

EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS

# Canal Side Studios

8-14 St Pancras Way, Kings Cross, NW1 0QG

Canalside warehouse space offered furnished

# Key Points

- Canalside
- Close proximity to Kings Cross
- Double height atrium
- Fantastic floor to ceiling height
- Concierge
- New key point...
- Meeting room
- Fitted & furnished





# Availability

Name	sq ft	sq m	Availability
1st - North	1,783	165.65	Available
1st - south	1,917	178.10	Available
Ground - North	1,492	138.61	Available
Ground - Meeting Room	218	20.25	Available
Total	5,410	502.61	

## Description

The Building has a contemporary manned reception. With direct access to meeting room facilities at ground floor level. The warehouse-style space benefits from a double-height atrium with lateral skylights, and generous canalside openable windows.

Current availability includes either the part or whole 1st floor. Along with Part North Ground Floor. The spaces can't be taken seperately.

## Terms

New flexible lease available direct from the LL for a term by arrangement.

## Tenure

Leasehold

# Further Information

## Location

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

## Links

[Website](#) →  
[Virtual Tour](#) →  
[Floor Plans](#) →

## Contact

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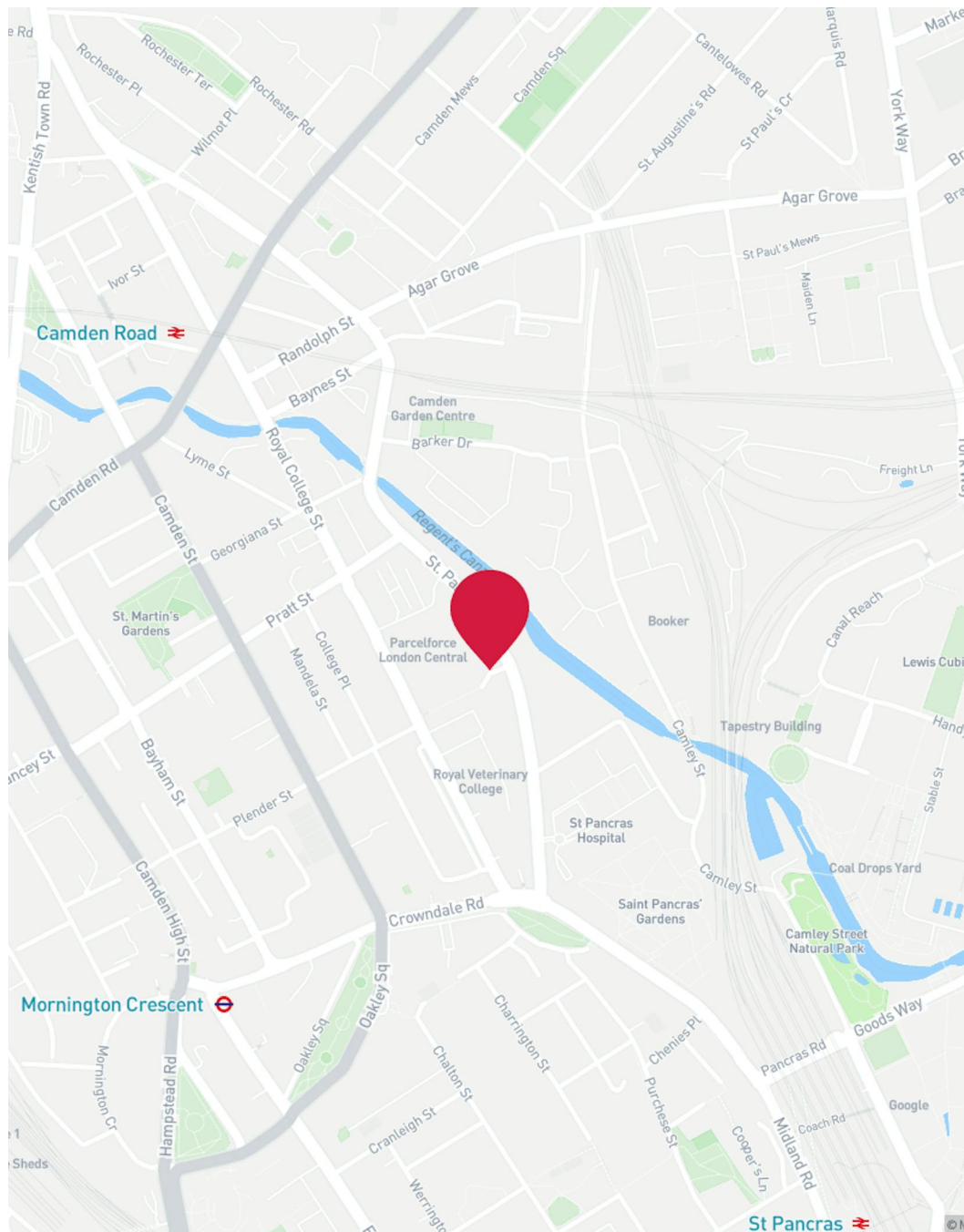
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