

180 York Way King's Cross

An exciting new retail & leisure opportunity
in the heart of vibrant King's Cross



Welcome to King's Cross

By completion we will have over 42,000 people living, working and studying in on the King's Cross estate of which:

6,000
residents

30,000
office workers

5,000+
students

40K

Living, working and studying

£98

Average retail spend per person

1M

Sq ft of additional space at new Google HQ

5TH

Largest retail/leisure venue in Central London

72%

of visitors are from the UK

6

Tube lines

3

Mainline stations

1.8

Average weekly visits

7K

Workers at new Google HQ

3M

Sq ft of office space with zero vacancy rate

18M

Estimated annual footfall

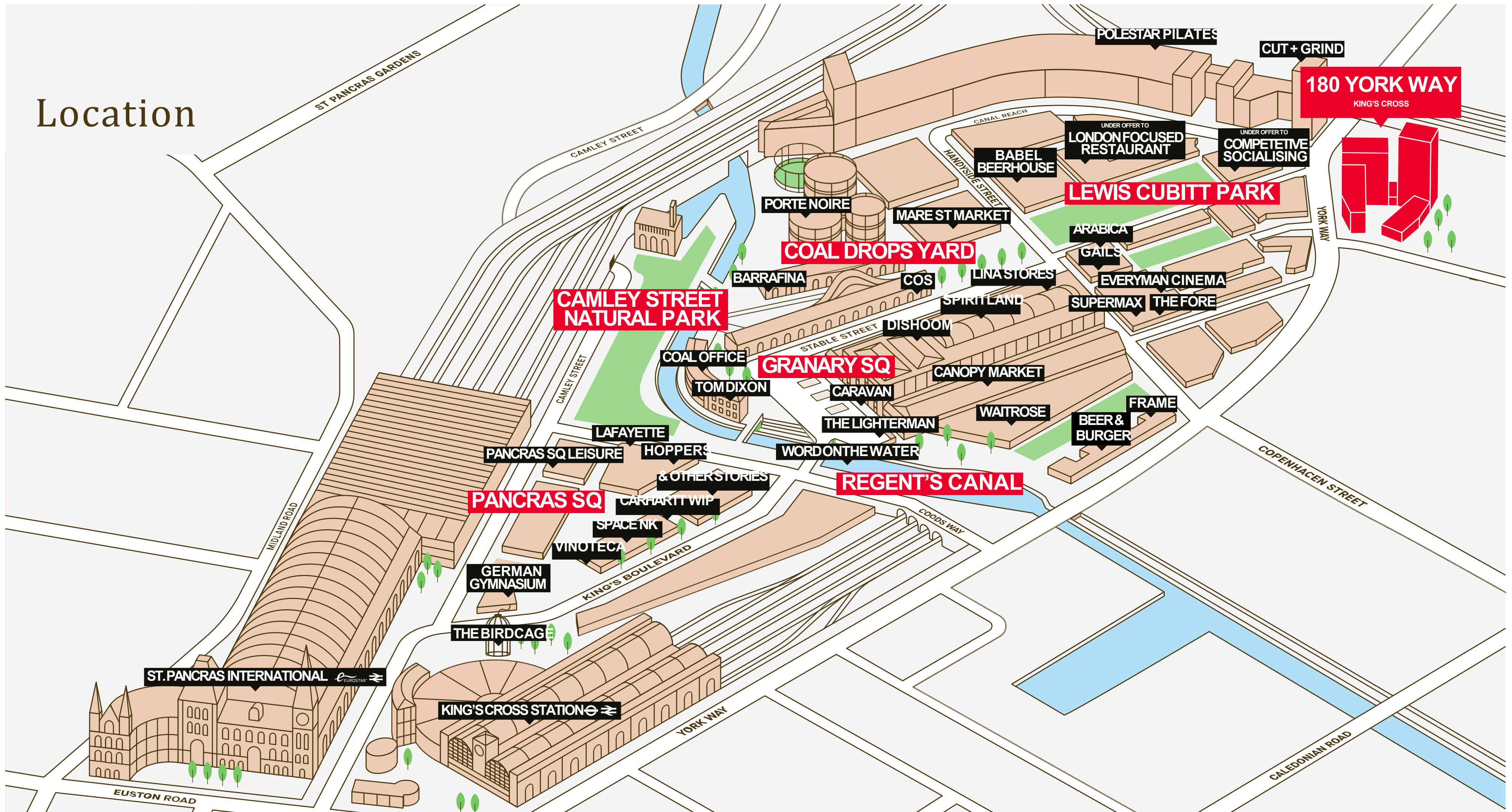
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Hours average visitor dwell time

King's Cross has transformed and fast become London's most exciting place to be, and a neighbourhood that respects its industrial roots while welcoming a trailblazing new community. Add in some of the city's best transport connections and the Eurostar right on your doorstep, and it's the perfect mix.

The King's Cross estate is a carefully curated mix of restaurants, entertainment, bars, cafés, shopping and more, making it an iconic, unmissable destination for you to be a part of.

Location



The site: 180 York Way

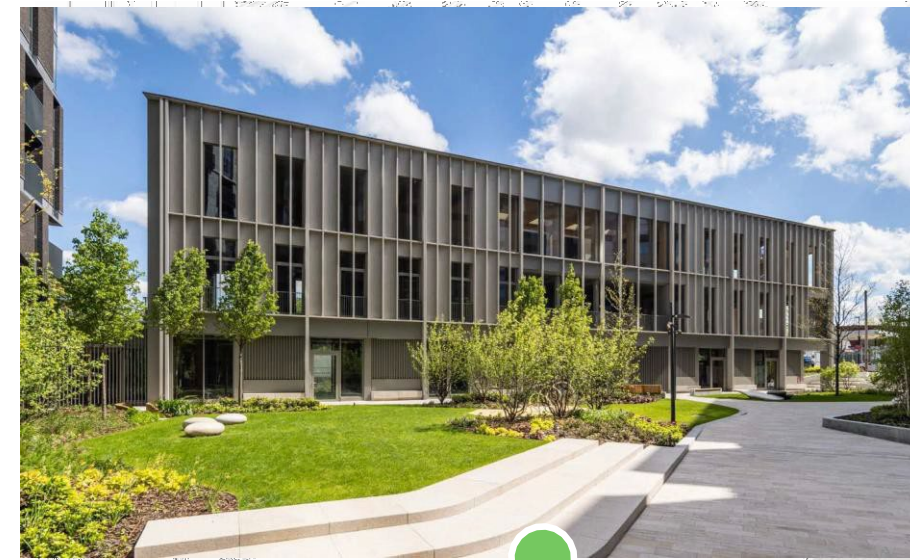
Situated on York Way the development is the latest addition to King's Cross, one of London's most desirable locations.

This new Related Argent development is situated an 11 minutes' walk from King's Cross station. The now completed scheme is home to 218 apartments and amenity offering named 'The Author', 6 retail opportunities and a landscaped, publicly accessible podium.

AUTHOR KING'S CROSS

218 apartments

Rental Apartments between
£3,450 – £9,250pm



Podium Garden public space



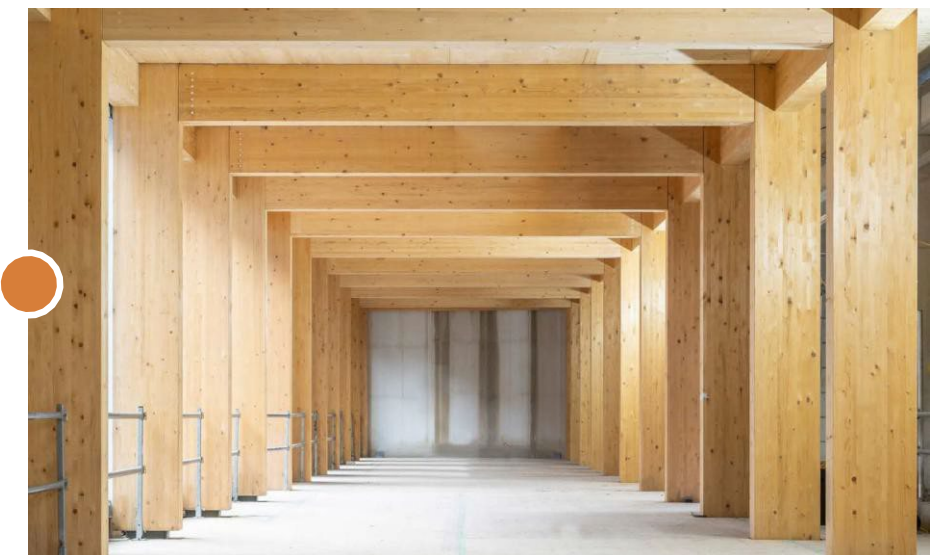
Apartment



Crèche



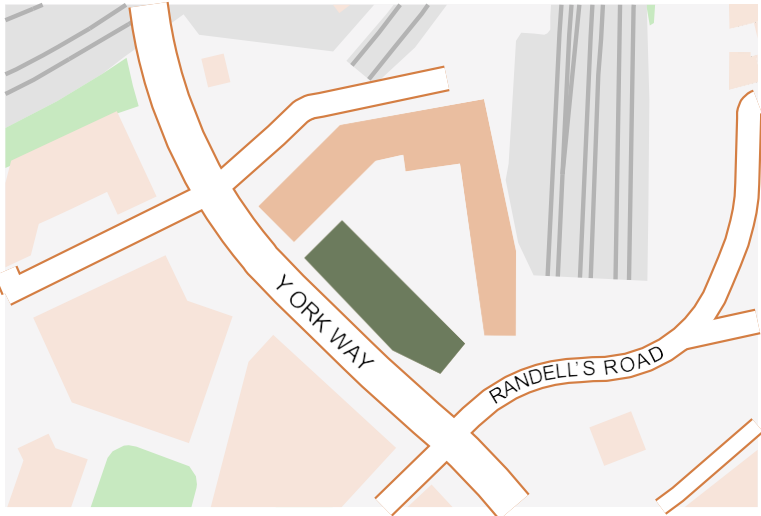
Alma Café



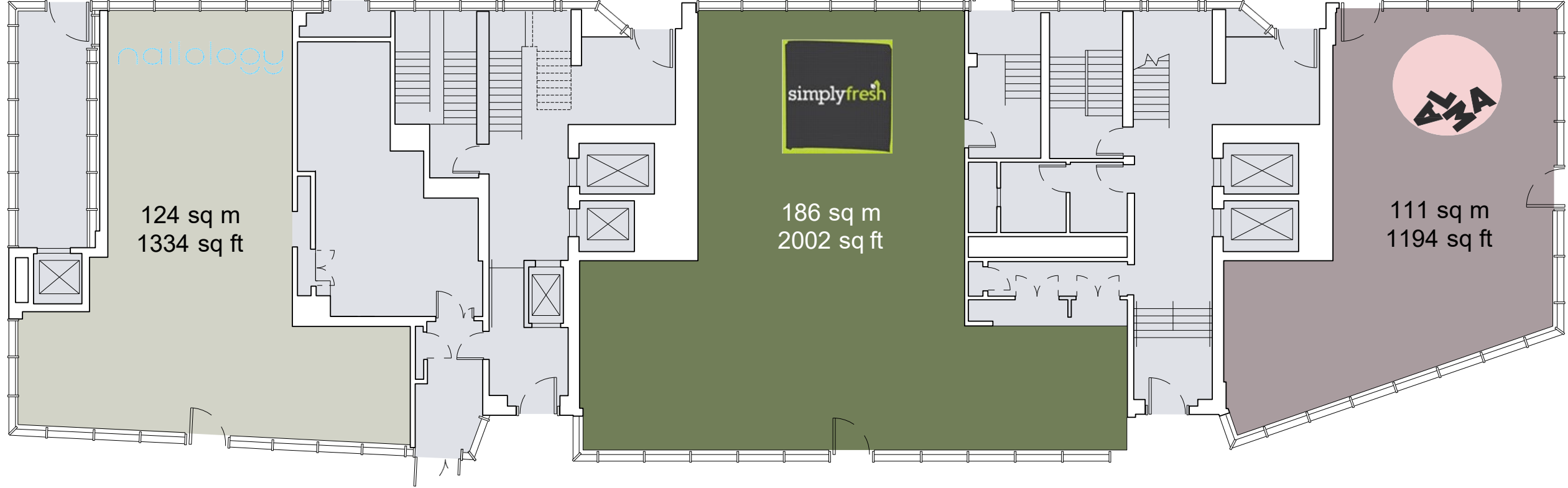
Leisure space interior

180* York Way

Birds eye plans



GROUND

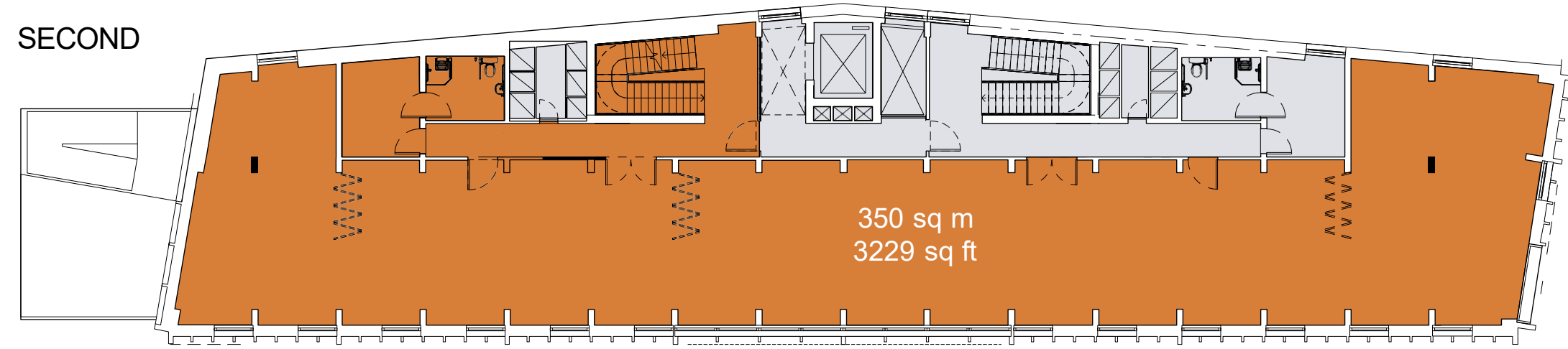
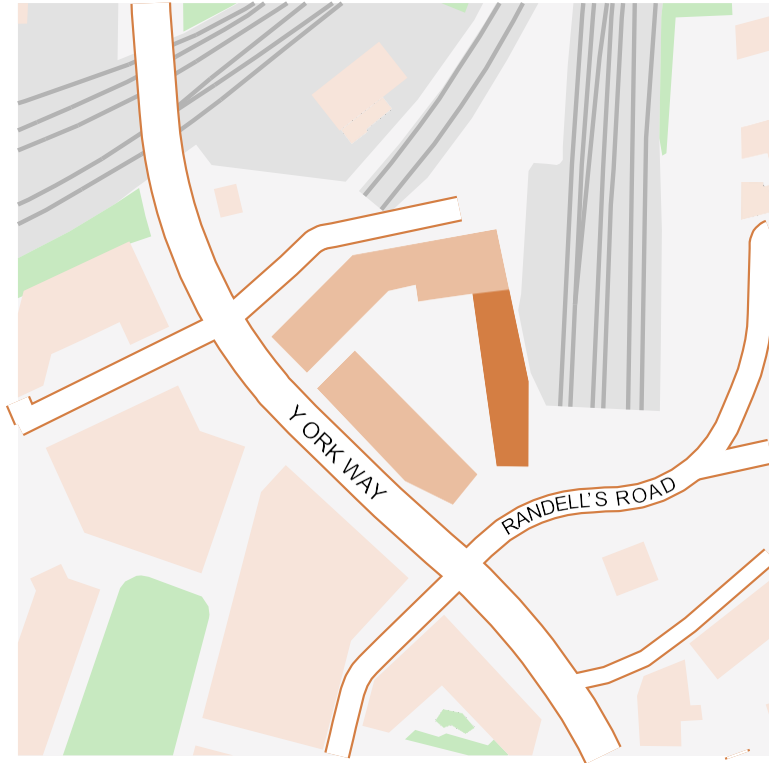


●
RETAIL UNIT 3
Ground Floor
124 sq m
1334 sq ft
Nailology

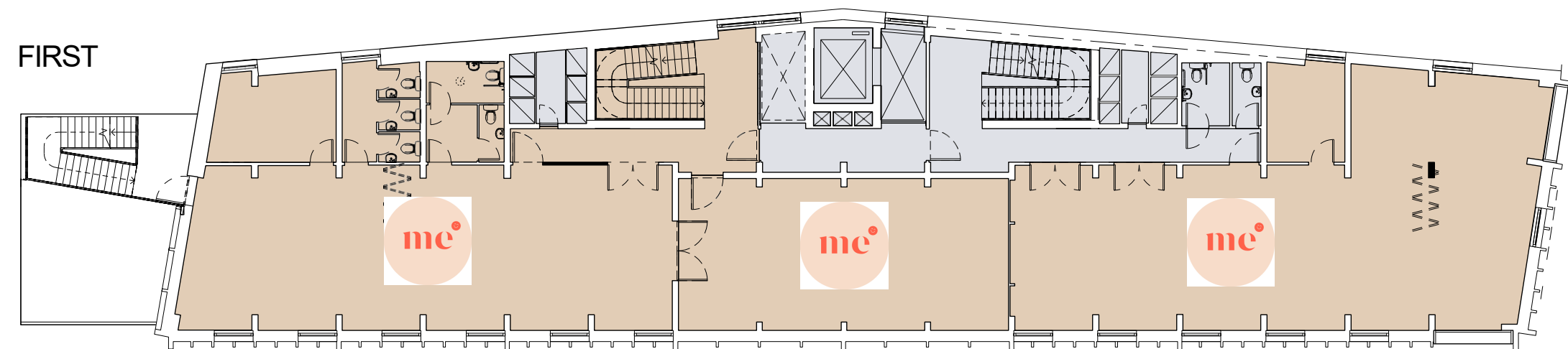
●
RETAIL UNIT 2
Ground Floor
186 sq m
2002 sq ft
Simply Fresh

●
RETAIL UNIT 1
Ground Floor
111 sq m
1194 sq ft
Alma Cafe

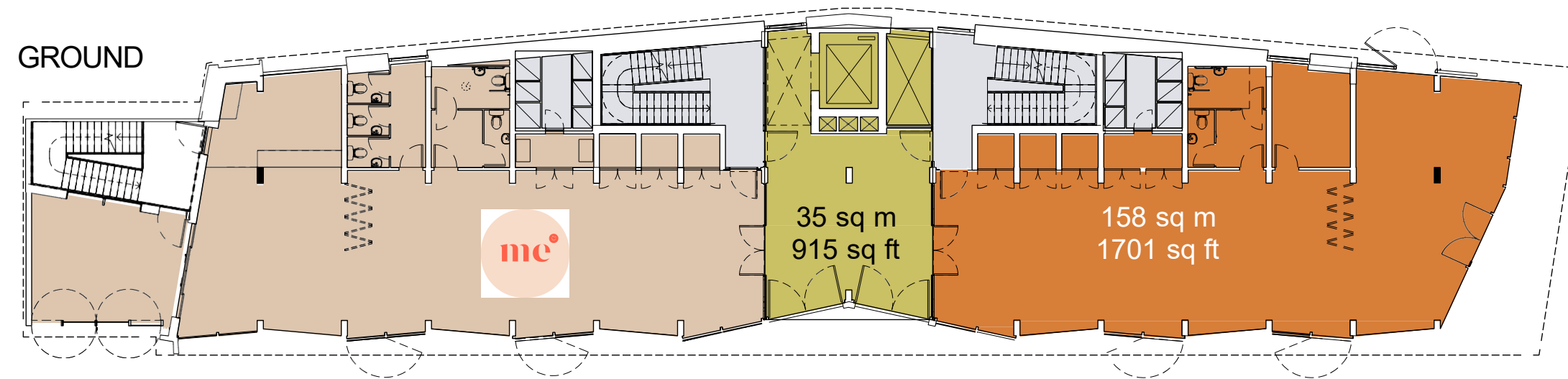
Leisure opportunity plans



● LEISURE OPPORTUNITY
SECOND FLOOR
350 sq m
3229 sq ft
Available



● CRÈCHE
FIRST FLOOR
285 sq m
3067 sq ft
Me Place



● SHARED LOBBY
GROUND FLOOR
35 sq m
915 sq ft

● CRÈCHE
GROUND FLOOR
182 sq m
1959 sq ft
Me Place

● LEISURE OPPORTUNITY
GROUND FLOOR
158 sq m
1701 sq ft
Available

*Plans are flexible and can be adapted to prospective tenants' needs

Get in touch now to view 180 York Way



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