

Compton

For Rent
All Saints Street
King's Cross N1

Welcome to an inspiring ecosystem
where grafters, trend setters and
inventors unite | Up to 111,000 Sq Ft
of Heritage & New Build Offices

Regent's Wharf
All Saints Street
King's Cross N1

Size

780 - 70,487 Ft²

Rent

£80 - £97.50 per sq ft

All units can be fitted, subject to a premium rent

Fitout

Fitted. Various units being offered fully fitted, all other units can be fitted, subject to terms

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Description

Hidden within the heart of King's Cross, through a discreet archway, Regent's Wharf is a destination in itself. Forged in a rich industrial heritage, a ground-breaking new campus has been created with the next generation of innovators in mind.

Victorian mills and warehouses connect with a stunning new building to create an interlinked campus surrounding a central courtyard, topped by terraces and fringed by a beautiful private garden.

Workspace varies from the characterful office spaces in The Mill and The Packing House, to beautifully refurbished canalside warehouse accommodation in The Canal Building and meticulously designed contemporary space in Thorley Works.



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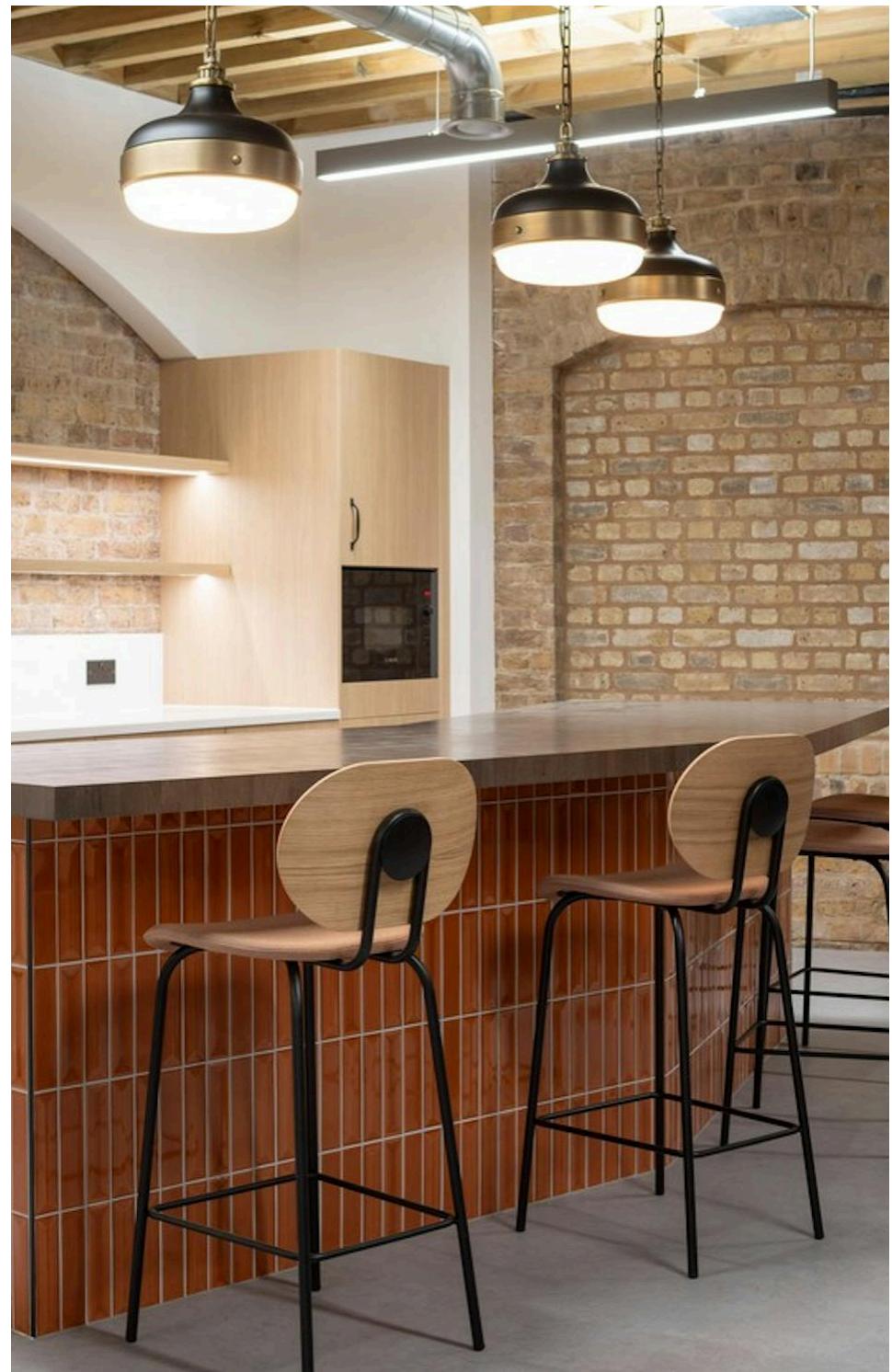
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Description

This is a dream opportunity for a business to inhabit a ready-made, flexible campus, or to be part of a wider, self-sustaining community by occupying a single building or individual floors.

All buildings benefit from private terraces and balconies – some with City views and others overlooking the canal as well as courtyard balconies.

Further information available at
<https://regentswharf.co.uk/>



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Click to Play



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Exterior

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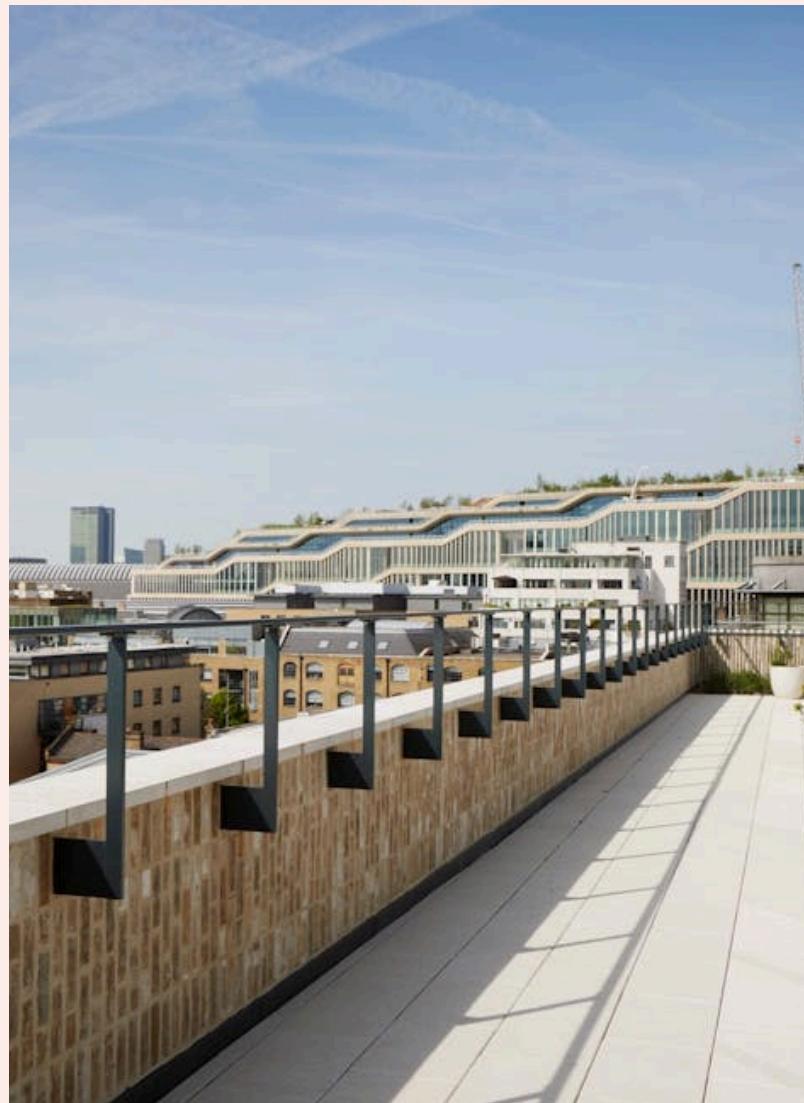
Kitchen



7 – 15

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Terrace

The Mill



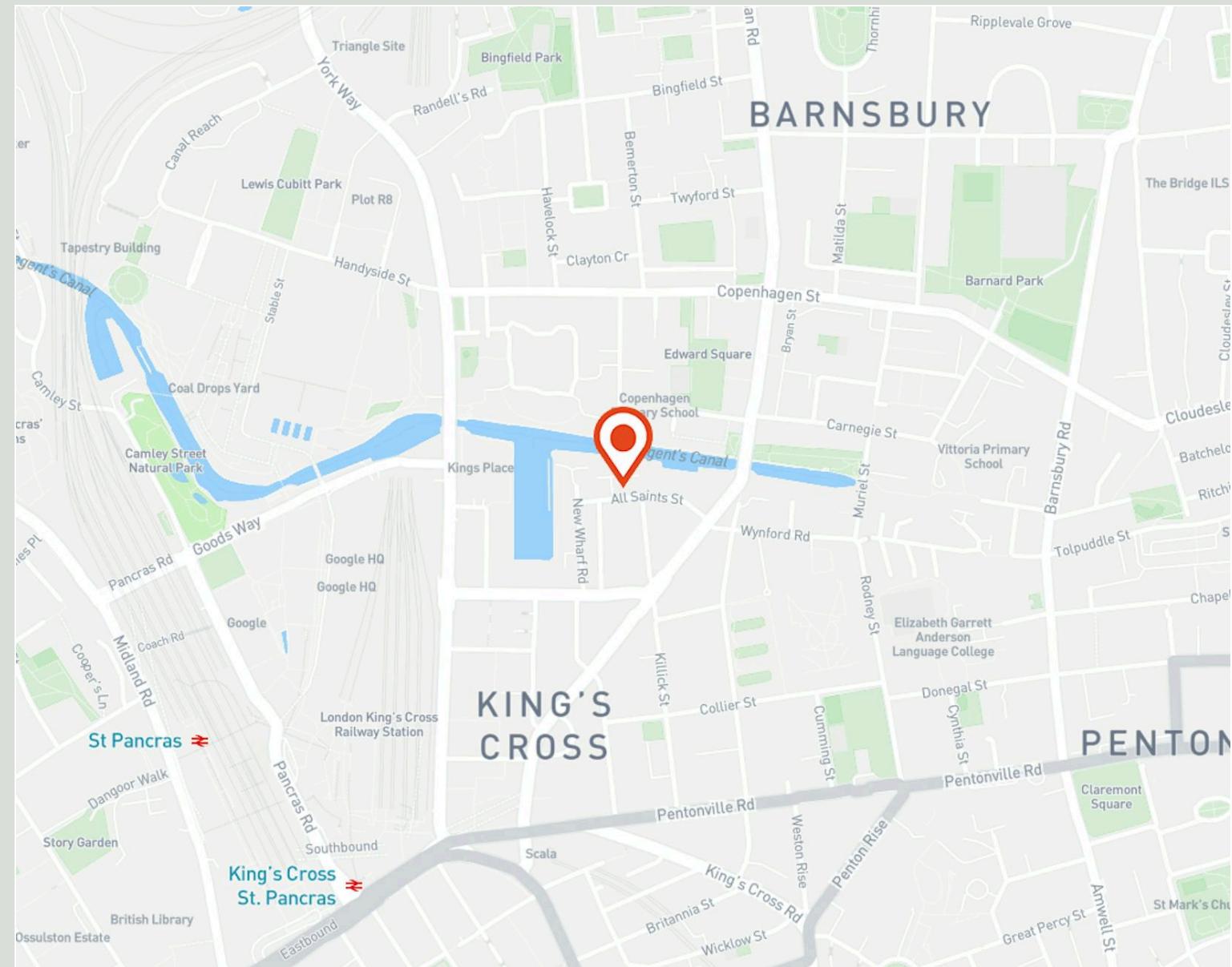
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With a privileged canalside position, tucked away from the madding King's Cross crowds but just minutes from Granary Square and the stations, occupiers at Regent's Wharf can choose from lesser known local hotspots or join the throng for fun afterwork drinks and a lively atmosphere.

Location

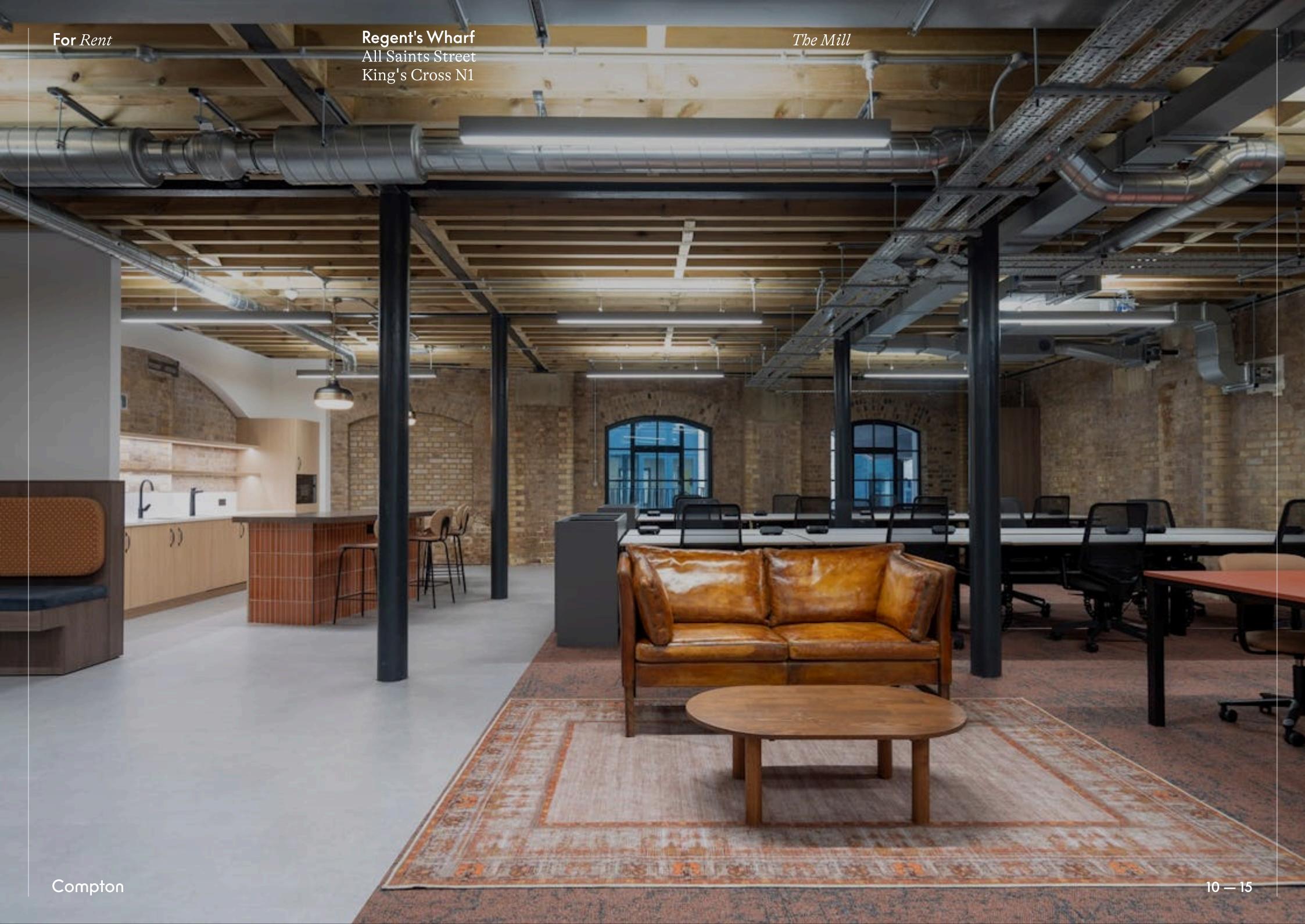


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The Mill

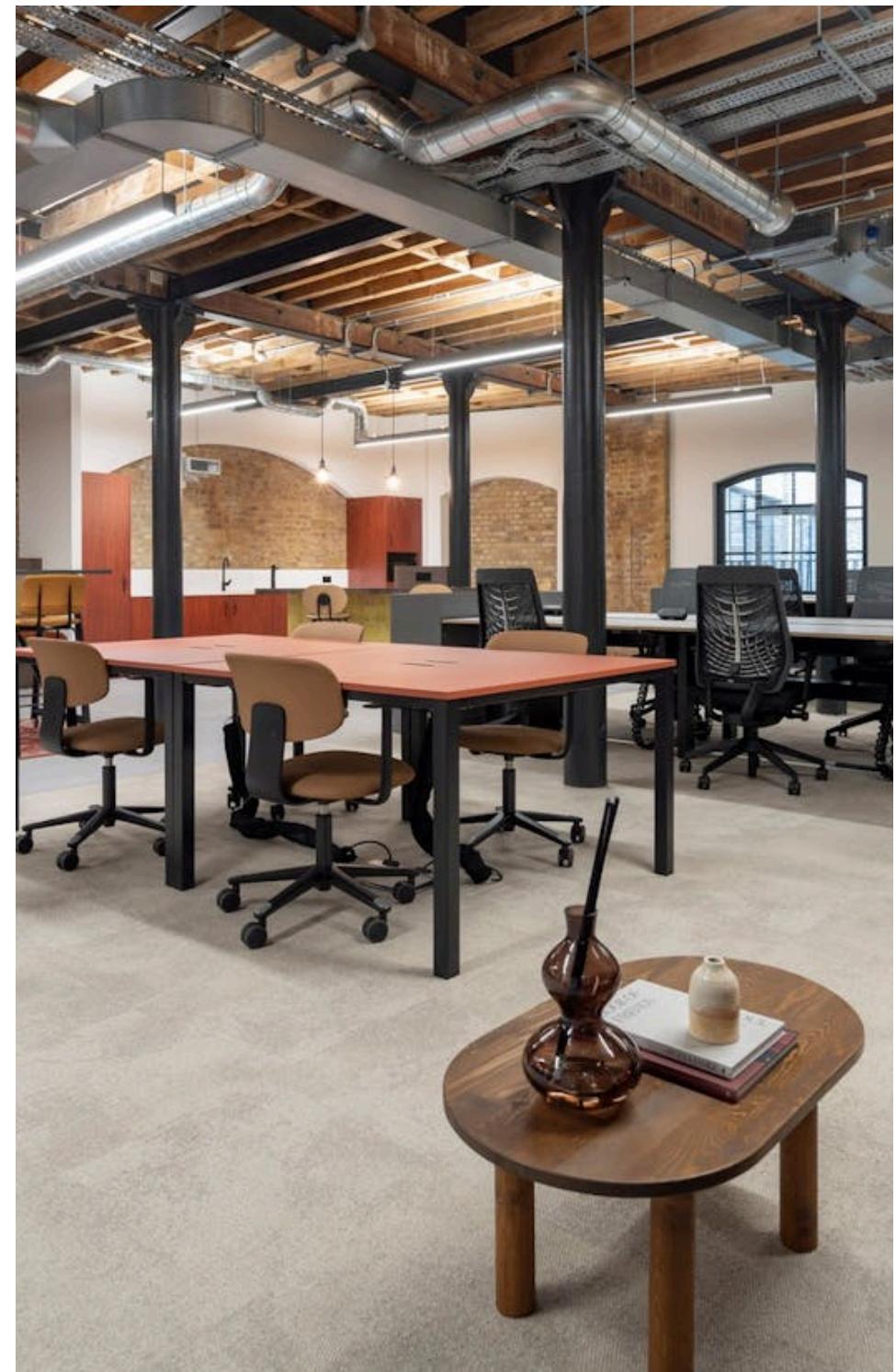


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Amenities

- Can cater for all requirements from 1,000 sq ft to 110,000 sq ft and everything in between
- Fully fitted space & refurbished Cat A space available
- EPC A & BREEAM Excellent
- Four interlinked buildings around a landscaped courtyard
- A flexible campus of warehouse workspace and contemporary offices
- WiredScore Platinum
- 16 showers & 108 lockers for active commuters
- 160 long-stay and 34 short-stay cycle spaces
- E-bike and scooter charging points

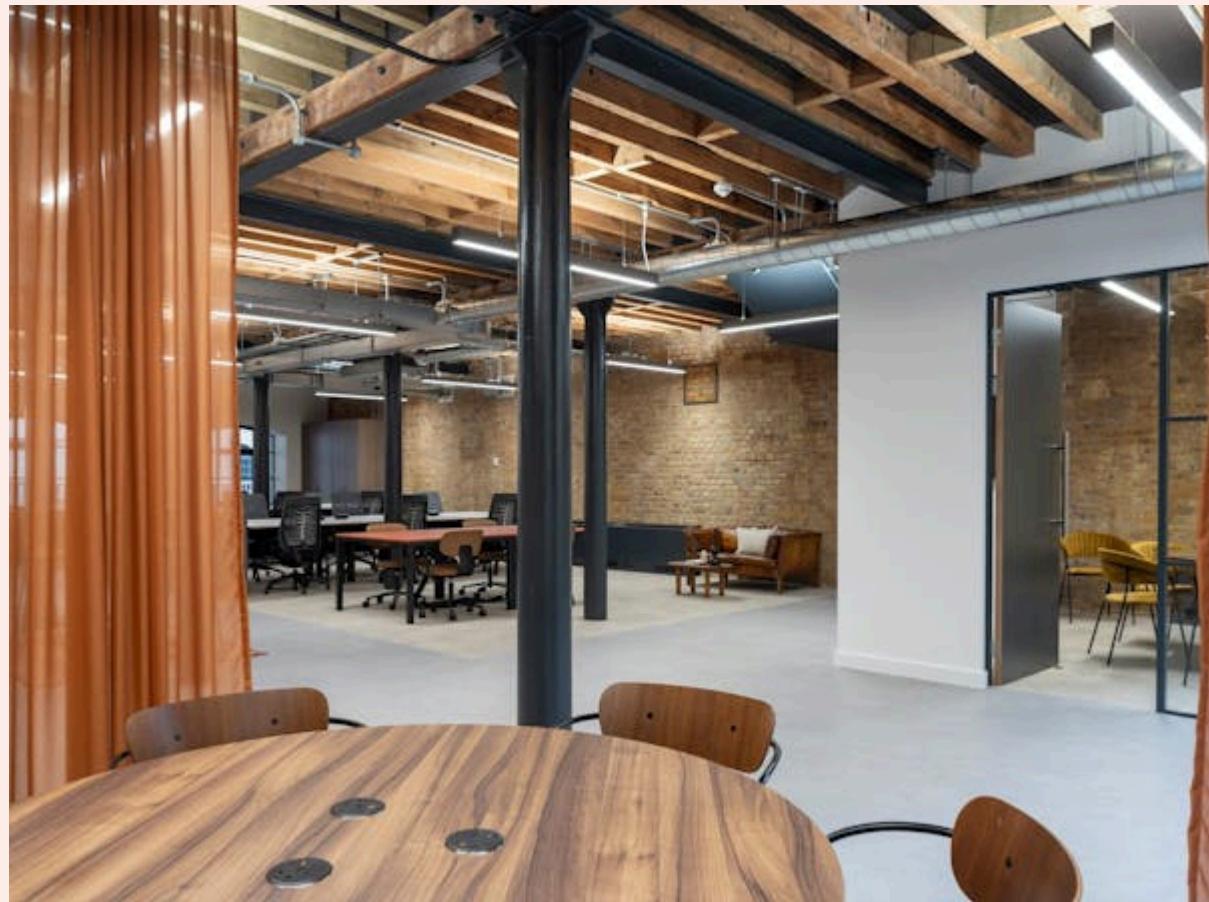


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Meeting Room



Office Space

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Availability
5th - Thorley Works 1,765 Sq Ft Private Terrace	7,314	£97.50	£30	£17.55	£88,407.98	Under Offer
4th - Thorley Works	10,752	£92.50	£30	£17.55	£125,484.80	Available
3rd - Thorley Works	10,727	£90	£30	£17.55	£122,958.24	Available
2nd - Thorley Works	11,165	£85	£30	£17.55	£123,326.73	Available
1st - Thorley Works	11,172	£82.50	£30	£17.55	£121,076.55	Let
Ground - Thorley Works 11,237 Sq Ft Private Terrace	6,152	£92.50	£30	£17.55	£71,798.97	Let
Ground - Thorley Works	3,798	£82.50	£30	£17.55	£41,160.83	Available
4th - & Mezz The Canal Building	6,604	£87.50	£30	£17.55	£74,322.52	Available
3rd - The Canal Building	5,608	£82.50	£30	£17.55	£60,776.70	Available
2nd - The Canal Building	5,588	£80	£30	£17.55	£59,395.78	Available
1st - The Canal Building (Fully-fitted)	5,541	£92.50	£30	£17.55	£64,668.09	Let
Ground - The Canal Building	5,372	£90	£30	£17.55	£61,576.55	Let
5th - The Mill	2,355	£92.50	£30	£17.55	£27,484.81	Available

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Availability
4th - The Mill	1,938	£85	£30	£17.55	£21,406.83	Available
3rd - The Mill (Fully-fitted)	1,952	£92.50	£30	£17.55	£22,781.47	Available
2nd - The Mill (Fully-fitted)	1,897	£92.50	£30	£17.55	£22,139.57	Available
1st - The Mill (Fully-fitted)	1,875	£90	£30	£17.55	£21,492.19	Available
4th - The Packing House 269 Sq Ft Terrace	1,295	£95	£30	£17.55	£15,383.52	Under Offer
3rd - East The Packing House	914	£82.50	£30	£17.55	£9,905.48	Available
3rd - West The Packing House	780	£87.50	£30	£17.55	£8,778.25	Available
2nd - The Packing House	1,745	£82.50	£30	£17.55	£18,911.44	Available
1st - The Packing House	1,705	£80	£30	£17.55	£18,122.73	Available
Ground - The Packing House (Fully-fitted)	1,084	£80	£30	£17.55	£11,522.02	Available

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Developer

BGO on behalf of WELPUT

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

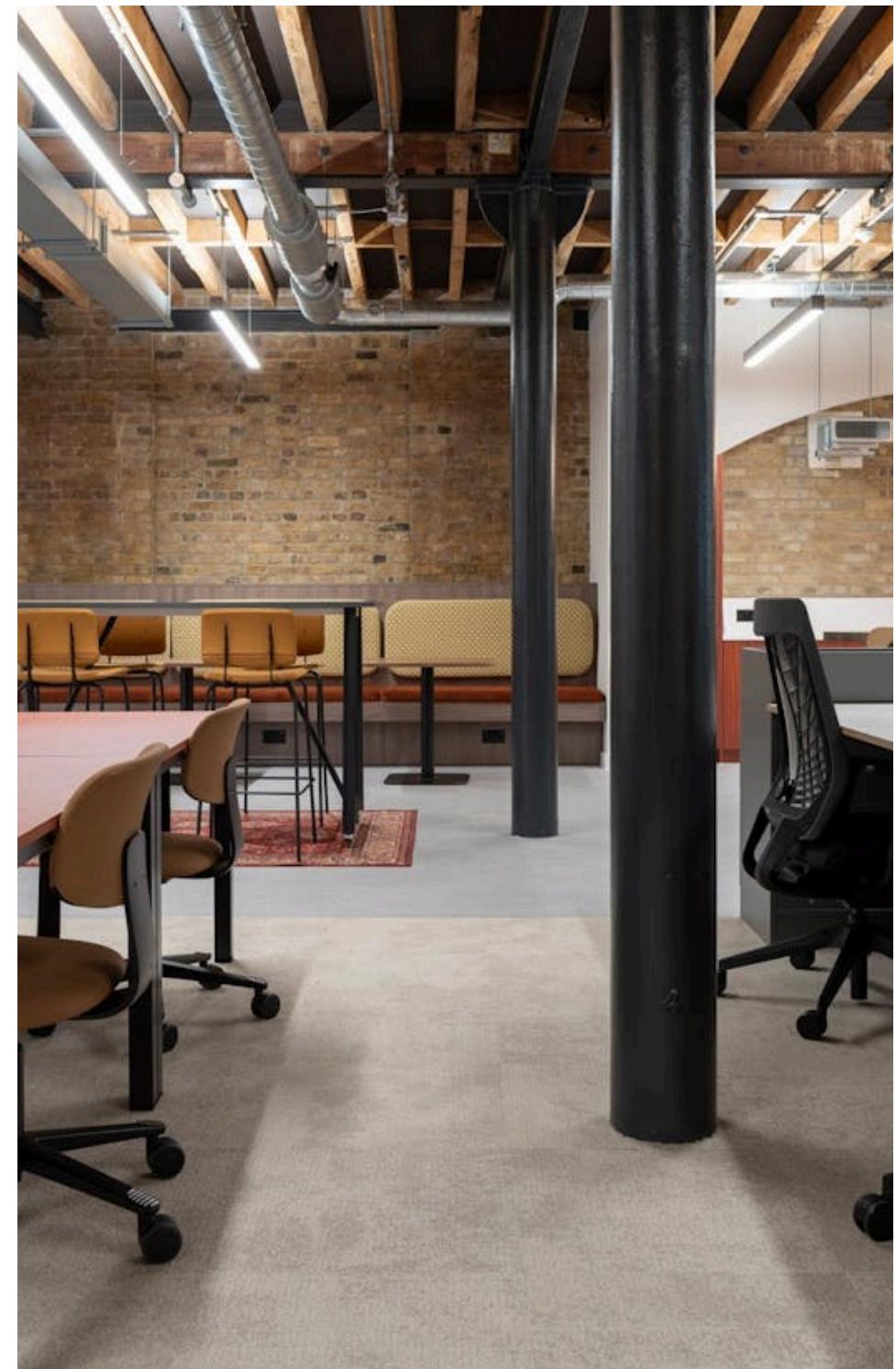
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Content

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



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