



Kings Place, 90 York Way, N1

Fully Plug & Play Office Space.

- » Part 4th floor
- » 3,595 sq ft
- » Fully plug and play

The floor is also available on a Fully Managed basis via Made.

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

David Barrington
M: 07967 345 830
E: db@devono.com

Chris Lewis
M: 07920 806 002
E: cl@devono.com



 **DEVONO**



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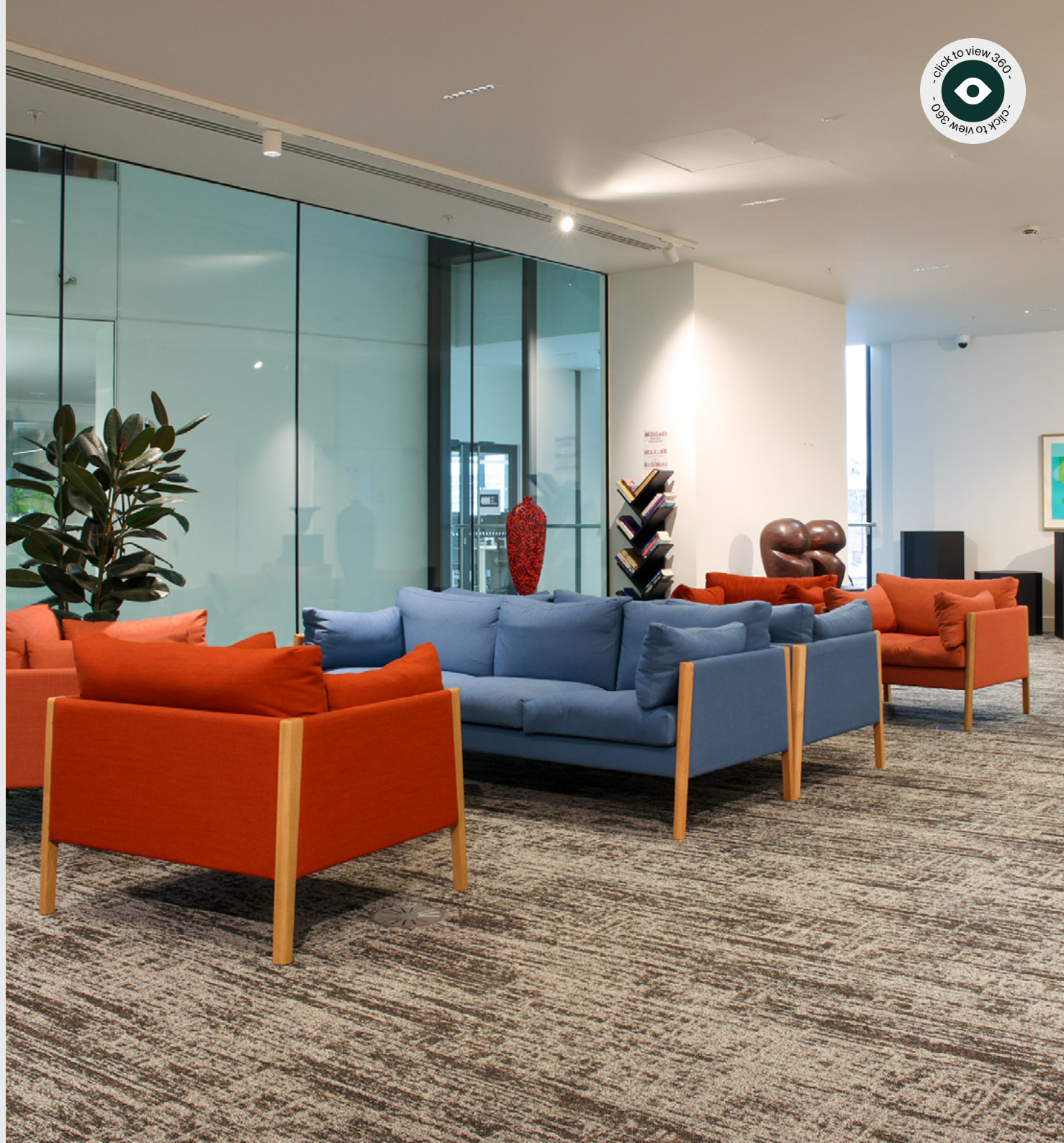
Description.

- » 30 desks
- » 2 x 6-person meeting rooms
- » Informal breakout area
- » Generous kitchen
- » Storage space

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Location.

Kings Place sits in the heart of King's Cross, next to Regent's Canal and on the doorstep of the King's Cross Central estate. It is only a short walk to King's Cross and St Pancras International rail and underground stations. The building is situated close to Granary Square and the Coal Drops Yard, which is home to over 50 shops, cafes, bars and restaurants.

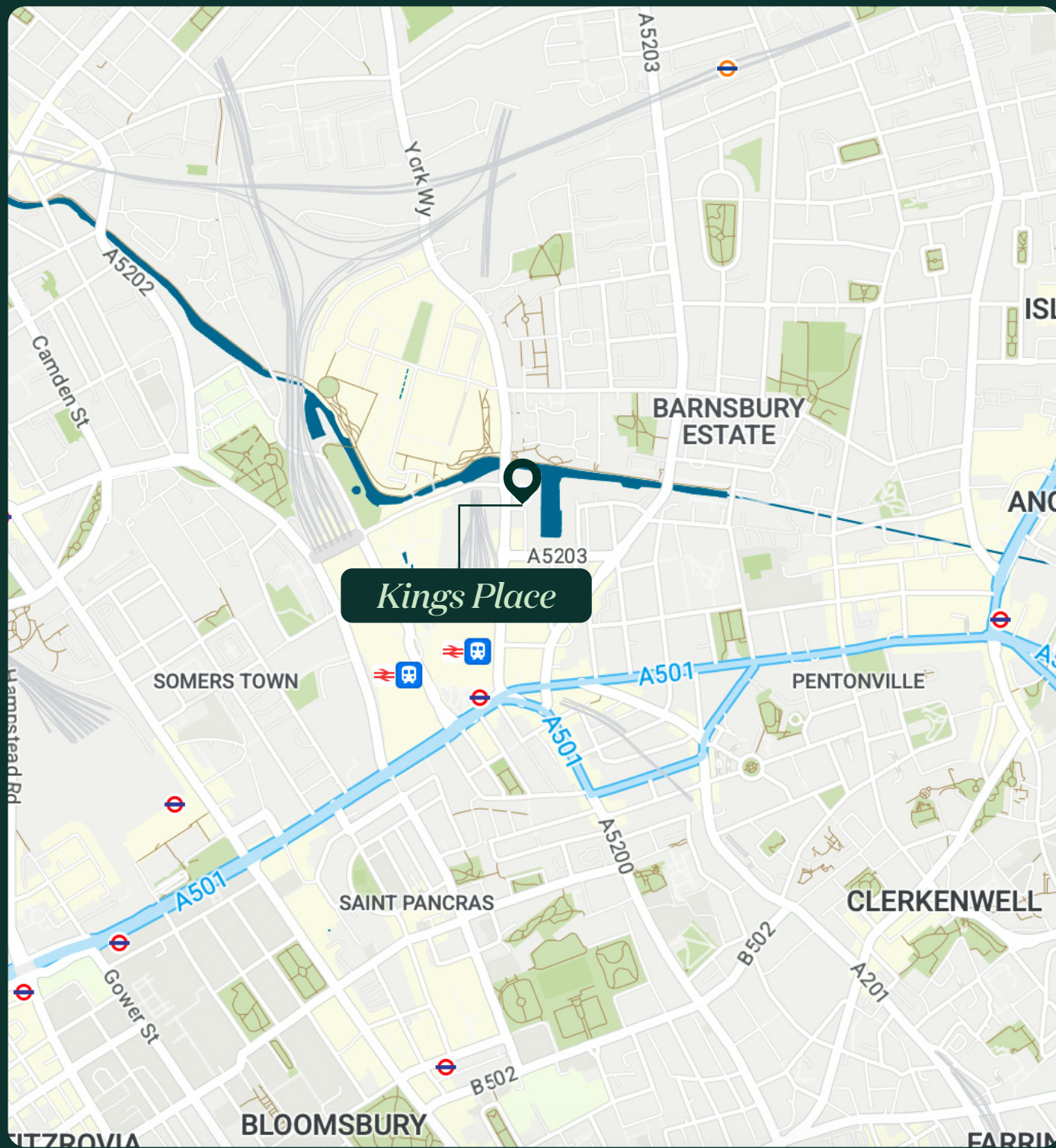
- | | |
|--|---|
|  Kings Cross |  3 minutes |
|  King's Cross |  3 minutes |
|  St Pancras International |  4 minutes |

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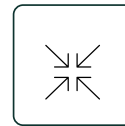
Kings Place,
90 York Way, N1



Amenities.



EXCELLENT
LOCATION



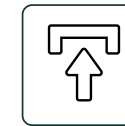
FULLY
FITTED



FLOOR-TO-CEILING
WINDOWS



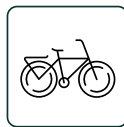
NEWLY REFURBISHED
SHOWERS LOCATED IN
THE BASEMENT



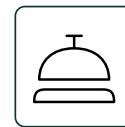
RAISED ACCESS
FLOORS



ROTUNDA BAR &
RESTAURANT



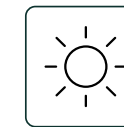
AMPLE BICYCLE
RACKS



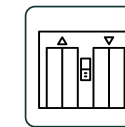
RECENTLY
REFURBISHED
RECEPTION



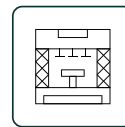
NEWLY REFURBISHED
LIFT LOBBY AND WCS



EXCELLENT
NATURAL LIGHT



6x PASSENGER
LIFTS



CONCERT HALL
AND VENUE HIRE

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Terms.

The part 4th floor is available by way of a flexible sublease for a maximum term to expire in 2033.

Rent: £79.50 per sq.ft

Business Rates: £29.00 per sq.ft

Service Charge: £16.17 per sq.ft

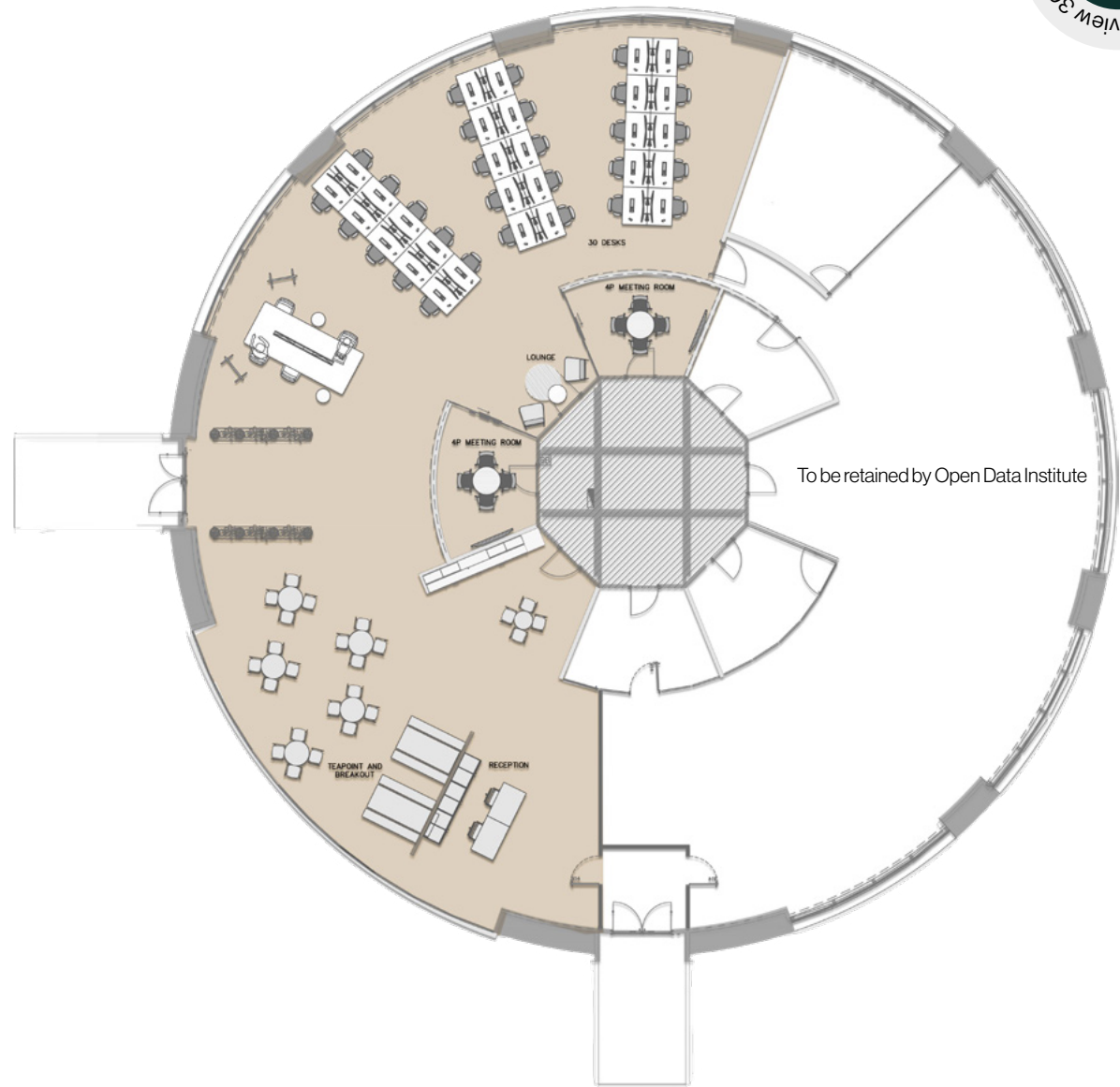
Alternatively, the floor is available on a fully managed basis at an all-inclusive cost of £190 per sq.ft with min term 36 months and delivered by Made.

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*Floor plan not to scale



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