

18-20 ST. PANCRAS WAY  
London



LDG

2,465 SQ.FT



18-20 St. Pancras Way







## DESCRIPTION

If you're seeking luxury refurbished office accommodation, look no further! These offices 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. These offices boast 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.

**18-20 St. Pancras Way**

## 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



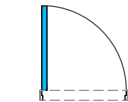


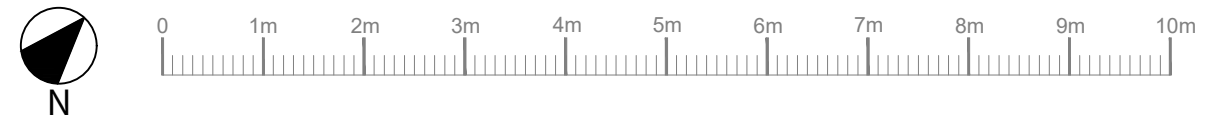
Schedule of Accommodation

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
<b>Total</b>	<b>2,465</b>				<b>£11,577.75</b>	<b>£138,933</b>	

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# Wall Legend

-  New partition walls
-  New glazing TBC
-  New door TBC



# FIDUCIA

10 Golden square  
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CLIENT  
Metspace

DATE  
09.08.2023

DRAWING TITLE  
Proposed first floor  
Layout

DRAWING No.  
5393

SCALE  
1:75 @A3

REV  
-

SITE ADDRESS  
St Pancras 1st Floor  
26-28 Rochester Place  
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Ready to talk?



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