

Workplace Co.

NOAH'S YARD

10 YORK WAY, KING'S CROSS, LONDON, N1 9AA

THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



NOAH'S YARD

A stunning fully fitted duplex office arranged over the 2nd & 3rd floors of a recently refurbished building, located directly opposite King's Cross Station.

This stylish workspace offers a mix of open-plan offices, breakout areas, and meeting rooms, ideal for modern, collaborative working. The property also benefits from a private terrace and courtyard, providing excellent outdoor space for informal meetings or staff downtime.

Internally, the space includes a dedicated bar area, perfect for entertaining clients or hosting team events, alongside high-quality amenities such as bike storage, shower facilities, and a passenger lift. The building is DDA compliant, ensuring accessibility for all.

Available by way of a **new lease** direct from the Landlord.




| Floor | SQFT | Rent | Rates | Service | £ Monthly | £ Annually |
|-----------|-------|--------|-------|---------|------------|------------|
| 2nd & 3rd | 3,633 | £84.50 | £22 | £7.50 | £34,513.50 | £414,162 |

Also available as a fully managed lease from £41,900 pcm managed by **WORKPLACE+**

Key Features

- 2nd & 3rd Floor Duplex Office
- Fully fitted & recently refurbished
- Private roof terrace
- Bar and breakout space
- Meeting rooms
- Secure gated courtyard
- Bike storage & shower facilities
- Passenger lift
- DDA compliant
- Directly opposite King's Cross Station

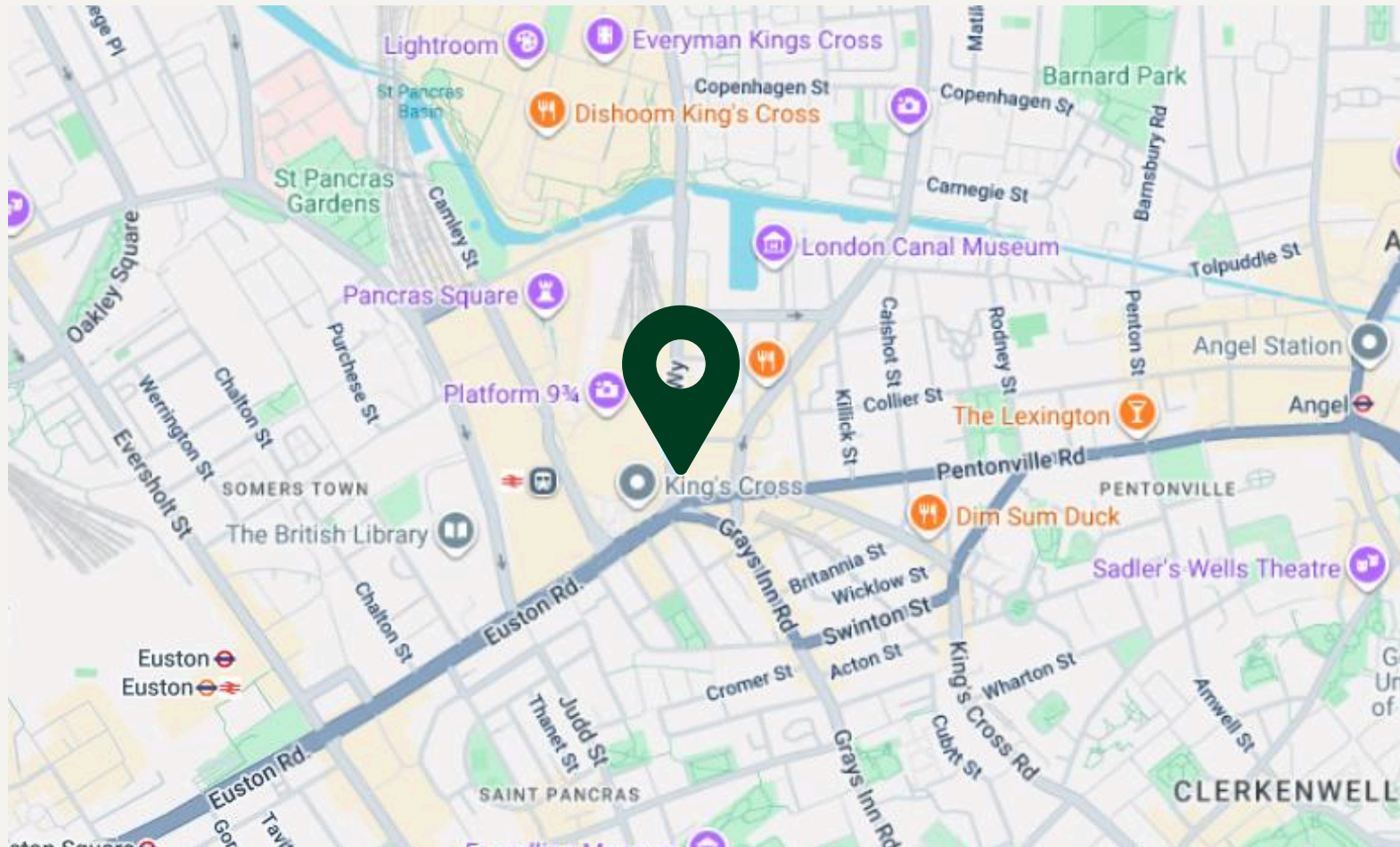
Nearby Stations

-  King's Cross (<1 mins walk)
-  Euston (13 mins walk)
-  Angel (15 mins walk)

NOAH'S YARD

Situated in the heart of King's Cross, Noah's Yard occupies a prime position directly opposite King's Cross Station, one of London's best-connected transport hubs. The area has undergone significant regeneration, transforming into a vibrant destination for business, leisure, and culture.

Tenants benefit from immediate access to six Underground lines, National Rail, and Eurostar services via King's Cross St Pancras, providing unrivalled connectivity across London, the UK, and Europe.



GALLERY



VIEWINGS

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