

# Compton

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## King's Cross

15 Crinan Street  
N1 9SQ

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Great Opportunity to Lease this G  
& LG Duplex Office / Showroom  
Space Moments from King's Cross  
St. Pancras Station and Granary  
Square

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**For Rent**  
2,334 ft<sup>2</sup>

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## King's Cross

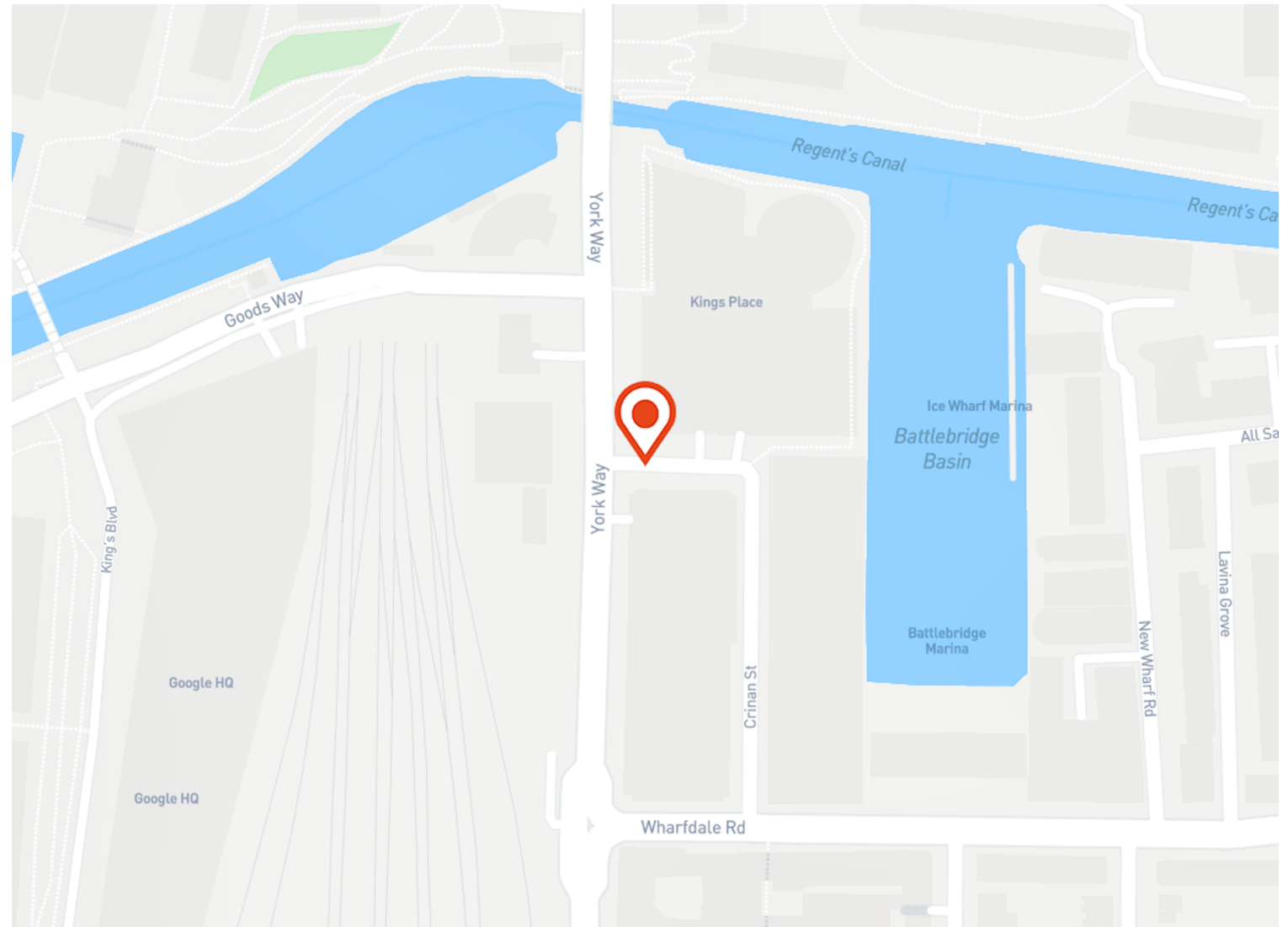
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## Location

The immediate surrounds benefit from a variety of restaurants, coffee shops and bars which enhance a thriving working environment. A short walk away is the vibrant Pancras Square, Granary Square and Kings Place providing, eateries, galleries and entertainment along the Regent's Canal.

Within a short walk are the neighbouring London villages of Islington, Bloomsbury, Clerkenwell and Camden. Transport links are excellent, King's Cross St Pancras underground is the biggest interchange station on the London underground network and is served by six tube lines: Circle, Hammersmith & City, Metropolitan, Northern, Victoria and Piccadilly.

Reaching London's other principal mainline stations is easy from King's Cross. Seven are reached directly by underground and the remaining three require only one change. St Pancras International is home to Eurostar which

connects the UK to the continent by high speed rail.

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Exterior

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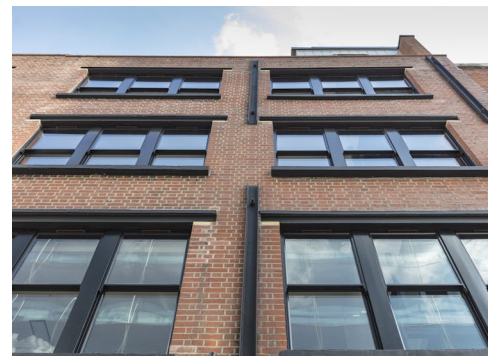
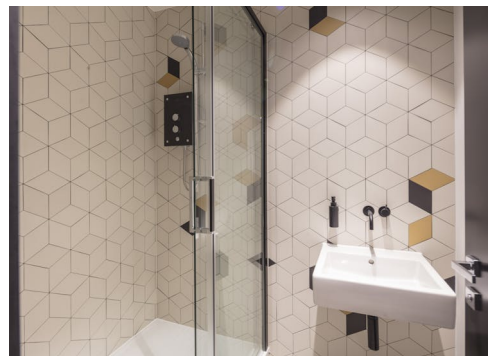
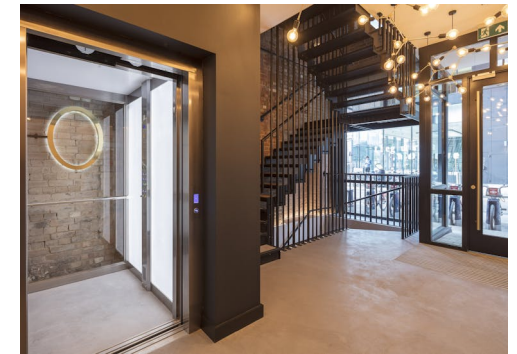
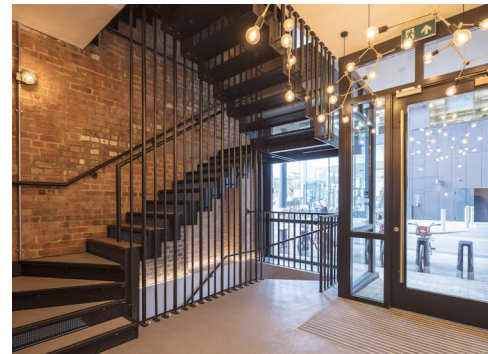


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## Amenities

- Characterful Victorian warehouse conversion
- Reception lobby with polished concrete floor, open communal staircase with feature wall and lights
- Self-contained duplex premises
- Interconnecting staircase
- Superb natural daylight
- Exposed brickwork
- Wood flooring
- Modern suspended LED lighting
- Air-conditioning
- Galvanised black steel perimeter trunking
- Controlled access door with entry phone system
- Passenger lift
- Communal WC & shower facilities
- Moments from King's Cross & St. Pancras Stations

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## Description

Located in the dynamic King's Cross area, 15 Crinan Street offers a unique blend of historical charm and modern design. Once a Victorian diamond workshop, this property has been transformed by Gpad Architects into a vibrant workspace, ideal for creative, media, and design businesses.

This exclusive space spans 2,334 square feet across the Ground and Lower Ground floors, featuring a self-contained duplex with superb natural daylight. The design celebrates its heritage with exposed brickwork and wood flooring, alongside modern touches like suspended LED lighting, air-conditioning, and contemporary amenities including a kitchenette and meeting room.

The entrance welcomes with polished concrete floors and an inviting open staircase, leading to spaces filled with character. With its own front door from Crinan Street, the property boasts large windows, offering excellent street presence and visibility directly opposite The Guardian and Observer Building.

Complete with modern facilities such as galvanised black steel perimeter trunking, controlled access, passenger lift, and communal WC & shower facilities, 15 Crinan Street merges convenience with creativity. Just moments from King's Cross & St. Pancras Stations, it offers unmatched connectivity and inspiration for businesses aiming to stand out in London's creative heart.



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## Content

Watch the film



View on Website



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## Developer

CBRE Investment Management

## Architects

Gpad Architects

## Local Authority

London Borough of Islington

## Listed Status

Not Listed

## Lease Term

A new effective full repairing & insuring lease for a term by arrangement direct from the Landlord / Freeholder

## Photograph Disclaimer

Important to note that the photography displayed was taken prior to the previous tenant's occupation (now since vacated), so please use for guidance purposes only. Presently, there is a meeting room located on the Ground floor and a kitchenette located on the LG Floor. We will be taking new photography shortly.

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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
Ground - Duplex	1,145	£65	£17.50	£12.50	£95	£9,064.58	£108,775	Available
Lower Ground - Duplex	1,189	£65	£17.50	£12.50	£95	£9,412.92	£112,955	Available
Total	2,334	£65	£17.50	£12.50	£95	£18,477.50	£221,730	

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## Contact Us

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

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