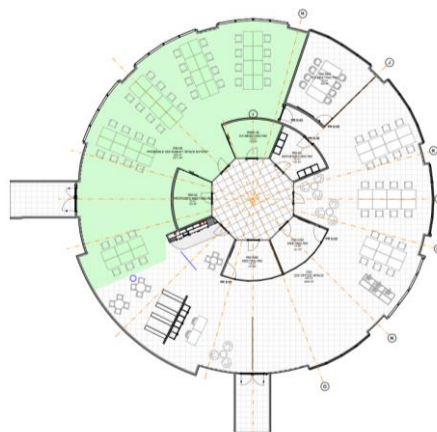


PART 4TH FLOOR, KINGS PLACE, 90 YORK WAY
KINGS CROSS, N1 9AG
38 DESKS AVAILABLE ON FLEXIBLE TERMS



Location

Kings Place sits in the heart of King's Cross, on the doorstep of Regent's canal and only a short walk to Kings Cross and St Pancras train and underground station.

The building is situated close to Granary Square and the Coal Drops Yard, which is home to over 50 shops, cafes, bars and restaurants.

Description

The building is undergoing a comprehensive refurbishment to deliver a brand-new redesigned reception and end of trip facilities.

The floor has great levels of natural light and fantastic views across London and the incoming tenant will benefit from a communal on-floor reception, break-out collaboration space, and access to a 12-person boardroom, available at an additional cost.

The demised office will be delivered fitted with 38 desks and two internal meeting rooms.

Specification

- Plug & Play – 38 desks
- Flexible terms available
- Newly refurbished floors
- 314 cycle spaces
- 42 showers
- Newly refurbished lift lobby
- Floors to ceilings windows
- Table tennis
- Pool Table
- Karaoke
- Refreshments
- Wi-fi



Floor Area

| Description | Area (sq m) | Area (sq ft) | Desks |
|----------------------|-------------|--------------|-------|
| Part 4 th | 202 | 2177 | 38 |

Term

Flexible terms available from June 2024 on an all-inclusive basis.

Inclusive Rent

To include rent, rates, service charge, utilities and refreshments.

£ 750 per desk (£28,500 per month)

EPC

C

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Rhodri Phillips
Tel. +44 (0)77 6861 5296
rphillips@geraldve.com

Viviana Thurstan
Tel. +44 (0)738 540 9535
vthurstan@geraldve.com

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued April 2024
Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at One Fitzroy, 6 Mortimer Street, London W1T 3JJ.