



THE LIGHTHOUSE

OVERVIEW

1 Kings Cross Bridge is an iconic period building with a lighthouse on its roof, projecting a striking image visible from nearby King's Cross station.

There are multiple seating areas to suit every working style, including private phone booths and bookable meeting rooms with best-in-class technology.

On the top floor the building boasts a bar and roof terrace which offer a natural networking space to talk, connect, and share.

By choosing a calming neutral palette of earthy tones and adding plants and greenery to bring the outside in, a relaxing and restorative space is created.

AMENITIES

Lounge Areas

Roof Terrace

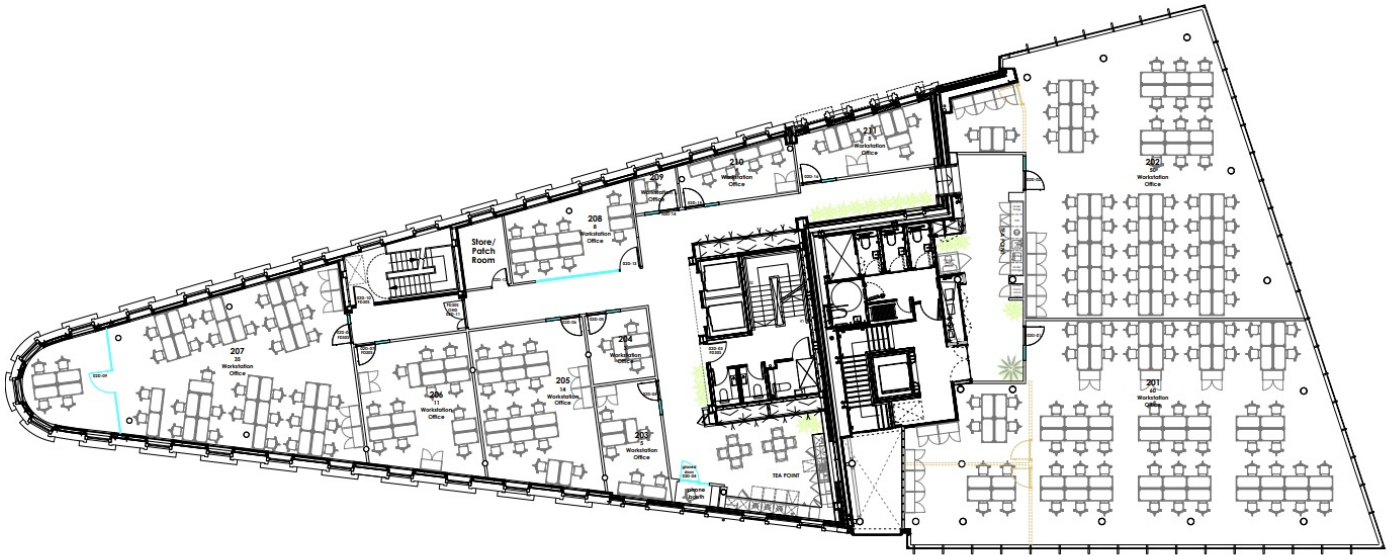
Phone Booths

Breakout Space

Showers

Bike Storage





TERMS

Flexible by arrangement

SUMMARY

Available Size	50 sq ft to 40,000 sq ft
Price	£900 per desk per month
Business Rates	Included in desk rate
VAT	Elected

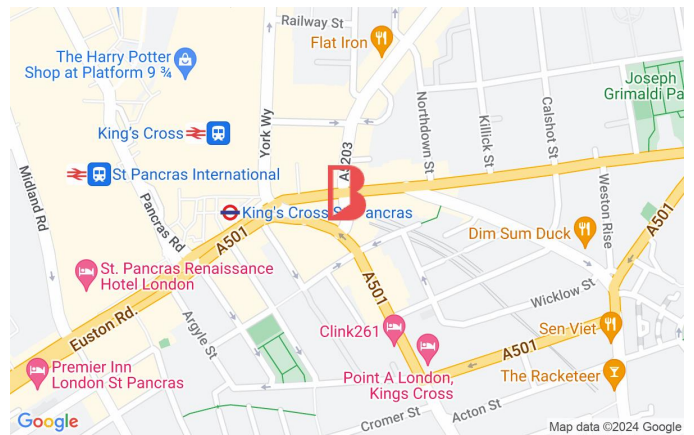
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

The Lighthouse's proximity to King's Cross and St Pancras International stations makes it a practical choice for commuters in and outside of London. There are multiple underground lines passing through as well as direct access across the UK and mainland Europe.

The area around King's Cross has been transformed in recent years into a food and retail destination. There are multiple options from high end restaurants to street food from around the world.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.