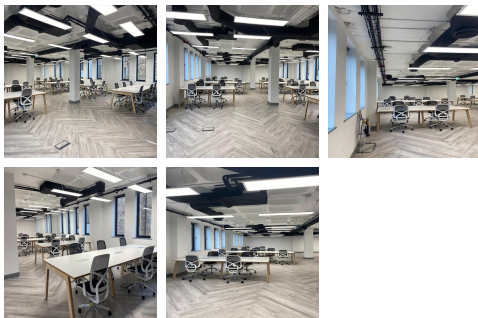


Serviced Office Space UK

London WC1X 8QB



The workspace is just 3 minutes walk from King's Cross and Saint Pancras International stations which offer access to six London Underground lines (Victoria, Piccadilly, Northern, Hammersmith and City, Circle and Metropolitan), Mainline Rail and Eurostar services to mainland Europe. In addition, King's Cross is just one Underground stop from London's newest major infrastructure project, the Elizabeth Line (Crossrail) at Farringdon. King's Cross station provides fast, direct services to Cambridge. Cambridge has long been an established global centre for science and innovation, built on industry and world-class academic links.

The workspace has a 13,263 square feet total floor area over lower ground, ground and four upper floors. The centre comprises 11,389 square feet of Grade A office and has a prominent 1,874 square feet ground floor retail unit. The offices benefit from excellent natural light and have a contemporary Category A+ condition, including data cabling to risers and pre-installed kitchenettes on each floor. The refurbishment also included the installation of new end-of-commute facilities, including bicycle racks (accessed via a secondary entrance adjacent to reception), showers and lockers. The workspace allows clients 24-hour access seven days a week with free high-speed WIFI accessible all through the centre. In addition, there are lounges and breakout areas where tenants can take a break during a hectic workday.

transport links

Underground	King's Cross St. Pancras Underground Station
Train Station	London King's Cross
Road Link	N/A
Airport	London City Airport

Serviced Offices

- **Price** : Â£690 pcm
- **Min Price** : Â£690 pcm
- **Min Size** : 25 wkstns
- **Max Size** : 38 wkstns
- **Total Size** : 63 wkstns
- **Min Term** : 1 mnths
- **Max Term** : 36 mnths