

CANALSIDE STUDIOS, 8-14 ST PANCRAS WAY NW1

1,811 – 3,946 SQ FT

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS



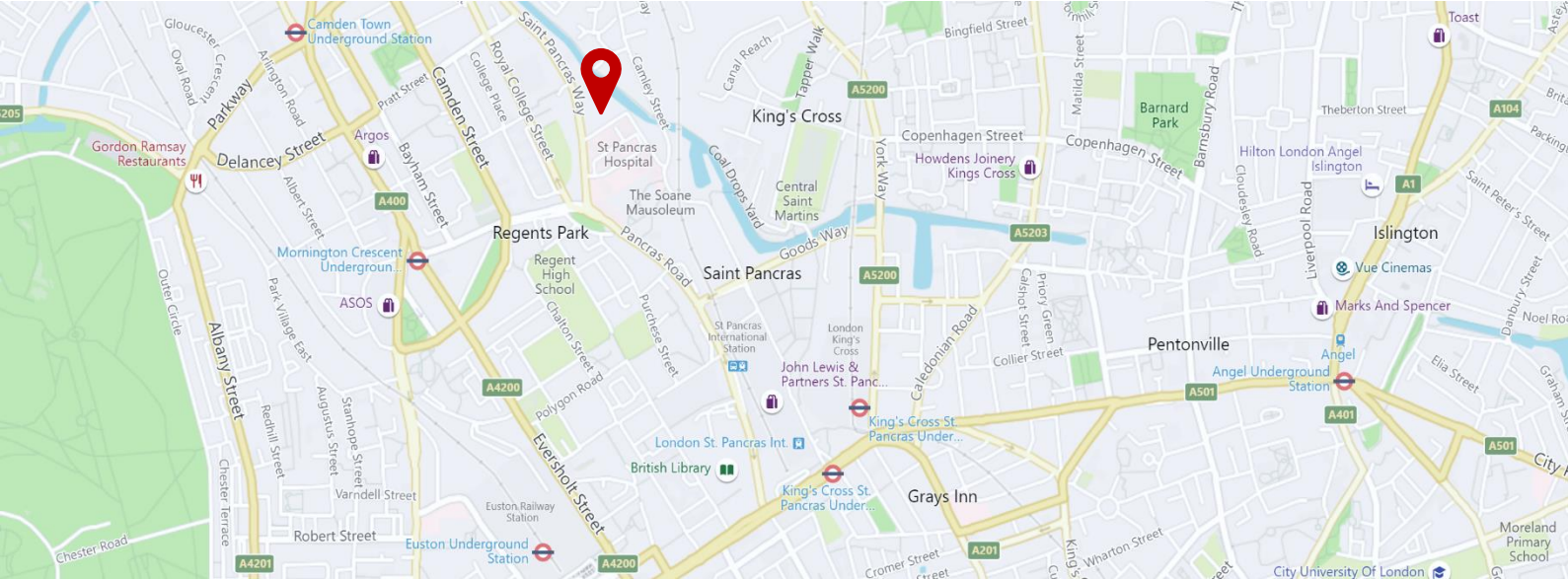
FURNISHED - CANALSIDE VOLUMINOUS WAREHOUSE STYLE SPACE...

Canalside Studios is a former factory building with modern characterful features, accessed through a contemporary manned reception giving a good arrival factor. The space benefits from a central double height atrium and an active frontage onto Regent's Canal (with outdoor courtyard area).

Reception & Concierge	Furnished workspace	Dedicated meeting room	Suspended lighting	Carpeted raised floors	Central heating
Warehouse features	Ground floor terrace on Canal	24 Hr Access & CCTV security	Car parking by separate arrangement	Secure bike racks	WC's & shower

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LOCATION

The property is located on St Pancras Way, a short walk to Kings Cross St Pancras train and underground stations, Mornington Crescent & Camden Stations are also nearby.

Good location near the main Kings Cross Estate & Coal Drops Yard giving easy access to a wealth of cafes, bars & restaurants.

TRANSPORT

Camden Station (8 min walk) Northern Lines

Mornington Crescent (9 min walk) Northern Lines

Kings Cross St Pancras Station (10 min walk) National Rail, Eurostar, & Various Underground Lines

Various bus routes available along nearby Pancras Road.

FLOOR	SIZE (SQ FT)	RENT (PA)	RATES (PA)	SC (PA)	TOTAL COST
Part 1 st	1,917	£91,000	£35,000	£28,000	£154,000
Part Ground	1,811	£86,000	£33,000	£26,000	£145,000
Part G Meeting	218	£11,000	£4,000	£3,000	£18,000
Total	3,946 sq ft	£188,000	C.£72,000	C.£57,000	c.£317,000

TENURE Leasehold
LEASE Available by way of a flexible lease direct from the LL for a term by arrangement

EPC C(61)
OTHER Available on completion of legal's.

VIEWING

Strictly by appointment through landlord's joint sole agents:

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Ian Bradshaw
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