



## YORK HOUSE

### OVERVIEW

A striking and contemporary update to a 1980's work space, York House combines bright, collaborative work spaces with a gym, café and expansive terraces.

The building has been stripped back to its elegant frame, creating airy spaces that make the most of the natural light.

Newly created glazed openings at ground level and lower floors maximise daylight across the offices and communal lounges.

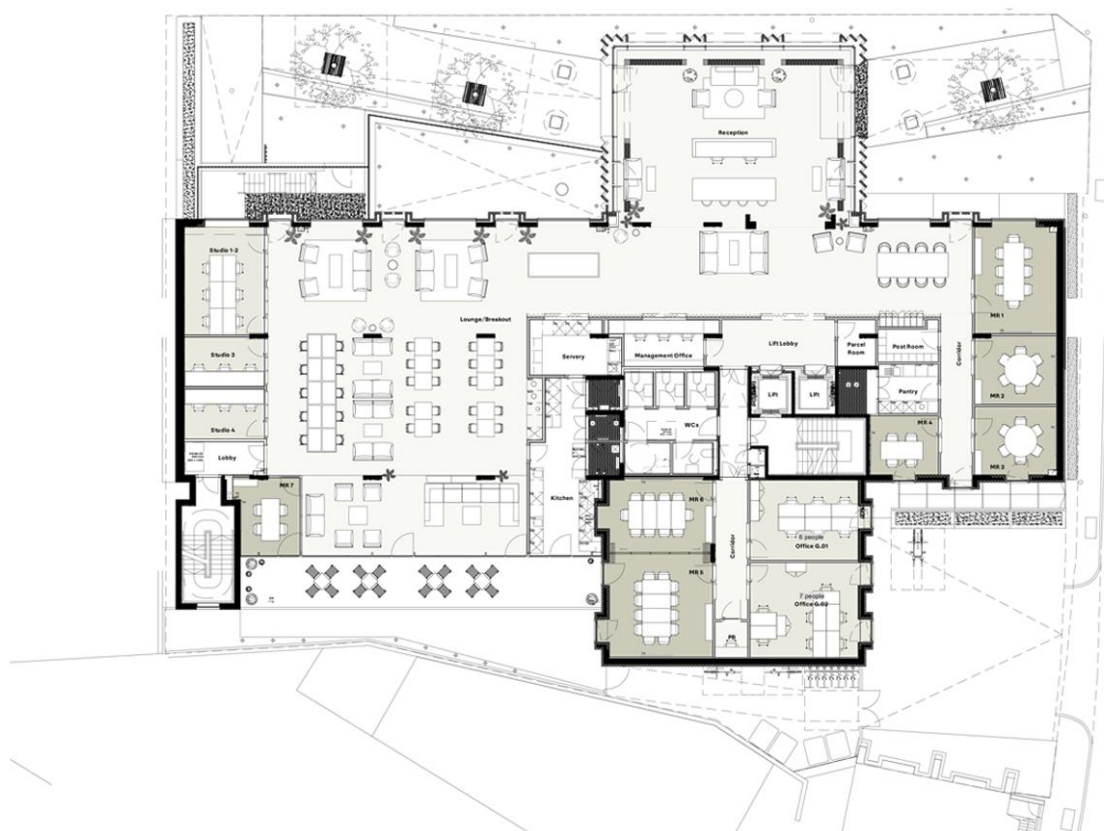
In addition to the onsite cafe there is fully equipped gym providing resistance, cardio, weights and lasses for all tenants.

### AMENITIES

- Cafe
- Breakout Space
- Lounge
- Gym
- Bike Storage
- Showers
- Phone Booths



## Ground Floor



## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 15,000 sq ft
Price	£750 per desk per month
Business Rates	Included in desk rate
VAT	Elected

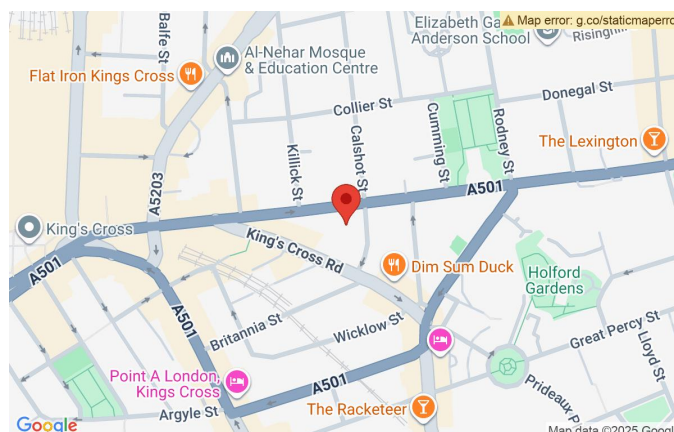
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

catherine@bureauoffice.co.uk

+44 (0)7811 11600



## LOCATION

York House is located on Pentonville Road only a few minutes walk from Kings Cross station. Kings cross is on multiple underground lines as well has being the terminus for Eurostar and many National Rail routes.

Kings Cross has been transformed in recent years to being a great location to work. There are also many restaurants and bars in the area with cuisines from all over 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.