



THE FJORD BUILDING

K I N G ' S C R O S S

A fully fitted and furnished office building | 4,000 – 20,000 sq ft



Building reception



Typical office floor



DESIGN-LED HQ

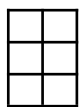
The Fjord Building is a 20,440 sq ft fully fitted and furnished office HQ situated moments from Regent's Canal. Designed by Ben Adams Architects the building offers industrial heritage and a contemporary Scandinavian aesthetic.



Office floor



HIGHLIGHTS



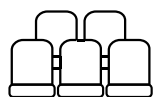
Fully fitted and furnished



Impressive entrance



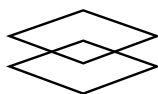
Feature staircase and lift serving all floors



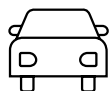
Town hall style facility and games room



Contemporary lighting scheme



Exposed services



3 car parking spaces



4th floor roof terrace



42 cycle spaces, 4 showers and changing facilities



Boardroom



Kitchen & breakout area





Teapoint



AVAILABILITY

FLOORS	SQ FT	SQ M
Fourth	4,127	383.4
Third	4,848	450.4
Second	4,836	449.2
First	3,709	344.6
Reception	907	84.3
Lower ground	2,013	187.0
Total	20,440	1898.9



Breakout area



Breakout area



SPACE PLANS

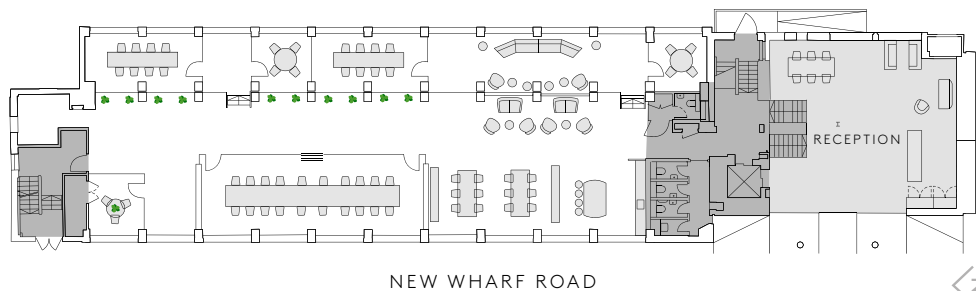
LOWER GROUND 2,013 SQ FT / 187.0 SQ M

Extensive breakout facility with town hall seating



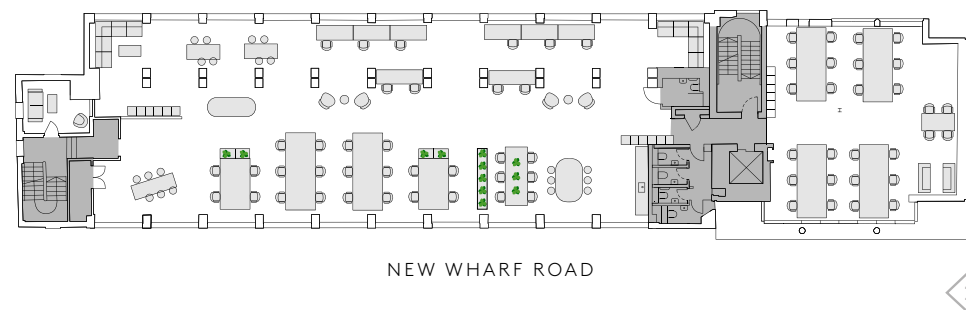
FIRST FLOOR 3,709 SQ FT / 344.6 SQ M

1x Boardroom 5x Meeting rooms 1x Teapoint Breakout areas



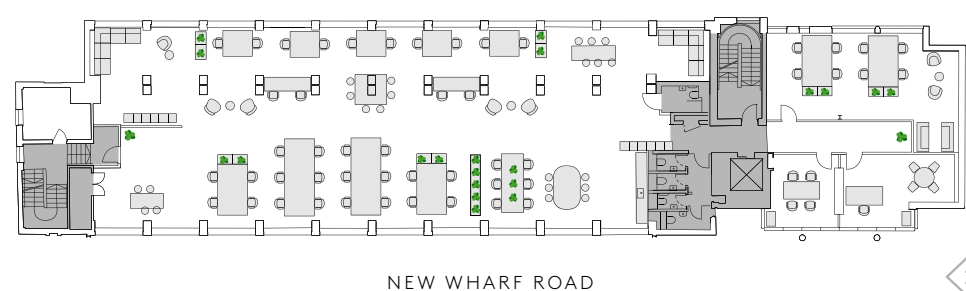
SECOND FLOOR 4,836 SQ FT / 449.2 SQ M

50x Desks Breakout areas 1x Meeting room 1x Teapoint



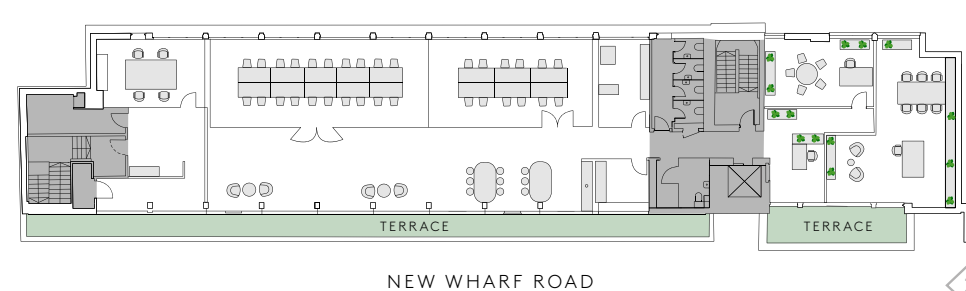
THIRD FLOOR 4,848 SQ FT / 450.4 SQ M

38x Desks Breakout areas 1x Meeting room 1x Teapoint 1x Private office



FOURTH FLOOR 4,127 SQ FT / 383.4 SQ M

Executive floor





Vinoteca



KING'S CROSS

Benefiting from Granary Square, Coal Drops Yard and St Pancras Square, the area is full of fashionable restaurants, bars and retail offerings. From Barrafinia to Tom Dixon, cool brands are paramount. Numerous high-profile companies have also made the location home with the Google HQ office development at the centre.



Regent's Canal



Coal Drops Yard





ONWARD JOURNEY

KING'S CROSS ST PANCRAS



FARRINGTON
3 mins

BANK
7 mins

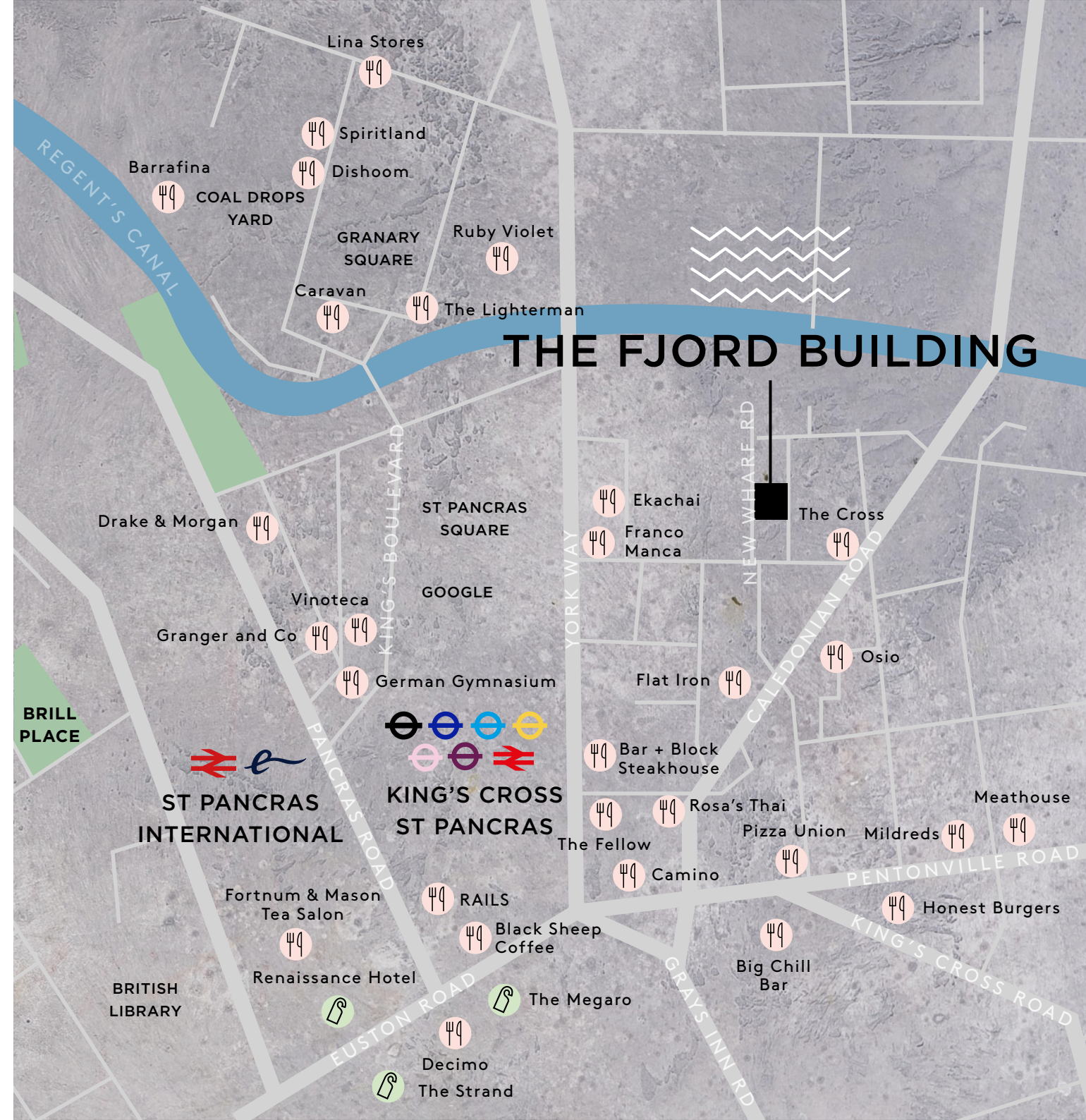
VICTORIA
8 mins

LONDON BRIDGE
9 mins

PADDINGTON
9 mins

PARIS
2hrs 16 mins

*All times from King's Cross St Pancras according to google maps





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