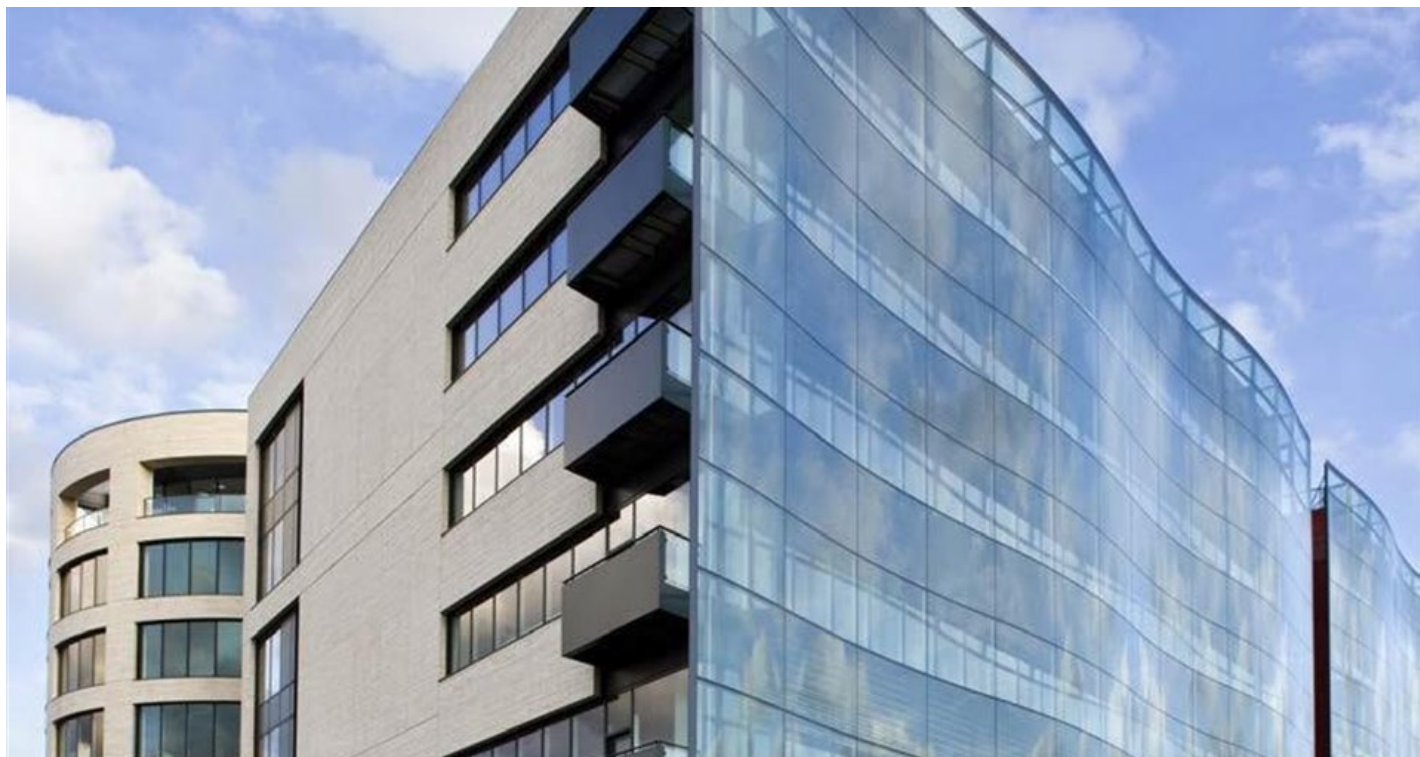


KINGS PLACE

90 YORK WAY, LONDON, NI 9AG



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Located in a stunning building overlooking the Regent's Canal, this location is a co-working space that's fit for royalty. A beautifully crafted working environment awaits those who come to Kings Place with a mixture of private and co-working offices throughout the space. A premium finish and crisp modern interior will make you feel like royalty as you enjoy one of the many vast common spaces, meeting rooms and lounge areas. A friendly onsite time and manned reception will make you feel at home as they take care of all of your enquires and help you with your day to day tasks.

LOCATION

The surrounding new development is home to some of London's most forward-thinking cultural institutions and companies, and a stone's throw away from the site of the new Google campus. A pleasant 5 minute walk to King's Cross tube station and St Pancras International gives you great coverage of central London and Europe. A wealth of local restaurants, bars and pubs serve this site very well and mean that there are no shortages of places to visit at lunch or after work. The close proximity of Kings Cross Station means that you're only 10 minutes away from Shoreditch and the trendy nightlife scene there.

SPECIFICATION/AMENITIES

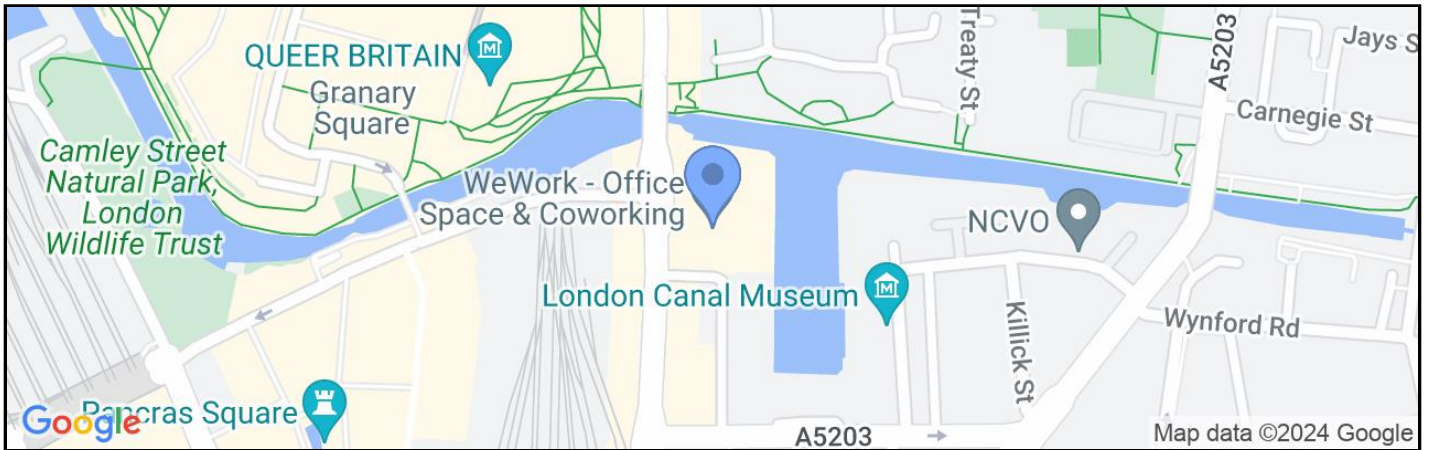
- Phone Booths
- Cleaning Services
- High Speed Internet
- Conference Rooms
- Bike Storage
- Reception
- WiFi
- CCTV

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. May 2024