

WATERVIEW HOUSE, 18-20 ST.
PANORAS WAY
Kings Cross



LDG



Waterview House, 18-20 St. Pancras Way





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DESCRIPTION

If you're seeking luxury refurbished accommodation, look no further! The space has been fitted with a range of meeting rooms which showcase slatted wood on feature walls and halo lighting for presentation areas which contrasts well with the exposed industrial ducting and boasting excellent levels of natural light, helped further by it's floor to ceiling volumes. This last remaining floor offers the opportunity to create a unique self-contained space with branding opportunity on the frontage. There is also access to a courtyard overlooking Regents Canal, dedicated to the commercial tenants. The premises could suit a variety of uses to include but not limited to gym, fitness and medical use.

HIGHLIGHTS

- High quality private workspace
- Fitted With Meeting Rooms
- Air Conditioning
- Secure Private Parking
- Excellent Natural Light
- Demised Restrooms
- UV Reducing Double Glazed Windows
- Demised Kitchenette
- Reception Area
- Good Ceiling Height
- Private Courtyard Overlooking Regents Canal
- Suitable For Medical/Gym/Fitness use

USE

Class E - Suitable for offices, medical and educational uses.

LEASE

From 18 months, or longer.

CONNECTIVITY

The building benefits from fibre.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

The building is elected for VAT.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

VIEWINGS

Contact us for a viewing, so we can walk you through how great this space is.

REGENTS CANAL BRIDGE

The property is moments from a brand new bridge being installed which will connect you directly to Kings Cross and Coal Drop's Yard in under 10 minutes.

COMMUTE

Camden Road - 7 mins
Camden Town - 10 mins
Mornington Crescent - 11 mins
Kings Cross Station - 15 mins

FOODIE HOTSPOTS

- DeGusto - Camden Market
- Porte Noire - Kebena Green

LIQUID LUNCH

- Old Eagle Pub - Bucks Head
- The Hawley Arms - Tapping The Admiral

PHOTOGRAPHY

Our marketing includes virtual furnishing to help visualise how the space can be used. This is for indicative purposes only.

FURNITURE

Furniture packages are available at an additional cost.

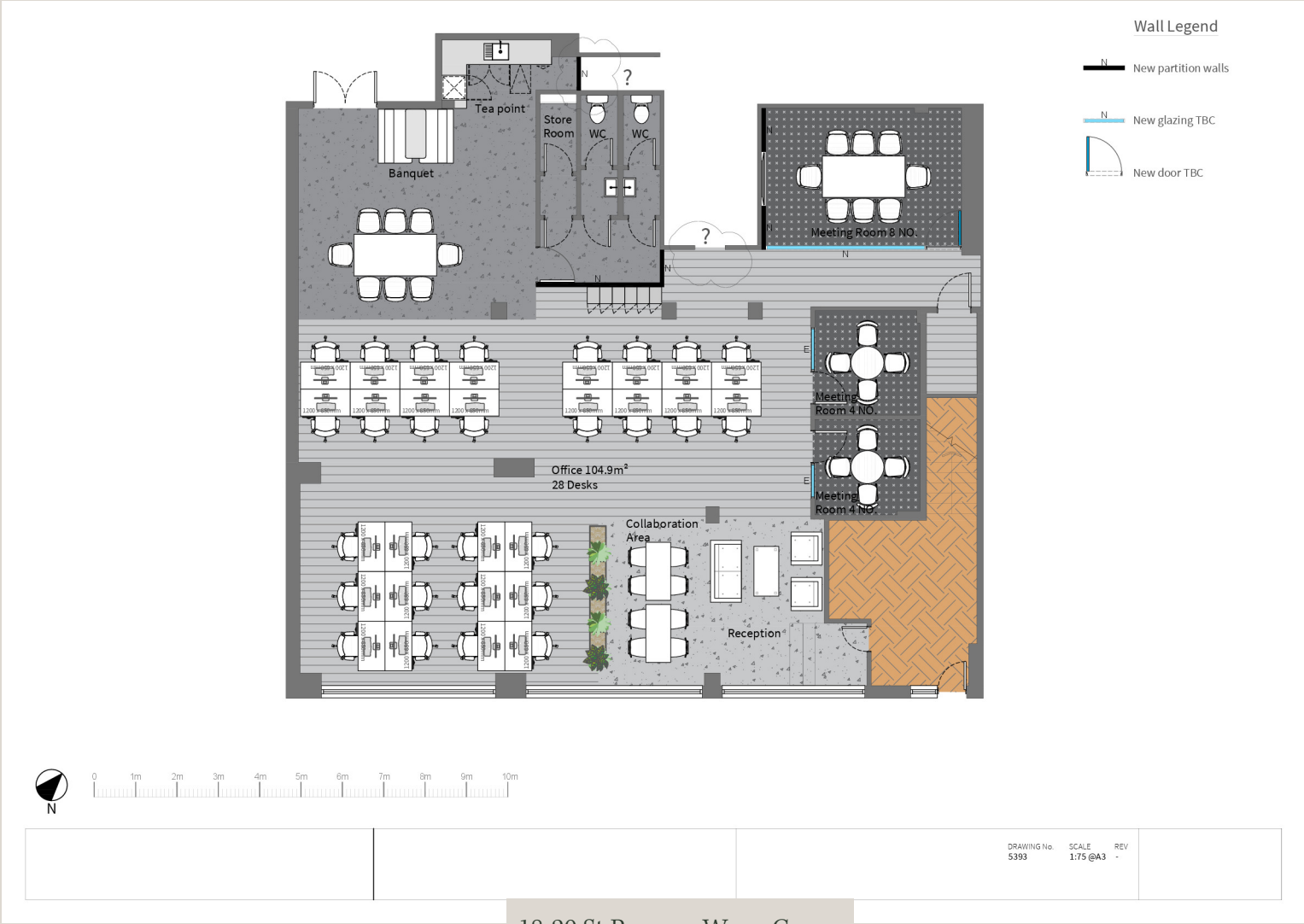
LOCAL AREA

Next door to the new Tribeca life sciences development with new workspace, new build homes, ground floor retail, 87-room hotel and opening-up of the canal edge and public pedestrian route. As well as the new Moorfields Eye Hospital which is being redeveloped with plans to open Summer 2027.

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Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	2,465	£70,500 / annum	£39,840 / annum	£12,325 / annum	£10,222.08	£122,665	Available
Total	2,465				£10,222.08	£122,665	



18-20 St Pancras Way - Grou...

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Ready to talk?



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