

A UNIQUE 6,339 SQ FT SELF-CONTAINED HQ BUILDING

10 YORK WAY | KING'S CROSS N1



Office Space

BUILDING BUILDING

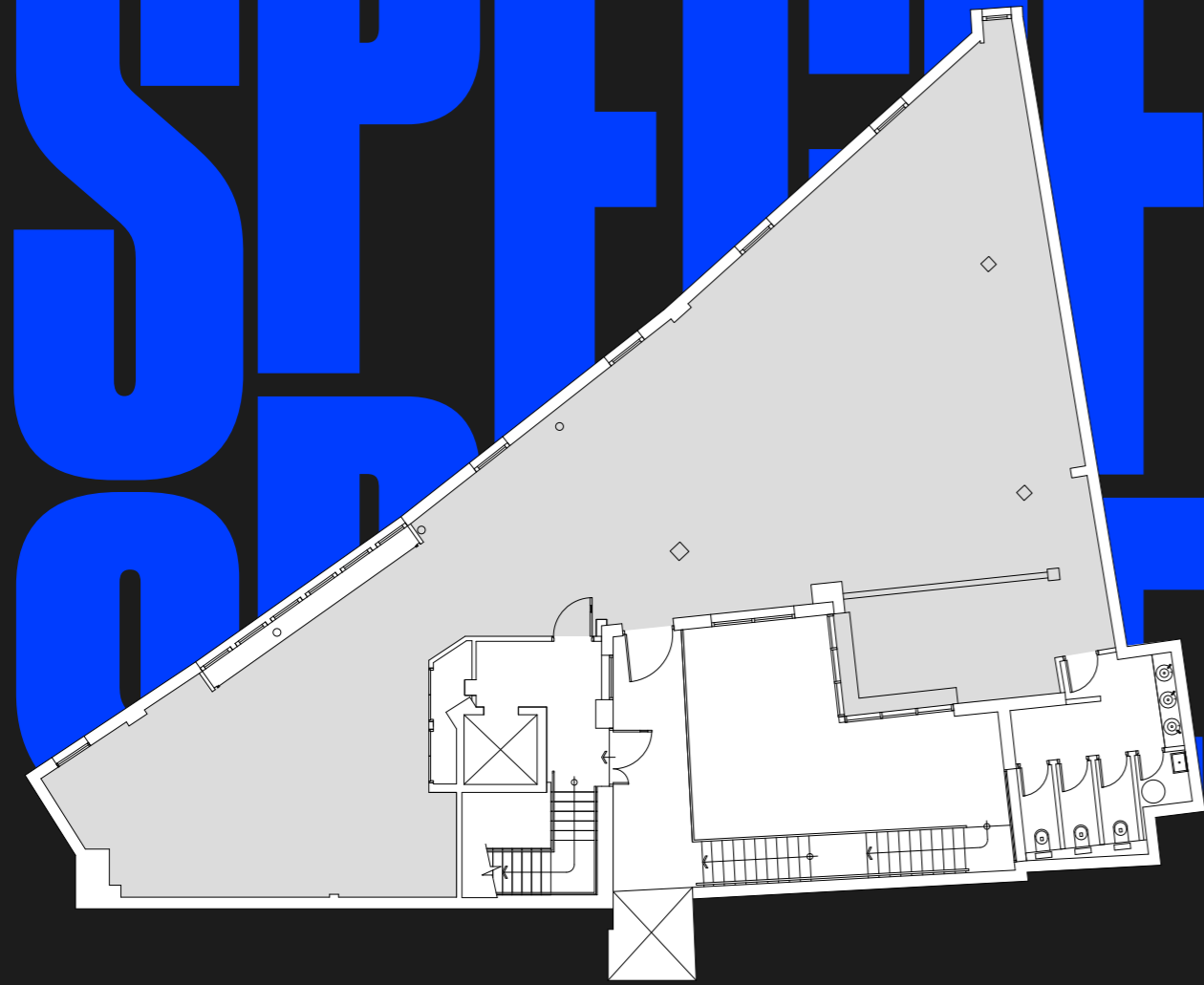
YARDS OF OFFICE SPACE IN THE HEART OF KING'S CROSS

Noah's Yard offers an opportunity for a business to have their HQ in the heart of King's Cross.

It is a characterful self-contained building comprising three floors of office space. The building benefits from a private courtyard, third floor terrace and excellent character.

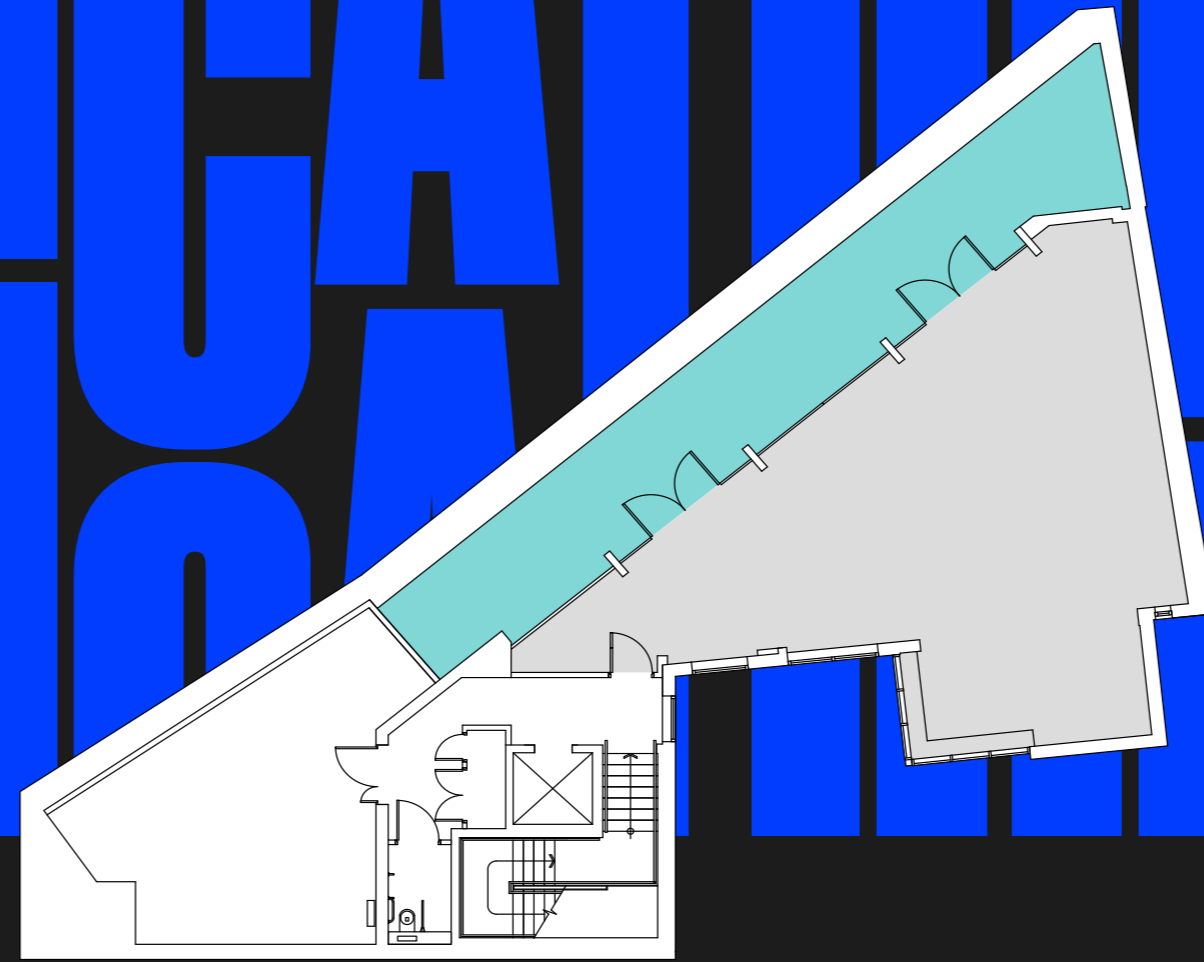


Office Space



TYPICAL UPPER

2,416 SQ FT | 224 SQ M



THIRD

1,217 SQ FT | 113 SQ M

Floors	Sq Ft	Sq M
Third Floor	1,217	113
Second Floor	2,416	224
First Floor	2,390	222
Ground Floor	316	29
Total	6,339	589

● OFFICE ● TERRACE ● CORE

NOT TO SCALE. INDICATIVE ONLY.



NEWLY REFURBISHED
CAT A OFFICES



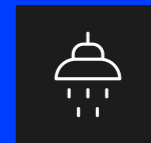
DEDICATED
RECEPTION AREA



PASSENGER
LIFT



CYCLE STORAGE
AND LOCKERS



SHOWERS



PRIVATE
COURTYARD



TERRACE ON
THIRD FLOOR



FULLY ACCESSIBLE
RAISED FLOOR



CEILING MOUNTED
LED LIGHTS



EXPOSED
SERVICES



NEW VRF AC
WITH VAM HEAT
RECOVERY



EXCELLENT
NATURAL LIGHT

01

MINUTES WALKING TO KING'S X ST PANCRAS



06

MINUTES TUBE TO LIVERPOOL ST



05

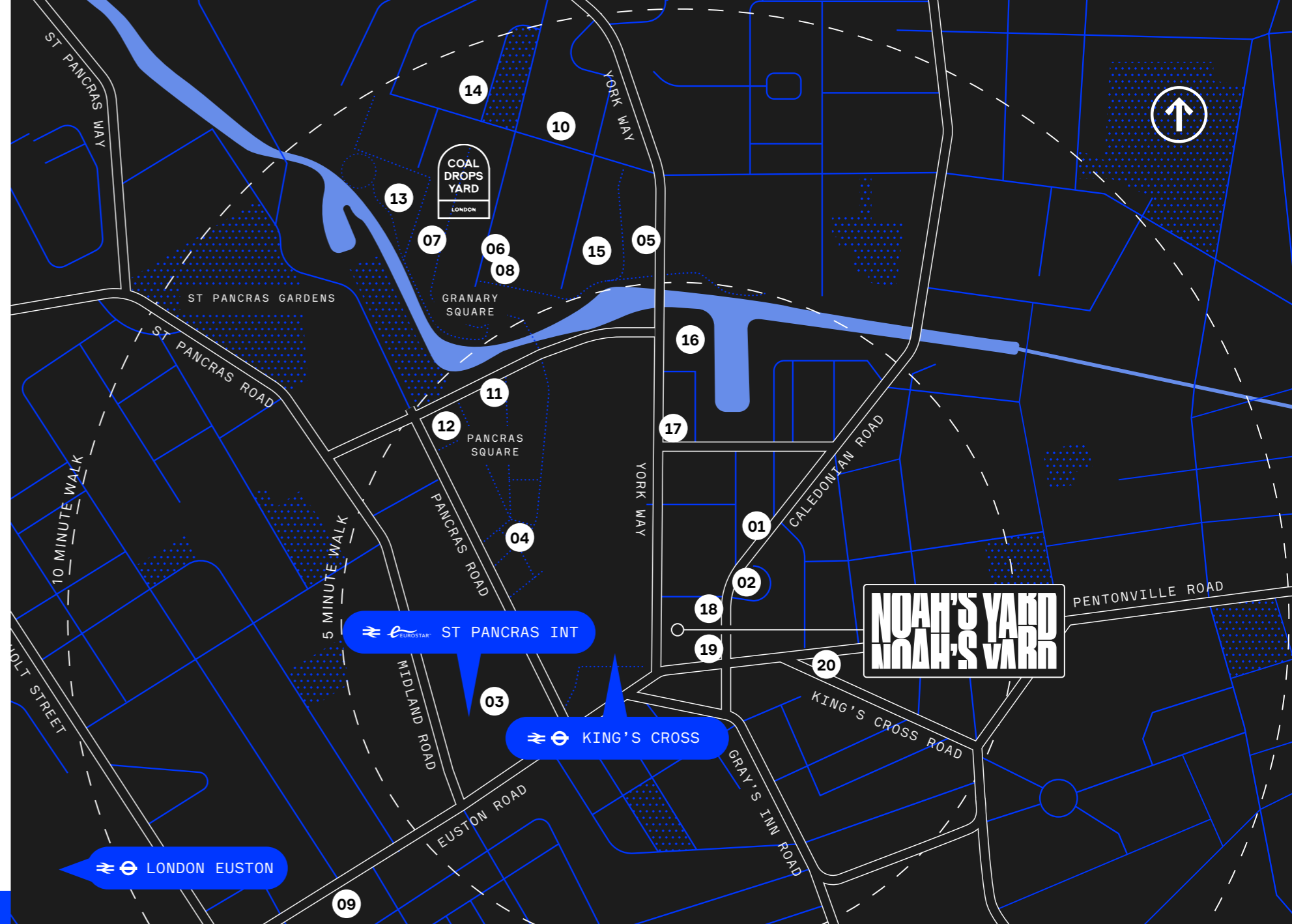
MINUTES WALKING TO COAL DROPS YARD



A HUB FOR COMPANIES BUILDING THE FUTURE

Located on York Way, Noah's Yard is positioned in the creative tech-hub of King's Cross, just a 1 minute walk away from King's Cross St Pancras Station.

A hive of activity, tenants will benefit from being in close proximity to the retail and leisure destinations of Granary Square and Coal Drops Yard.



LOCAL AMENITIES

- 01 FLAT IRON
- 02 SIMMONS BAR
- 03 ST PANCRAS BRASSERIE & CHAMPAGNE BAR
- 04 GERMAN GYMNASIUM
- 05 FRAME
- 06 DISHOOM
- 07 BARRAFINA
- 08 CARAVAN
- 09 BARRY'S BOOTCAMP
- 10 EVERYMAN CINEMA
- 11 HOPPERS
- 12 PANCRAS SQUARE LEISURE
- 13 PORTE NOIRE
- 14 LITTLE CREATURES BREWERY
- 15 WAITROSE
- 16 ROTUNDA BAR & RESTAURANT
- 17 FRANKO MANCA
- 18 ROSA'S THAI KITCHEN
- 19 HONEST BURGERS
- 20 BLACK SHEEP COFFEE



CONTACT CONTACT

DROP US A LINE

Hannah Buxton
hannah.buxton@rx.london
+44 7976 747 569



Jack Moates
jack.moates@rx.london
+44 7494 232 394

Catherine Lloyd
catherine.lloyd@rx.london
+44 7795 445 833

Josh Perlmutter
jp@compton.london
+44 7814 699 096

Compton

Sonia Oberoi
so@compton.london
+44 7840 840 891



TERMS

A new lease is available direct from the Landlord for a term by arrangement.

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