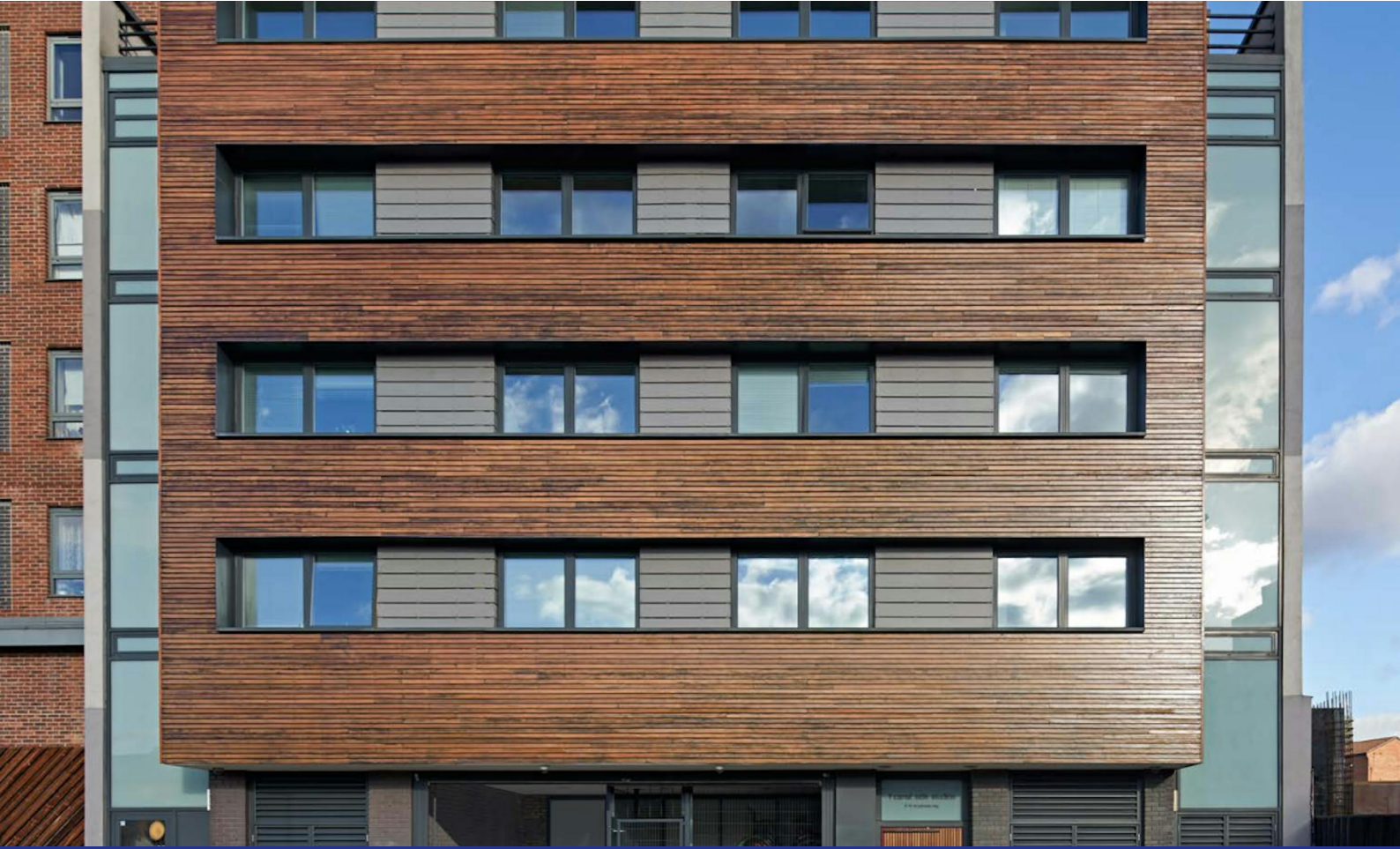




Canal Side Studios

8-14 St. Pancras Way, London, NW1 0QG

Former factory converted to offices with canal terrace in King's Cross

1,492 to 3,409 sq ft
(138.61 to 316.71 sq m)

- Former factory converted to offices
- Newly refurbished with air conditioning
- Canal Side Terrace
- Offered on both a traditional and managed basis
- Flexible terms
- Excellent natural light and dramatic ceiling height
- On-site parking available

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

Summary

Available Size	1,492 to 3,409 sq ft
Rent	£45 - £125 per sq ft (£125 would be delivered on a fully-manged basis)
Rates Payable	£22.50 per sq ft
Rateable Value	£23
Service Charge	£18 per sq ft
EPC Rating	Upon enquiry

Description

Set alongside Regent’s Canal, Canal Side Studios offers distinctive warehouse-style workspace in a characterful former factory building. Featuring an impressive double-height atrium, excellent natural light and contemporary fitted offices, the building combines industrial charm with modern functionality. With a manned reception, meeting room facilities, secure cycle storage and a canal-side terrace, it provides an inspiring working environment just a short walk from King’s Cross St Pancras, Camden and the area’s vibrant cafés, bars and restaurants.

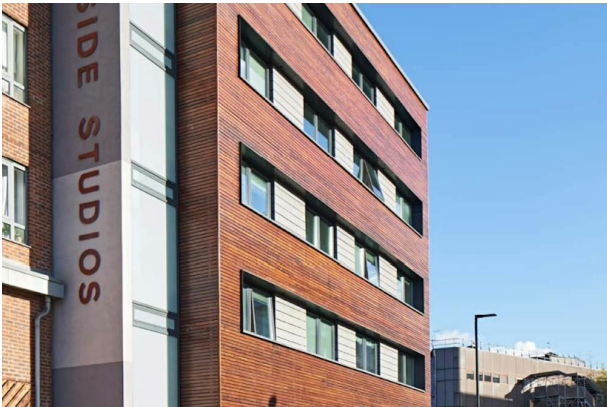
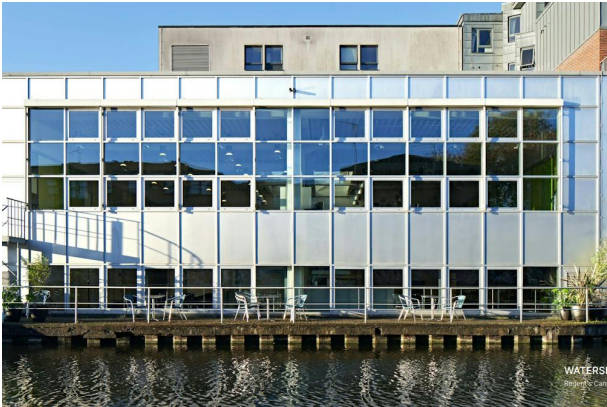
Location

Situated alongside Regent’s Canal in the heart of King’s Cross, Canal Side Studios benefits from excellent transport connections, with Camden Road Station approximately 5 minutes’ walk, Camden Town Underground and Mornington Crescent Underground around 7 minutes, King’s Cross St Pancras approximately 12 minutes, and Euston Station around 15 minutes away. The surrounding area offers an excellent mix of cafés, restaurants, bars and retail amenities, making it an attractive and well-connected central London location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 20 desks + 1 MR	1,492	138.61	Available
1st - 30 Desks + 2 MRs	1,917	178.10	Available
Total	3,409	316.71	



Viewing & Further Information



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