



MAKING MOVES



EXIT



**PART 5TH FLOOR,
KINGS PLACE,
90 YORK WAY,
LONDON,
N1 9AG**

8,352 SQ FT

HIGHLIGHTS:

- Floor Currently Available in as Seen Condition
- CAT A+ Works due to Begin End of the Year
- Ability to have Input in Fit Out Layout
- New LED Panel Lighting
- Excellent Views
- Great Levels of Natural Light
- Manned Reception Entrance
- Newly Refurbished End of Trip Facilities
- Onsite Café and Lounge Area
- Short Walk from Kings Cross St Pancras Station

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is perfectly located next to Kings Cross Station, providing easy access across London and to the national rail network.

The area is known for attractive, big name tech companies such as Google and Facebook.

The office is just across the river from Granary Square and Coal Drops Yard, perfect for lunch and drinks after work.



DESCRIPTION:



The office is being refurbished and delivered in a fully fitted condition with a large kitchen and breakout area, boardroom, meeting rooms and open plan desk area.

The floor has great levels of natural light and fantastic views across London.

The building has a newly refurbished manned reception entrance, bike storage, showers and onsite café.

TERMS:



Available by way of a flexible sublease for 5 years.

EPC:



The building has an EPC rating 'C'

VAT:



The building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Part 5 th	8,352	£79.50	£12.94	£25.63	£986,121	£82,177

VIEWINGS:

Strictly through appointment by sole agent:

George Marmont
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Rachel Stead
Email: rs@makingmoves.london
Tel: 07471 998225 or 020 3595 3121



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OLD FIT OUT – FLOOR TO BE REFURBISHED



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