

18-20 ST. PANCRAS WAY
London



LDG



18-20 St. Pancras Way







DESCRIPTION

If you're seeking luxury refurbished office accommodation, look no further! The office 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 office space with branding opportunity on the frontage. There is also access to a courtyard overlooking Regents Canal, dedicated to the commercial tenants.

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

USE

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

LEASE

From 18 months, or longer.

CONNECTIVITY

The building benefits from fibre. Further information is available upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

We understand the building is elected for VAT.

DDA COMPLIANCE

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

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

PHOTOGRAPHY

Our marketing includes virtual furnishing to help visualise a furnished office. This is for indicative purposes only.

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COMMUTE

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

PARKING

Pratt Street Car Park - 6 mins

FOODIE HOTSPOTS

- DeGusto - Camden Market
- Porte Noire - Kebena Green

LIQUID LUNCH

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

A STRETCH AWAY

- Pure Gym Camden - F45 Camden
- RUMBLE Primrose - Yoga Base

FURTHER INFORMATION

EPC & other reports are available upon request.

FURNITURE

Furniture packages could be available, subject to negotiation.

POSTCODE

NW1 0QG



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground	2,465	£90,000 /annum Year 1	£36,608 /annum	£12,325 /annum	£11,577.75	£138,933	Available
Total	2,465				£11,577.75	£138,933	

Ready to talk?



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk



**HARRY
ISAACS**

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

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