

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 Ft²

Rent

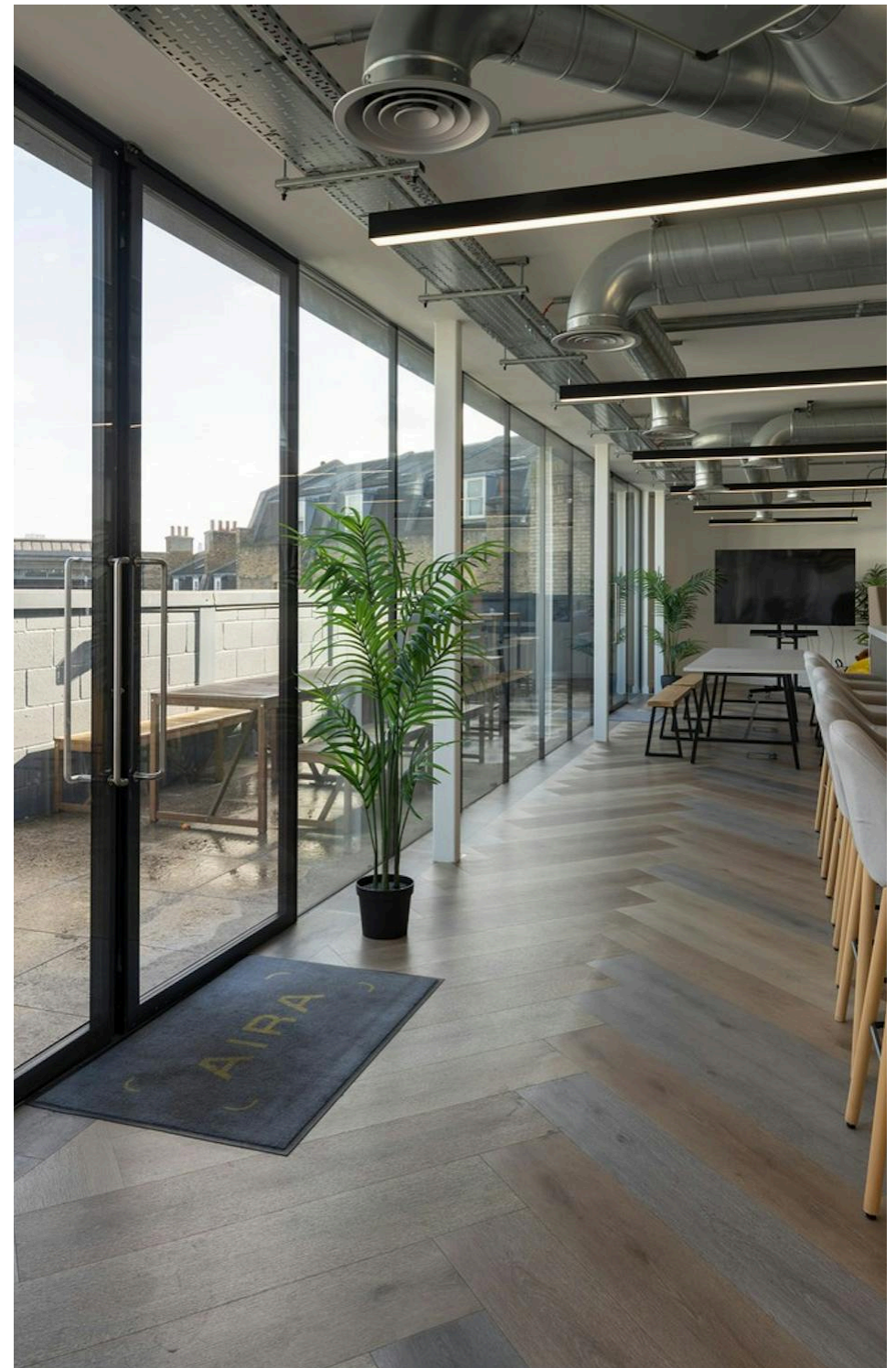
£84.50 per sq ft

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 3,633Ft² 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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Entrance

Size

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Rent

£84.50 per sq ft

Fitout

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Noah's Yard
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2nd Floor



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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.

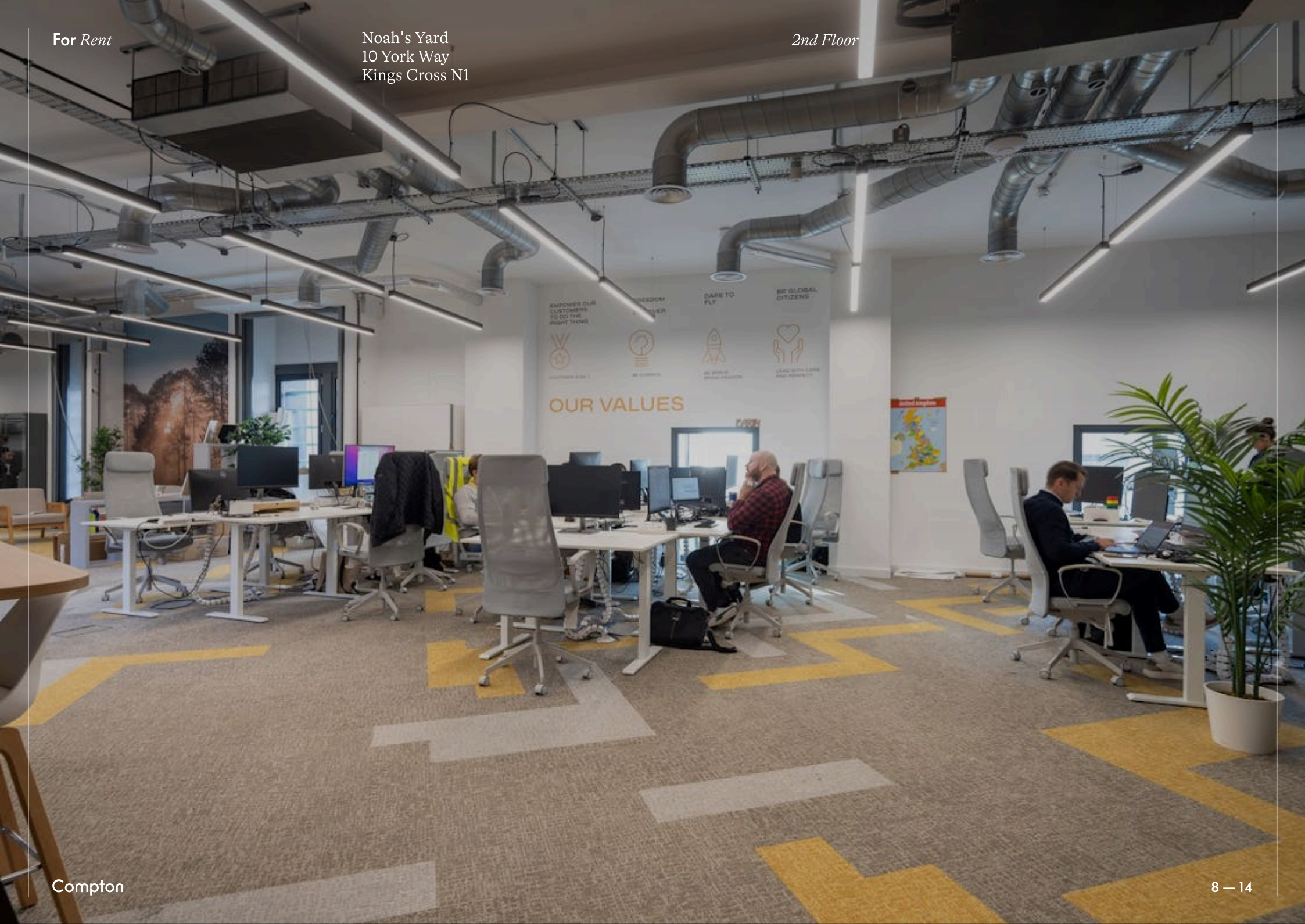
A hive of activity, tenants will benefit from being in close proximity to the retail and leisure destinations of Granary Square and Coal Drops Yard.



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Noah's Yard
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2nd Floor



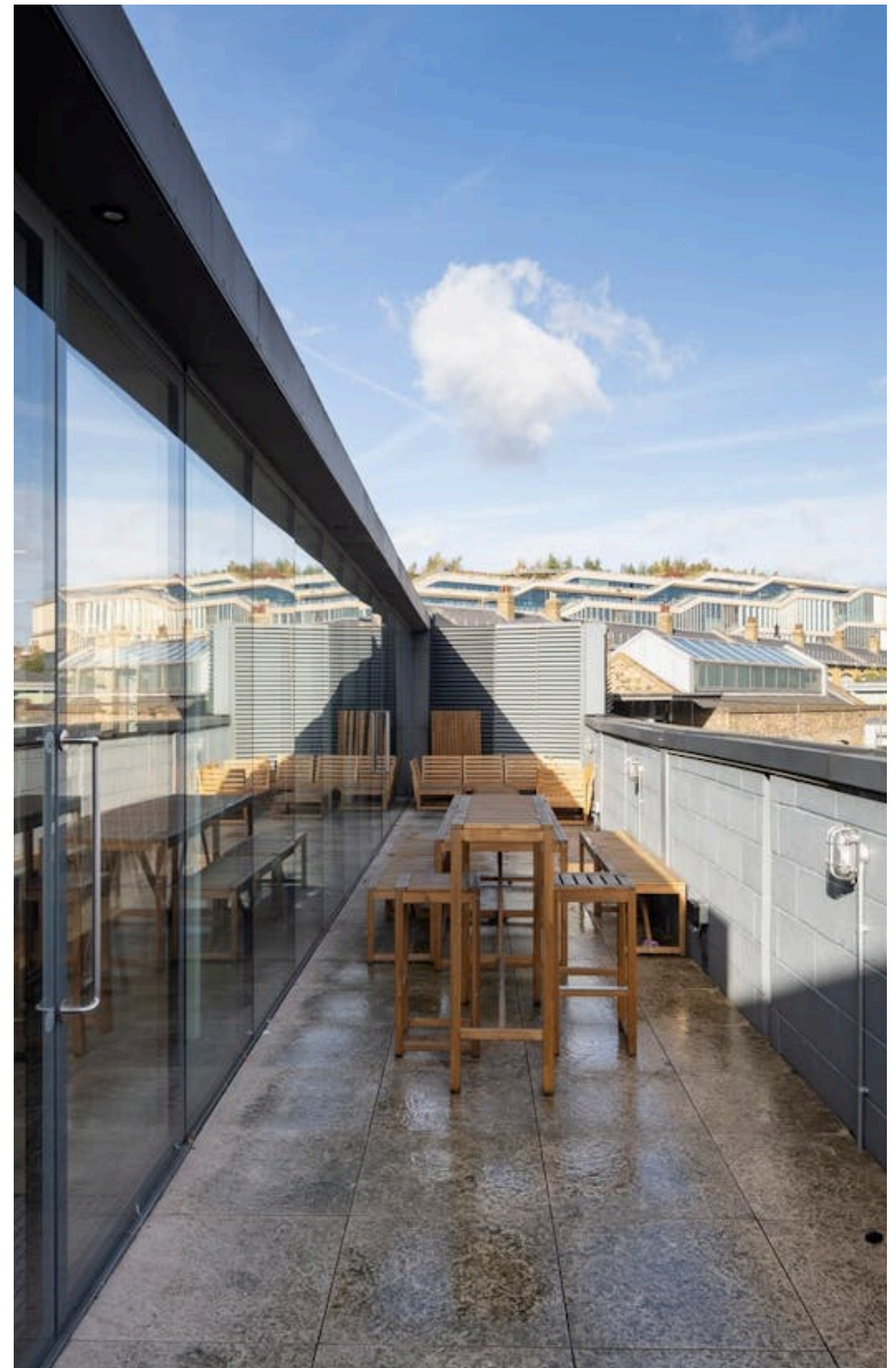
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Amenities

- 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

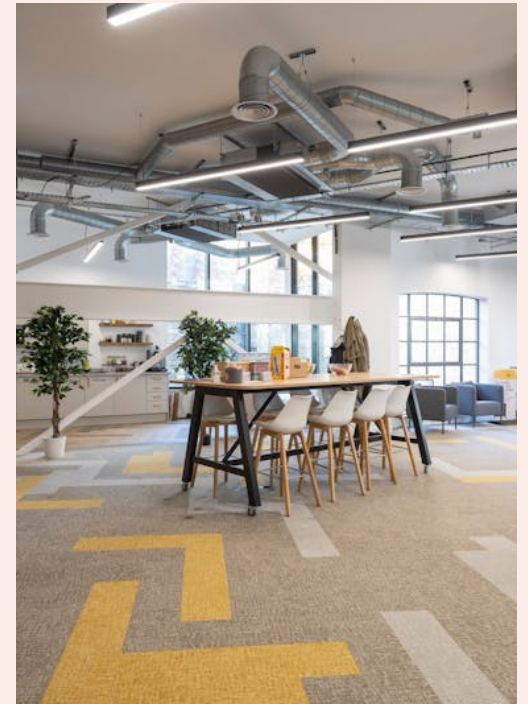
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2nd Floor



2nd Floor

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10 York Way
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Availability

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

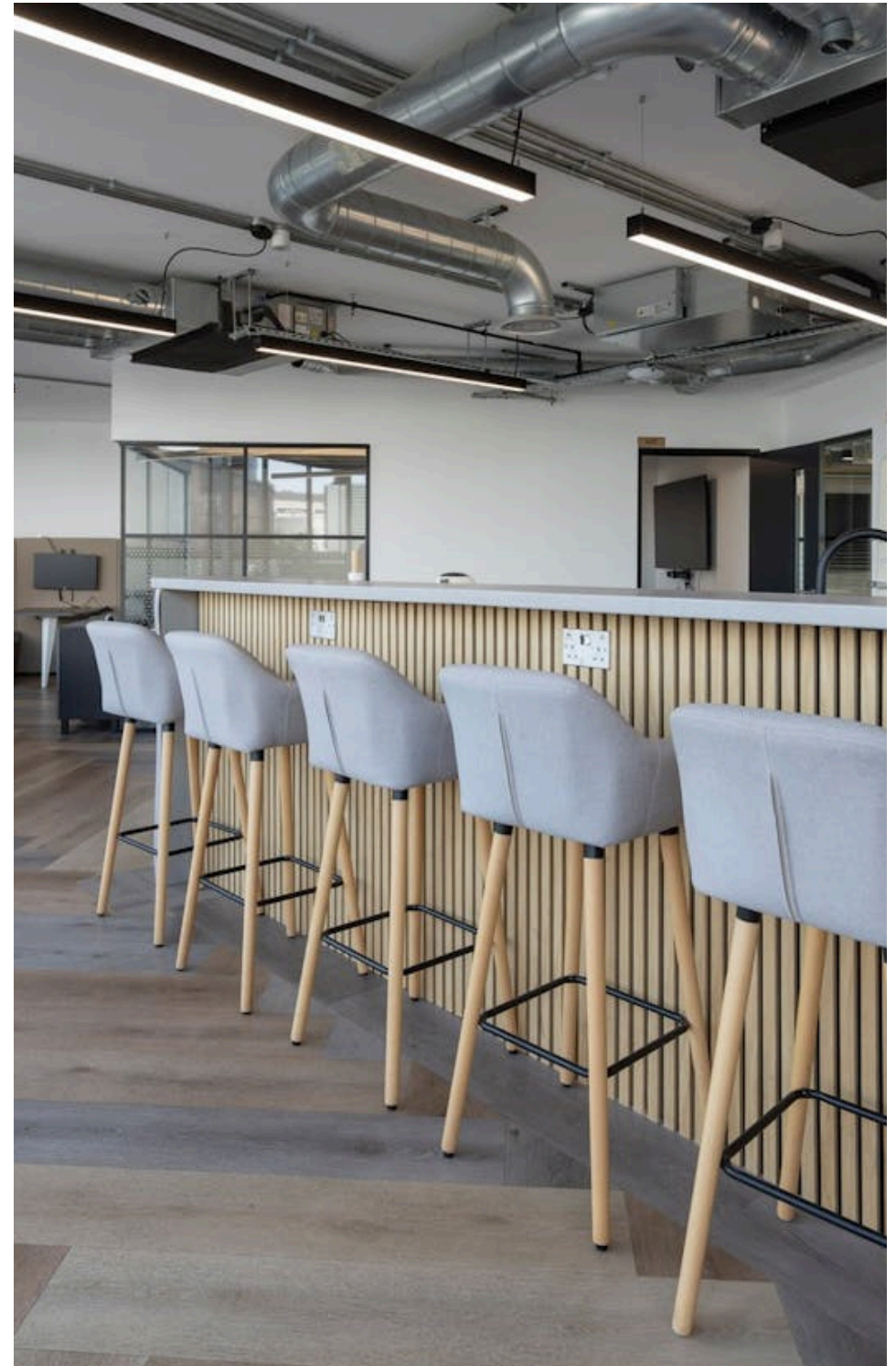
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