

Compton

Kings Cross

Thirty Lighterman
30 Wharfdale Road
N1 9RY

Fully fitted office space available
for rent in the heart of Kings Cross
on flexible lease terms

For Rent
3,132 ft²

020 7101 2020
compton.london



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Location

London's leading creative and commercial hub is one of the most celebrated redevelopments in the world. The place where big tech, start-ups, music, film, fashion, academia, and science work side by side.

A city quarter unrivalled, 30 Lighterman is a short walk from King's Cross & St Pancras stations and the awe-inspiring Granary Square and Coal Drops Yard. Every sports facility you could imagine on your doorstep including a lunchtime 5k running club, shops, bars, restaurants, markets and London's best al fresco dining – all are part of your new working neighbourhood. If ever there was a reason to come into the office – this is it.

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Exterior

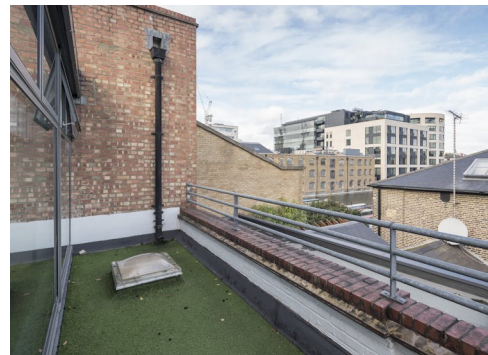
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Amenities

- Fully Fitted / CAT A+
- Excellent natural daylight
- Good floor to ceiling height
- Air conditioning
- Modern light fixtures
- Fibre ready
- BREAM Excellent
- EPC B
- Modern finishes throughout

Description

30 Lighterman is a new generation of office built for you; integrating work, wellness and environment with the highest standard of design and technology. A place for individuals and businesses who make every day count.

Biophilic design concerns the nature of a space and how we interact with it to embrace a maximum level of wellbeing at work. Imbued with this ethos, 30 Lighterman brings elements of nature inside with an abundance of greenery and natural light, windows that fully open, easy access to outdoor space with multiple terraces and highlights such as a Balinese shower facility and homestyle kitchen.

The physical design of the building fosters maximum productivity – not only in creating a stimulating work arena but the provision of restorative down spaces and quiet zones, room to accommodate every mode of work and repose. Furthermore, thanks to our smart energy work with Offset Earth, 30 Lighterman is a carbon neutral building.

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Content

Watch the film



View on Website



Viewings

Via joint sole agents only

Terms

Flexible lease terms are available direct from the Landlord.

Local Authority

The London Borough of Islington.

VAT

The building is elected for VAT.

Fully Managed

Powered by Kitt, 30 Lighterman can be offered fully managed. The services provided are:

- Bespoke, consultative design process
- Fully managed facilities with dedicated support team: Cleaning & Waste Management, Statutory Compliance and Health and Safety, Maintenance, IT Connectivity
- Also available: 24x7 Security, Tea, Coffee, Milk, Foliage Rental & Care, Fruit & Snacks, Additional Beverage Facilities
- Workspace Management App

All the above is available at only £39,900 Per Month (+VAT).

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd	3,132	£85	£20.33	£6.26	£111.59	£29,124.99	£349,499.88	Available
Ground	3,486	£75	£20.33	£6.26	£101.59	£29,511.90	£354,142.74	Under Offer

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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Rebase (Joint Agent)



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