



THE FJORD BUILDING

K I N G ' S C R O S S

A fully fitted and furnished office building | 4,000 - 20,000 sq ft



Building reception



Typical office floor



DESIGN-LED HQ

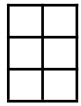
The Fjord Building is a 20,440 sq ft fully fitted and furnished office HQ situated moments from Regent's Canal. Designed by Ben Adams Architects the building offers industrial heritage and a contemporary Scandinavian aesthetic.



Office floor



HIGHLIGHTS



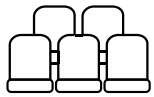
Fully fitted and furnished



Impressive entrance



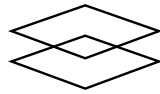
Feature staircase and lift serving all floors



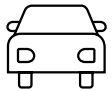
Town hall style facility and games room



Contemporary lighting scheme



Exposed services



3 car parking spaces



4th floor roof terrace



42 cycle spaces, 4 showers and changing facilities



Boardroom



Kitchen & breakout area





Teapoint



AVAILABILITY

FLOORS	SQ FT	SQ M
Fourth	4,127	383.4
Third	4,848	450.4
Second	4,836	449.2
First	3,709	344.6
Reception	907	84.3
Lower ground	2,013	187.0
Total	20,440	1898.9



Breakout area



Breakout area

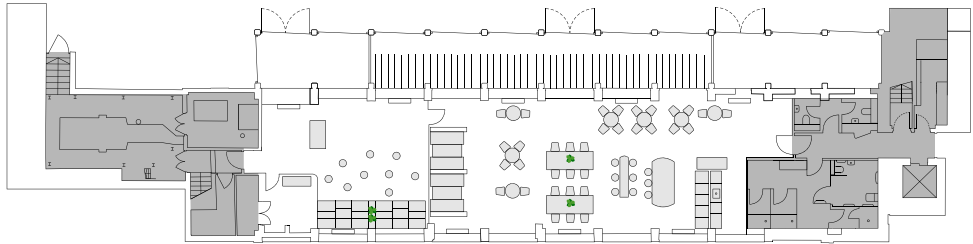




SPACE PLANS

LOWER GROUND 2,013 SQ FT / 187.0 SQ M

Extensive breakout facility with town hall seating

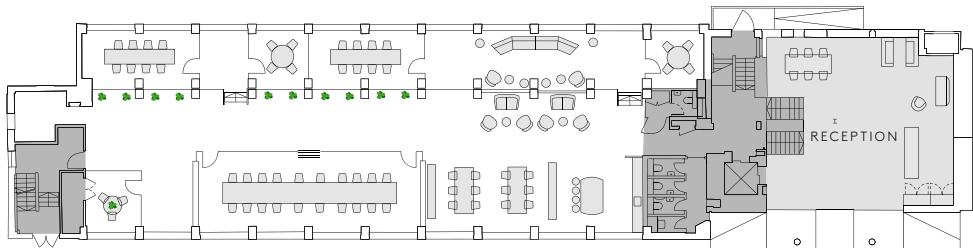


NEW WHARF ROAD



FIRST FLOOR 3,709 SQ FT / 344.6 SQ M

1x Boardroom 5x Meeting rooms 1x Teapoint Breakout areas

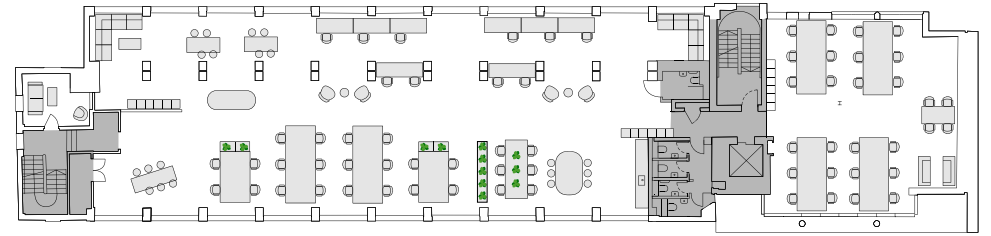


NEW WHARF ROAD



SECOND FLOOR 4,836 SQ FT / 449.2 SQ M

50x Desks Breakout areas 1x Meeting room 1x Teapoint

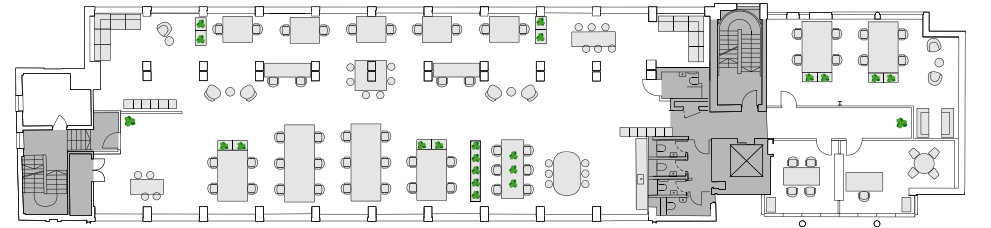


NEW WHARF ROAD



THIRD FLOOR 4,848 SQ FT / 450.4 SQ M

38x Desks Breakout areas 1x Meeting room 1x Teapoint 1x Private office

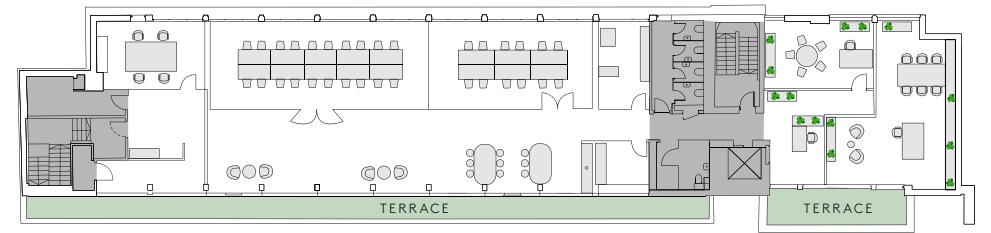


NEW WHARF ROAD



FOURTH FLOOR 4,127 SQ FT / 383.4 SQ M

Executive floor



NEW WHARF ROAD





Vinoteca



KING'S CROSS

Benefiting from Granary Square, Coal Drops Yard and St Pancras Square, the area is full of fashionable restaurants, bars and retail offerings. From Barrafina to Tom Dixon, cool brands are paramount. Numerous high-profile companies have also made the location home with the Google HQ office development at the centre.



Regent's Canal



Coal Drops Yard





ONWARD JOURNEY

KING'S CROSS ST PANCRAS



*All times from King's Cross St Pancras according to google maps

The map shows the area around King's Cross St Pancras, including the Regent's Canal and the Fjord Building. Key streets include King's Boulevard, Pancras Road, Euston Road, and Gray's Inn Rd. Landmarks such as the British Library, Google, and the German Gymnasium are marked. Numerous businesses and cafes are also indicated, such as Lina Stores, Spiritland, Dishoom, Ruby Violet, The Lighterman, Ekachai, Franco Manca, The Cross, Osio, Flat Iron, Bar + Block Steakhouse, Rosa's Thai, Pizza Union, Mildreds, Meathouse, The Fellow, Camino, Fortnum & Mason Tea Salon, Renaissance Hotel, Black Sheep Coffee, The Megaro, Big Chill Bar, Decimo, and The Strand.



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