



**BIG
WINDOWS
BRIGHT
SPACE**

**SPACE AVAILABLE
TO LET 720 SQ FT TO
2,650 SQ FT**

YORK WAY, KING'S CROSS

**NEWLY COMPLETED
WORKSPACE
FIT OUT PACKAGES
AVAILABLE
FLEXIBLE TERMS**



King's Cross and St Pancras International stations nearby, along with a multitude of Underground Lines, Bus Routes and Taxis

Close to The University Of The Arts, Regent's Canal, Kings Place, Granary Square and the British Library

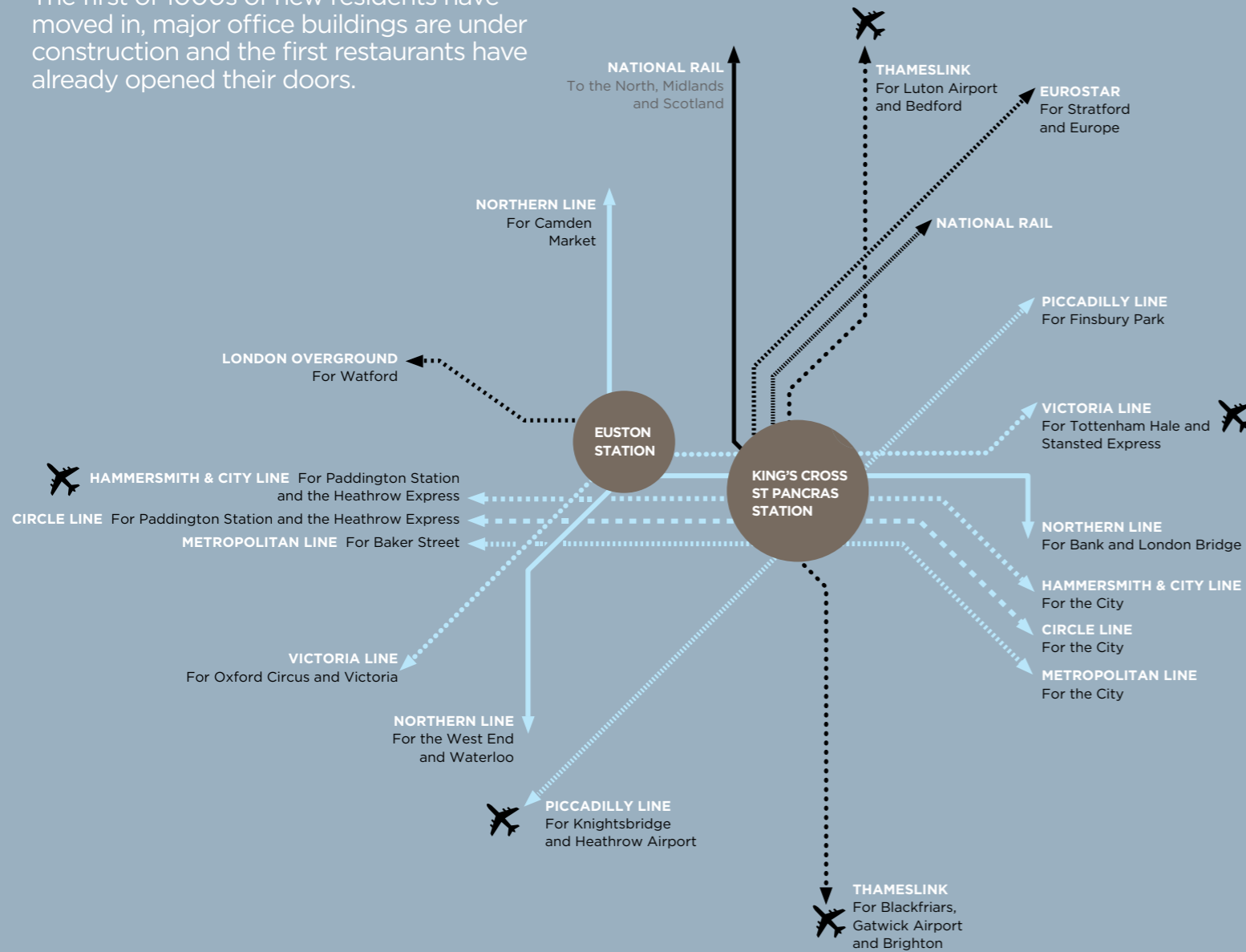
Abundant restaurants, shopping and extraordinarily interesting people

Well managed and secure estate

KING'S CROSS AND EUSTON STATIONS ARE LESS THAN A 15 MINUTE WALK

A very special opportunity to take space, as this exciting world-class transformation of the old railway lands creates 50 new and sensitively restored buildings and structures, 20 new streets and 10 new parks and public spaces.

King's Cross is already home to 5,000 students and staff at the new University of the Arts London and Central Saint Martins. The first of 1000s of new residents have moved in, major office buildings are under construction and the first restaurants have already opened their doors.



BY 2016, UP TO 30,000 PEOPLE WILL BE WORKING, LIVING AND STUDYING IN KING'S CROSS



Transport

Kings Cross and St Pancras transport hub are less than 10 minutes walk

- 6 tube lines
- UK mainline services
- International trains

Euston is a 15 minute walk

- 3 tube lines
- UK mainline service

There is a bus stop directly outside on York Way and further bus routes are planned.

Local Area

The local business community includes the Guardian Media Group, Wolff Olins, the Carbon Neutral Company, Antony Gormley Studios and architects DEGW. They will soon be joined by the creative agency Zone, the developer Argent and engineering group Hoare Lee, who move into Western Transit Shed in 2013. These are the first of many companies who will occupy the 23 major office buildings being built here.

Local retailers include Caravan, Shrimpy's, Le Garage, The Filling Station, Pret a Manger, Superclean dry cleaners, and over twenty shops in King's Cross station.

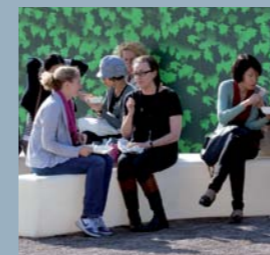
New roads, shops, offices and public spaces are being completed every few months.

SOME OF THE FIRST WORKSPACE AVAILABLE AT THE RAPIDLY TRANSFORMING KING'S CROSS

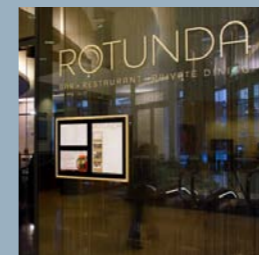


Advantages

- Light, bright units with floor to ceiling glazing, some with double and triple aspect views
- Prominent, visible frontage onto York Way (c. 7,500 passing vehicles daily)
- Double height space and return frontages on certain units
- Empty shell offers a blank canvas for fit-out
- A number of planning uses which offer occupiers a great deal of flexibility



2 KERB



3 ROTUNDA



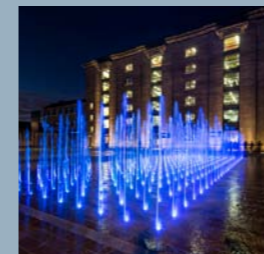
4 THE FILLING STATION



5 CARAVAN



6 KINGS PLACE



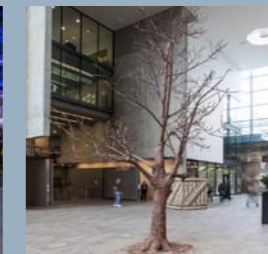
7 GRANARY SQ



8 COAL DROPS



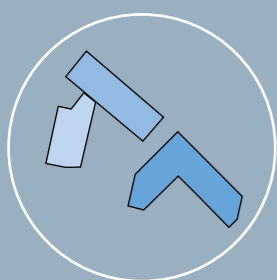
9 CANOPY EVENTS



10 UNIVERSITY



11 CUBITT SQUARE



- **UNITS 1-2**
3 YORK WAY N1C 4AE
- **UNITS 1-2**
5 YORK WAY N1C 4AJ
- **UNITS 1-2**
1 TAPPER WALK N1C 4AQ

- 1 Accessorize
- Benito's Hat
- Boots
- Caffé Nero
- Giraffe Stop
- Hotel Chocolat
- Kiehl's
- Leon
- M&S Simply Food

- Oliver Bonas
- Paperchase
- Pret A Manger
- Starbucks
- The Pasty Shop
- TM Lewin
- Wasabi
- Watermark Books
- WHSmith

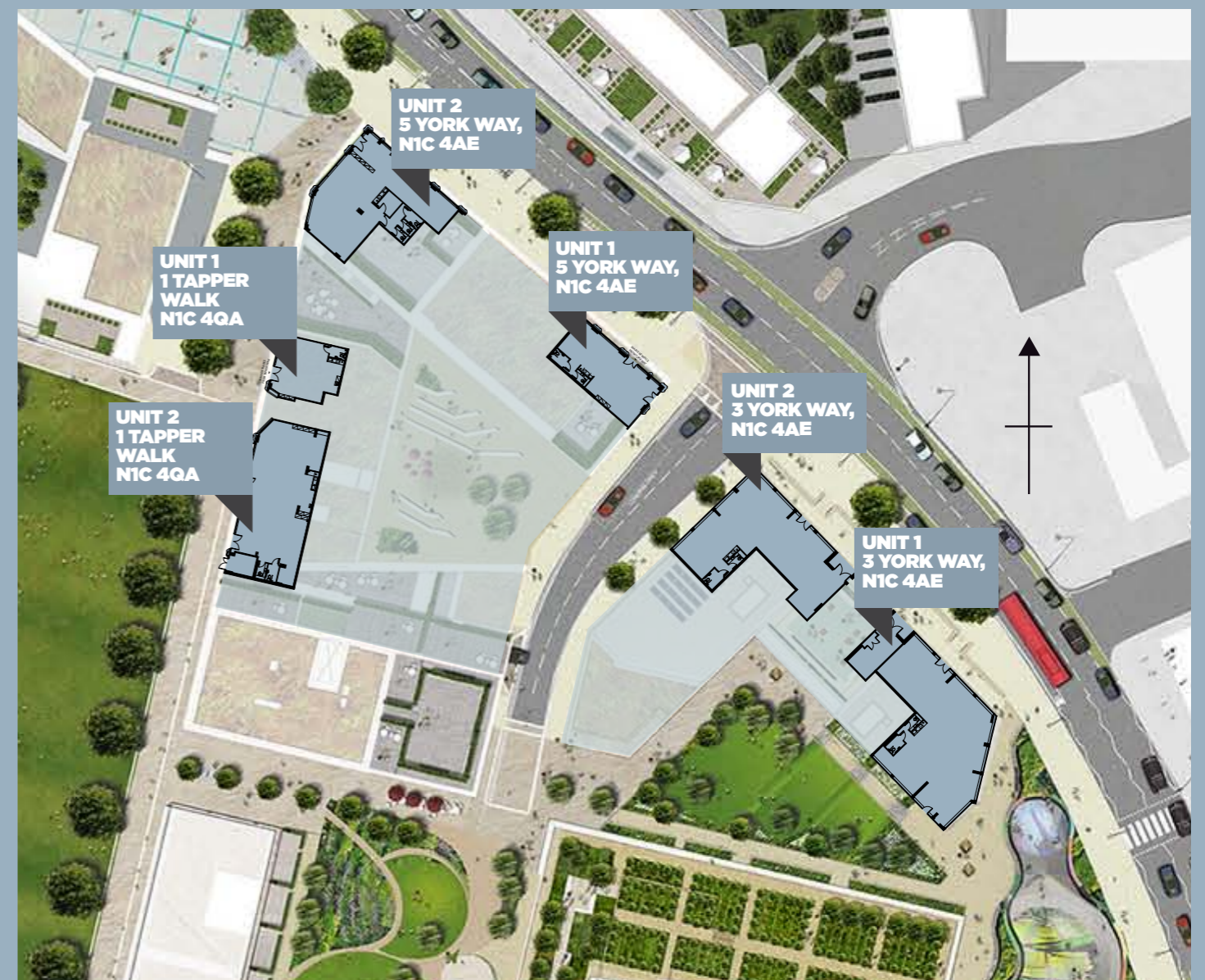
- 2 Kerb
- 3 Rotunda
- 4 The Filling Station
- 5 Caravan
- 6 Kings Place
- 7 Granary Square
- 8 Coal Drops
- 9 Canopy Events Space
- 10 University

- 11 Cubitt Square
- 12 Cubitt Park
- 13 Games Complex
- 14 Student Housing
- 15 Regent Quarter

SCHEDULE OF AVAILABLE AREAS

UNIT	AREA (sq m)	AREA (sq ft)**	ALLOWABLE USES
Unit 1, 3 York Way, NIC 4AE	246	2,648	A1/A2/A4/B1/D1/D2
Unit 2, 3 York Way, NIC 4AE	186	2,002	A1/A2/A4/B1/D1/D2
Unit 1, 5 York Way, NIC 4AE	94	1,012	A1/A2/A4/B1/D1
Unit 2, 5 York Way, NIC 4AE	182.4	1,963	A1/A2/A4/B1/D1
Unit 1, 1 Tapper Walk, NIC 4AQ	67.7	729	A1/A2/A4/B1/D1
Unit 2, 1 Tapper Walk, NIC 4AQ	175.4	1,888	A1/A2/A4/B1/D1

DOUBLE HEIGHT SPACE AVAILABLE WITH OPPORTUNITIES FOR MEZZANINE



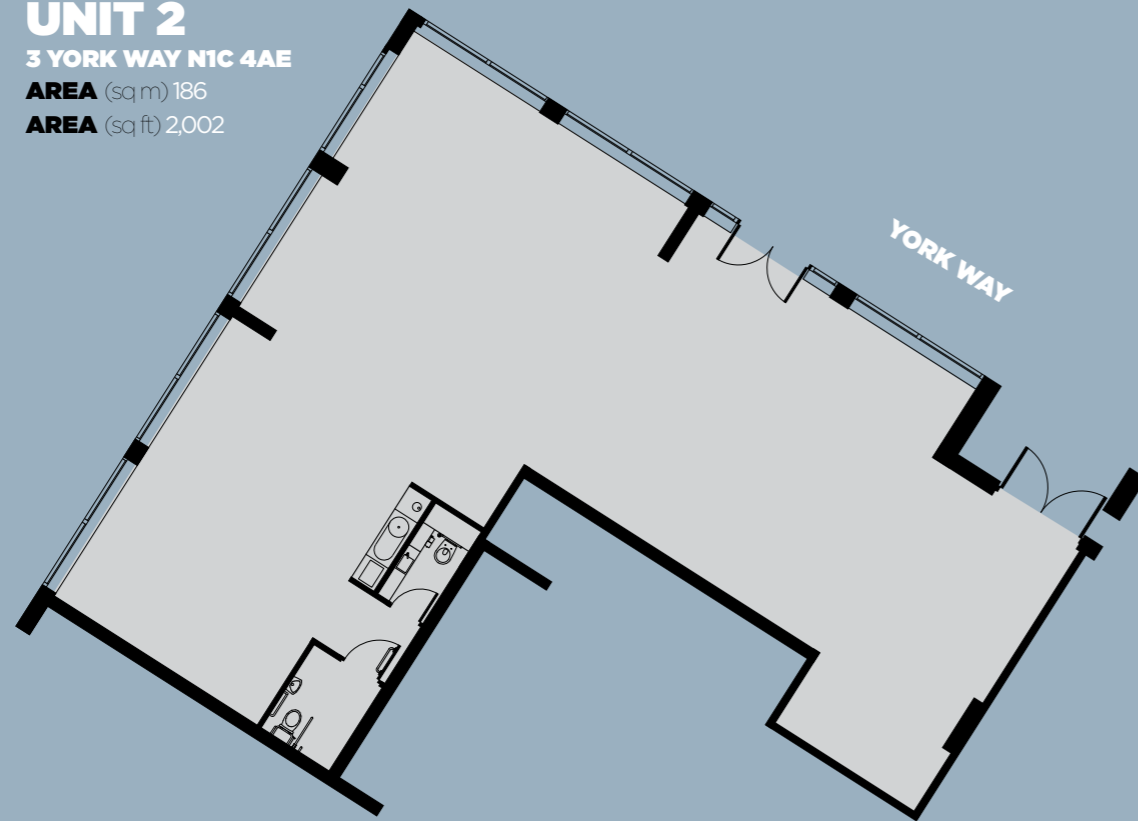
** All areas are GIA

FLOOR PLANS

3 YORK WAY N1C 4AE



UNIT 2
3 YORK WAY N1C 4AE
AREA (sq m) 186
AREA (sq ft) 2,002



UNIT 1
3 YORK WAY N1C 4AE
AREA (sq m) 246
AREA (sq ft) 2,648



FLOOR PLANS

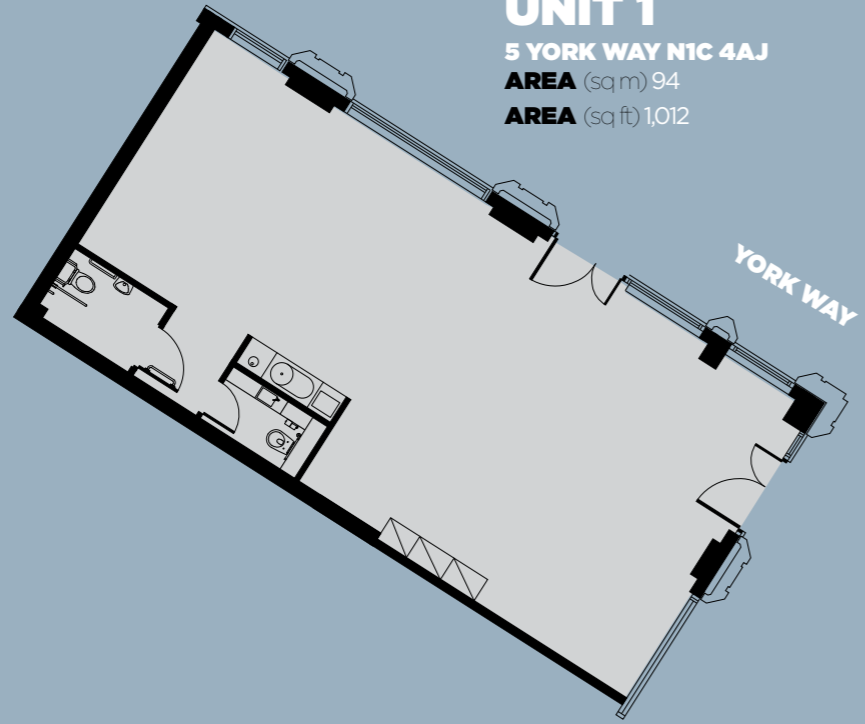
5 YORK WAY NIC 4AJ

UNIT 1

5 YORK WAY NIC 4AJ

AREA (sq m) 94

AREA (sq ft) 1,012

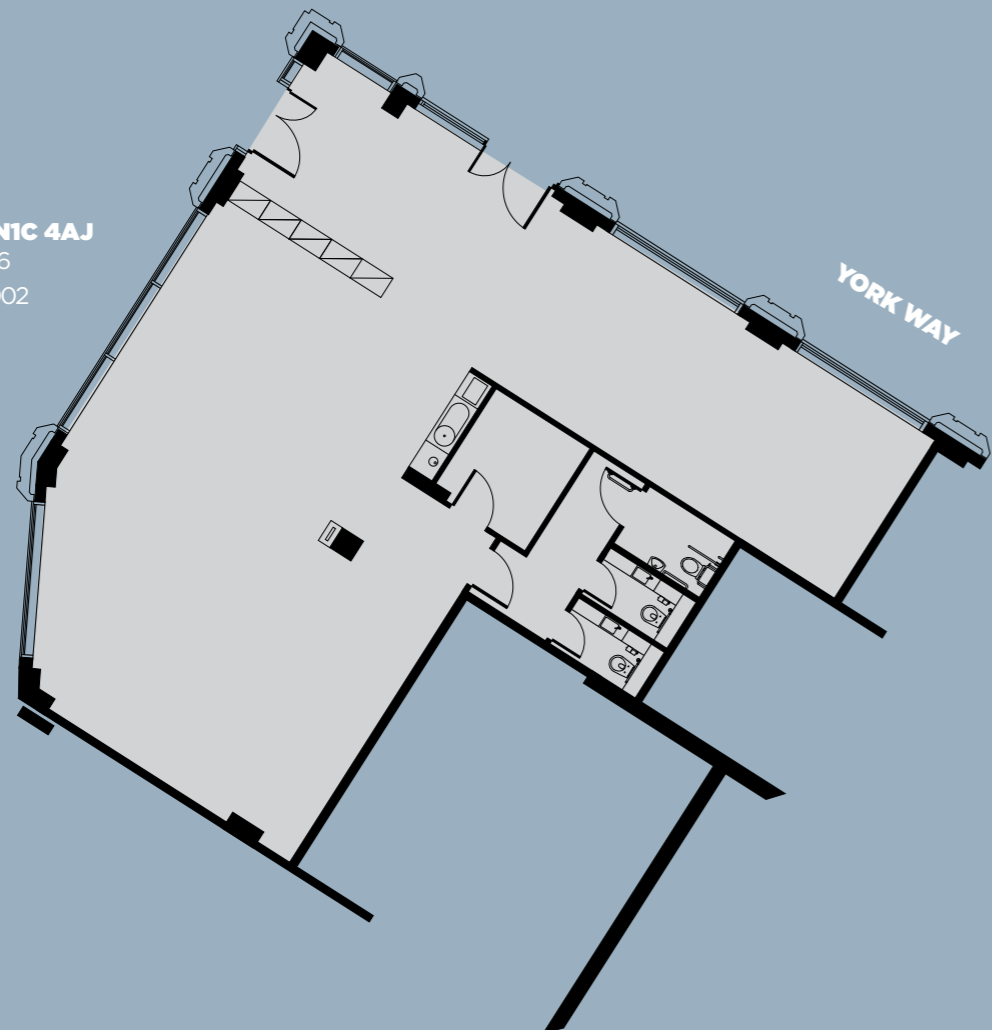


UNIT 2

5 YORK WAY NIC 4AJ

AREA (sq m) 186

AREA (sq ft) 2,002



FLOOR PLANS

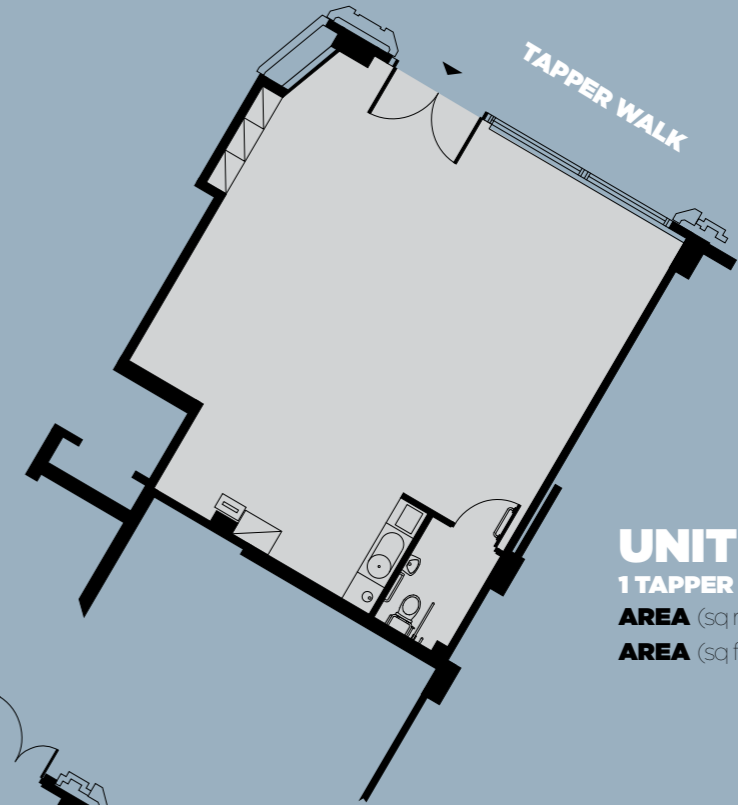
1 TAPPER WALK NIC 4AQ

UNIT 1

1 TAPPER WALK NIC 4AQ

AREA (sq m) 67.7

AREA (sq ft) 729

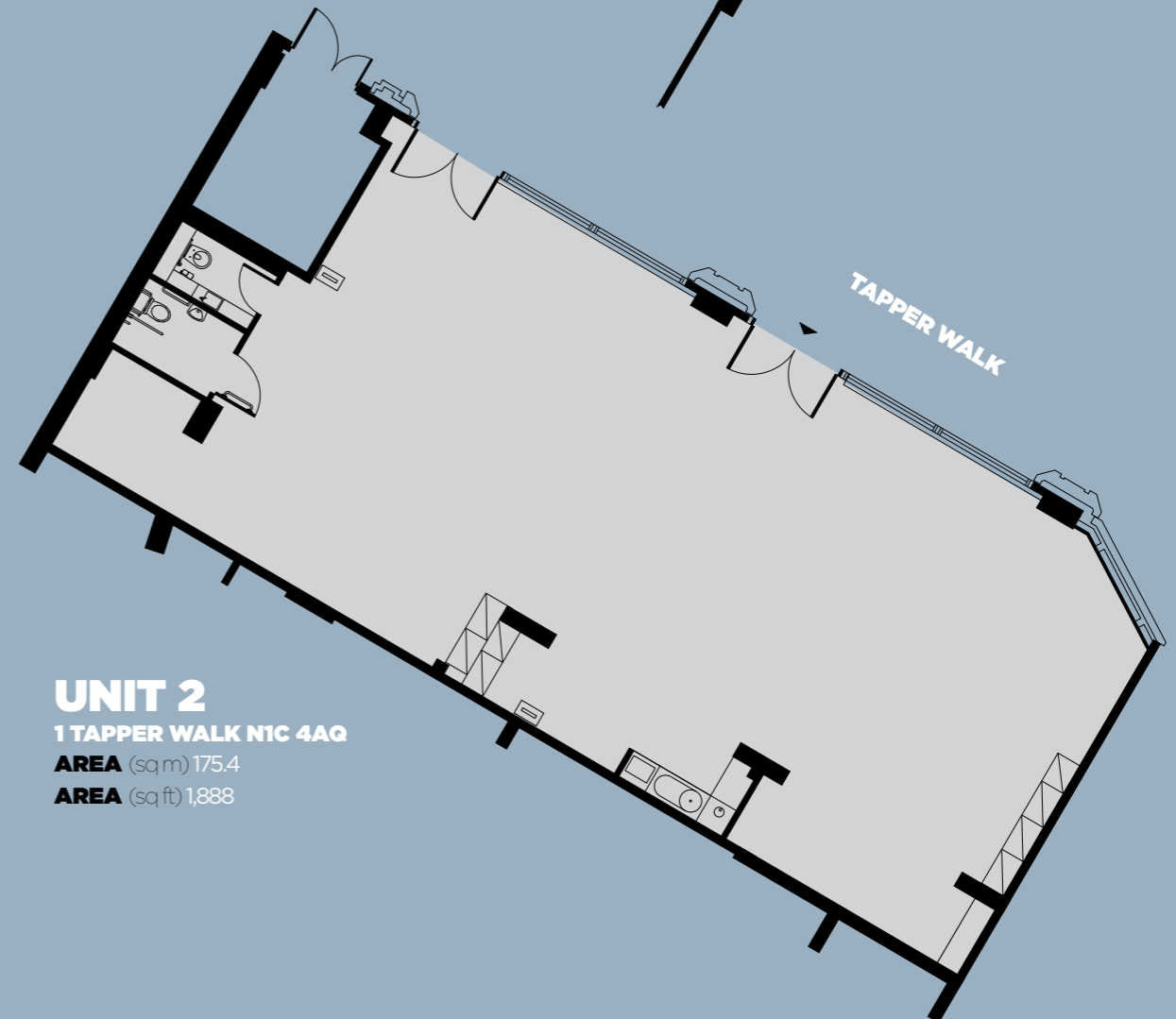


UNIT 2

1 TAPPER WALK NIC 4AQ

AREA (sq m) 175.4

AREA (sq ft) 1,888



**FOR COMMERCIAL
SPACE ENQUIRIES
PLEASE CONTACT**

King's Cross is the most significant development in central London. A new piece of city with a brand new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London's main airports, it's the best connected part of the capital.

The first phase of King's Cross is now open. Central Saint Martins moved to the stunning Granary Complex in 2011, enhancing a thriving local cultural scene. The first residents were welcomed to Rubicon Court in July. And the dramatic Granary Square – with its 1080 fountains – came to life with a programme of events. The first restaurants are open, and London's best street food is available on King's Boulevard.

The location, the connections, the canalside setting and the rich industrial heritage all come together at King's Cross to make it a unique and exciting place.

King's Cross is being developed by the King's Cross Central Limited Partnership, which brings together Argent, London and Continental Railways and DHL Supply Chain.

www.kingscross.co.uk



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Misrepresentation Act

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King's Cross