

Compton

*For Rent*  
The Coal Office  
Kings Cross N1C



Incredibly characterful, self-contained office for lease on an all inclusive rent, in the heart of Coal Drops Yard, Kings Cross

**For Rent**

The Coal Office  
2 Bagley Walk  
Kings Cross N1C

**Size**

517 Ft<sup>2</sup>

**Rent**

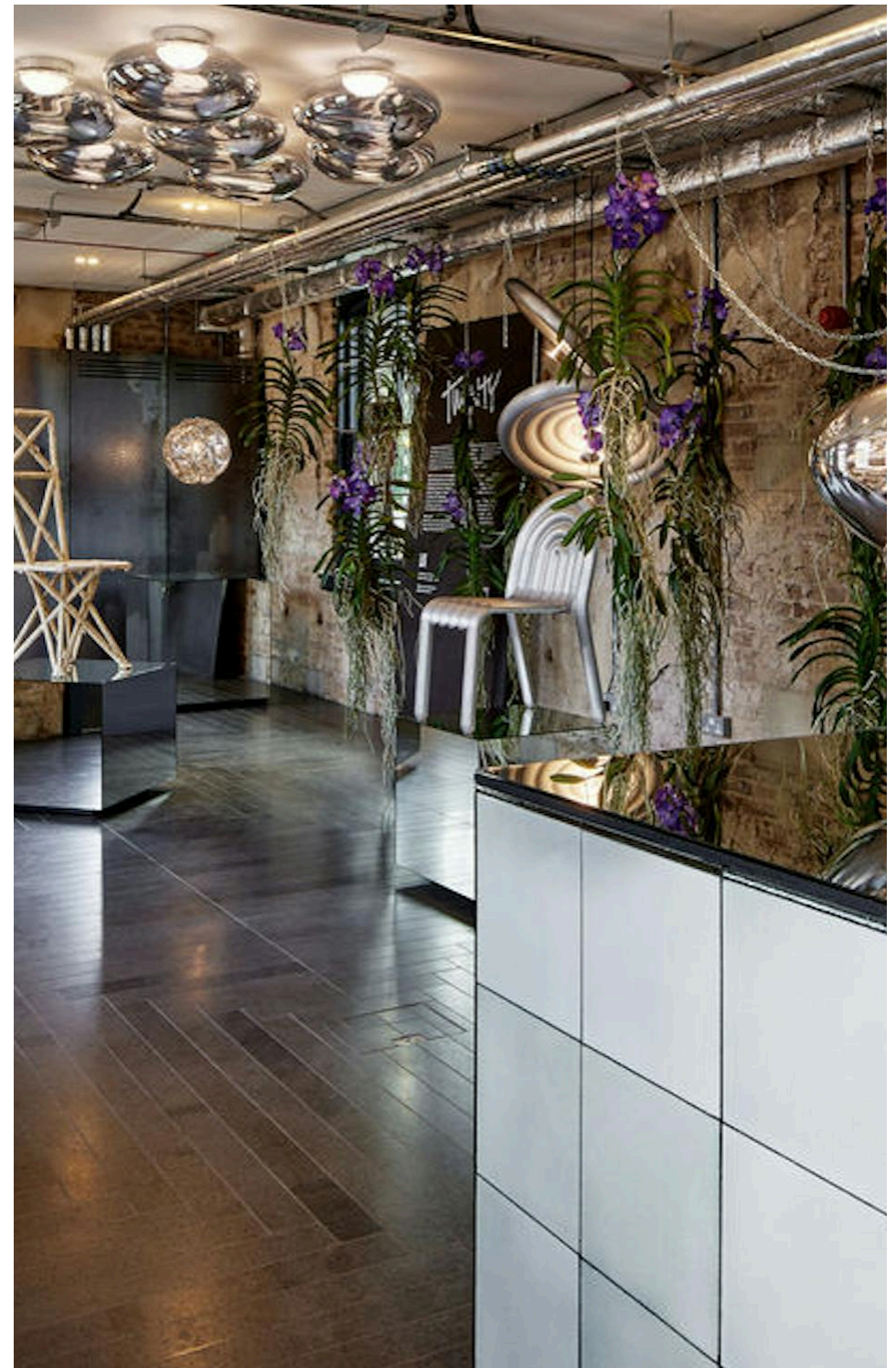
£100,000 per annum

**Fitout**

Fitted

**Description**

Located at 2 Bagley Walk, Kings Cross, in the heart of Coal Drops Yard, this unique, self-contained property offers a fantastic opportunity for Tenants looking to be in the heart of Kings Cross. Positioned at street level, the space is fully fitted and bathed in excellent natural light, with impressive ceiling heights that enhance its open, characterful feel. With views over the Canal and Coal Drops Yard, it provides an inspiring setting just a short walk from Kings Cross Station.



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**Rent**

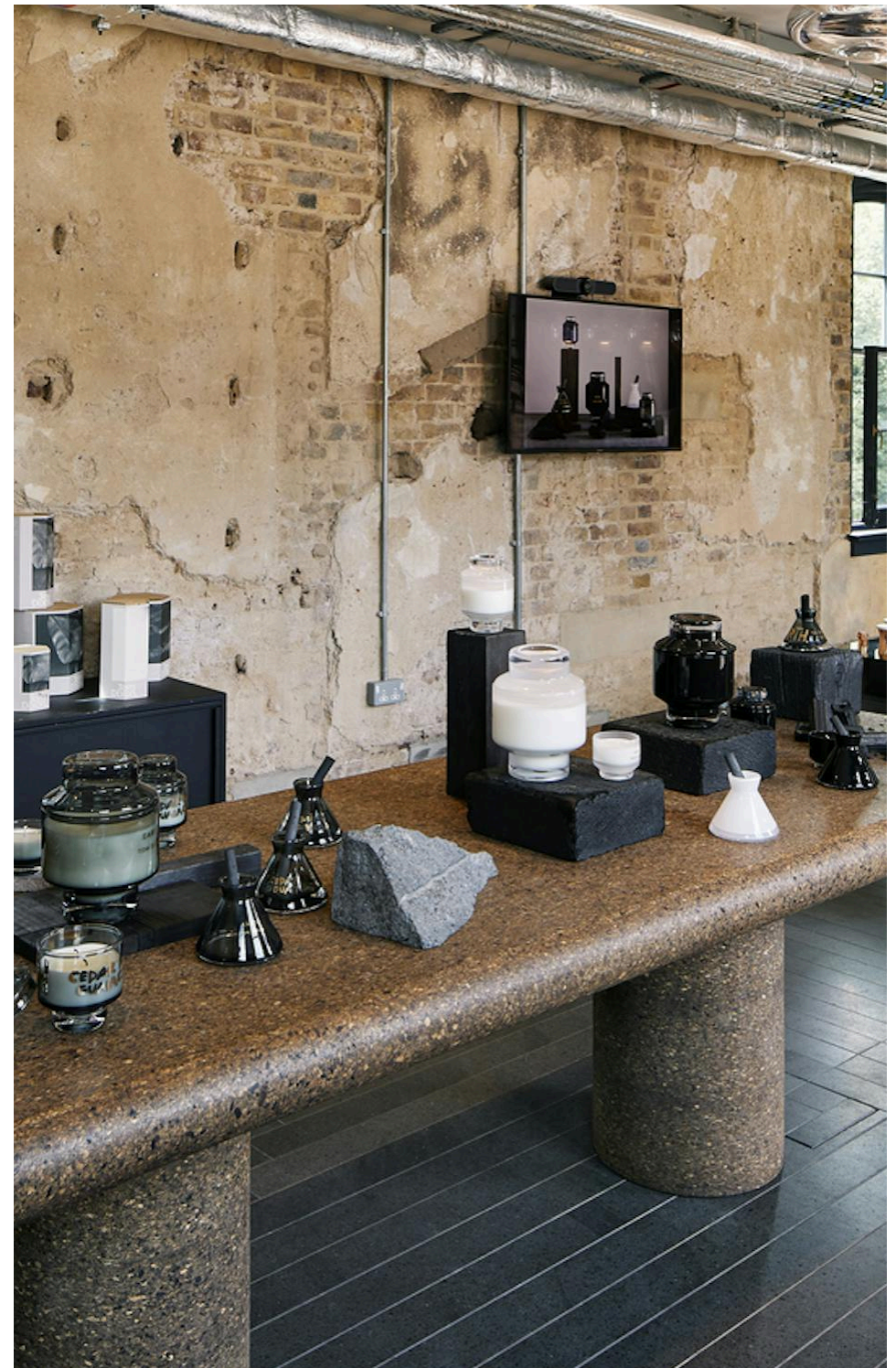
£100,000 per annum

**Fitout**

Fitted

**Description**

The property features all-inclusive rent, communal facilities, and is available on a sublease until December 2027. Whether you're looking to establish a creative workspace or a distinctive commercial presence, this incredibly characterful space offers a turnkey solution in one of London's most dynamic and well-connected neighbourhoods.



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*External*

**Size**

517 Ft<sup>2</sup>

**Rent**

£100,000 per annum

**Fitout**

Fitted



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Office



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## For Rent

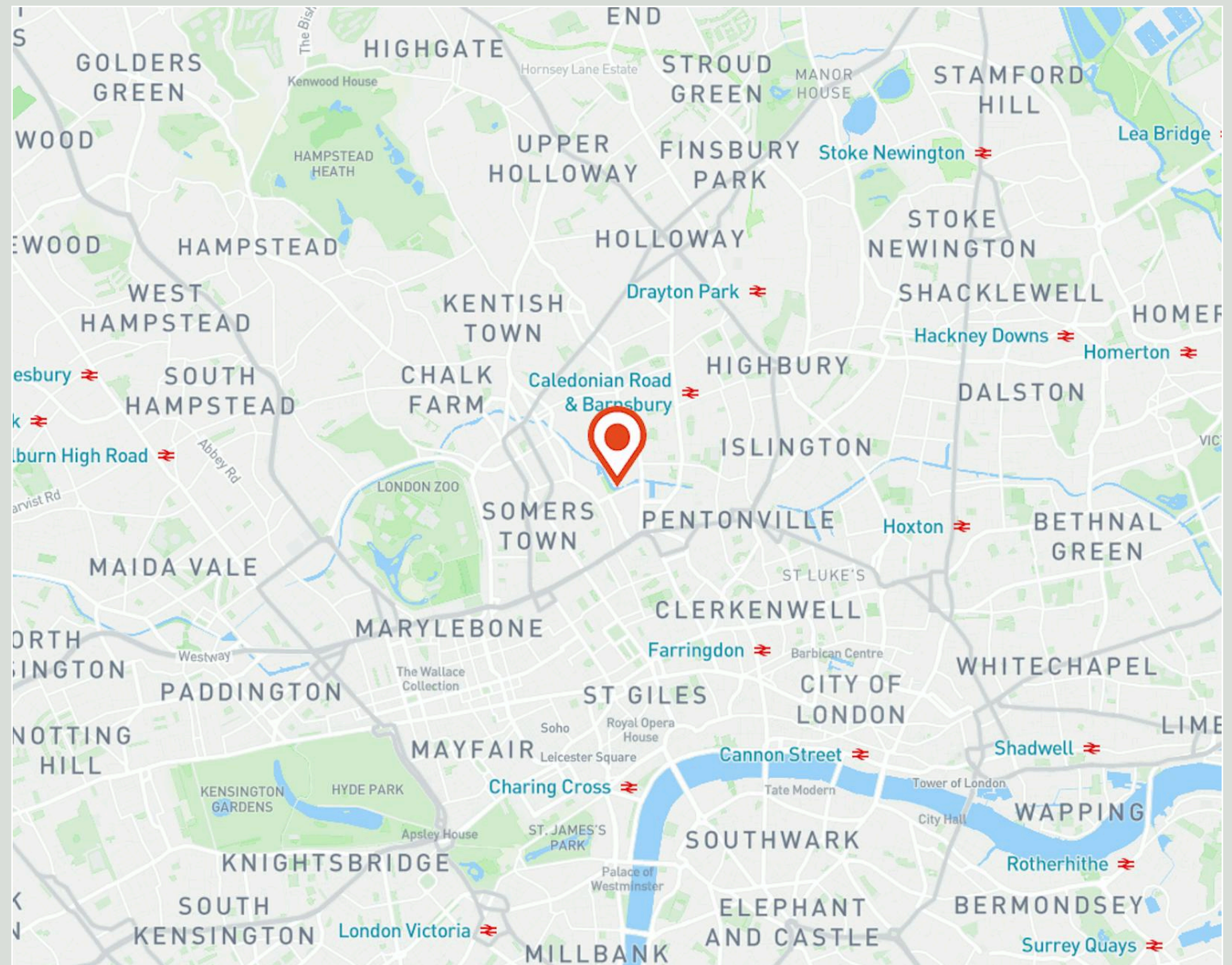
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## Location

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, as well as being the home of the Eurostar.

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**Amenities**

- All-inclusive rent
- Incredibly characterful space
- Overlooks Coal Drops Yard & The Canal
- Fully fitted
- Self-contained from street level
- Excellent ceiling height
- Excellent natural light
- Located a short walk to Kings Cross station
- Communal facilities
- Available on sublease until December 2027

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*Availability*

<b>Name</b>	<b>Sq Ft</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
Ground	517	£8,333.33	£100,000	Available

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## Tenure

Sublease

## Content

Watch the Film  
(click button)



## Availability

Available Immediately

## Compton Concierge

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)

Contact Us

[compton.london](https://www.compton.london)

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



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