

# EAST SIDE

EASTSIDE, KINGS CROSS, N1C 4AX



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The famed Kings Cross Station, home of platform 9 and three quarters and a huge travel link to the rest of the country hosts an exciting and innovative co-working and private office complex. With a discreet entrance on the corner of York Way and Euston road, this space provides an interesting blend of sleek and modern scenery as well as great lounge and events spaces. High speed internet, meeting rooms, friendly staff, stocked kitchen areas and a relaxed working environment await all who visit.

## LOCATION

If you're planning on catching a train to Europe any time soon then you're in luck. Being situated in Kings Cross Station gives you great access to all of London, however being a 1 minute walk away from St Pancras International Station means that all of Europe truly lies at your doorstep. This space also benefits from the ever growing Kings Cross Square food markets which provide authentic street food from around the world. In addition to this, you're only 2 train stops away from Shoreditch meaning a vibrant nightlife scene is never too far away.

## SPECIFICATION/AMENITIES

- Kitchen/Dining Areas
- Focus Booth
- CCTV
- Reception
- Onsite Staff
- WiFi
- Natural Light

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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

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### Subject to Contract

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