

A UNIQUE 6,339 SQ FT SELF-CONTAINED HQ BUILDING

10 YORK WAY | KING'S CROSS N1



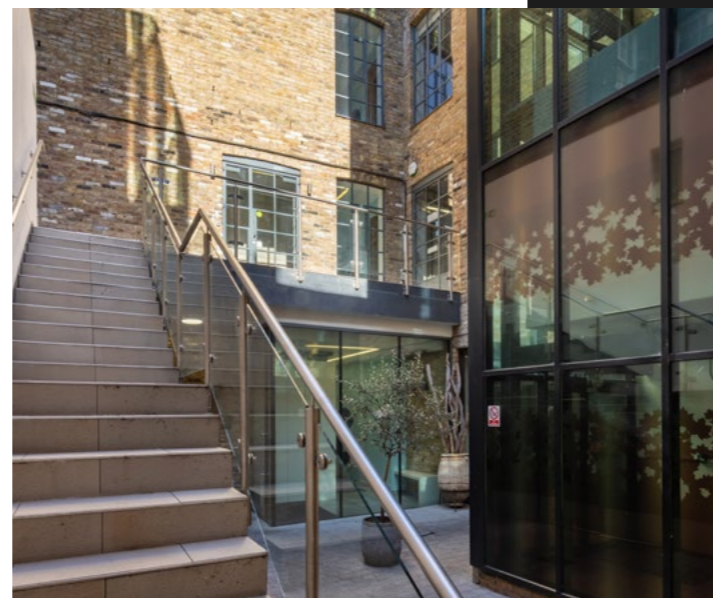
Office Space

BUILDING BUILDING

YARDS OF OFFICE SPACE IN THE HEART OF KING'S CROSS

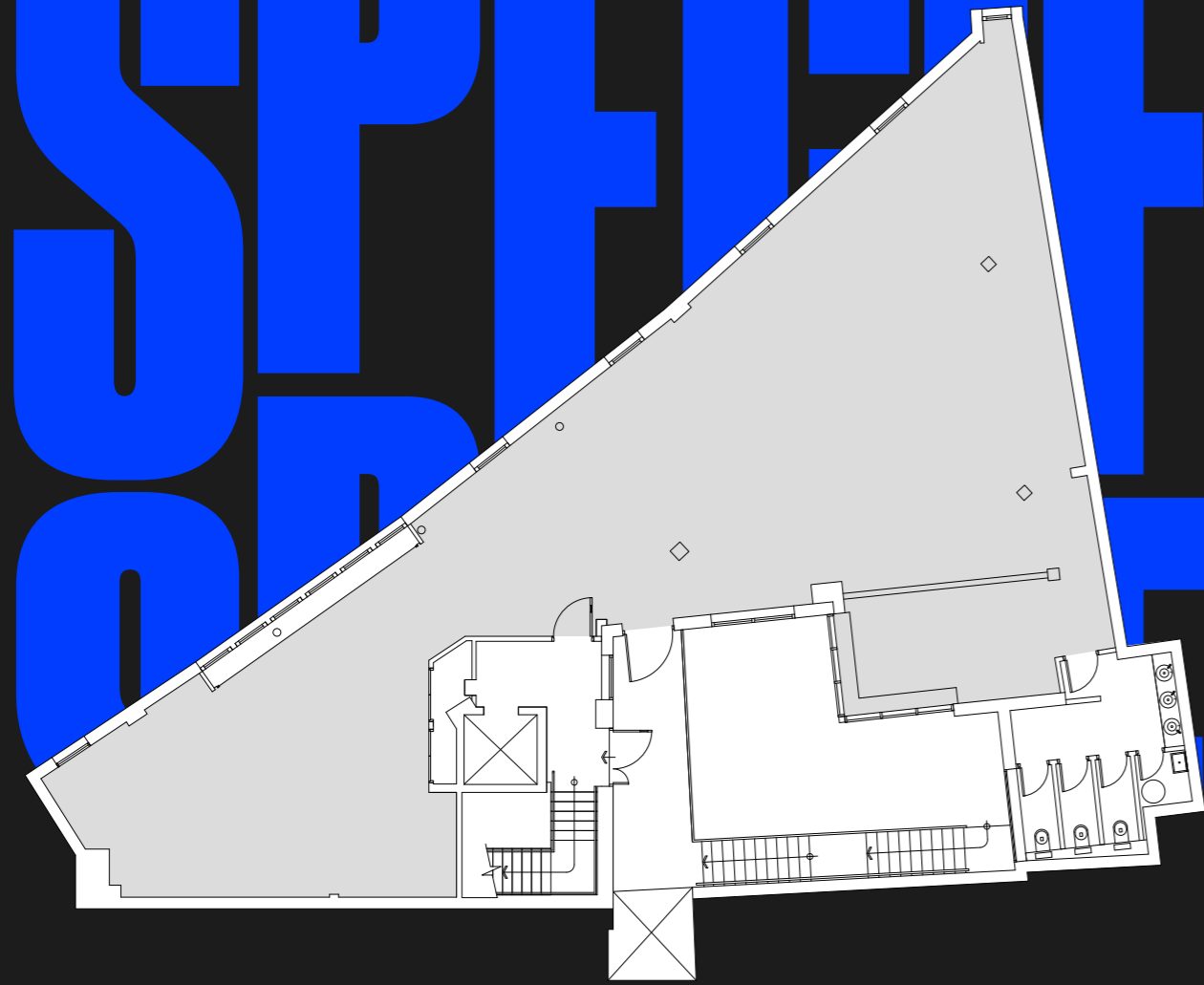
Noah's Yard offers an opportunity for a business to have their HQ in the heart of King's Cross.

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.



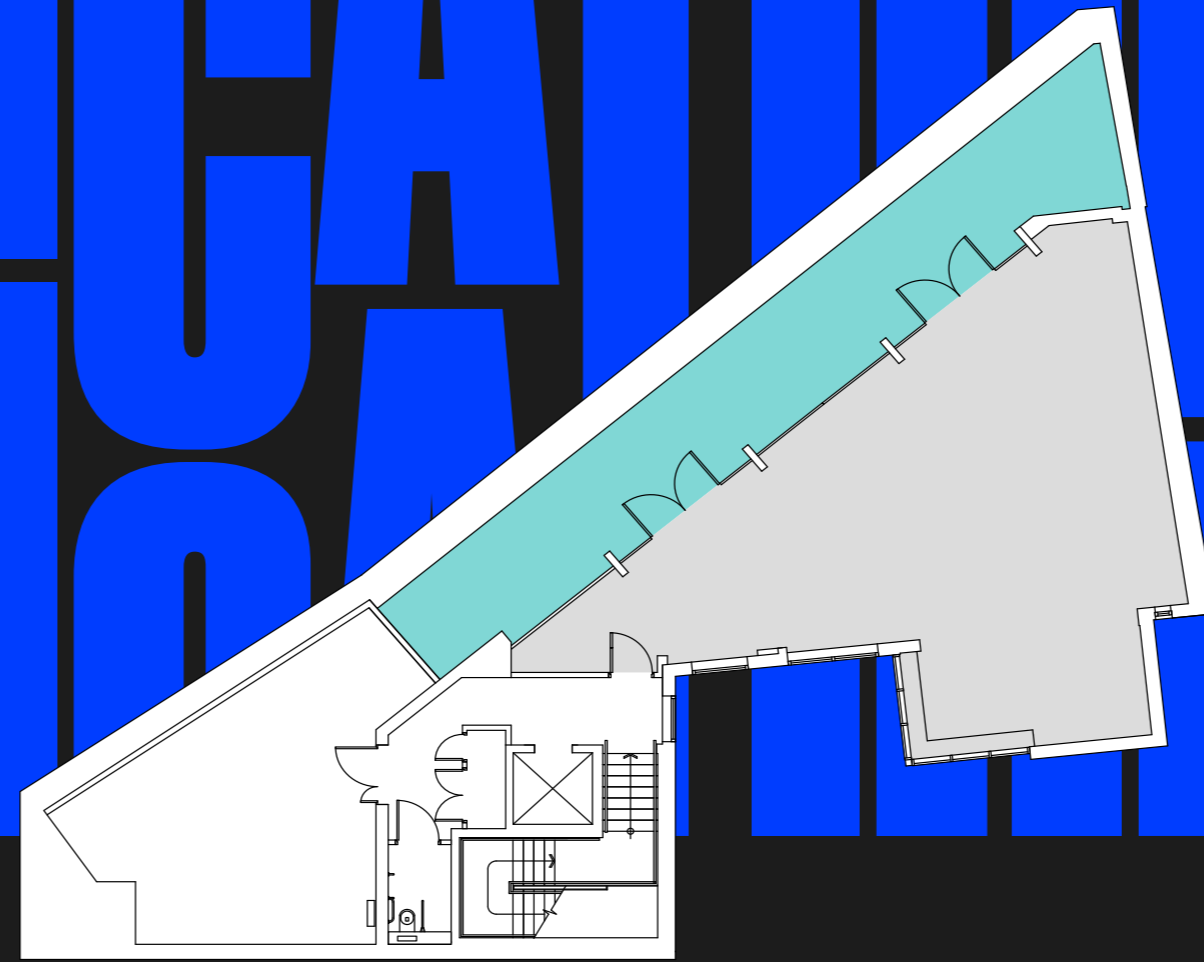
Office Space





TYPICAL UPPER

2,416 SQ FT | 224 SQ M



THIRD

1,217 SQ FT | 113 SQ M

Floors	Sq Ft	Sq M
Third Floor	1,217	113
Second Floor	2,416	224
First Floor	2,390	222
Ground Floor	316	29
Total	6,339	589

● OFFICE ● TERRACE ● CORE

NOT TO SCALE. INDICATIVE ONLY.



NEWLY REFURBISHED CAT A OFFICES



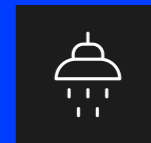
DEDICATED RECEPTION AREA



PASSENGER LIFT



CYCLE STORAGE AND LOCKERS



SHOWERS



PRIVATE COURTYARD



TERRACE ON THIRD FLOOR



FULLY ACCESSIBLE RAISED FLOOR



CEILING MOUNTED LED LIGHTS



EXPOSED SERVICES



NEW VRF AC WITH VAM HEAT RECOVERY



EXCELLENT NATURAL LIGHT

01

MINUTES WALKING TO KING'S X ST PANCRAS



06

MINUTES TUBE TO LIVERPOOL ST



05

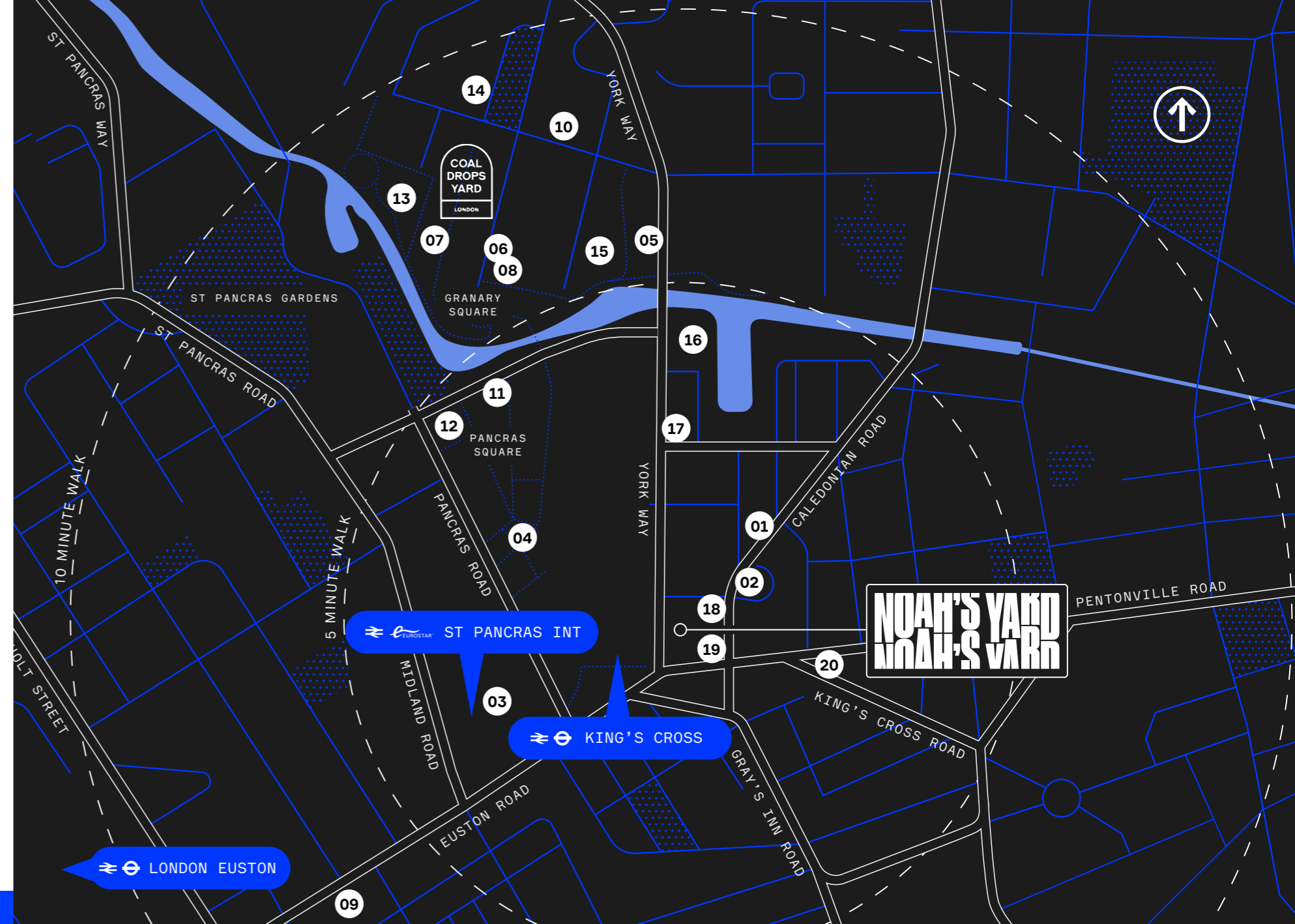
MINUTES WALKING TO COAL DROPS YARD



A HUB FOR COMPANIES BUILDING THE FUTURE

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.



LOCAL AMENITIES

- 01 FLAT IRON
- 02 SIMMONS BAR
- 03 ST PANCRAS BRASSERIE & CHAMPAGNE BAR
- 04 GERMAN GYMNASIUM
- 05 FRAME
- 06 DISHOOM
- 07 BARRAFINA
- 08 CARAVAN
- 09 BARRY'S BOOTCAMP
- 10 EVERYMAN CINEMA
- 11 HOPPERS
- 12 PANCRAS SQUARE LEISURE
- 13 PORTE NOIRE
- 14 LITTLE CREATURES BREWERY
- 15 WAITROSE
- 16 ROTUNDA BAR & RESTAURANT
- 17 FRANKO MANCA
- 18 ROSA'S THAI KITCHEN
- 19 HONEST BURGERS
- 20 BLACK SHEEP COFFEE



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TERMS

A new lease is available direct from the Landlord for a term by arrangement.

