



THE CONNOLLY WORKS

OVERVIEW

The Connolly Works is a flexible workspace in Kings Cross set within a beautiful warehouse packed with history.

Once occupied by Connolly Leather, leather goods were produced for famous British car manufacturers including Rolls Royce, Bentley, Aston Martin and Jaguar.

It comprises of office accommodation across 17,070sqft and features breakout space, meeting rooms, a gym, pool table and roof terrace with presentation screen.

Offices are available on flexible terms which allows occupiers the ability to expand at any stage of their agreement.

AMENITIES

Meeting Rooms

24 Hour Access

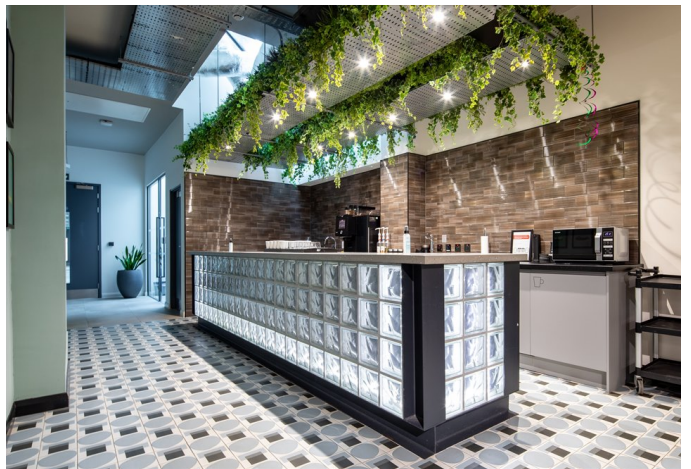
Excellent Natural Light

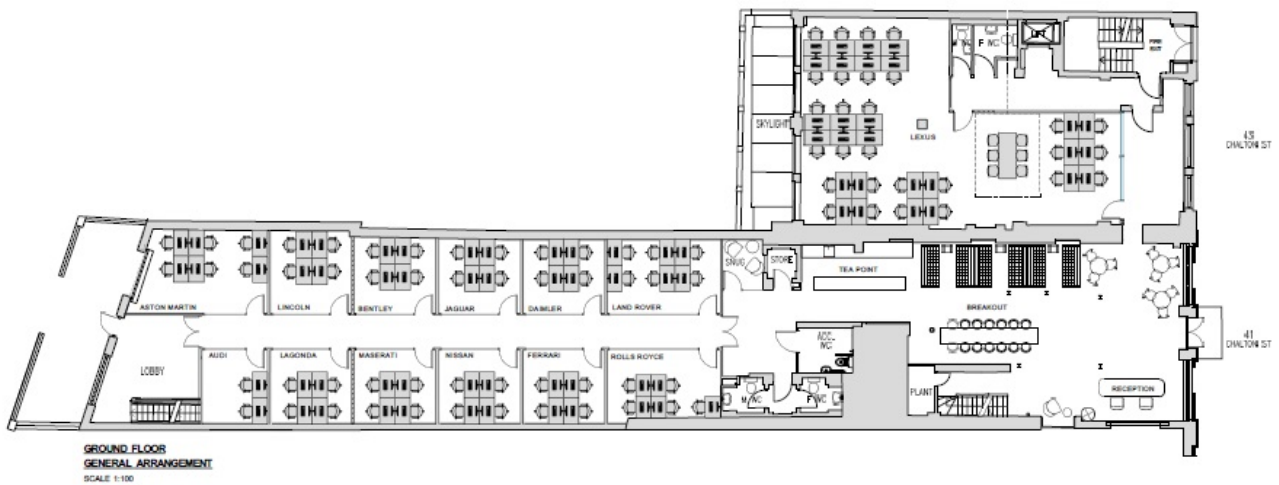
Bike Storage

Showers

Breakout Space

Roof Terrace





TERMS

Flexible by arrangement

SUMMARY

Available Size	50 sq ft to 17,000 sq ft
Price	£800 per desk per month
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

The Connolly Work is situated in between Kings Cross and Euston stations and within London's globally recognised Knowledge Quarter.

The building is one of the best connected in London with Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan, Victoria underground lines all within a few moments walk.

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