

TO LET - OFFICE

CANAL SIDE STUDIOS

8-14 St Pancras Way, NW1 0QG



Key Highlights

- 1,492 to 3,627 sq ft
- Concierge
- Double Height Atrium
- 4m Floor to Ceiling Height
- Canalside terrace
- Fully Fitted
- Meeting Rooms

SAVILLS West End
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Description

The building was recently refurbished featuring a contemporary reception with concierge. The warehouse-style space benefits from a 4m floor to ceiling height and a double-height atrium, with direct access to meeting room facilities on the ground floor. There is lots of natural light with lateral skylights and large openable windows that overlook the canal.

Location

The property is located on St Pancras Way, a short walk to King's Cross St Pancras train and underground stations, Mornington Crescent & Camden Stations are also nearby. Good location near the main King's Cross Estate & Coal Drops Yard giving easy access to a wealth of cafes, bars & restaurants.

Accommodation

The accommodation comprises the following areas:

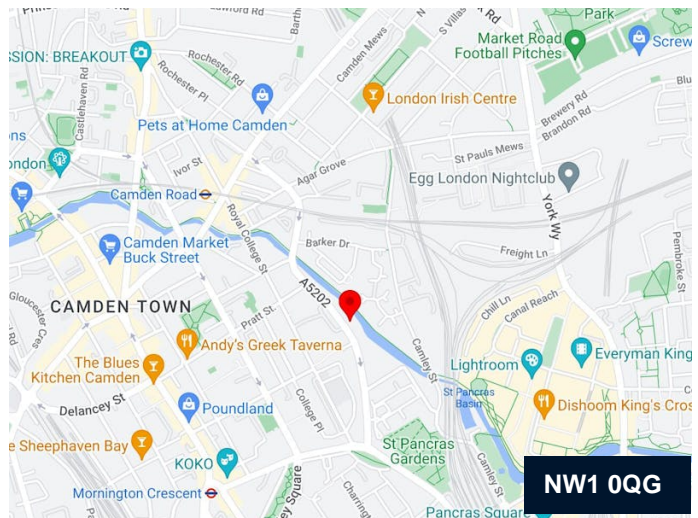
| Name | sq ft | sq m | Availability |
|-----------------------|--------------|---------------|--------------|
| 1st - South | 1,917 | 178.10 | Available |
| Ground - Office | 1,492 | 138.61 | Available |
| Ground - Meeting Room | 218 | 20.25 | Available |
| Total | 3,627 | 336.96 | |

Specification

- Fantastic natural light
- 4m floor to ceiling height
- Canalside terrace
- Central heating
- Carpeted raised floor
- Exposed warehouse features
- Fibre connectivity(in building)
- Concierge
- Meeting Rooms
- 24-hour access
- CCTV security
- Canalside location
- Secure bike store
- Shower

Business Rates

Rates payable: £18 per sq ft



Contact

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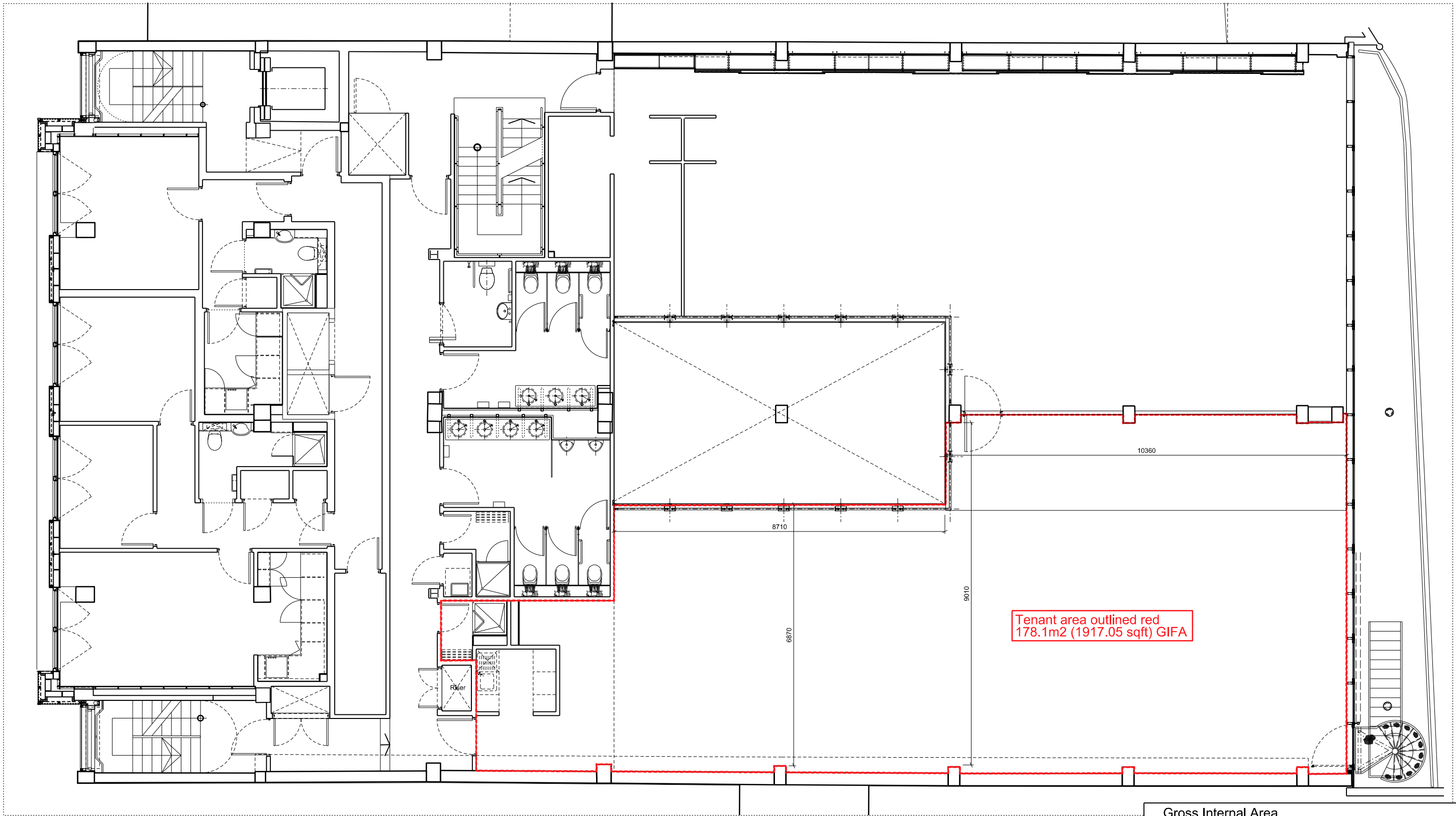
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Tenant area outlined red
178.1m2 (1917.05 sqft) GIFA

Gross Internal Area
(Areas outside coloured outline excluded)
427.4 m2 (4600.5 sqft) GIFA

Cartwright Pickard Architects Ltd.
1 Canal Side Studios
8-14 St Pancras Way
London NW1 0QG
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Fax: 020 7388 9312
Email: mail@cartwrightpickard.com

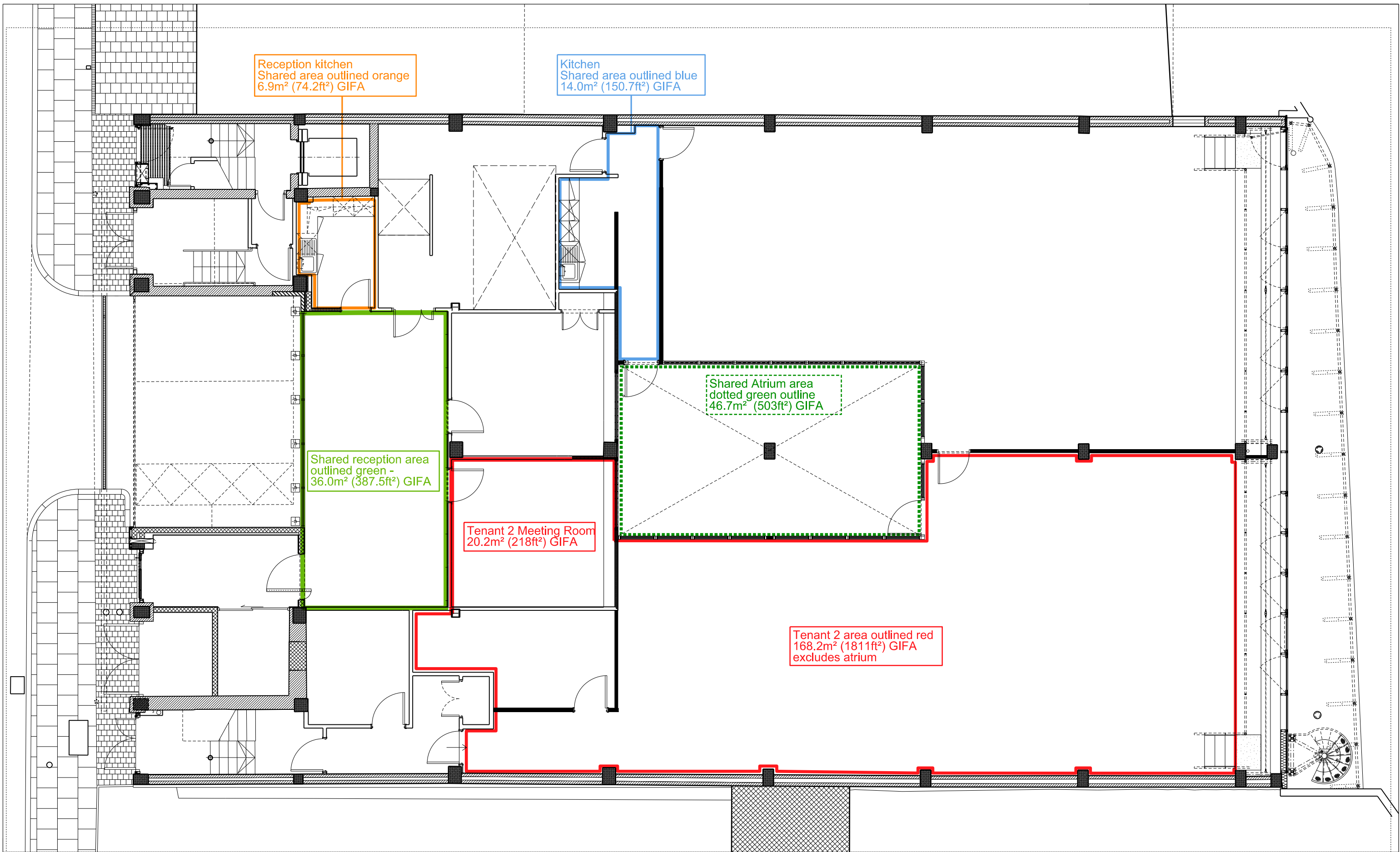
Notes:
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All dimensions to be checked on site

| Revisions: | | | Checked |
|------------|------|-----------------------|---------|
| Date: | Rev: | Note: | |
| 13.07.12 | A | Issue for information | MN |
| | | | |
| | | | |
| | | | |

Project: 1 Canal Side Studios
8-14 St Pancras Way. London. NW1 0QG
Dwg Title: First Floor Plan
Scale: 1:100 @ A3 Date: 12.07.12
Dwg. No: 317_ASK_1016 Rev: A

FOR INFORMATION PURPOSES ONLY

Dwg original size: A3



Reception kitchen
Shared area outlined orange
6.9m² (74.2ft²) GIFA

Kitchen
Shared area outlined blue
14.0m² (150.7ft²) GIFA

Shared Atrium area
dotted green outline
46.7m² (503ft²) GIFA

Shared reception area
outlined green -
36.0m² (387.5ft²) GIFA

Tenant 2 Meeting Room
20.2m² (218ft²) GIFA

Tenant 2 area outlined red
168.2m² (1811ft²) GIFA
excludes atrium

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Dwg original size: A3

Revisions:

| Date: | Rev: | Note: | Checked |
|----------|------|--|---------|
| 05.01.16 | J | Areas updated | JP |
| 02.02.16 | K | Tenant outlines updated | JP |
| 10.02.16 | L | Firedoor added between ground floor office areas | JP |
| 22.02.16 | M | Tenant 2 mtg room included in main outline. Atrium outline colour changed for clarity. Note added for reception kitchen. | JP |
| 02.10.19 | N | GF Shared areas updated. | JP |
| 18.10.19 | P | GF Shared areas updated. | JP |

Project: 1 Canal Side Studios
8-14 St Pancras Way. London. NW1 0QG
Dwg Title: Ground Floor Tenant lettable Area
Scale: 1:100 @ A3 Date: 06.04.10
Drwg. No: 317_ASK_126 Rev: P