

3rd floor - 7,545 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 part third floor providing a total area of 7,545 sq ft. The suite has an impressive corner position overlooking the Regents canal.

The space benefits from the following specification:

- Displacement air conditioning
- 24 hour access and security
- 3m floor to ceiling height
- Raised floors
- Occupancy ratio 1:10 sq m
- Goods lift
- 6 x 21 person passenger lifts
- Ground floor café & canal-side restaurant
- Bicycle racks



Terms

The accommodation is available by way of a sublease for a term by arrangement

Costs	Per sq ft exclusive
Rent	£72.50
Rates*	Est. £25.10
Service Charge	£10.93

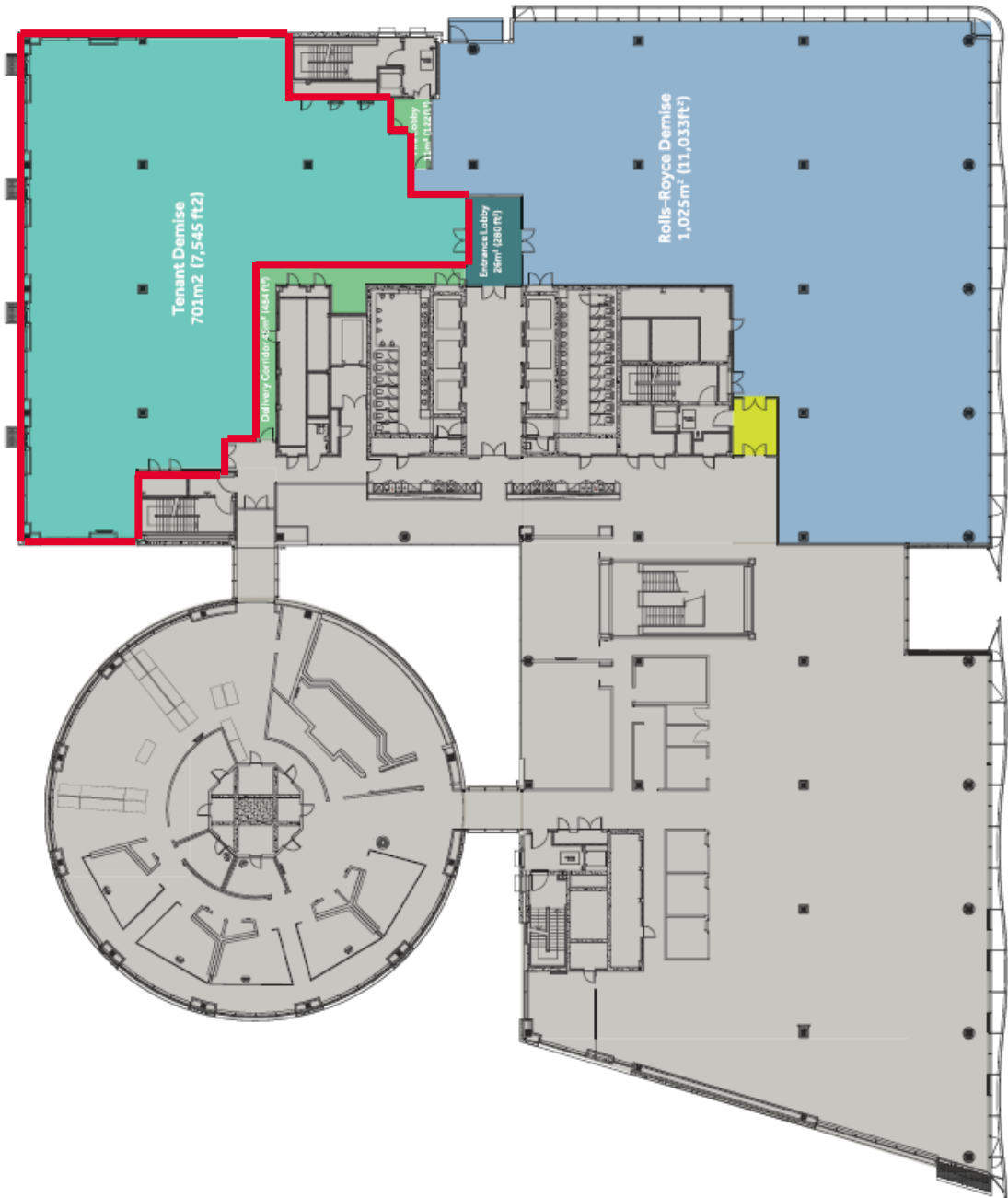
*Occupiers are advised to make their own investigation

For more information, please contact:

Matt Waugh
+44 (0) 7912 977 980
matt.waugh@cushwake.com

Georgie Humphries
+44 (0) 7920 546 315
Georgie.Humphries@cushwake.com

Floor plan



Cushman & Wakefield copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.