



EXIT



# PART 3<sup>RD</sup> FLOOR, THE COAL OFFICE, STABLE ST, N1C 4PQ

578 SQFT



Plug & Play



Opportunity to be a part of a creative community at the Tom Dixon HQ



Communal Kitchen and Breakout



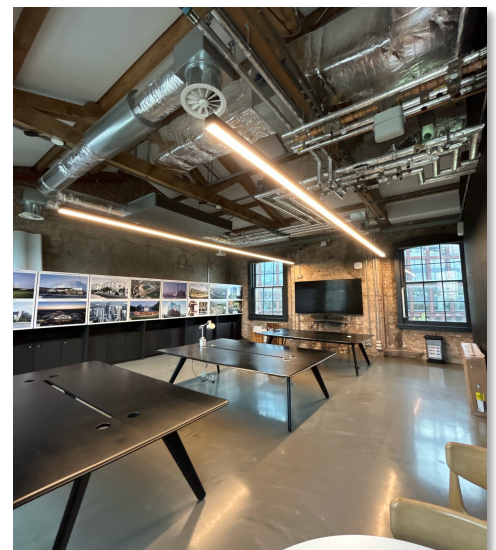
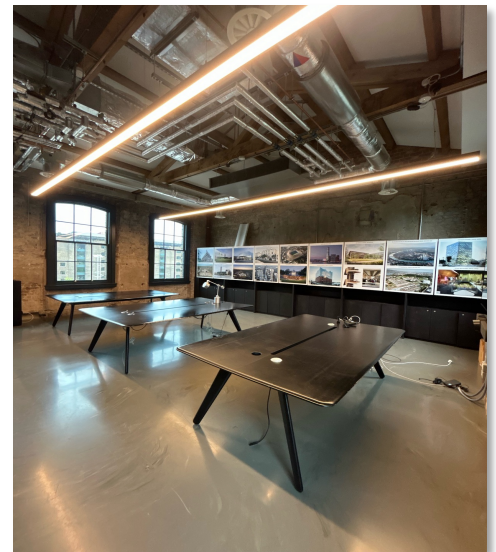
All-inclusive monthly rent



Great Natural Light



Characterful, Warehouse Style Office



VIEW NOW 07471 998225 OR 07551 158799

[info@makingmoves.london](mailto:info@makingmoves.london)

[www.makingmoveslondon.co.uk](http://www.makingmoveslondon.co.uk)



## DESCRIPTION & LOCATION

Experience the distinctive atmosphere of Tom Dixon's space at the Coal Office, and take this unique opportunity to become part of a vibrant creative community.

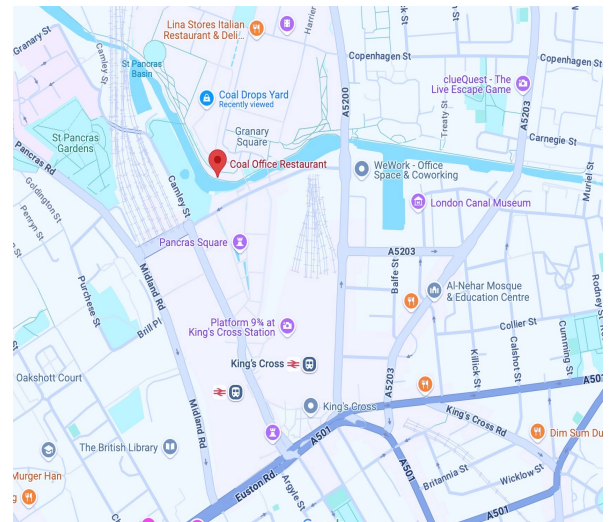
This office features an open-plan layout with a Victorian industrial warehouse style. It benefits from excellent natural light thanks to dual-aspect windows and includes amenities such as a communal breakout area, kitchen, on-site toilets, and a shower.

Right in the heart of King's Cross, the location offers unbeatable transport connections and sits on the doorstep of Coal Drops Yard- with its mix of great restaurants, independent shops, and cultural spots.



## TERM

The office is available to sublease until December 2027.



Floor	Size (sqft)	Quoting Inclusive Rent	Total (pcm)
Part 3 <sup>rd</sup> Floor	578.40	£155.60	£7,500



**GEORGE MARMENT**

Email: [gpm@makingmoves.london](mailto:gpm@makingmoves.london)

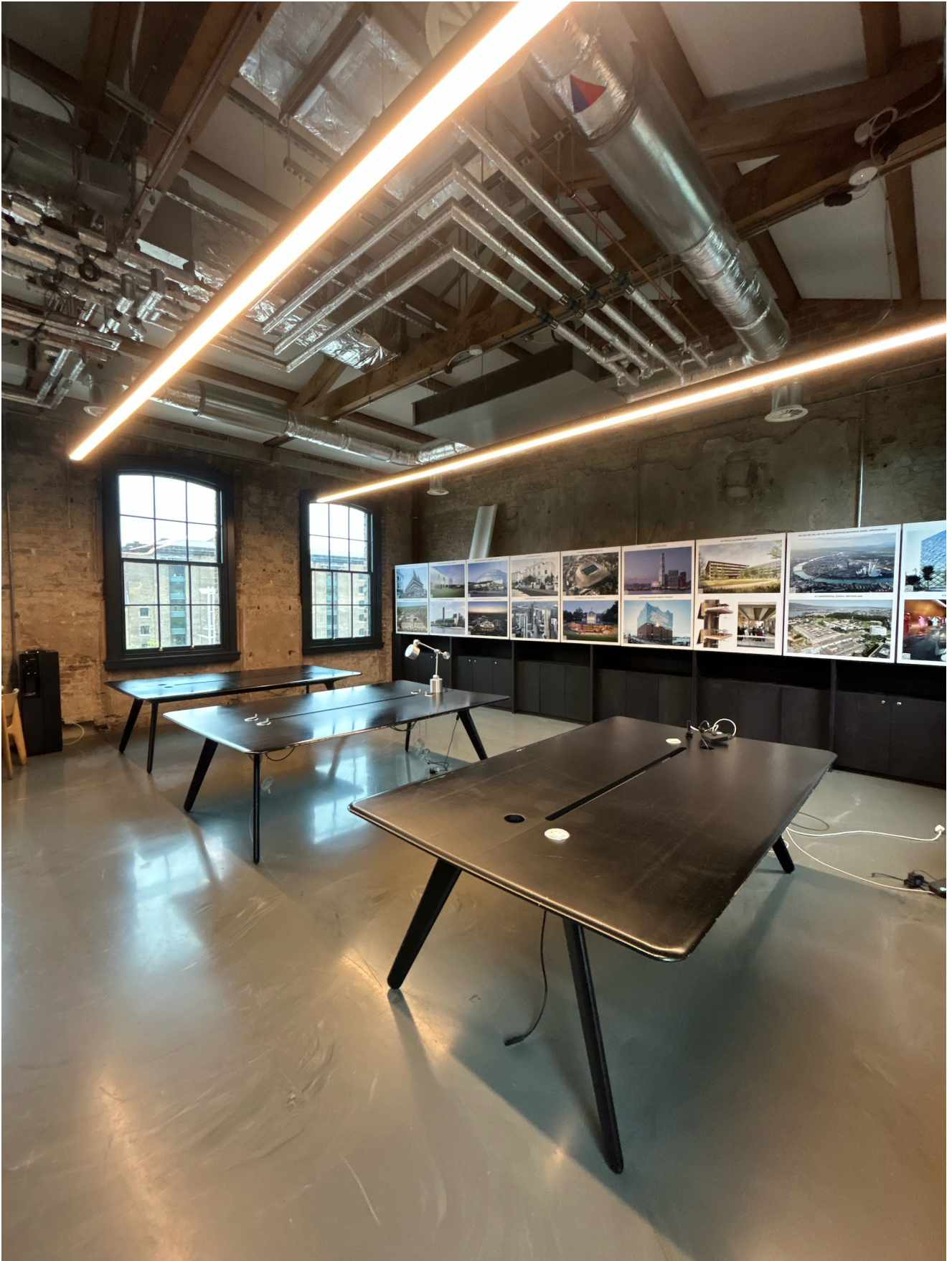
Tel: 07551 158 799

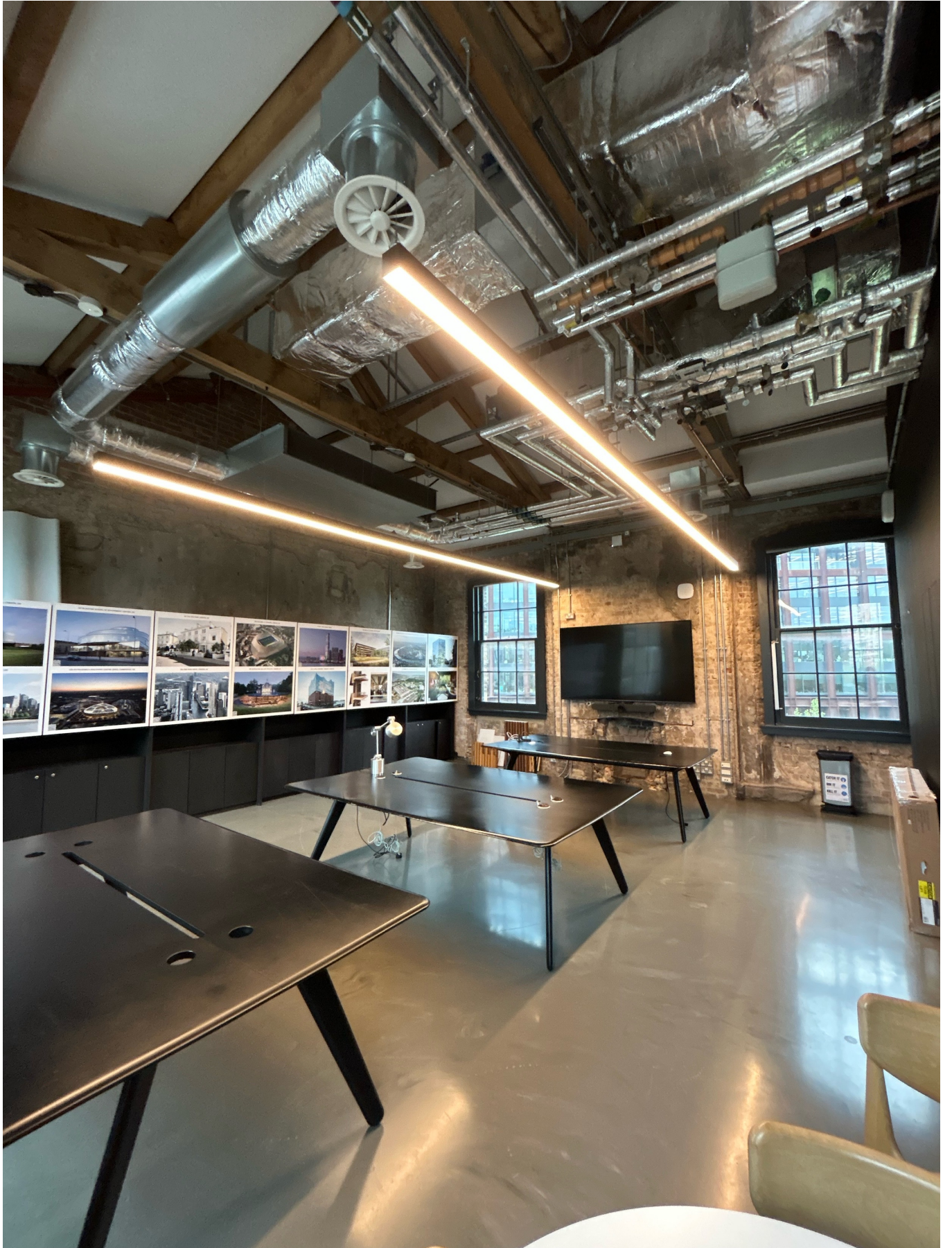


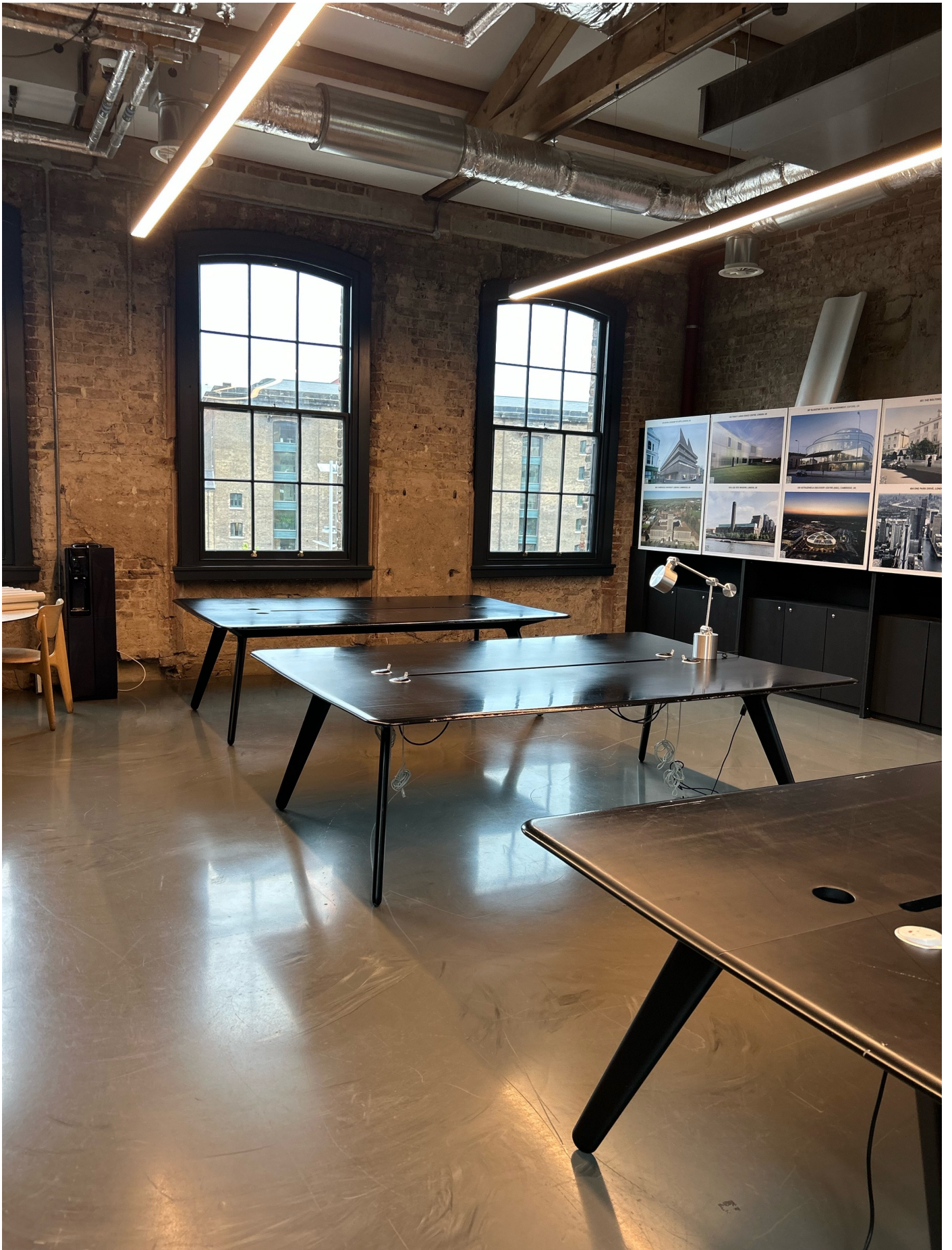
**RACHEL STEAD**

Email: [rachel.stead@makingmoves.london](mailto:rachel.stead@makingmoves.london)

Tel: 07471 998 225









MAKING MOVES

## HEAD OFFICE

8 Devonshire Square,  
London EC2M 4PL

## WEST END

Mortimer House,  
Fitzrovia, London,  
W1T 3JH

**TEL** 020 3595 3121

**E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london)

**WEB** [www.makingmoveslondon.co.uk](http://www.makingmoveslondon.co.uk)