



2,045 - 4,191 SQ FT AVAILABLE NOW

CONTEMPORARY CHARACTER

The building offers up to 4,191 sq ft of high-specification office accommodation, and benefits from a reception and waiting area. The ground and 1st floor are both fully fitted with meeting rooms, kitchens and open plan desk areas.

Situated on Northdown Street between Pentonville Road and Collier Street, the property is within a four-minute walk of King's Cross and St Pancras stations, providing outstanding transport links.



GROUND FLOOR WORKSPACE



GROUND FLOOR WELCOME AREA & PRIVATE OFFICE



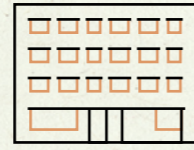
GROUND FLOOR TEAPoint



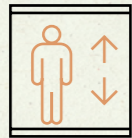
HIGHLIGHTS



Fully fitted Cat A+



Warehouse style accommodation



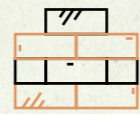
11 Person passenger lift



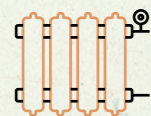
Excellent natural light



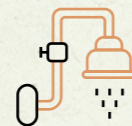
LED lighting



Exposed brick walls



Exposed cooling and heating system



End of trip facilities



1ST FLOOR BREAKOUT AREA



1ST FLOOR TEAPoint

NORTHDOWN HOUSE



1ST FLOOR MEETING ROOM



1ST FLOOR WORKSPACE



1ST FLOOR WORKSPACE & BREAKOUT AREA

AVAILABILITY

FLOOR	SQ FT	SQ FT
1st	2,146	199.4
Ground	2,045	190.0
TOTAL	4,191	389.4

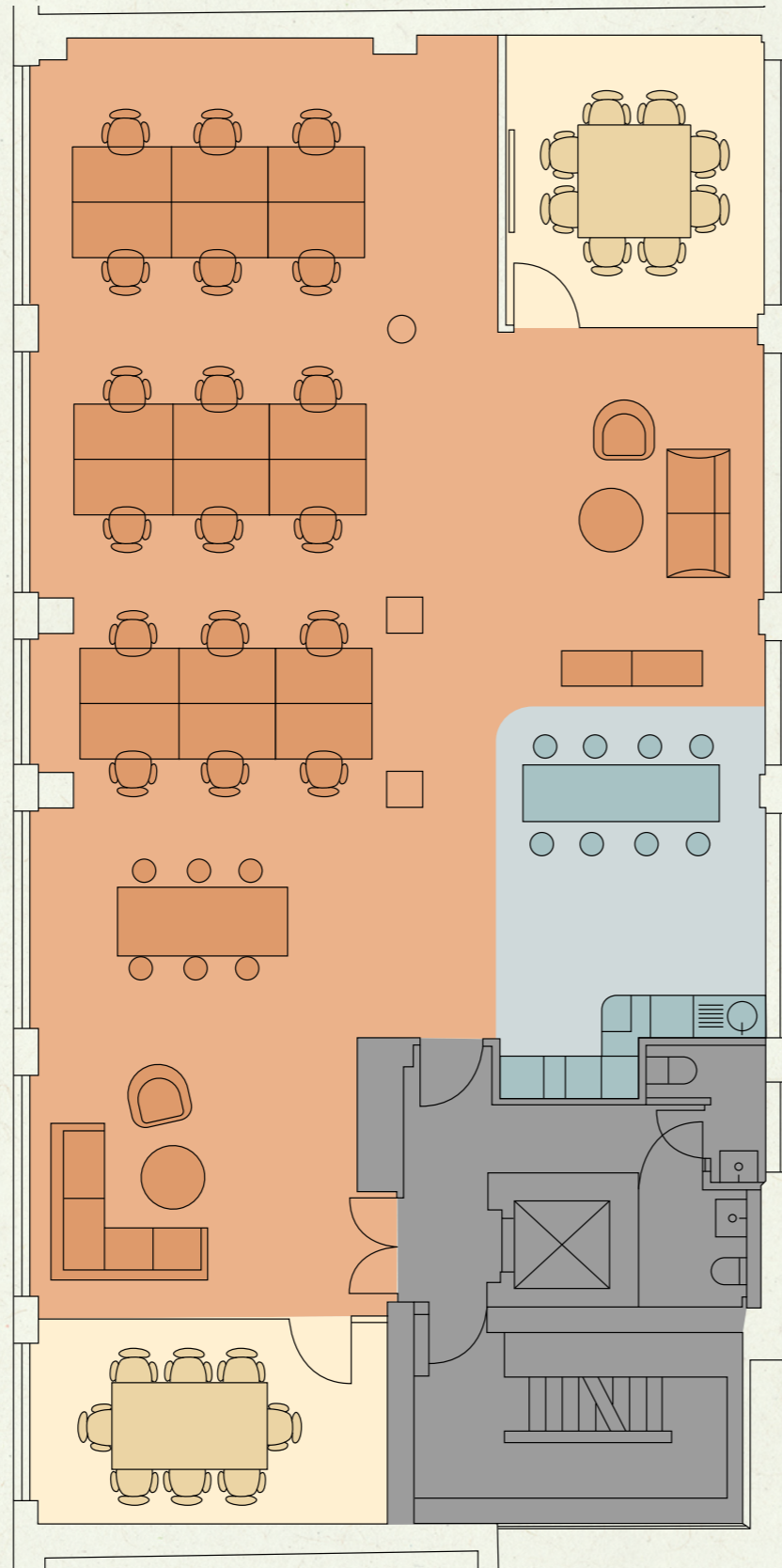
1ST FLOOR

2,146 SQ FT | 199.4 SQ M

SPACE OCCUPANCY

- 18 x Workspaces
- 1 x Welcome area
- 3 x Breakout areas
- 1 x Teapoint
- 2 x Meeting rooms

- Office
- Meeting Room
- Teapoint
- Core



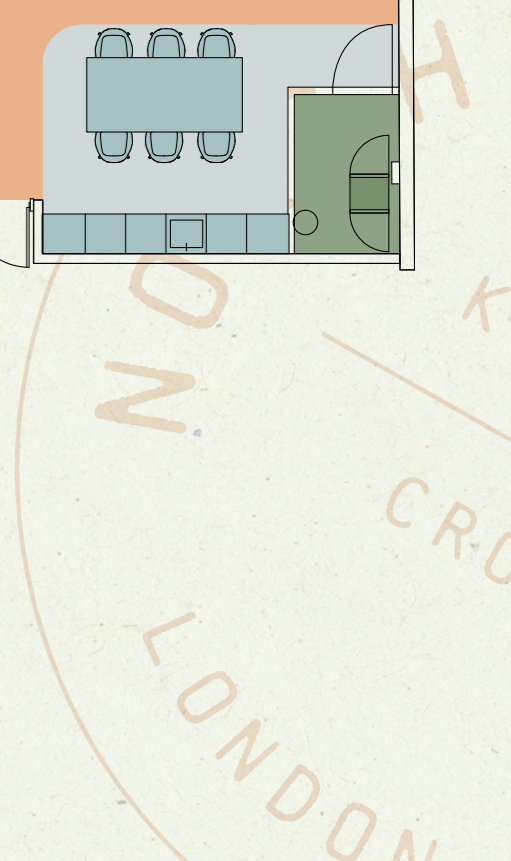
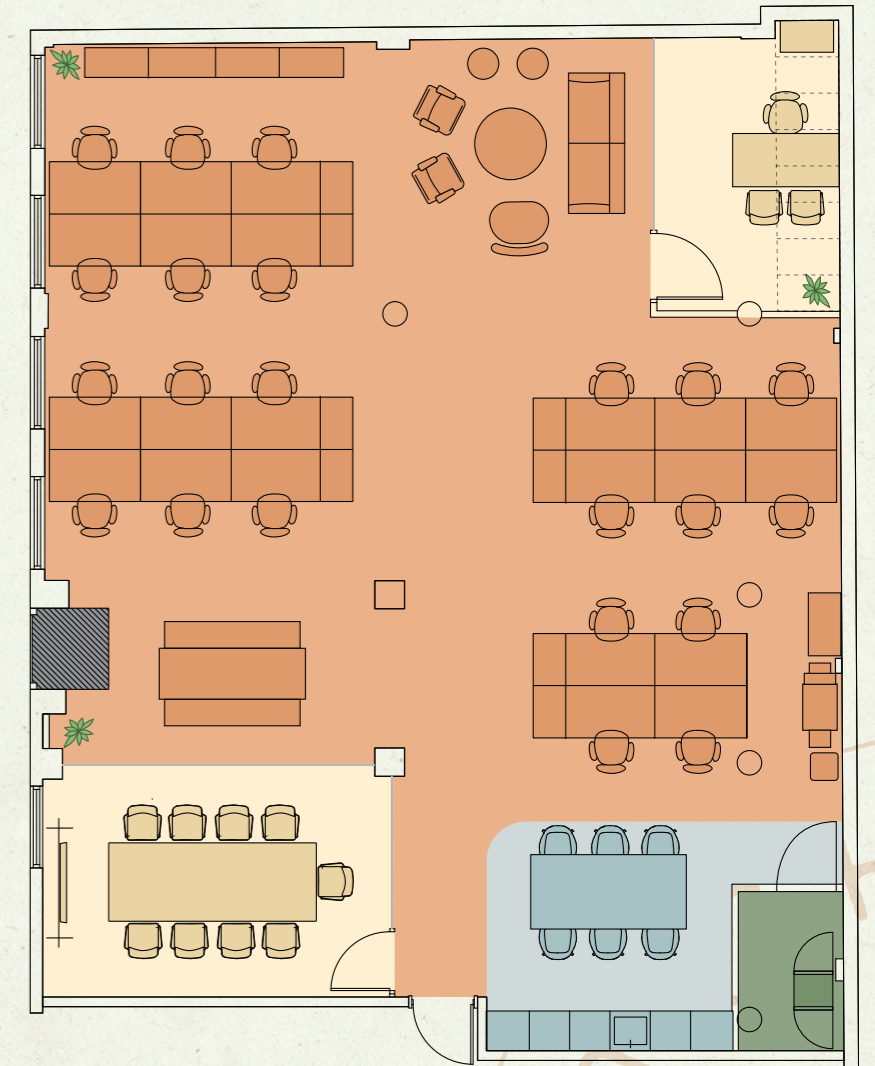
GROUND FLOOR

2,045 SQ FT | 190.0 SQ M

SPACE OCCUPANCY

- 22 x Workspaces
- 2 x Breakout areas
- 1 x Teapoint
- 1 x Boardroom
- 1 x Private office

- Office
- Meeting Room
- Teapoint
- Comms Store



LOCAL AMENITIES

RESTAURANTS/CAFES

1. Flat Iron
2. Rosa's Thai
3. Bar + Block
4. Camino
5. Coqfighter
6. German Gymnasium
7. Granger & Co.
8. Hoppers
9. Coal Office
10. Caravan
11. Granary Square Brasserie
12. Dishoom
13. Barrafina
14. Mare Street Market
15. BEER + BURGER
16. OISO
17. Mildreds
18. Mediterraneo
19. Honest Burgers
20. The Flour Station
21. Aux pains de papy
22. Carhartt Coffee
23. Bench Bistro
24. Casa Tua
25. Origin Coffee
26. The Somers Town Coffee House

GYMS

1. Anytime Fitness
2. Solo60
3. Pancras Square Leisure
4. Ten Health & Fitness
5. King's Cross Fitness
6. FRAME

BARS

1. Hokus Pokus
2. Double Standard
3. The Fellow
4. Rex Cross
5. Big Chill
6. The Lighterman
7. Spiritland
8. Rotunda
9. Prince Arthur
10. The Queen's Head
11. The Racketeer
12. Meetsiu Bar

HOTELS

1. Kaya Great Northern
2. The Megaro
3. The Standard
4. St Pancras London





FOR MORE INFORMATION,
PLEASE CONTACT

CROSSLAND
OTTER HUNT

PHIL FRENAY

phil@coh.eu

07818 566 174



NIKKI STOUGHTON-HARRIS

nikki.stoughtonharris@savills.com

07815 032 103

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. June 2026.

Marketing: [Stuart Chapman Design](#)