that starts as a vertical line on the left, curves at the bottom, then continues as a horizontal line across the top right, and finally curves down on the right side.

BUILDING

A 1960'S FABRICATION FACTORY

ARRIVAL



The offices are accessed via
a concierge reception



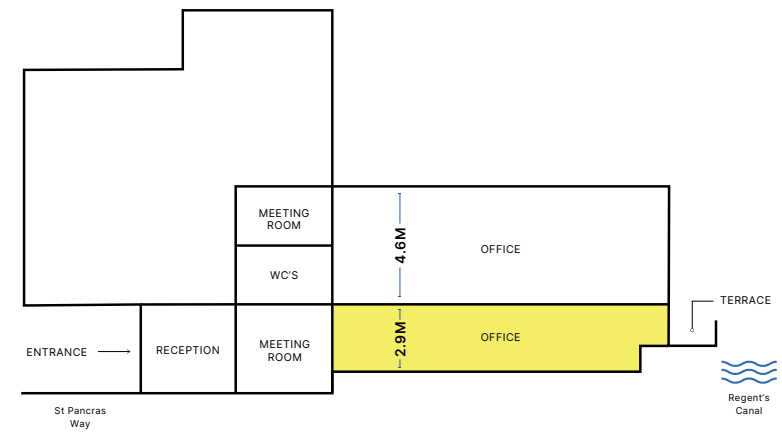
FRONT ENTRANCE
on St Pancras Way



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
Ground	1,492
Total	3,409

1,492 SQ FT 139 SQ M



CAT A+ office space



20x desk spaces



1x 10 person meeting room



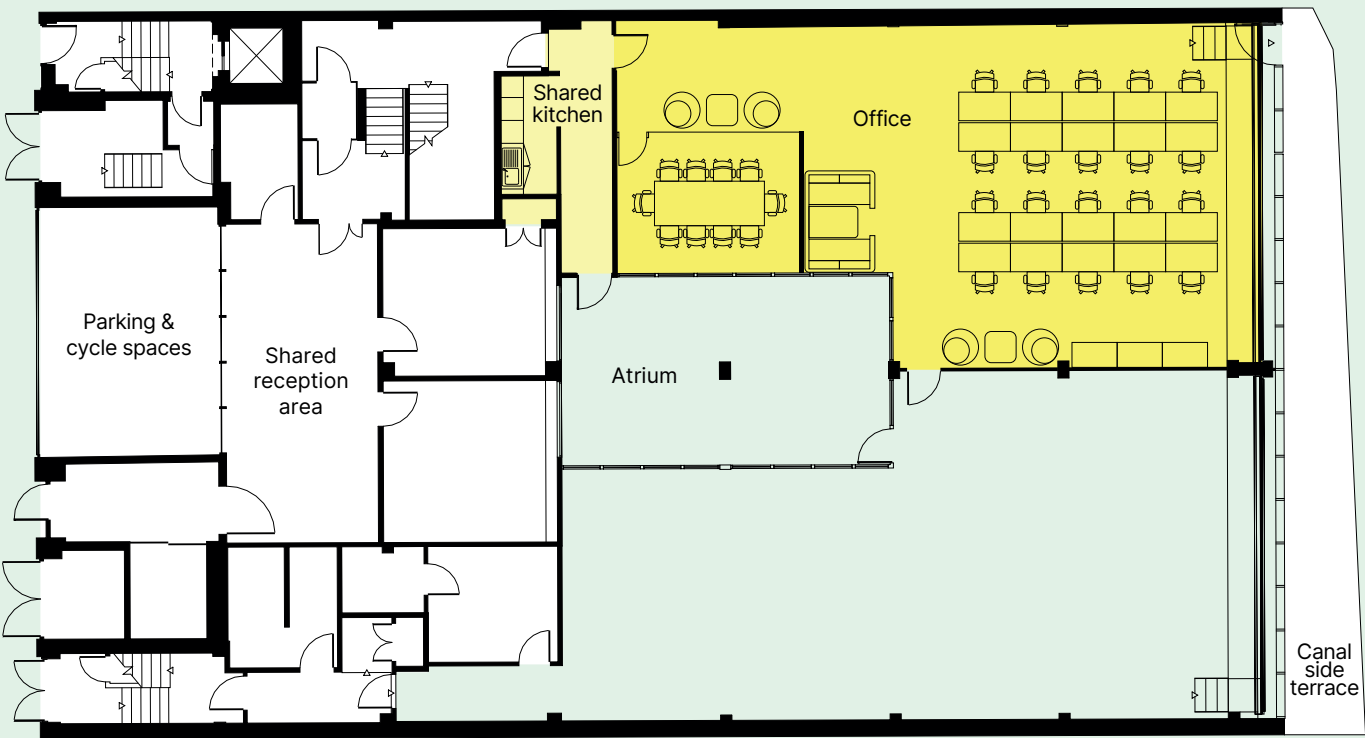
3 additional bookable meeting rooms



Shared kitchen area

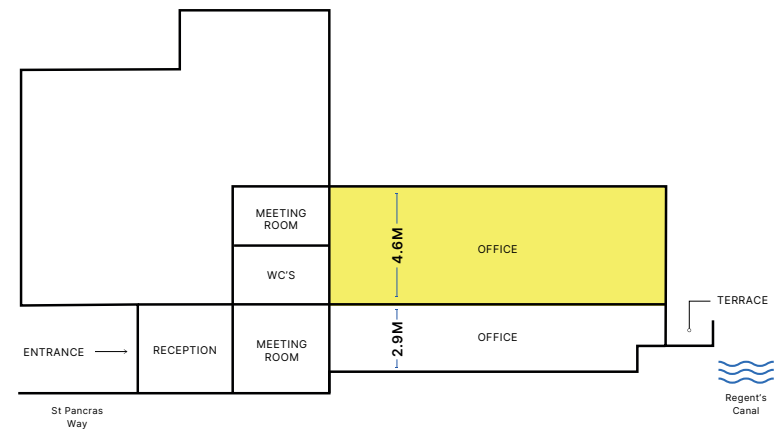


Access to canal side seating area



FIRST FLOOR

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



OFFICE GIFA SQ FT	
First	1,917
Ground	1,492
Total	3,409

1,917 SQ FT 178 SQ M



Fully fitted
CAT B office



Up to
30 desks



Space for 2x
meeting rooms



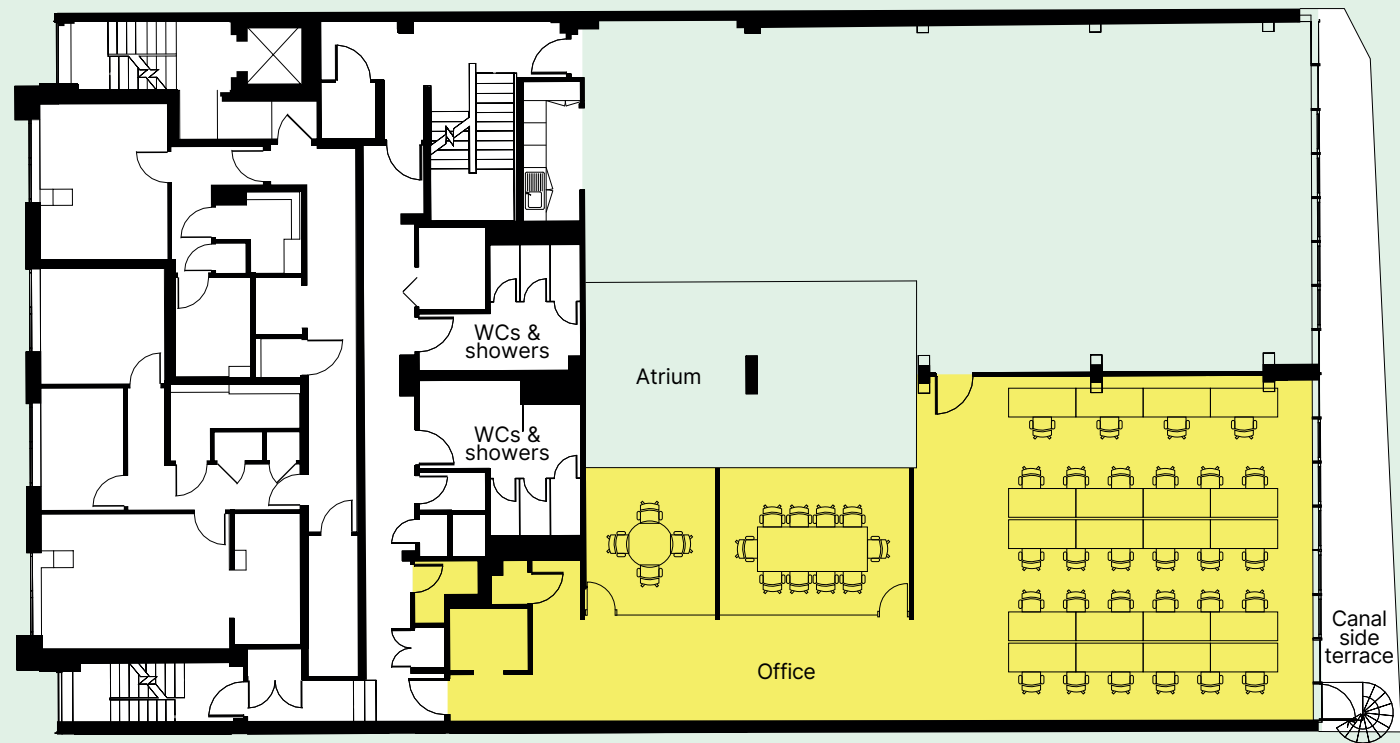
3 additional bookable
meeting rooms



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



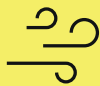
3 bookable meeting rooms

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

A wide-angle photograph of a modern urban park. In the foreground, a paved walkway curves along a canal. Several people are walking along the path; a man in a white long-sleeved shirt and dark trousers is walking towards the camera, while a group of three people (two women and one man) are walking away. To the left of the path, a lush green lawn is dotted with young trees. Two women are sitting on the grass, one using a laptop. In the background, modern multi-story buildings with large windows and balconies line the canal. A small bridge crosses the canal in the distance. The word 'AREA' is superimposed in large white letters across the center of the image.

AREA

An architectural rendering of a modern urban development. The central focus is a tall, multi-story building with a glass facade and a prominent wooden slat structure. To its left is a shorter building with a grid-like facade, and to its right is another building with a more complex, layered facade. In the foreground, a canal reflects the buildings and the sky. A small boat is visible in the canal. The sky is blue with some clouds. The overall scene is a vibrant, modern urban environment.

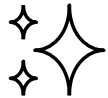
NEXT TO TRIBECA

tribeca.london

A PLACE TO CONNECT, INNOVATE AND RELAX



1m ft² 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

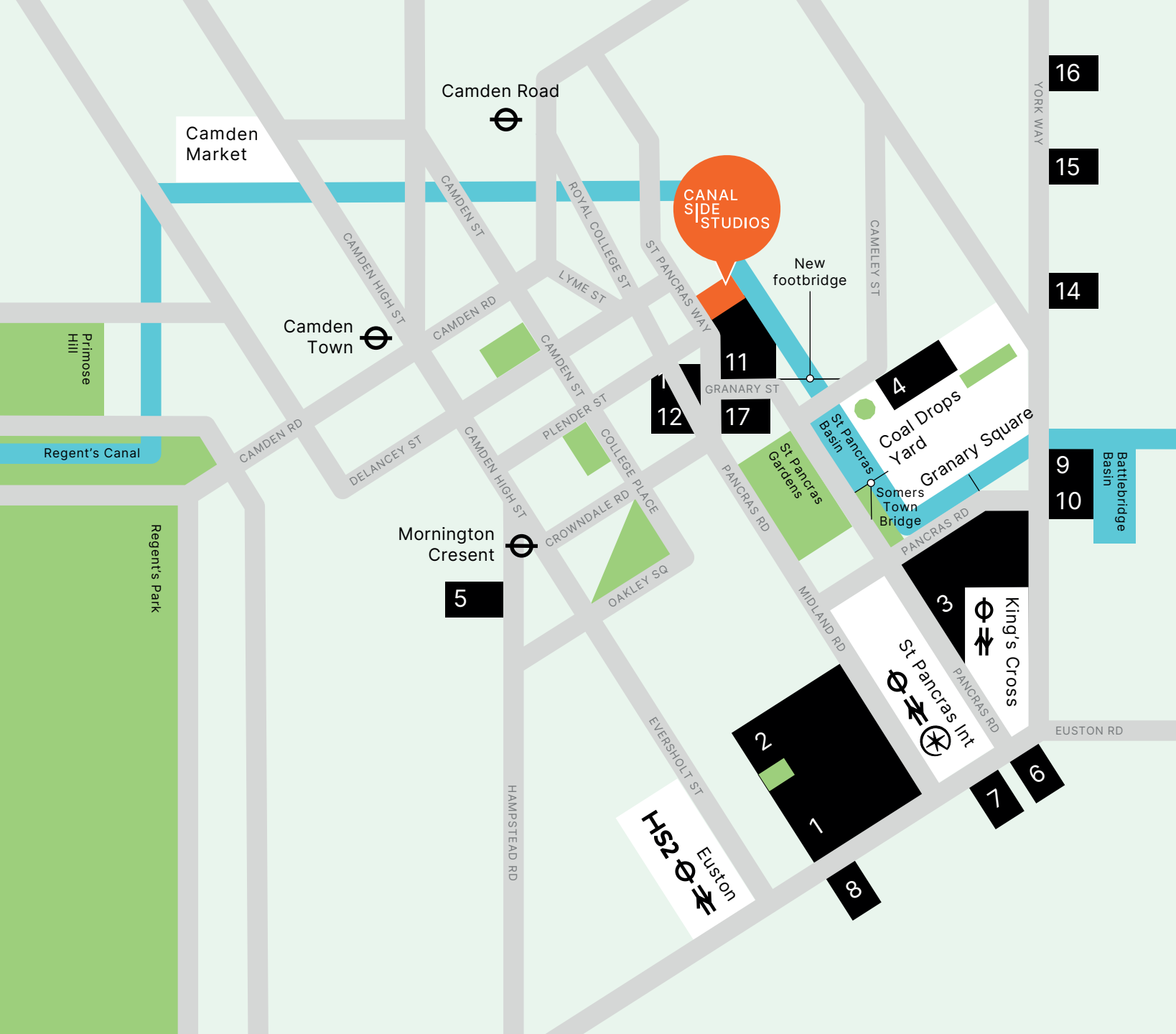
Connecting St Pancras
Way to Camley Street
and Kings Cross in 2024

CANAL
SIDE
STUDIOS

TRIBECA



AT THE
CENTRE OF
LONDON'S
KNOWLEDGE
QUARTER



A network of brilliance

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



The background is a solid blue color. A thick, light blue curved line starts from the top left, curves around the right side, and ends at the bottom right. The text is centered in the middle of the image.

BETWEEN 2 DIVERSE DISTRICTS



CAMDEN

CREATIVE



CULTURED

KING'S CROSS

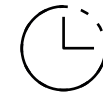
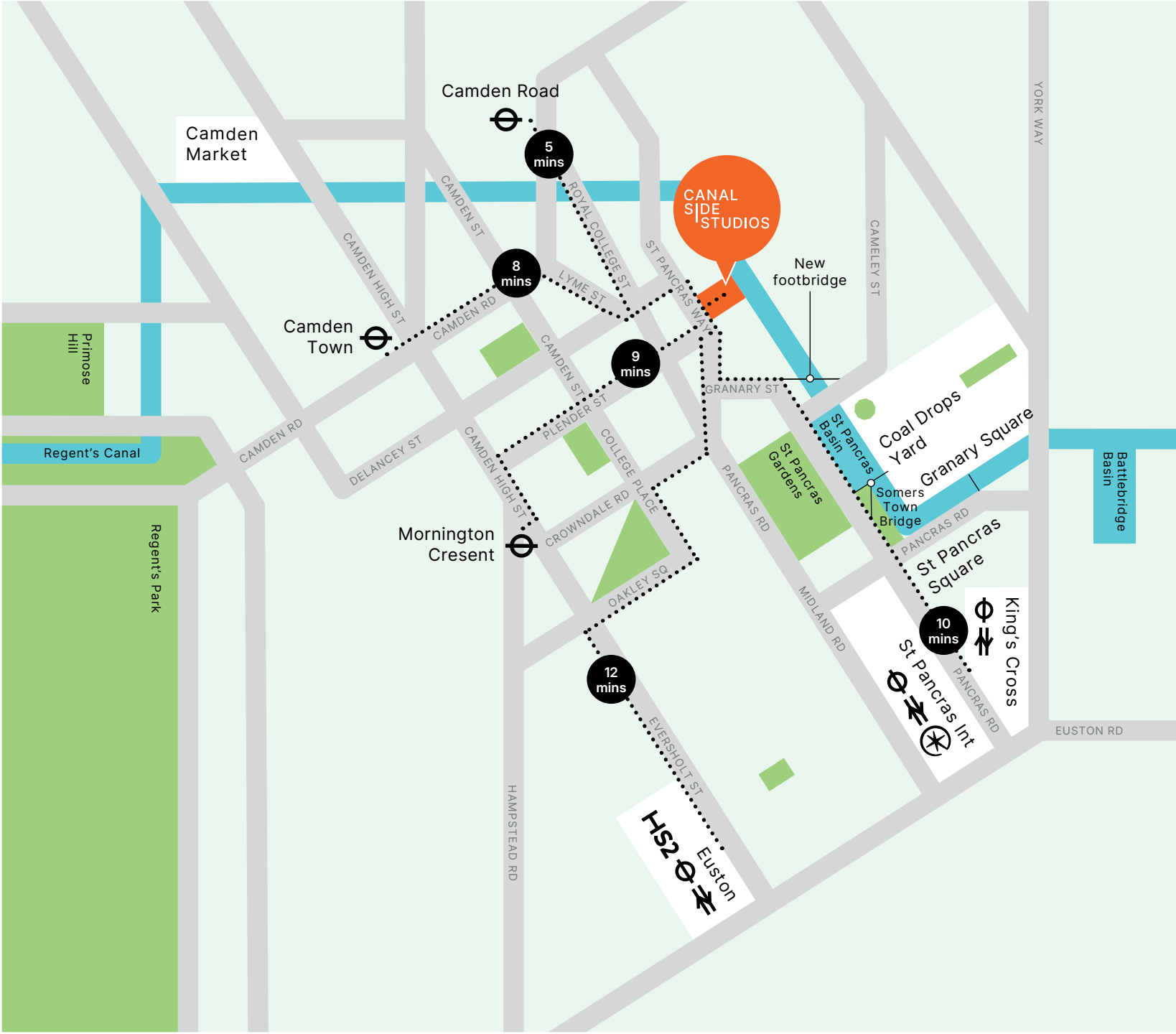


COOL



CONNECTED

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



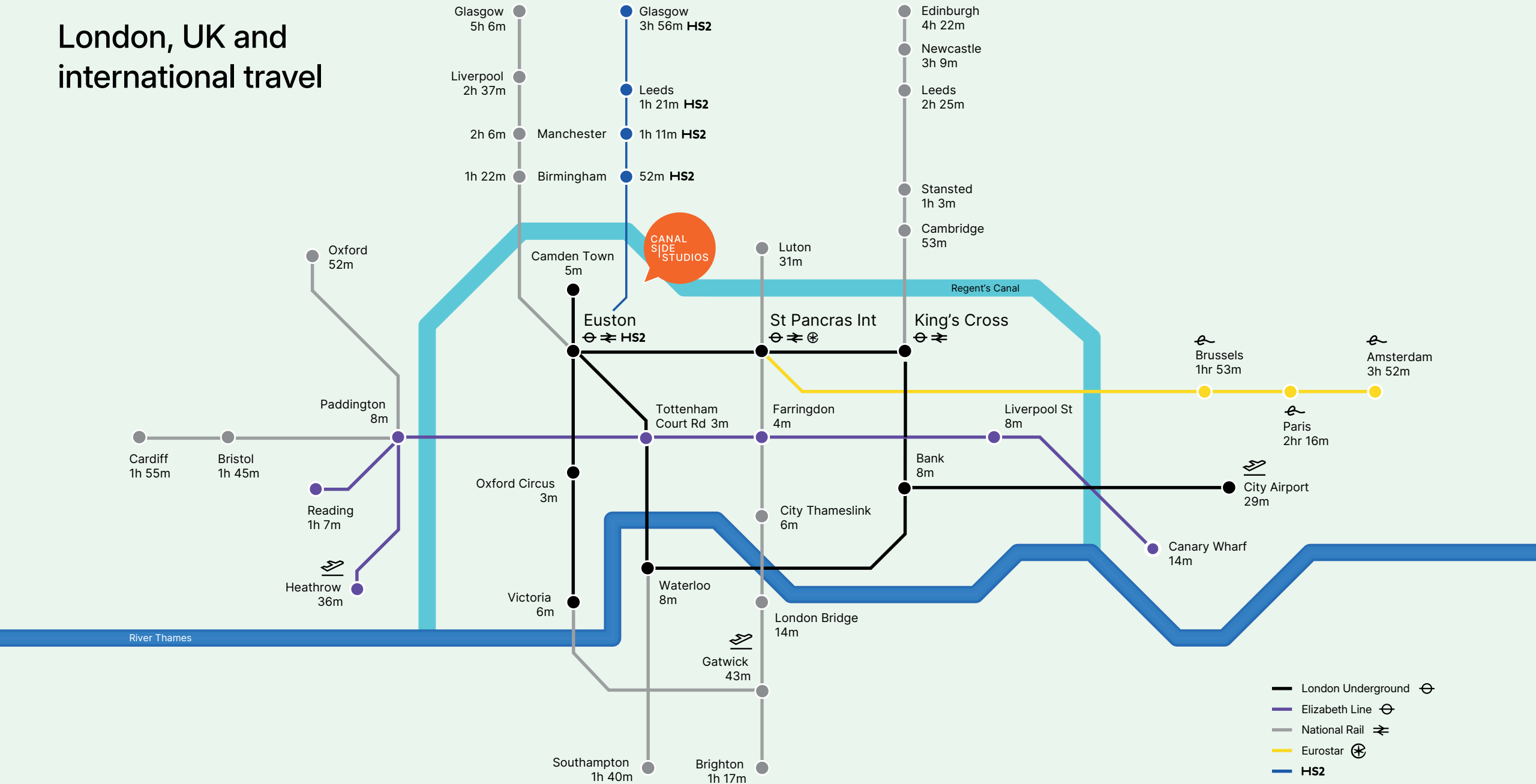
Three mainline stations within 15 minute walk

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



London, UK and international travel



CANAL SIDE STUDIOS

Important notice: All information is correct at the time of publication, March 2026. This document has been prepared and is intended as a guide to supplement an inspection or survey and does not form part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. This document includes photographs of the surrounding area for illustrative purposes only. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the site and the particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Designed by Simple Truth. +44 7788 596744.

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