



BOUTIQUE. CO

**CONNOLLY
WORKS**

EUSTON



WELCOME TO CONNOLLY WORKS

Stylish serviced office space, packed with amenities, based in a heritage building in London's Knowledge Quarter.

The Connolly Works is sandwiched between King's Cross and London Euston stations at 41-43 Chalton Street, a prime location in the heart of the capital's world-renowned Knowledge Quarter. The building, formerly a leading leatherworks factory, has been converted to offer over 17,000sqft of stylish, high-quality serviced office and coworking space while still retaining charming original features. And, alongside the office provision, The Connolly Works contains an amazing range of amenities including an on-site gym, shower rooms, and a rooftop terrace.

41-43 Chalton Street was constructed all the way back in the 1880s as a warehouse, before being occupied by Connolly Leather in 1901. The brickwork still bears remnants of Connolly Leather's logo, and there are plenty of original features preserved inside, including tannery equipment and heritage flooring. In fact, the refurbishment of the space to transform it into offices, carried out in 2017, was designed to honour the previous uses as

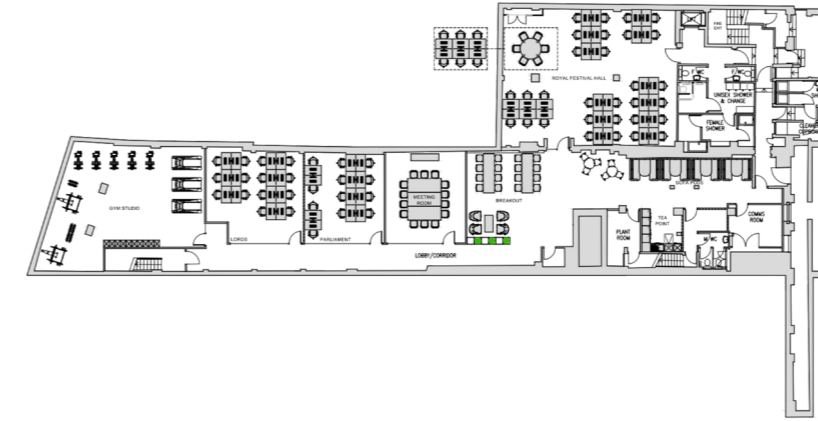
much as possible, preserving traces of Connolly Leather's storied history providing leather goods to customers including Aston Martin and Spitfire.

But the preservation of original features didn't hold The Connolly Works back from reaching its potential as a serviced office building. Inside, you'll find offices available in a range of sizes, suitable for all sorts of businesses, all benefitting from high ceilings and wonderful natural light. Spaces are available on highly flexible terms, and include access to the various meeting rooms, breakout areas, and stunning rooftop terrace.

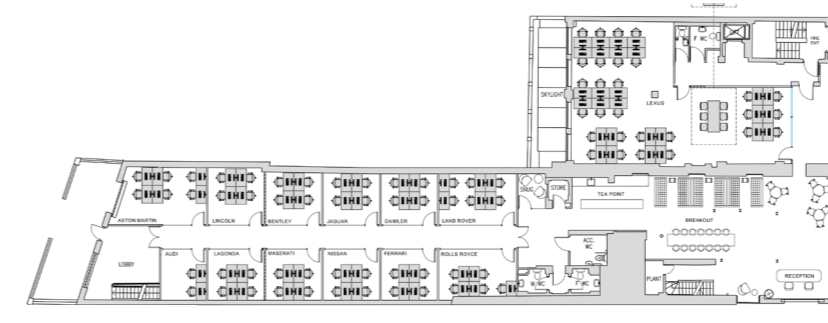
The combination of high-quality serviced office space with original period features, alongside the outstanding location and wide range of on-site amenities, makes The Connolly Works a great choice for any business seeking new office space in the Knowledge Quarter.



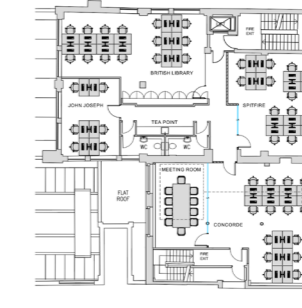
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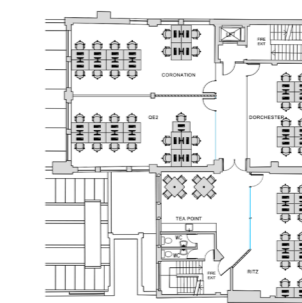
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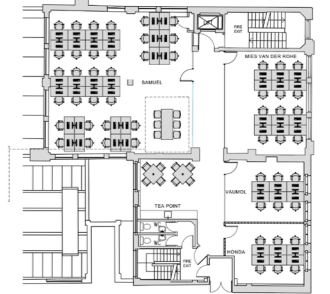
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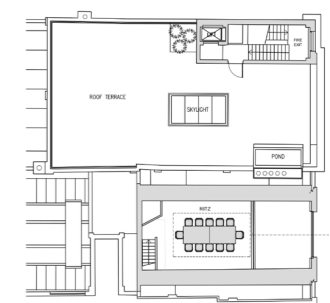
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THE BOUTIQUE COLLECTION

Choose your workspace

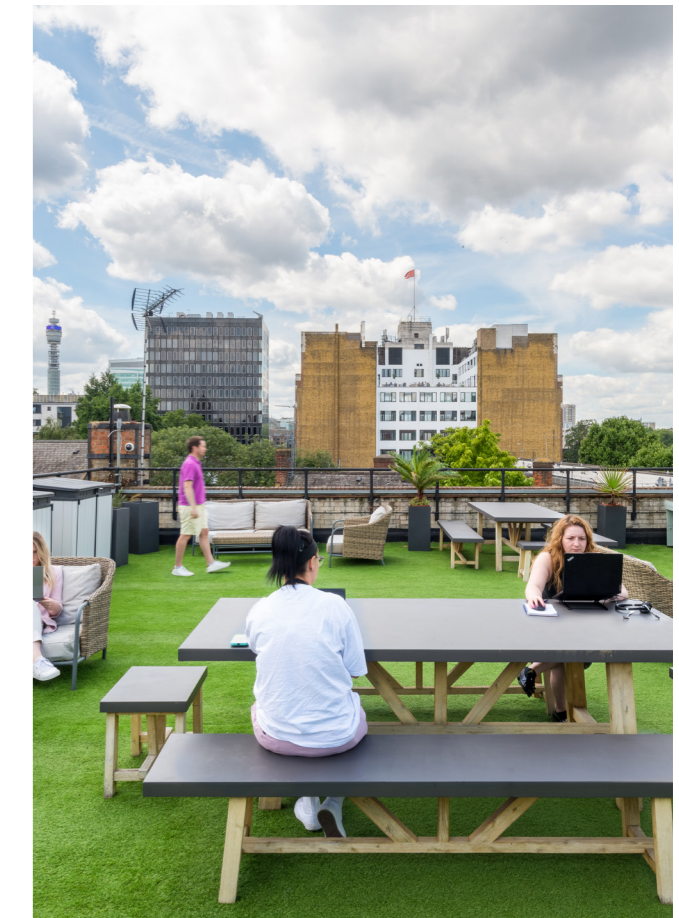


FEATURES AND FACILITIES

- Cyclist-friendly
- Phone booths
- Roof terrace
- Reception services
- Mailing and trading address
- 24-hour access
- Dog-friendly
- Barista-style coffee
- Passenger lift
- Onsite gym
- Wifi
- Aircon
- Air filtration and fresh airflow
- Business grade fibre-optic broadband
- Inclusive of rent, business rates, utilities, service charge and building insurance
- On-site showers and lockers
- Break-out areas and games room
- Meeting and conference rooms
- Fully furnished
- EPC rating of B and DDA compliant

CHOOSE YOUR WORKSPACE

	<p>Private offices Serviced offices are available in a range of sizes, and come fully-furnished and completely unbranded.</p>
	<p>Meeting rooms A selection of meeting rooms in different sizes, all available to be booked on flexible terms.</p>
	<p>Virtual office services A range of virtual services, including use of our address as your business's mailing address.</p>
	<p>The Boutique Members Club Access to over 15 lounges in and around London between 0900-1700</p>
	<p>Event Space An entire space available for event hire, perfect for conferences and networking meetups.</p>



THE BOUTIQUE COLLECTION

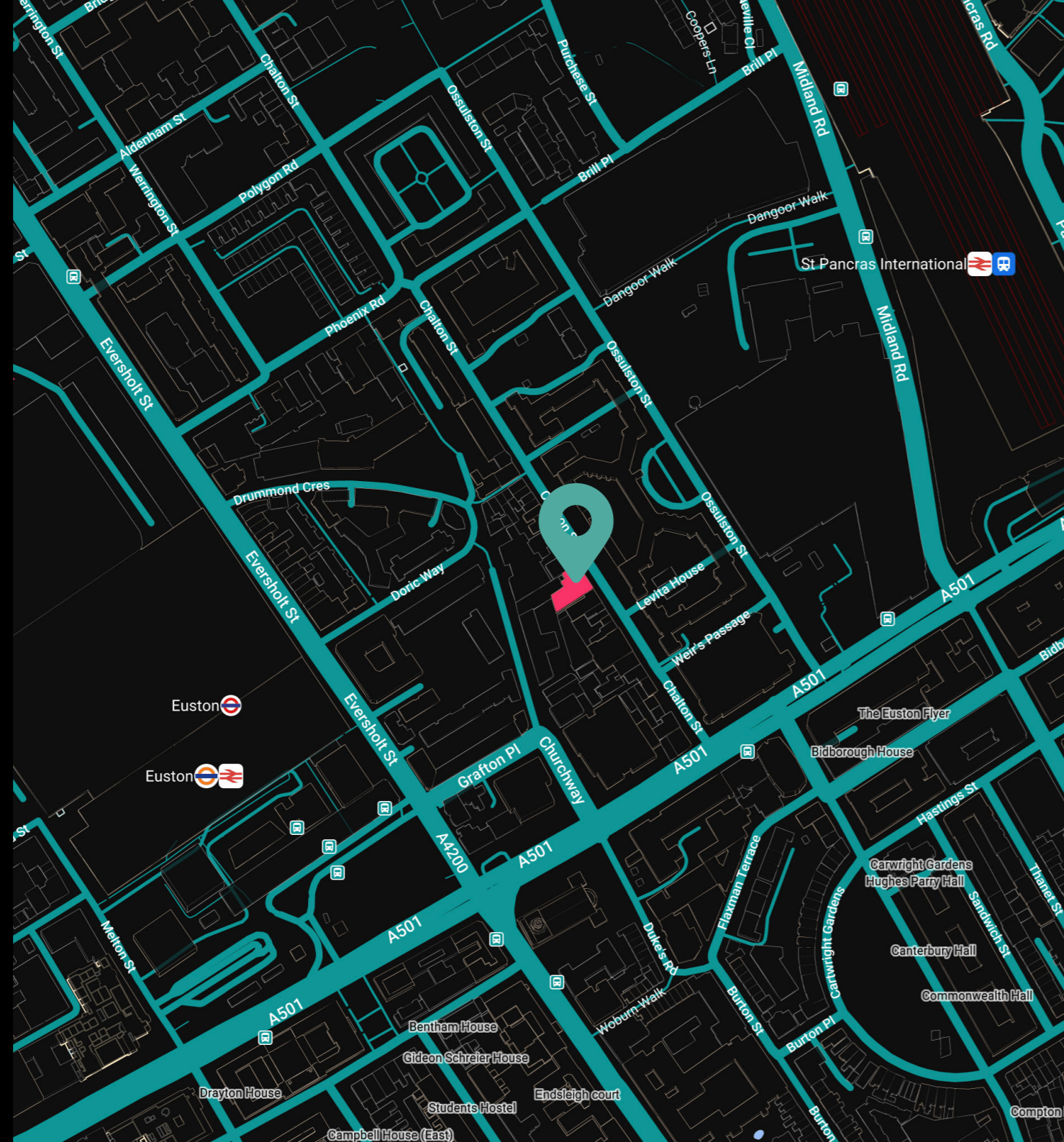
Map location

LOCATION

41-43 Chalton Street,
London
NW1 1JD

Chalton Street is a characterful street sandwiched between King's Cross St Pancras and London Euston in the capital's Knowledge Quarter.

It's just around the corner from the impressive British Library, and benefits from outstanding transport connections including London Underground and National rail services from the two nearby stations, which are both reachable in under 10 minutes on foot.



THE BOUTIQUE COLLECTION

Things to do nearby



THINGS TO DO NEARBY




VISIT THE BRITISH LIBRARY

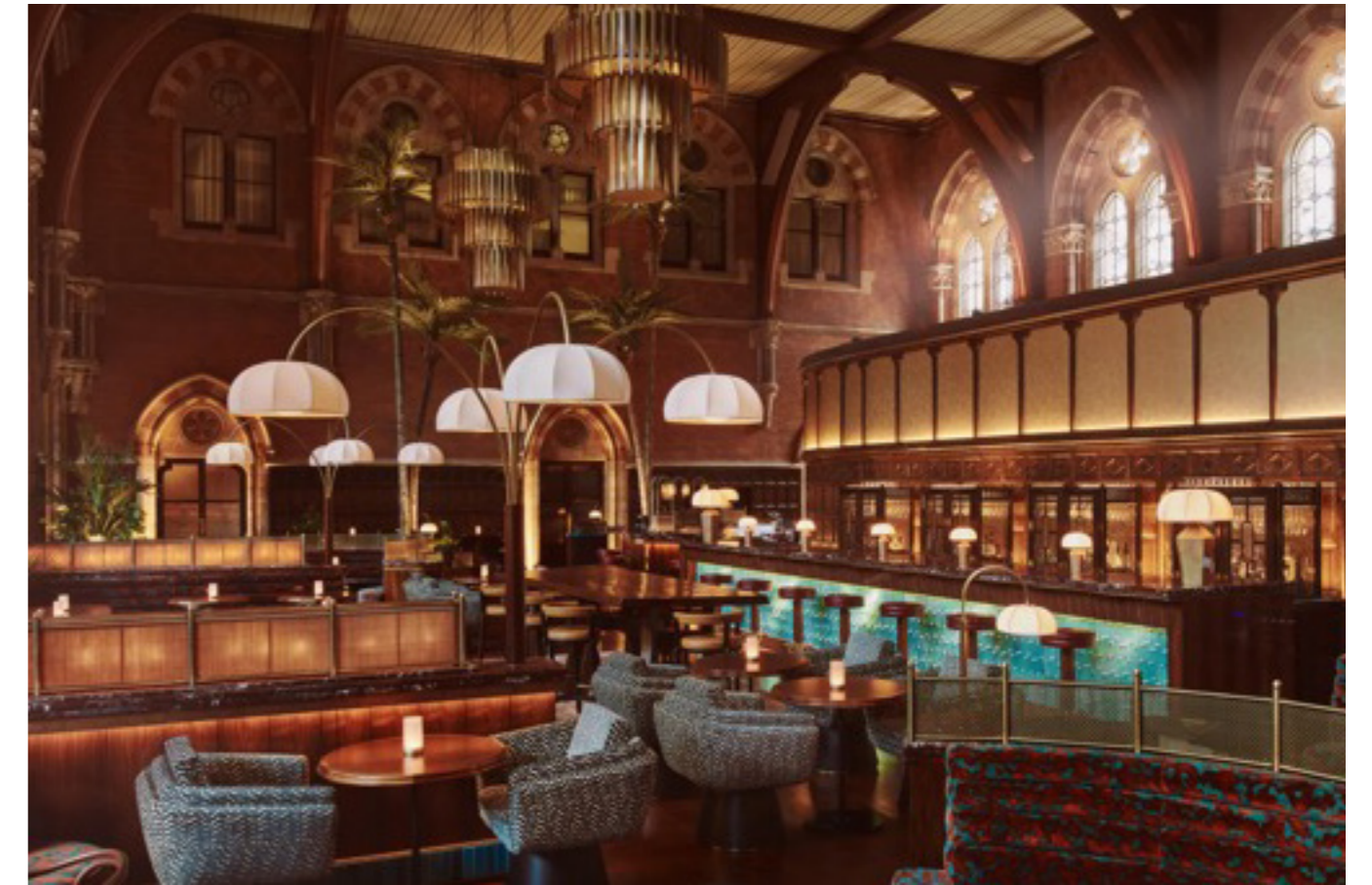
The British Library, where you can explore a huge book collection and enjoy regular exhibitions, is just five minutes' walk away, perfect for lunchtime or post-work trips.

EXPLORE COAL DROPS YARD

Coal Drops Yard, the site of former Victorian coal sheds, was recently developed and is now a mixed-use public space full of exciting shops, restaurants, and bars.

WE RECOMMEND

-  The Booking Office 1869
-  Hicce
-  St Pancras Renaissance Hotel



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GET IN TOUCH WITH US:

☎ 020 3405 7000

✉ enquiries@boutique.co

FOLLOW US:



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