



ONE  
HAND AXE  
YARD

KING'S CROSS

# Hello...

9,411 sq ft of self-contained office space in  
a gated mews in London's vibrant King's Cross

# ALL IN ONE

9,411 sq ft of high quality plug and play office space. Arranged over two floors the space is connected via a feature staircase and is perfectly located just moments from London's vibrant King's Cross.

## HIGHLIGHTS

- \_Fully fitted and furnished
- \_Self-contained office space
- \_Safe and secure gated mews
- \_Outside space in landscaped mews
- \_Kings Cross station in just 4 minutes
- \_New flexible lease direct from the landlord

## SUMMARY SPECIFICATION



Auditorium



Fitted kitchens on both floors



Shower rooms



Cycle store onsite



Efficient floor plates



WCs on each floor



Suspended lighting



Exposed ceiling finish



24/7 access



EPC C: 74 rating







^ Ground floor internal staircase

v Ground floor townhall



^ Ground floor dedicated desk area

v Ground floor dedicated desk area and lockers





^ Lower ground 16-seat boardroom/meeting room



^ Lower ground 6-seat meeting room

v Lower ground informal meeting space



v Lower ground meeting space



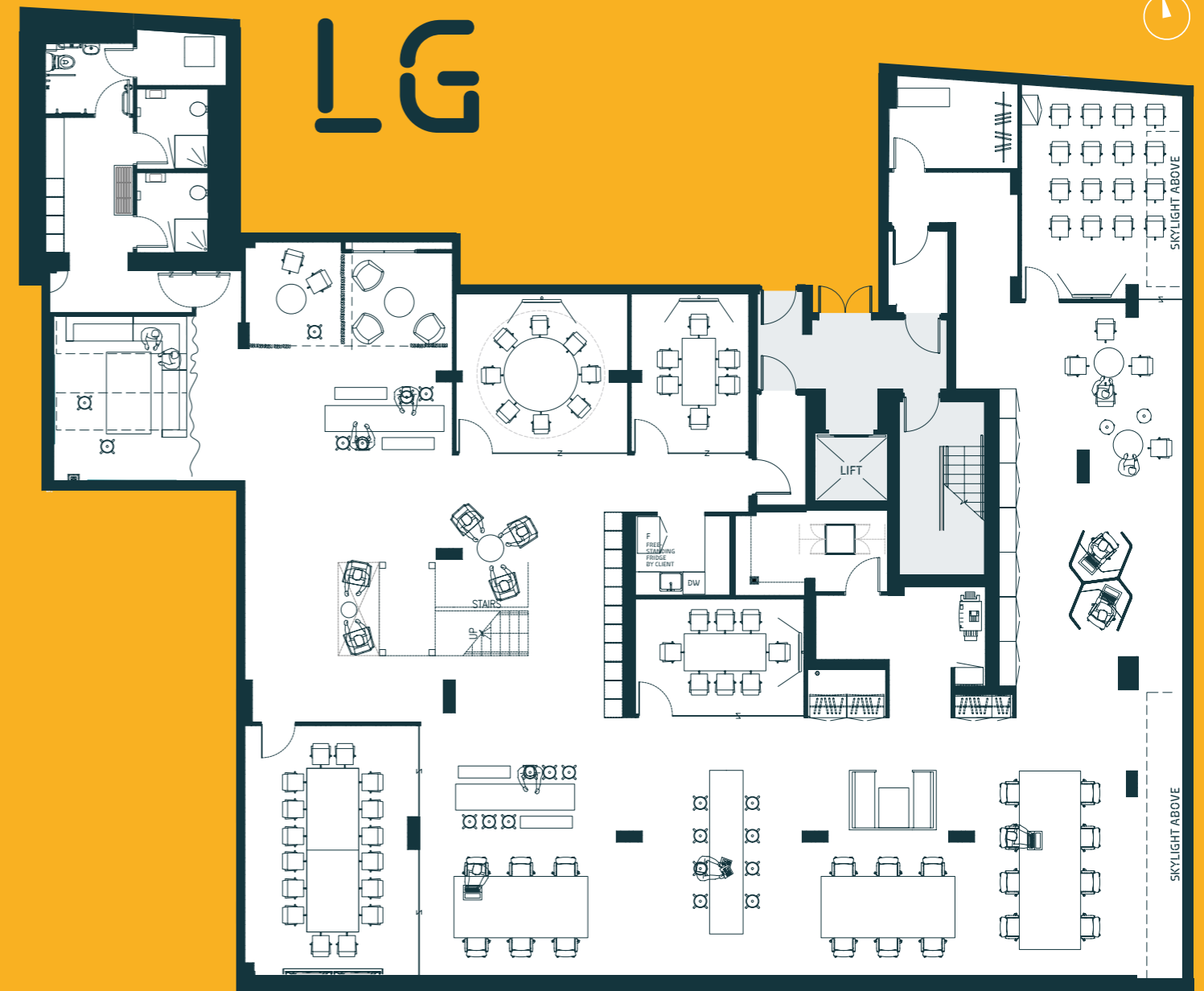
# SPACE PLAN

TOTAL AREA	9,411 SQ FT (874.3 SQ M)
GROUND	4,117 SQ FT (382.5 SQ M)
LOWER GROUND	5,294 SQ FT (491.8 SQ M)

52 dedicated desks  
 24 touchdown desk  
 16-seat boardroom/ meeting room  
 12/16-seat auditorium/meeting room  
 Townhall / auditorium space

2 8-seat meeting rooms  
 6-seat meeting room  
 9 break out areas  
 3 Tea points  
 2 copy points

1 DDA WC  
 1 DDA WC / Shower room  
 2 WC / Shower rooms  
 Lockers



# KING'S CROSS

One Hand Axe Yard is located just 4 minutes walk from King's Cross which offers Eurostar, mainline and underground connections making it a world class lifestyle destination.

King's Cross has also become London's new tech destination. The area has become a hub for tech giants and startups alike – as well as notable academic and cultural institutions.



Travel times are approximate and taken from Google maps and nationalrail.co.uk

St Pancras International Hotel



Open air exhibitions, Coal Drops Yard



Restaurants and cafés



Cafés and restaurants

Regent's Canal



King's Boulevard



The Coal Office, Coal Drops Yard



Granary Square, King's Cross



Canalside steps

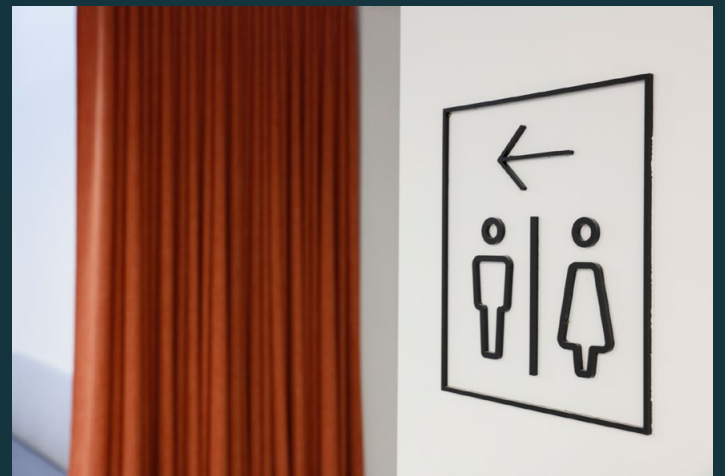
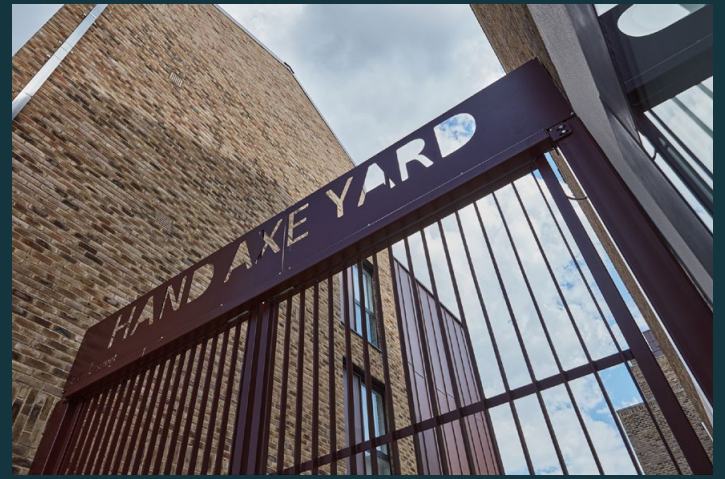


St Pancras International Station



Granary Square Brasserie





**Term:** A new lease is available direct from the Landlord for a term by arrangement

**Quoting Rent:** On application



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