

# Compton

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**Kings Cross**  
Noah's Yard  
N1 9AA

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

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**For Rent**  
1,217 to 6,339 ft<sup>2</sup>

020 7101 2020  
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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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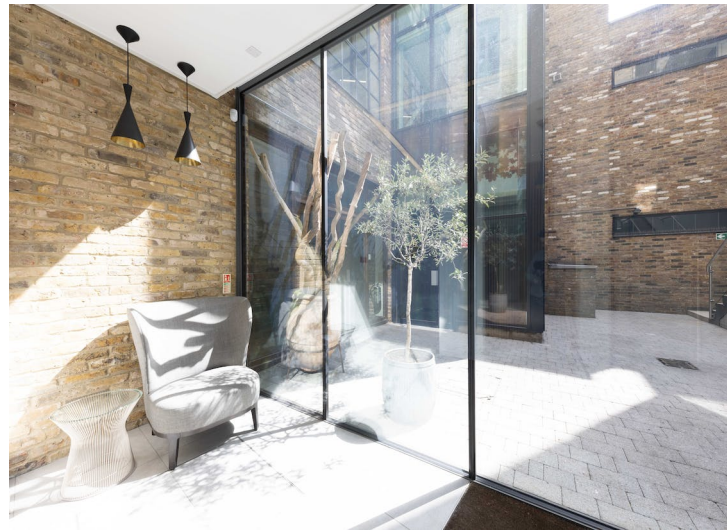
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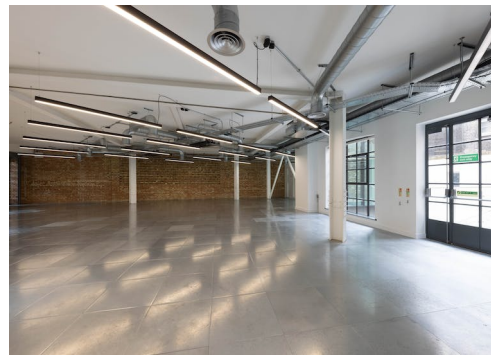
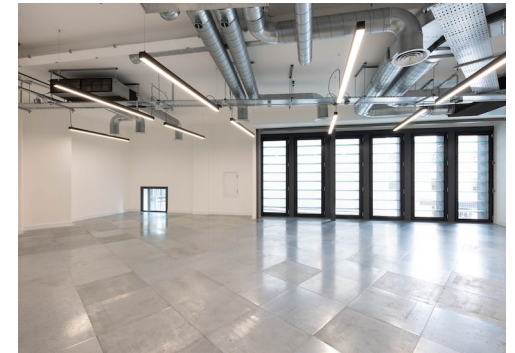
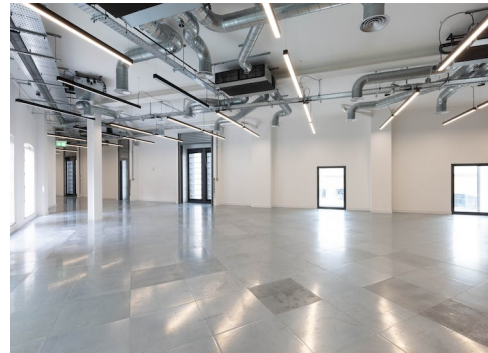
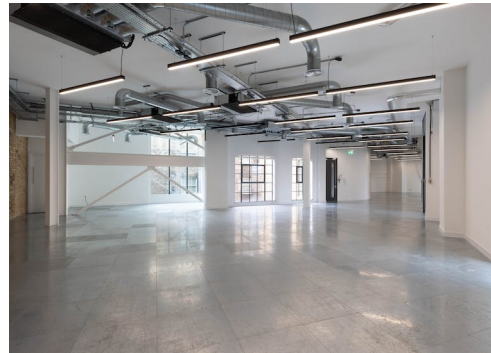
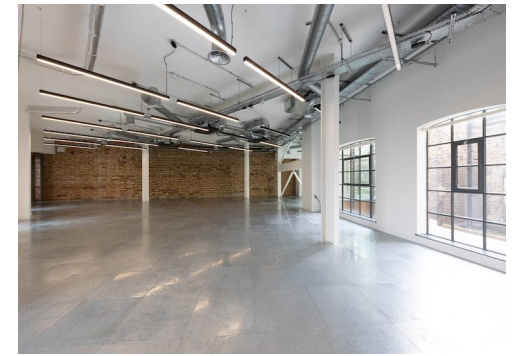
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## Amenities

- 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

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## 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](#)



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## 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

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

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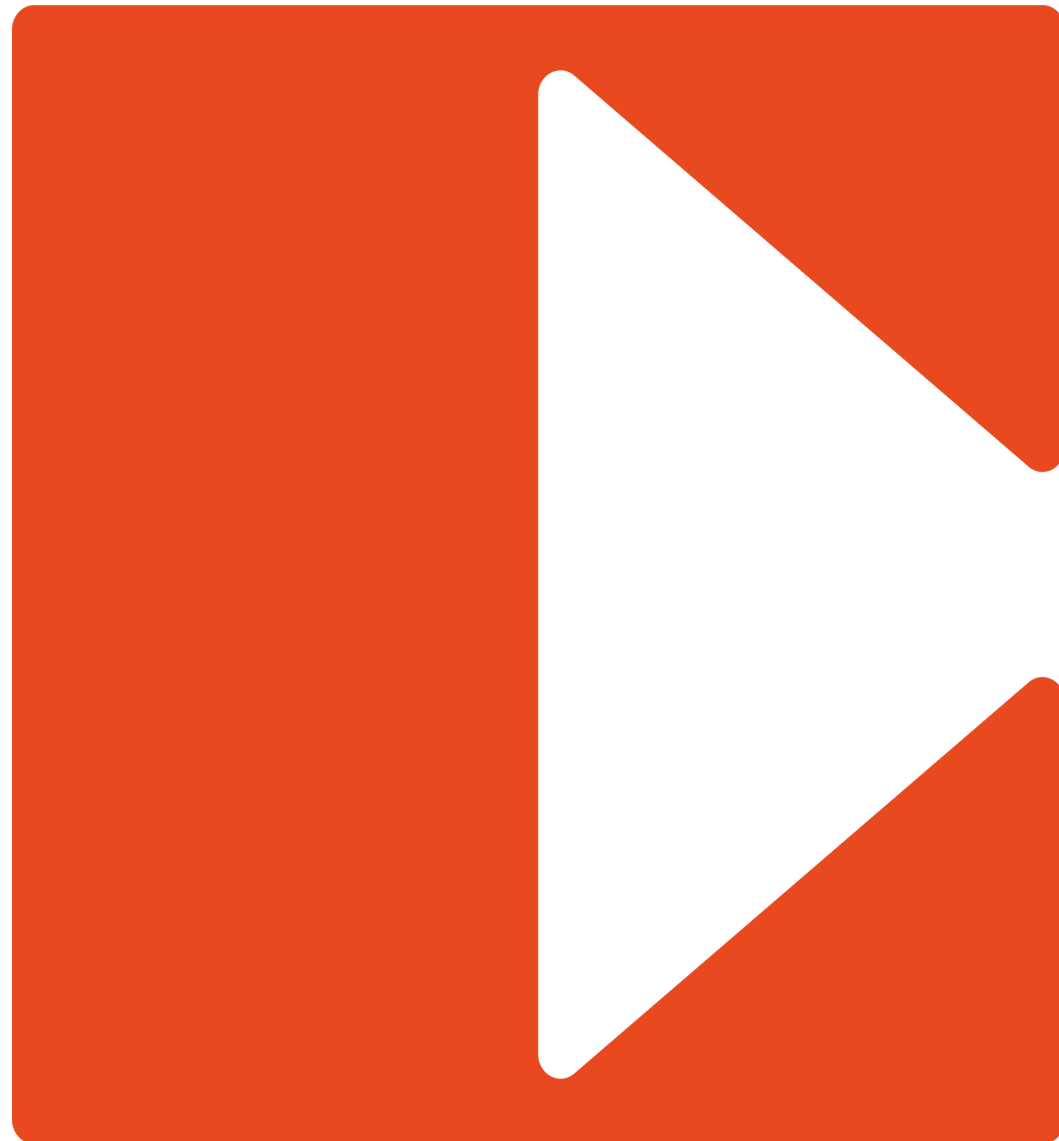
## Contact Us

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

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