

Compton

*For Rent*  
Noah's Yard  
Kings Cross N1



Fully-Fitted Duplex Floors with a  
Terrace Available within this Prime  
King's Cross Office Building!

For Rent

Noah's Yard  
10 York Way  
Kings Cross N1

**Size**

3,633 Ft<sup>2</sup>

**Rent**

£84.50 per sq ft

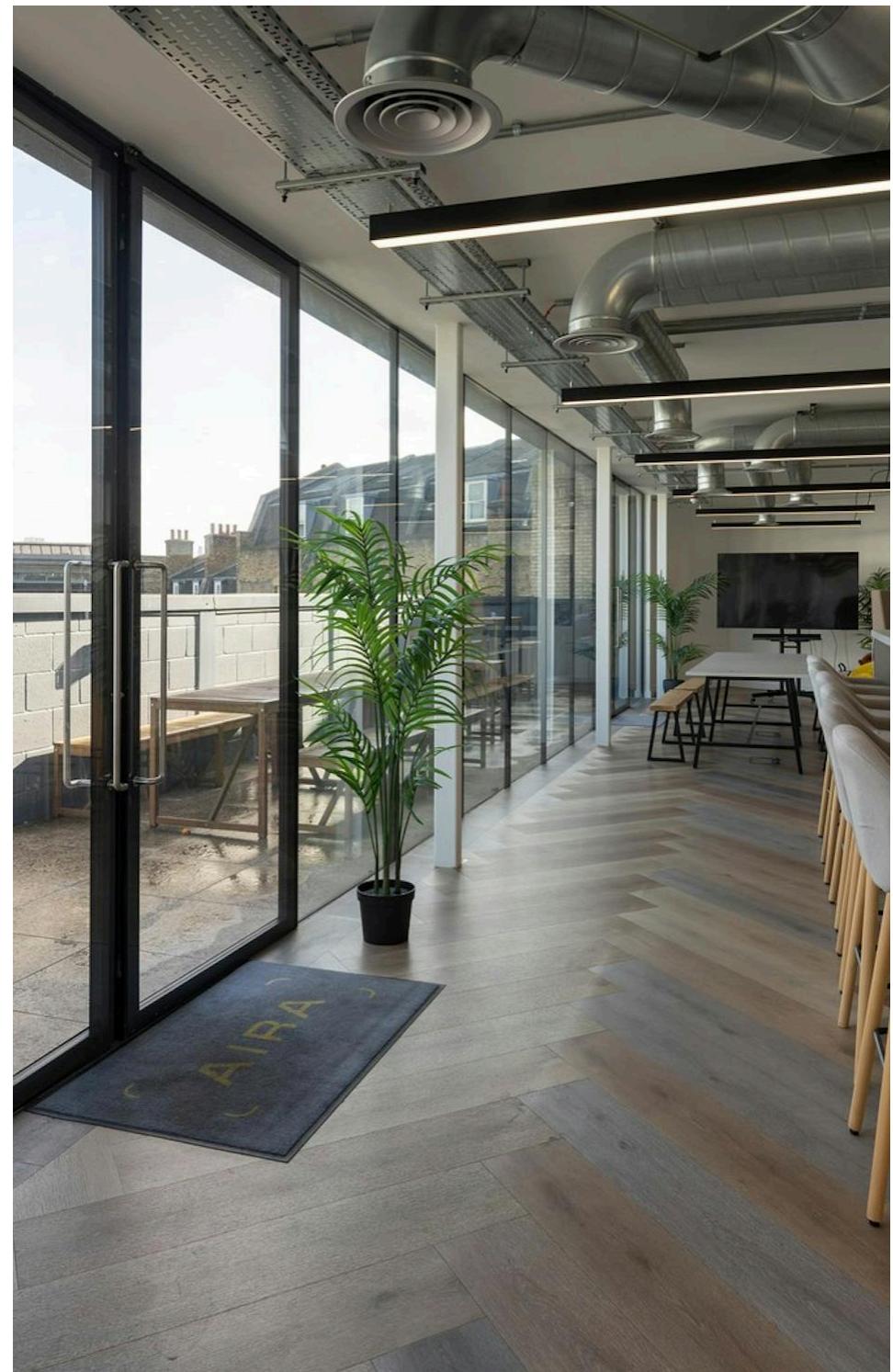
**Fitout**

Fitted

**Description**

Noah's Yard offers an opportunity for a business to have their office in the heart of King's Cross. The top two floors are now available within this characterful self-contained building, offering 3,633Ft<sup>2</sup> of Fully-Fitted, Plug and Play office space. The building benefits from a private courtyard, third floor terrace and excellent character.

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**For Rent**

Noah's Yard  
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Kings Cross N1

*Entrance*

**Size**

3,633 Ft<sup>2</sup>

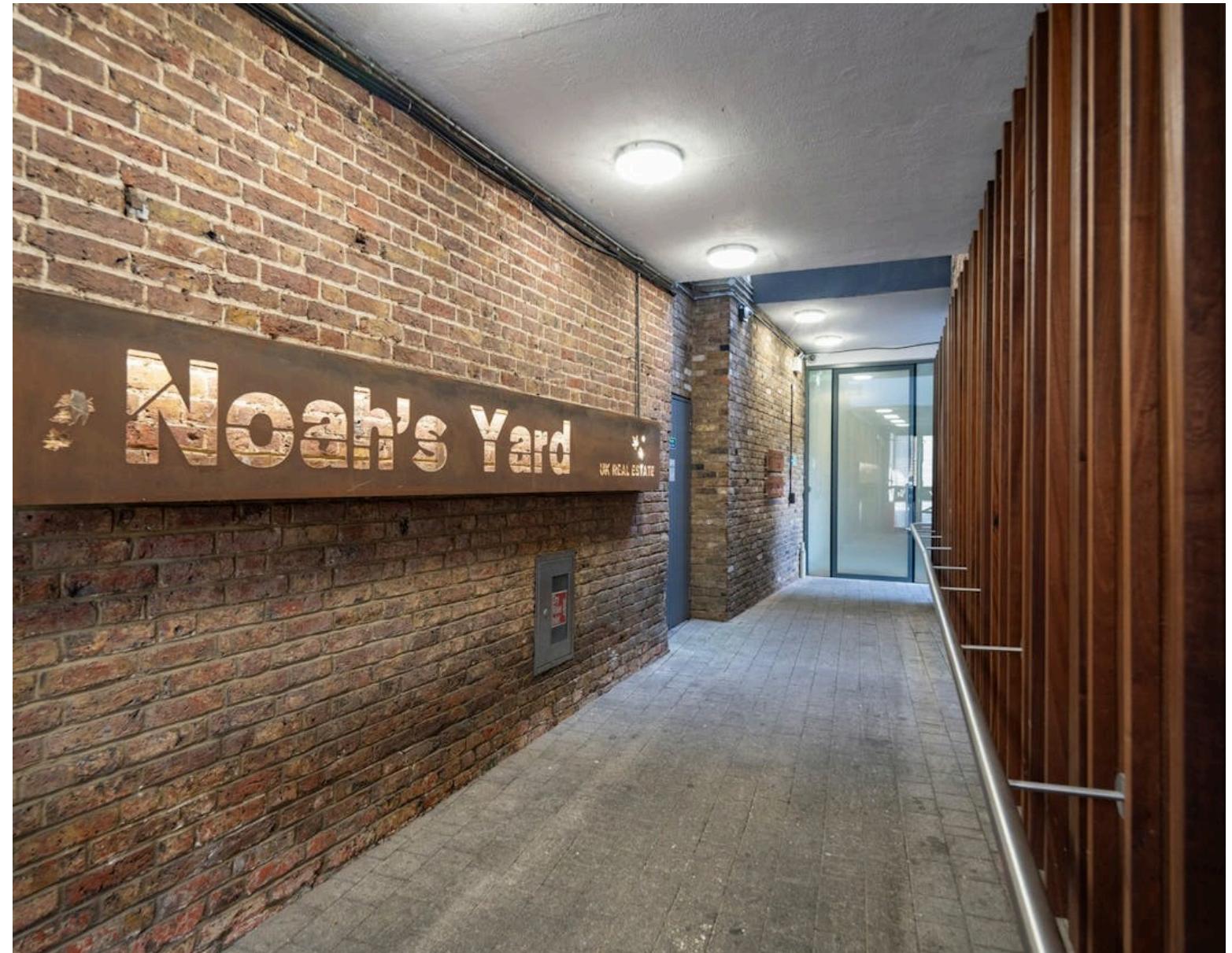
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£84.50 per sq ft

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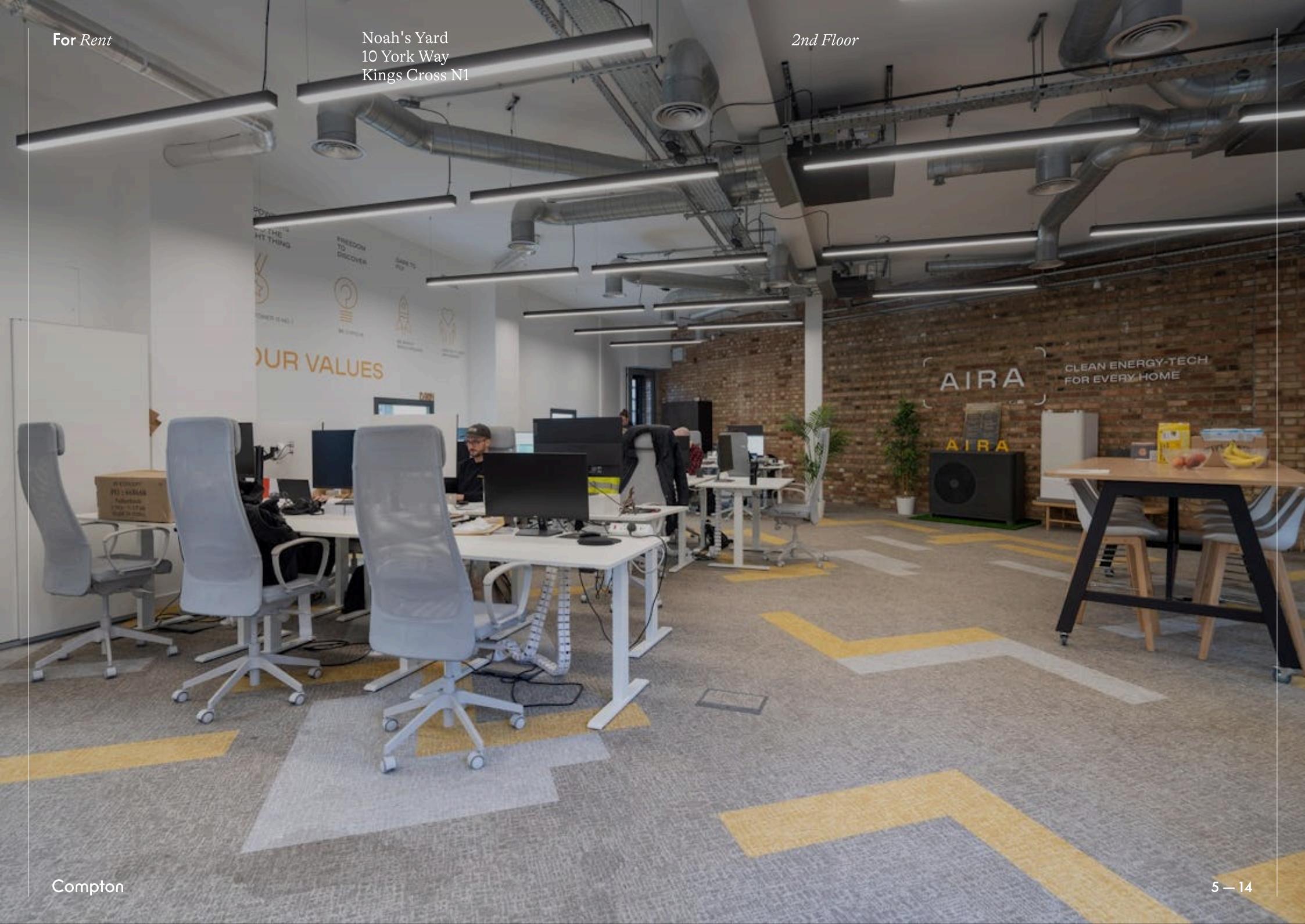
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For Rent

Noah's Yard  
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2nd Floor



For Rent

Noah's Yard  
10 York Way  
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2nd Floor



3rd Floor Meeting Room



## For Rent

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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, with access to the Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, and Victoria lines as well as National and International Rail.

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.

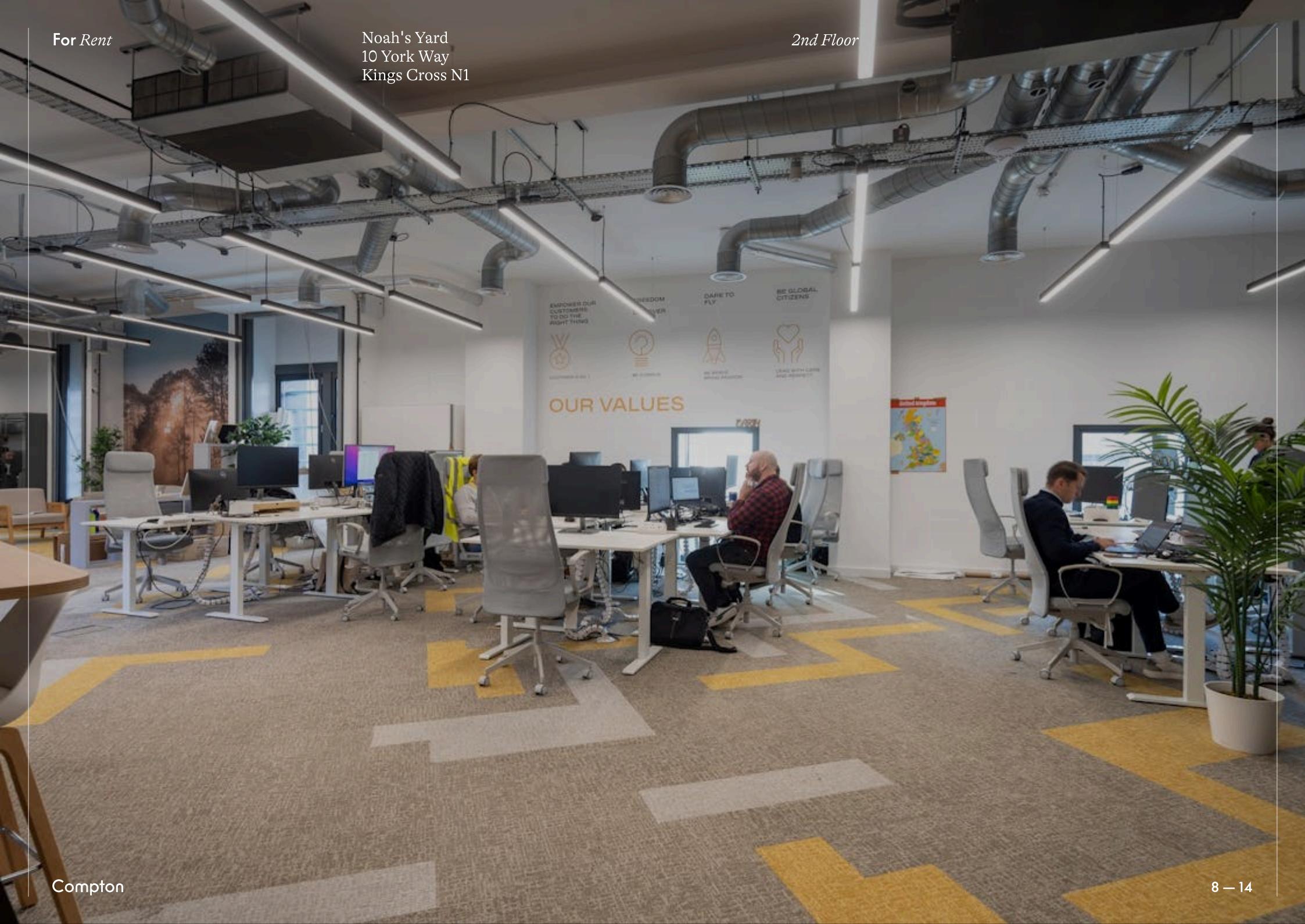
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For Rent

Noah's Yard  
10 York Way  
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2nd Floor



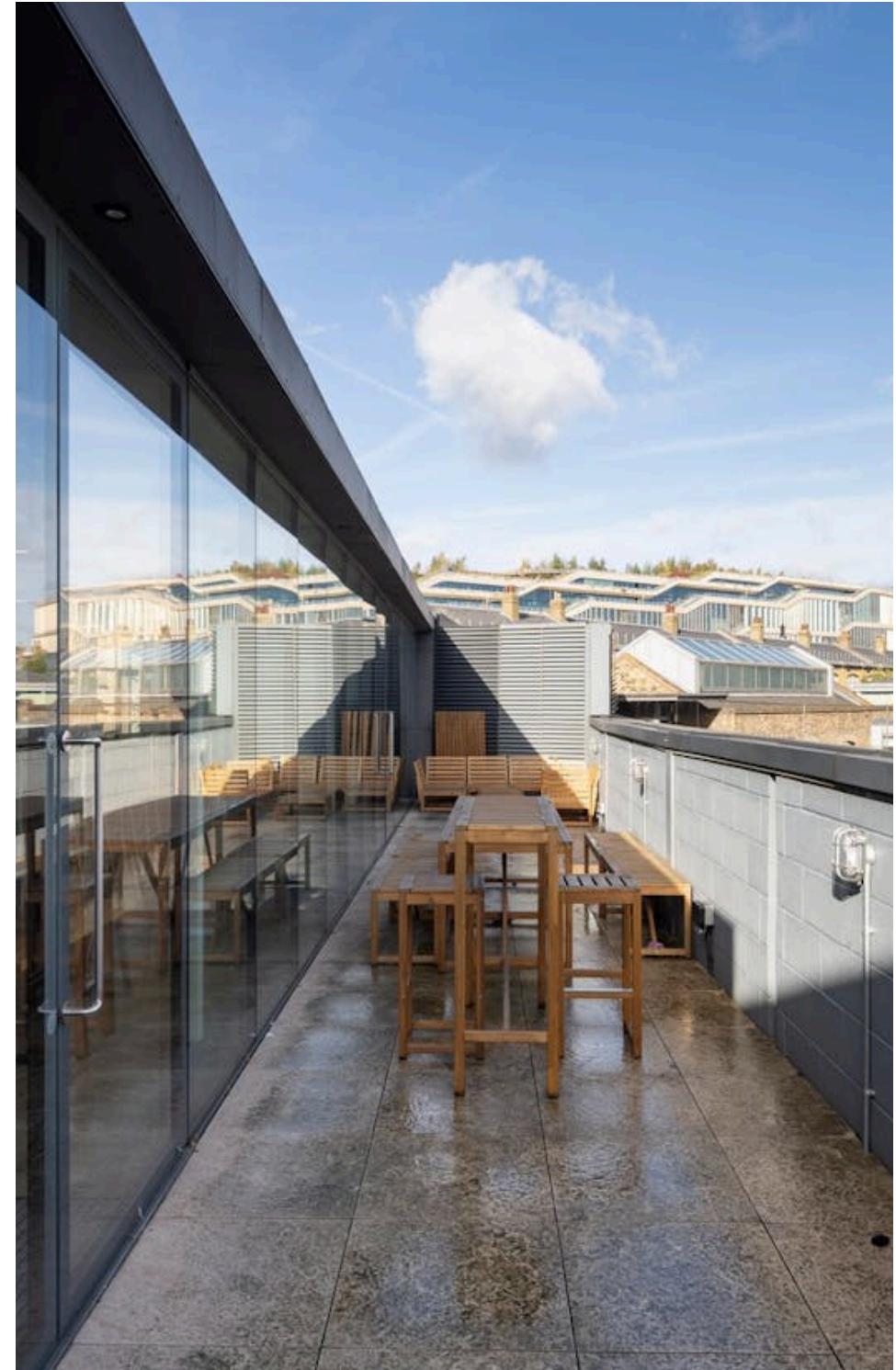
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## Amenities

- Newly Refurbished CAT A+ Offices
- Excellent Natural Light
- Large Private Terrace on 3rd floor
- Fantastic floor to ceiling height
- End of Trip Amenities to include :
  - Cycle storage & Showers
- New VRF air conditioning system
- Passenger lift
- DDA compliant
- Opposite Kings Cross Station with access to the Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, and Victoria lines as well as National and International Rail

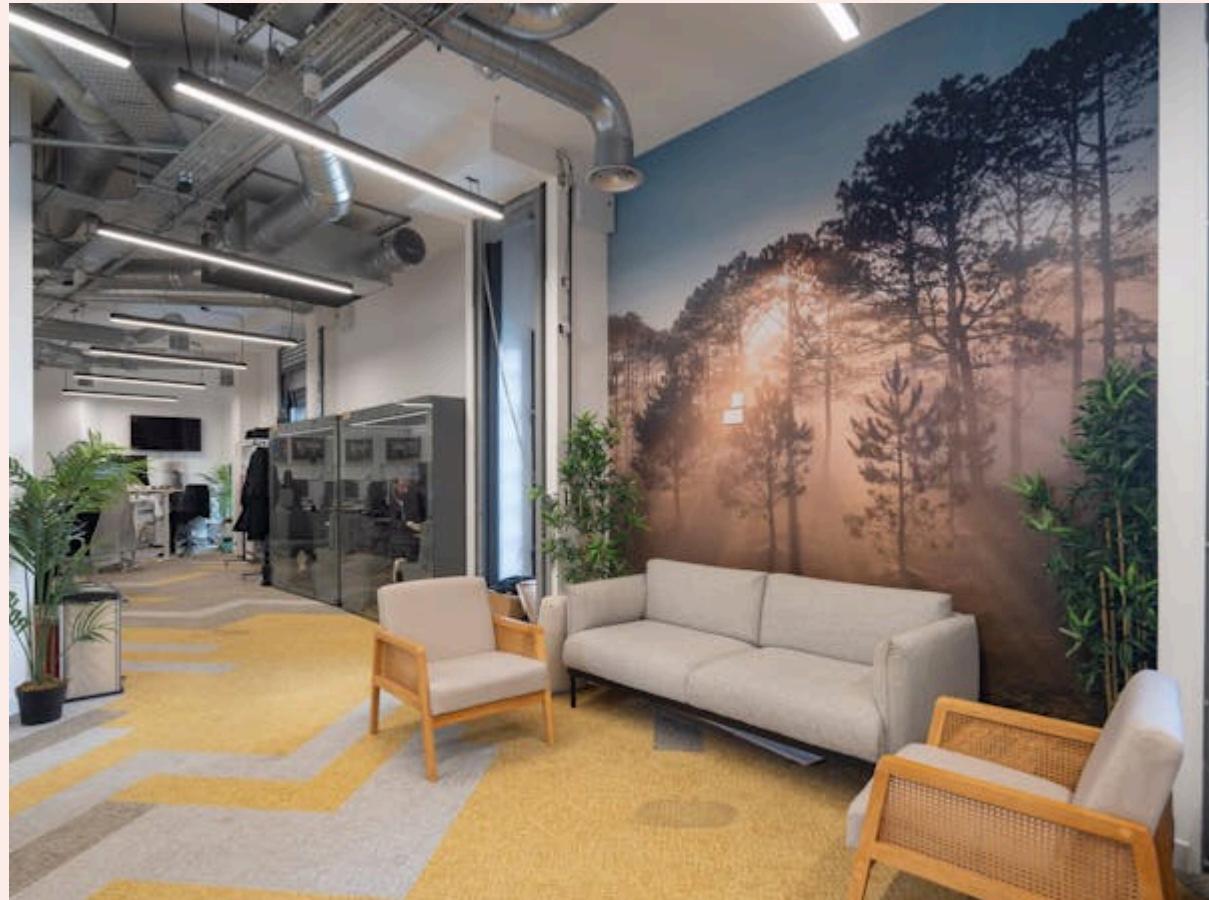
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2nd Floor



2nd Floor



Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Unit - 2nd & 3rd	3,633	£84.50	£22	£7.50	£114	£34,513.50	£414,162	Available

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#### **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**

London Borough of Islington

#### **Tenure**

New Lease

#### **Availability**

Available Immediately

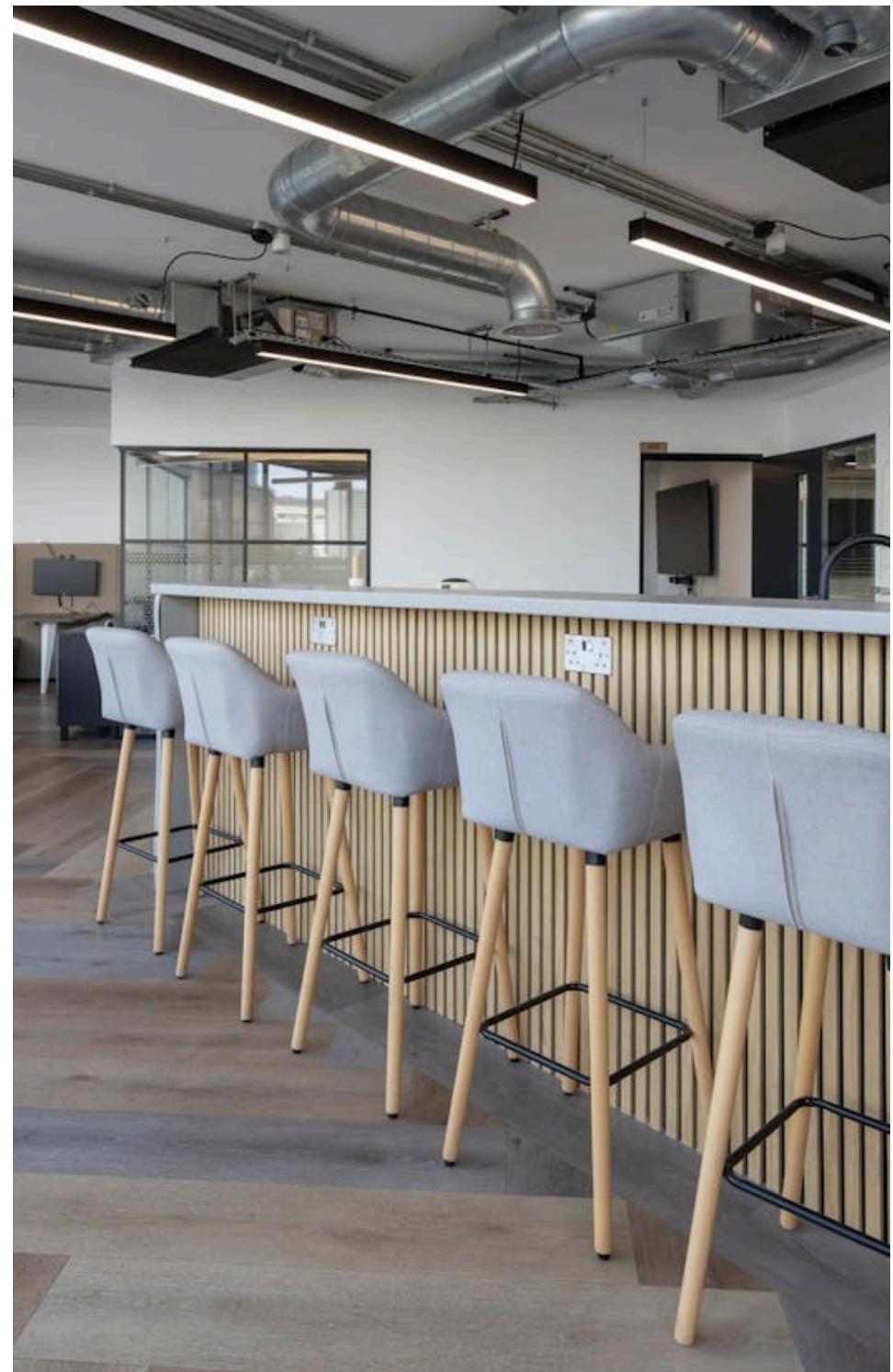
#### **Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](http://compton.london/concierge)

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**compton.london**

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



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