Compton

King's Cross
Rolling Stock Yard
188 York Way
N7 9AS

Rolling Stock Yard is a new landmark development offering contemporary office space designed by world-renowned architects Squire & Partners

For Rent
5,060 to 21,327 ft ^{2}

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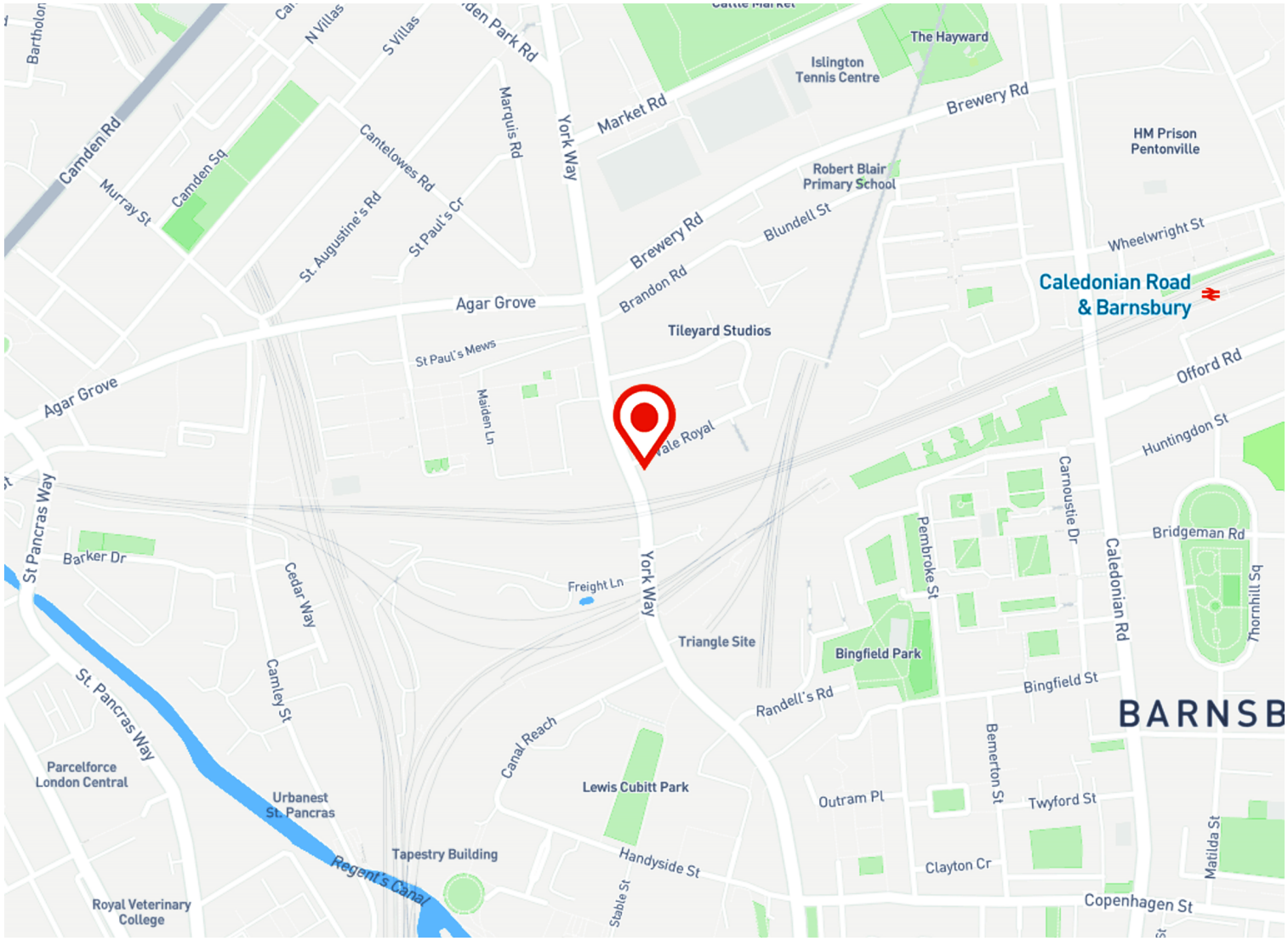

Location

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London's new cultural co-working hub, Tileyard Studios, has attracted tenants as diverse as musician Mark Ronson, event space Two Tribes brewhouse and design agency Think Tank.

Whether it's Rapha cyclewear's converted warehouse, Antony Gormley's sculpture studio or Liam Gallagher's HQ for his Pretty Green menswear label, originality is about the mix, not just the individual.

With its proximity to good railway connections – and to the creative co-working ethic of neighbours such as Tileyard Studios – Rolling Stock Yard is part of a dynamic and growing network.

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Typical Upper Floor

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Reception Lobby

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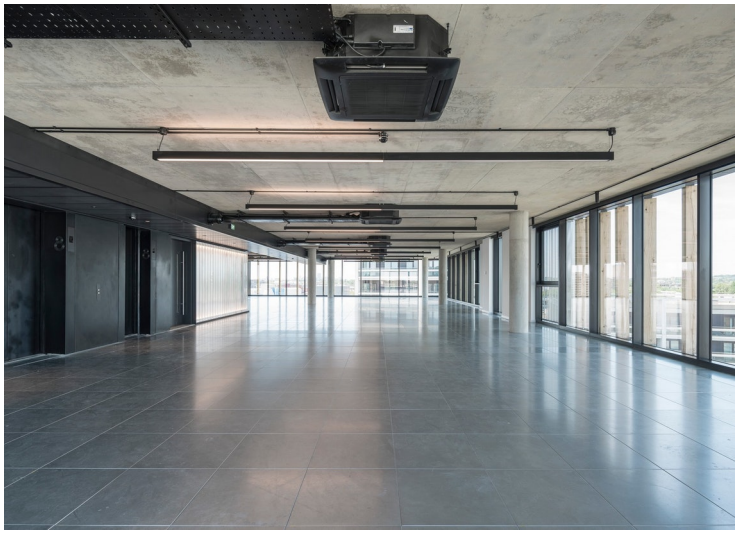

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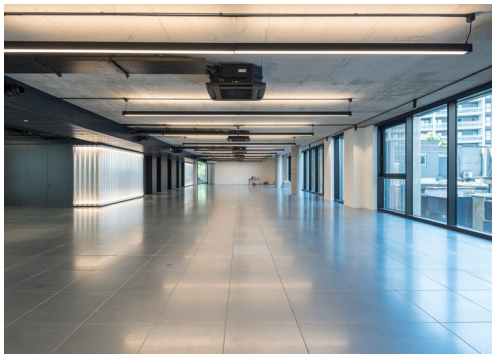

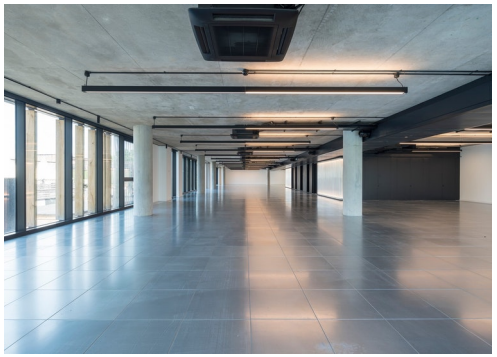

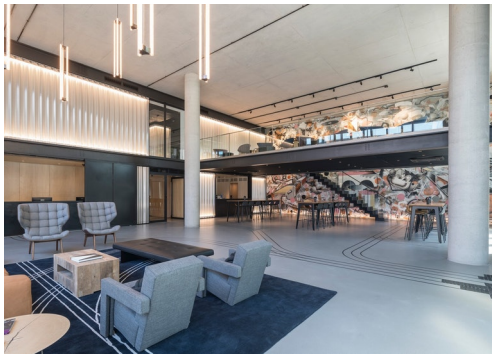

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Amenities

- Brand new inspirational development designed by Squire & Partners
- Ground & 1st Floor benefit from B1c planning use
- Contemporary façade with full height glazing, vertical timber fins and perforated metal screens
- Double height industrial-style entrance lobby with mezzanine breakout deck
- Dedicated reception café facility
- Four pipe fan coil air conditioning
- Exposed services and concrete soffits
- 2.985m raised floor to ceiling height
- Full access metal raised floors with 100mm gross clear void
- Soft spots to facilitate internal staircases
- Openable windows for natural ventilation
- 3 X 13-person passenger lifts
- Base build design density of 1

Description

The office space at Rolling Stock Yard complements the blend of innovative businesses moving to post-industrial York Way.

As its name suggests, Rolling Stock Yard takes inspiration from the area's pioneering railway development – a story that started with the nineteenth century Great Northern Railway and now sees King's Cross at the apex of a network reaching from Scotland to France, and beyond.

The building's subtle exterior pattern of verticals and horizontals echoes that of the high-speed tracks that crisscross around York Way, while its materials are steeped in locomotive design: smooth hewn wood and corrugated metal panels that catch the light like the doors of passing freight trains. This lightly industrial aesthetic works with huge glass windows in the double-height reception, openplan flexible offices and an unrivalled 360-degree vista of London from the roof terrace.

person per 8 sqm
- 110 on-site secure cycle spaces
- 16 showers and 65 lockers
- Male/Female WC's and accessible shower on every floor

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Content

View in Virtual Reality

Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder

Developer

Newmark

Architects

Squire & Partners

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following

Floor/Unit	Sq ft	Rent	Rates Payable	Service Charge	Availability
8th	4,458	-	On application	On application	Let
7th	6,079	-	On application	On application	Let
6th	7,339	-	On application	On application	Let
5th	7,339	-	On application	On application	Let
4th	7,330	-	On application	On application	Let
3rd	7,322	£65 per sq ft Guiding	£12 /sq ft	£10 /sq ft	Available
2nd	7,322	£65 per sq ft Guiding	£12 /sq ft	£10 /sq ft	Available
1st	5,060	£65 per sq ft Guiding	£12 /sq ft	£10 /sq ft	Available
Ground	1,623	-	On application	On application	Let
Total	53,872				

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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