



4,697 TO 38,899 SQ FT  
(436.37 TO 3,613.84 SQ M)

**Self-contained  
headquarters building  
situated just off York  
Way in King's Cross.**

- Roof terraces
- Excellent natural light
- Air-conditioning
- Lease inside 1954 Act
- Shower facilities
- Bike racks
- Close to King's Cross station
- Lift access

**08449 02 03 04**

[avisonyoung.co.uk/66008](https://avisonyoung.co.uk/66008)



## Summary

Available Size	4,697 to 38,899 sq ft / 436.37 to 3,613.84 sq m
Service Charge	N/A
Estate Charge	£0.73 per sq ft
EPC	B

## Description

The Printworks and Glasshouse both offer office space within two interconnected buildings on the lower ground floor up to the fourth floor and the printworks which takes up the fifth floor. Both buildings were refurbished between 2013 and 2014 the result of which is a modern and spacious setting in the heart of King's Cross regeneration area.

The Glasshouse is interconnected on every level except on the fifth floor. Combined the property offers 76,039 sq. ft. of space and can be leased together or individually.

## Location

Situated on York Way, in the centre of King's Cross, it's a few minutes' walk to King's Cross St. Pancras Station which is the most connected transport hub in London. The local area is also home to the headquarters of a number of occupiers such as Google, Universal Music, Louis Vuitton and the Guardian Media Group. The area is also home to plenty of trendy eateries and bars giving a good mix of work and lifestyle balance.

## Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
4th	4,697	436.37	Available
3rd	5,453	506.60	Available
2nd	7,706	715.91	Available
1st	7,535	700.02	Available
Ground	7,602	706.25	Available
Lower Ground	5,906	548.69	Available
<b>Total</b>	<b>38,899</b>	<b>3,613.84</b>	

## Specification

- Fully accessible raised flooring
- Air-conditioning
- 4 lifts (2 per building)
- Shower facilities (Printworks only)
- 3 roof terraces
- Bike racks (Printworks only)
- High quality fit out in situ (excluding furniture)

## Terms

Passing rent £2,225,000 (£57.20 per sq ft overall) exclusive of rates, service charge and buildings insurance and is subject to a review on 24th June 2023. Lease expiry 23 June 2028 (inside LTA 1954).

## Charlie Walker

020 7911 2687 | 07940 755 497  
charles.walker@avisonyoung.com

## Nick Rock

020 7046 6517 | 07500 931 455  
nick.rock@avisonyoung.com

## Alfie John

076 2252 0022