

Compton

Kings Cross

Noah's Yard
N1 9AA

A unique 6,339 Sq Ft self-contained
HQ building in Kings Cross with a
terrace!

For Rent
6,339 ft²

020 7101 2020
compton.london



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Location

Located on York Way, Noah's Yard is positioned in the creative tech-hub of King's Cross, just a 1 minute walk away from King's

Cross St Pancras Station. A hive of activity, tenants will benefit from being in close proximity to the retail and leisure destinations of Granary Square and Coal Drops Yard.

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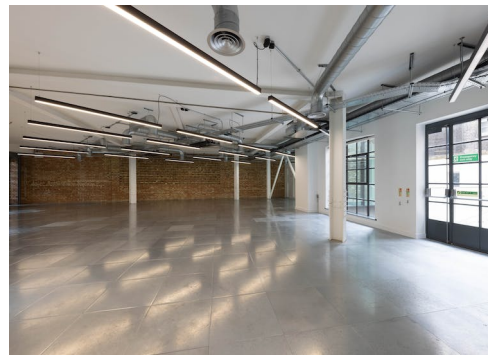
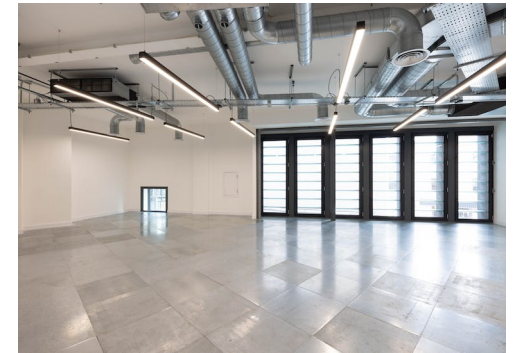
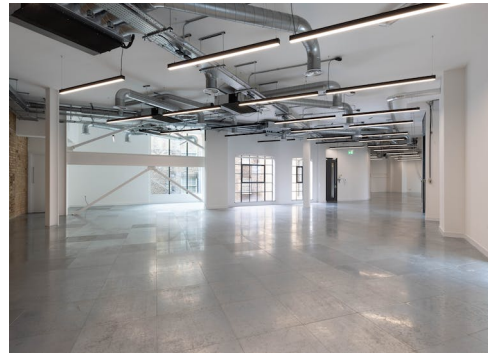
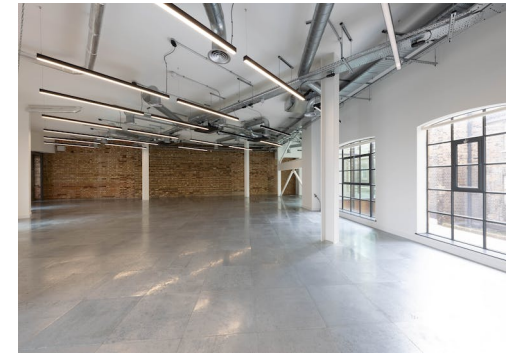
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Amenities

- Newly refurbished CAT A offices
- Excellent natural light
- Large terrace on 3rd floor
- Fully accessible raised floor
- Opposite Kings Cross Station
- Fantastic floor to ceiling height
- Cycle storage & Showers
- Exposed services
- New VRF air conditioning system
- Passenger lift
- DDA compliant

Description

Noah's Yard offers an opportunity for a business to have their HQ in the heart of King's Cross. It is a characterful self-contained building comprising three floors of office space. The building benefits from a private courtyard, third floor terrace and excellent character.

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Content

[View on Website](#)



Viewings

Via joint sole agents only

Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The building has been elected for VAT

Local Authority

The London borough of Camden

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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	Total month	Total year	Availability
3rd	1,217	£79.50	£22	n/a	£101.50	£10,293.79	£123,525.50	Available
2nd	2,416	£79.50	£22	n/a	£101.50	£20,435.33	£245,224	Available
1st	2,390	£79.50	£22	n/a	£101.50	£20,215.42	£242,585	Available
Ground	316	£79.50	£22	n/a	£101.50	£2,672.83	£32,074	Available
Total	6,339	£79.50	£22	£0	£101.50	£53,617.37	£643,408.50	

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Contact Us

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

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