



# THE JELlicoe

**KINGS  
CROSS**





View of The Jellicoe across Jellicoe Gardens

# Leave your expectations at the door

Flexible, sustainable and ambitious. Light-filled, connected and inspirational. Nestled amongst tranquil gardens; a gentle seven-minute stroll from King's Cross St Pancras, but a million miles beyond expectations.

Everything on your doorstep and the world at your feet. Think, breathe, create, work-out, relax and connect – all within the unique atmosphere of King's Cross.

Welcome to business beyond.



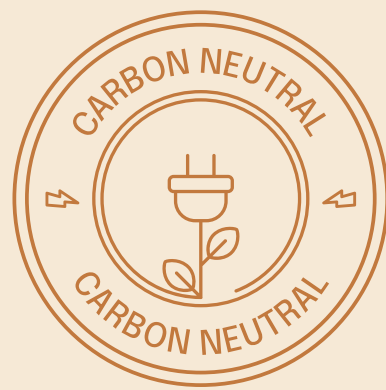


Dusk view from Jellicoe Gardens



# Everything you'll need

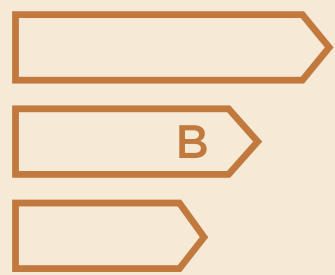
Sustainability. Connectivity. Amenities. Culture.



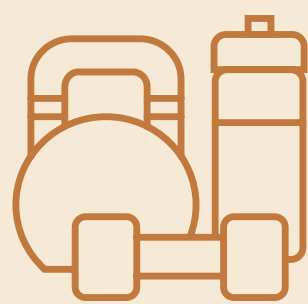
Carbon Neutral Estate



Targeting BREEAM Outstanding



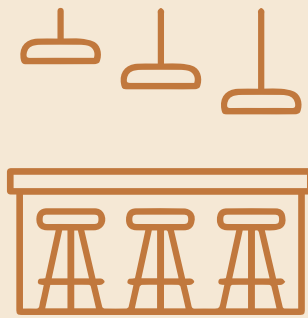
EPC rating B



Onsite gym



Co-working areas



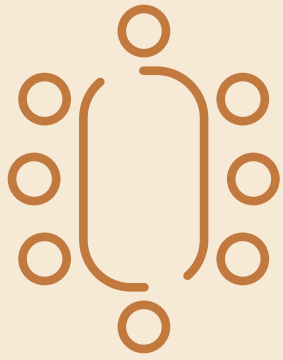
Onsite barista bar



Concierge



Lounges



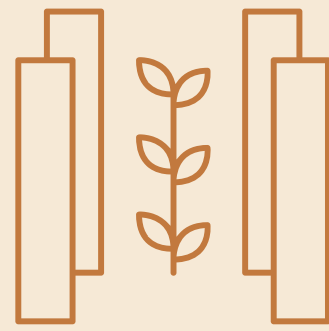
Bookable meeting rooms



12th floor terrace



Bookable event spaces



2nd floor garden



308 cycle spaces  
29 showers



Changing rooms and lockers



LOCATION

# A VIBRANT PLACE



# Welcome to King's Cross

A vibrant cultural scene. Statement architecture. Acres of public space. No wonder King's Cross is the centre of London's creative and tech community. This is 21st century working, learning and living at its best.



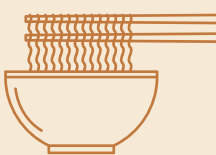
King's Cross is better connected than anywhere else in the capital. And when you get here, we know you'll want to stay. Nowhere touches it for creativity. Nowhere comes close for technological innovation. Then there's the parks, gardens and squares. The shopping, dining and entertainment. Dramatic, elegant, exciting. King's Cross is the sort of place you'll be proud to make your new business home.





# King's Cross Estate

Spaces to relax. Spaces to be inspired.  
Great shopping and leisure. Delis, sandwich bars and high-end dining. Markets, gardens and live events. It's all here, wrapped up in what Time Out calls one of the 'coolest neighbourhoods in the world'.



## Food & Drink

- Arabica
- Caravan
- Dishoom
- GAIL's
- German Gymnasium
- Granger & Co
- Hoppers
- Lina Stores
- Mare Street Market
- Spiritland

+ many more



## Shopping

- Aesop
- A.P.C.
- Beyond Retro
- COS
- Cubitts
- Paul Smith
- Samsung
- Tom Dixon
- Universal Works
- Uniqlo (coming soon)

+ many more



## Culture & Lifestyle

- Central St Martins
- Everyman Cinema
- Lafayette
- Lethaby Gallery
- Lightroom
- Pancras Square Library
- Platform Theatre
- Queer Britain



Lightroom, a new immersive exhibition space



Coal Drops Yard



Coal Drops Yard



# Meet the neighbours

King's Cross provides the opportunity to join a community of some of the world's most dynamic global businesses; companies like Google, Havas, Meta, NewDay, Nike and Sony Music, alongside a world class art and design university in UAL.





# On your doorstep

Walk three minutes in any direction, you'll find everything you need. Arts, cinema, cafés, restaurants and shops – with more on the way. And if you stroll just another four minutes, you're in King's Cross Station.



**Mare Street Market**  
3 minutes  
New for 2024 – three floors of food and shopping.



**Jellicoe Gardens - on your door step**  
1 minute  
A tranquil space with wild planting, flowing water and an open pavilion.



**Gails**  
1 minute  
The much loved go-to café and deli for coffee, pastries and lunch.



**Everyman cinema**  
1 minute  
Boutique cinema with sofas, and food and drink waiting service.



**Lightroom**  
3 minutes  
Spectacular art shows and mind-blowing immersive experiences.



**Lina Stores**  
2 minutes

Iconic Italian deli and restaurant, to eat in or grab and go.

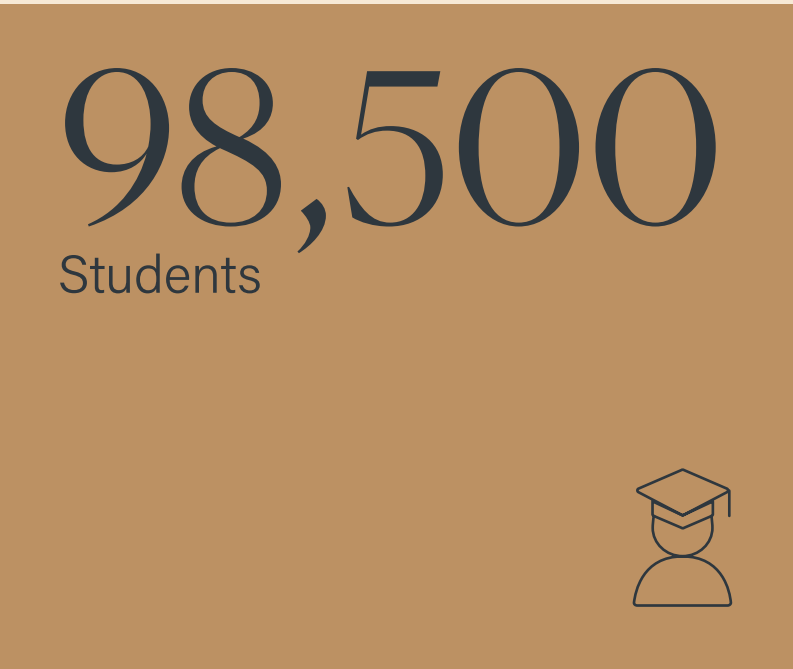




# Where ideas become reality

King's Cross is the very heart of London's Knowledge Quarter. The world's greatest thinkers and doers. Reimagining the future and making it happen.

The Knowledge Quarter is home to thousands of the world's brightest minds. Academic. Cultural. Scientific. Tech. From the Alan Turing Institute to the British Library, from Astra Zeneca to the Wellcome Trust and Francis Crick Institute. This is where ideas come to life. This is where innovation happens.





# Joined-up thinking

King's Cross is the best-connected location in London. Six tube lines, two mainline stations and the Eurostar. The City, the country, the world all yours to explore, fast and direct.





BUILDING AMENITIES

# MADE FOR SHARING





The Jellicoe has been developed by King's Cross in partnership with Fora, a leading flexible workspace provider who facilitate the daily running and amenities within the space.

# FORA



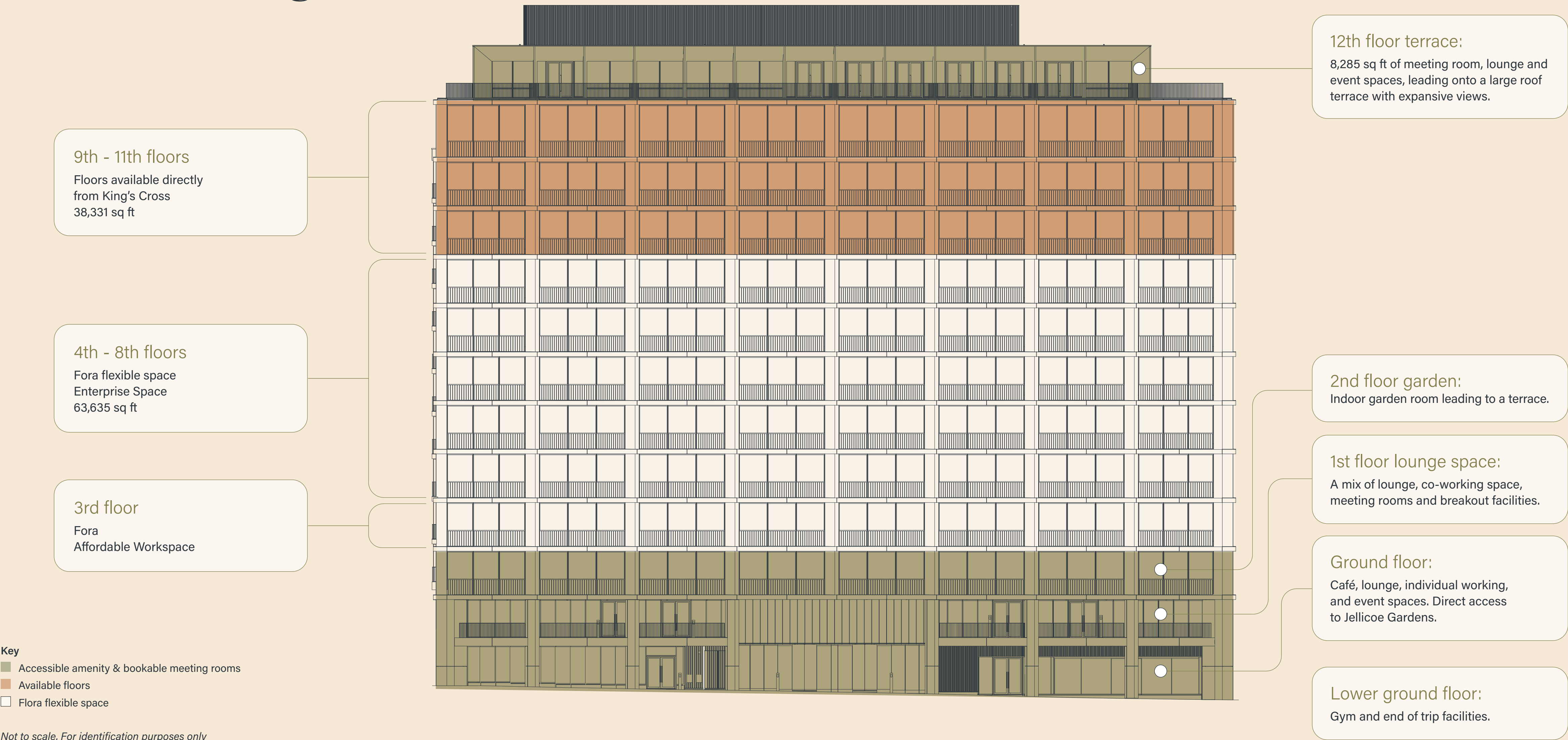
With over 60 locations spanning 3.2 million sq. ft across London, the UK and Germany, Fora's signature hospitality, like-minded community and re-energising wellness experience take the grind out of daily work-life, so teams can focus on what's important – working productively, healthily and happily.

Explore 134,000 sq. ft of thoughtfully designed destination workspace set across 12 floors. Offering the ultimate choice of settings to inspire your working day, The Jellicoe offers three floors with direct leasing from King's Cross as well as flexible workspaces from Fora.





# Amenities at a glance







CGI of café lounge

# Shape your day at The Jellicoe

From the collaborative coworking spaces and the buzzing on-site café to the restorative gym and multifunctional wellness suite, you'll be able to access all areas of The Jellicoe, with the day-to-day running looked after by the Fora team.



CGI of reception





CGI of ground floor café, lounge and events space



The Arcade - A transient and collaborative space



Individual working - Dedicated work space for quiet reflection and productivity

The Jellicoe's ground floor gives you: a café, lounge, workstations and bookable event spaces. There's also 'The Arcade', with extra meeting areas and breakout facilities. And with direct access to Jellicoe Gardens, and all that beautiful, open space, it's the ideal spot to wind down and gather your thoughts. So come in; eat, drink and collaborate – make business a pleasure.

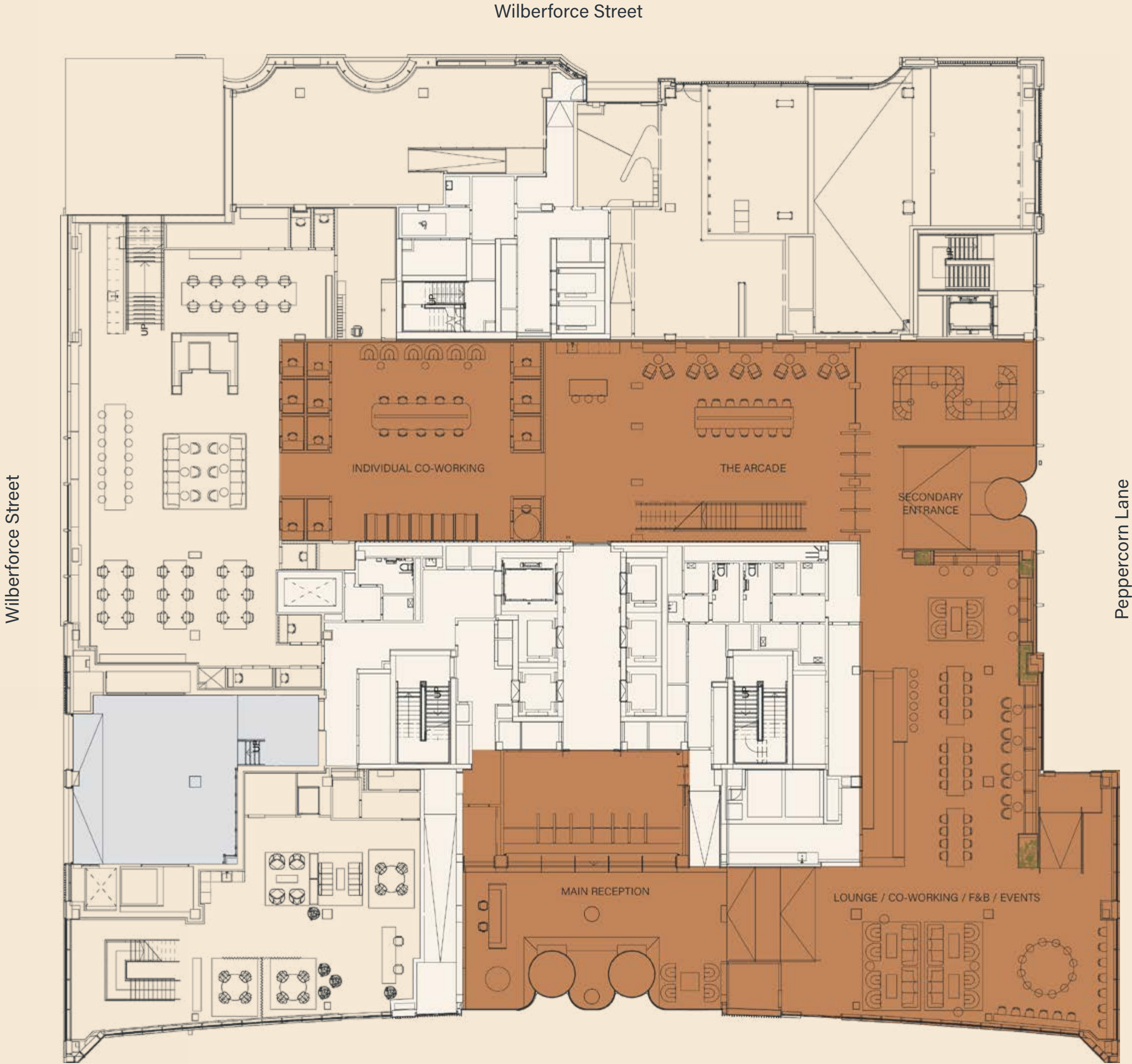


# Amenity offer: Ground floor



- Key
- Accessible amenity
  - Loading bay
  - Core

Not to scale. For identification purposes only







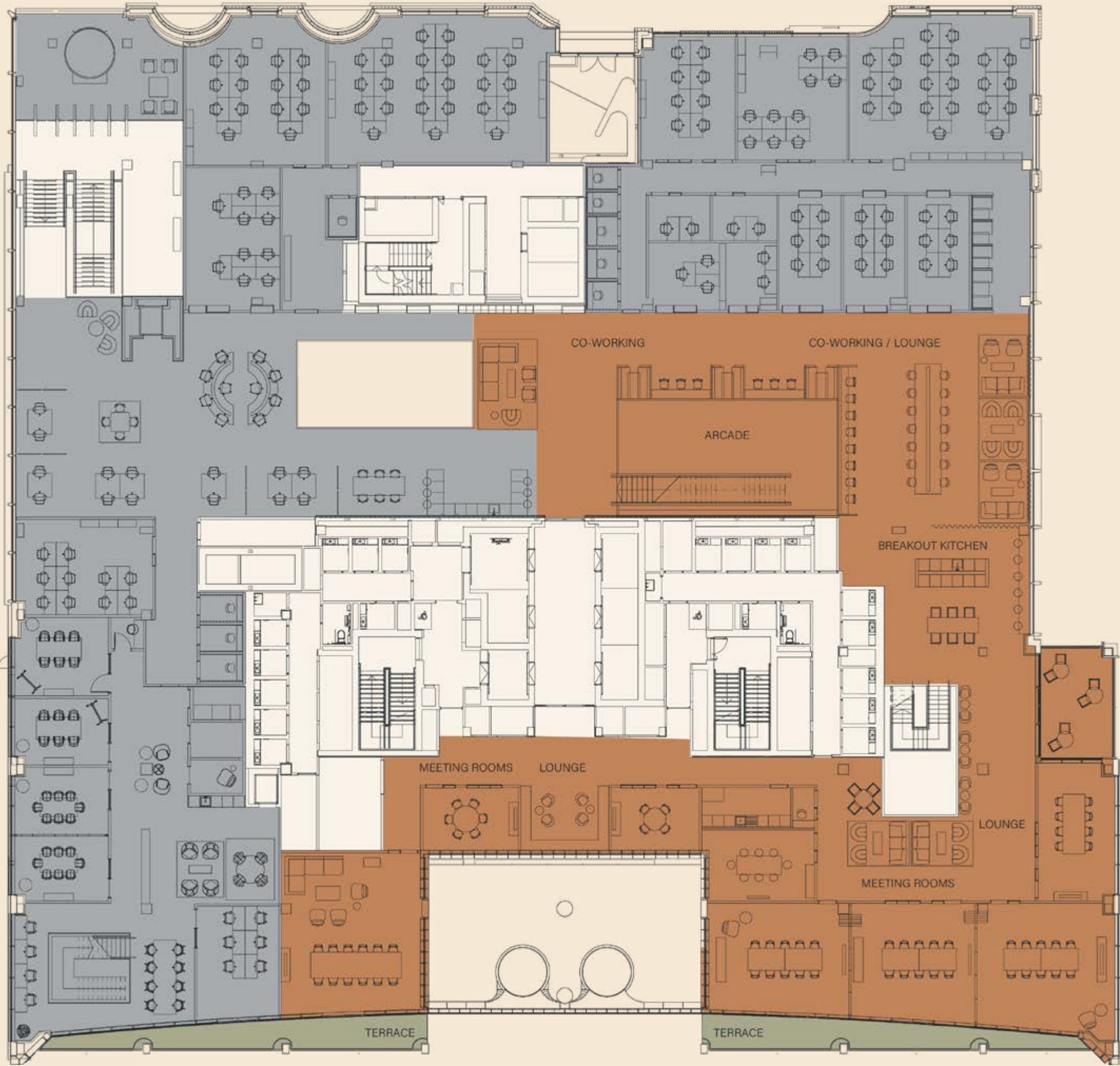
CGI of ground floor co-working/lounge/F&B/event space



# Amenity offer: 1st floor

- Key
- Accessible amenity
  - Fora
  - Shared terraces
  - Core

Not to scale. For identification purposes only







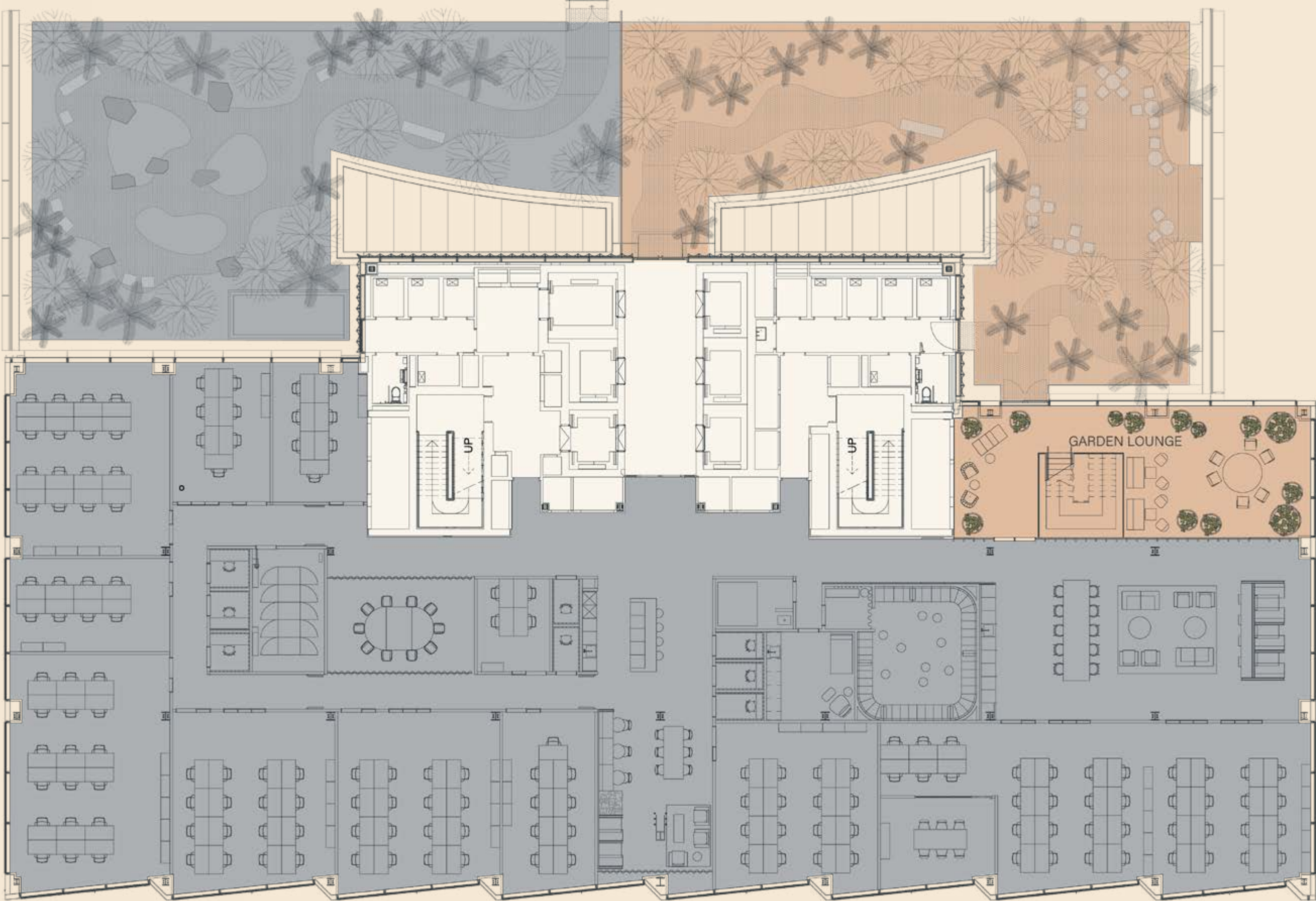
CGI of 1st floor co-working, lounge and supporting breakout kitchen



# Amenity offer: 2nd floor

- Key
- Accessible amenity
  - Fora
  - Loading bay
  - Core

Not to scale. For identification purposes only







CGI of garden room and lounge



# Amenity offer: 12th floor

- Key
- Accessible amenity
  - Fora
  - Shared terraces
  - Core

Not to scale. For identification purposes only







CGI of the rooftop terrace





CGI of the rooftop lounge, terrace and event space



# Workout in style



The Jellicoe comes equipped with its own ultra-modern gym and impeccable end-of-trip facilities. There’s leisure club-style changing rooms, showers and lockers, and if you’re cycling in, you’ll find plenty of brilliantly designed storage space.





308

cycle spaces  
29 showers



230

lockers plus 60  
mesh drying lockers

Key  
Accessible amenity

Not to scale. For identification purposes only



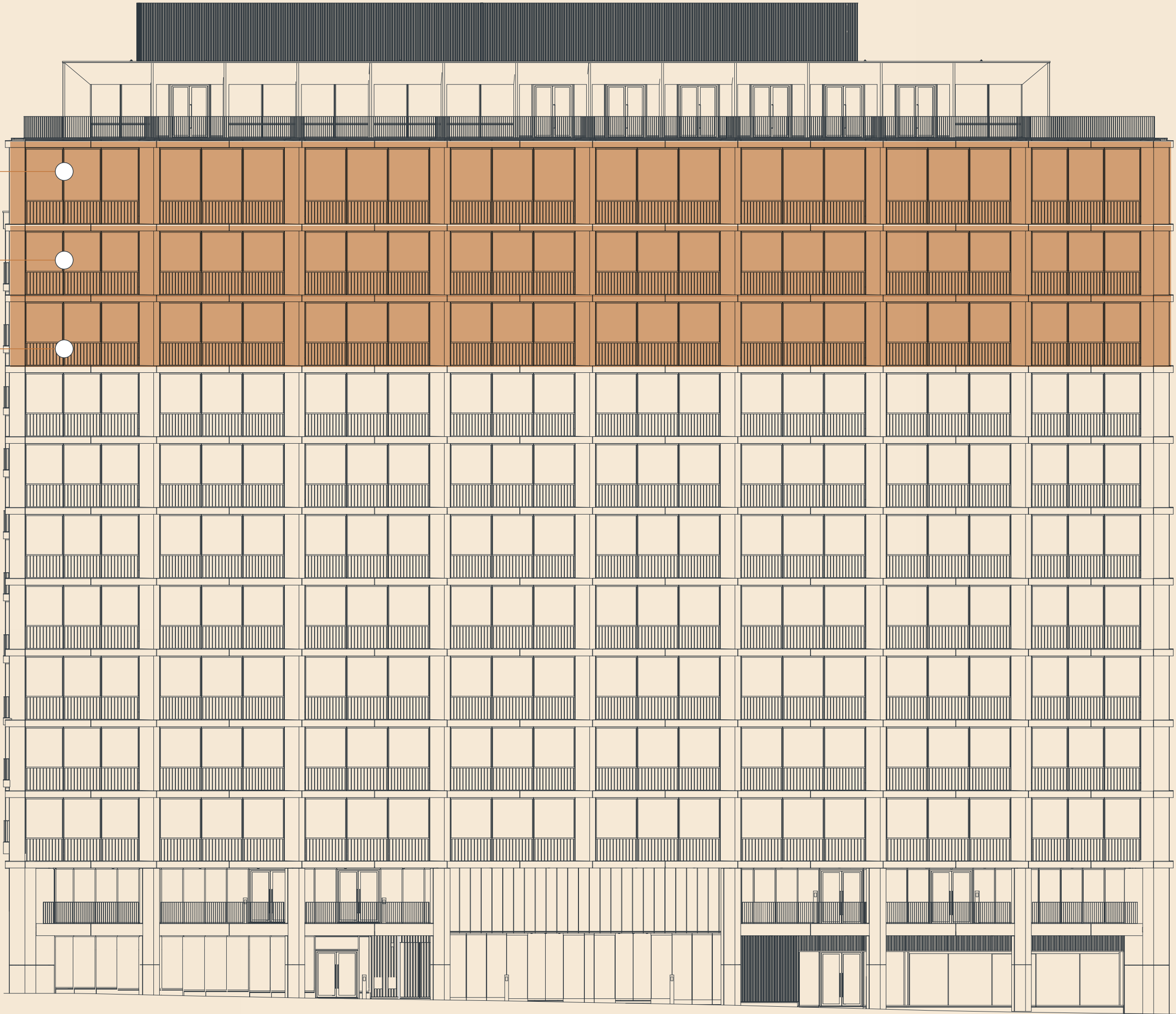
AVAILABLE FLOORS

LET'S GO TO WORK



# Available floors

11th floor:	12,779 sq ft
10th floor:	12,775 sq ft
9th floor:	12,777 sq ft
Total:	38,331 sq ft



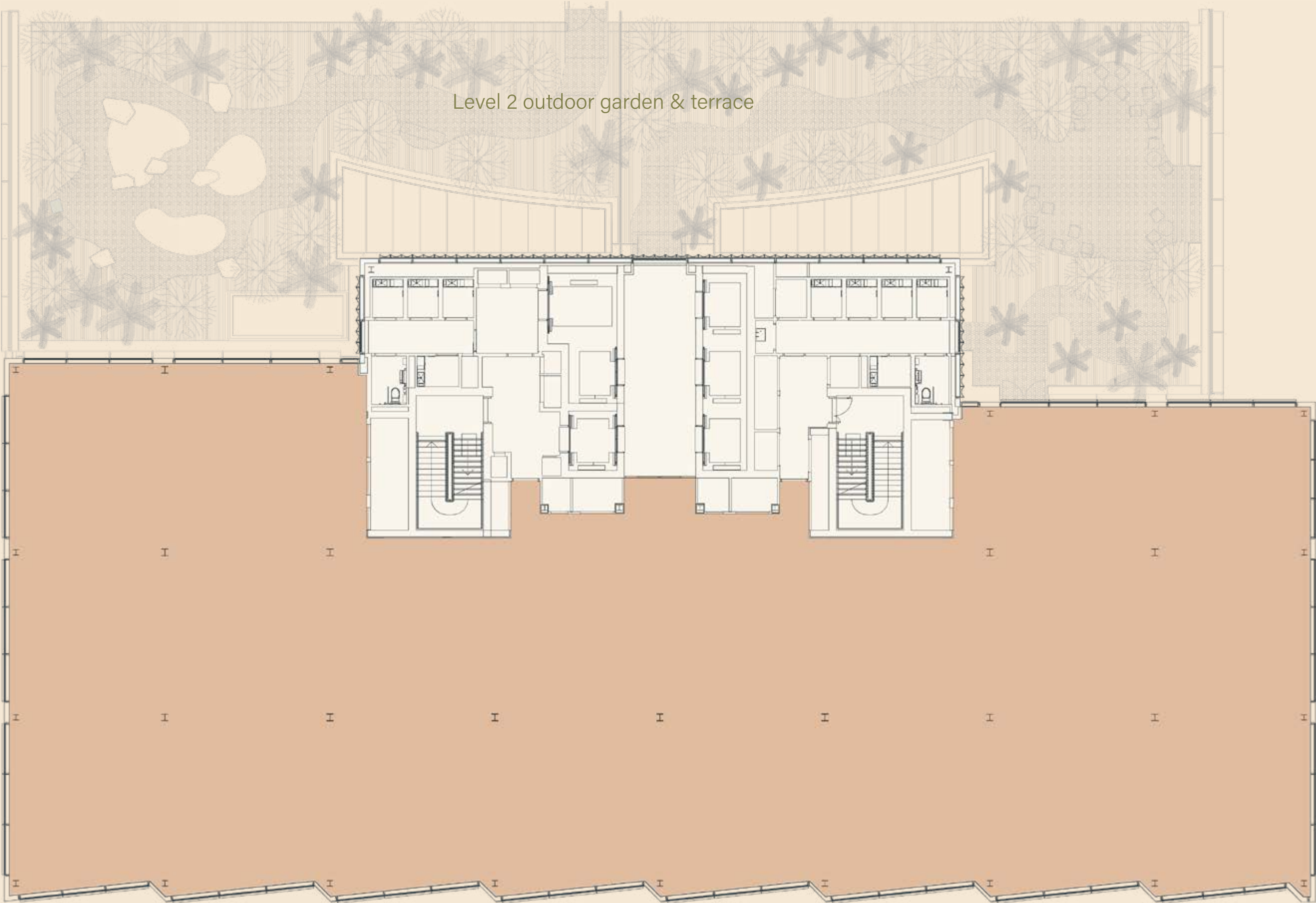
Key  
Available floors

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# Typical floor 9th - 11th floor

N ←



Key  
Office  
Core

Not to scale. For identification purposes only



# Indicative layout

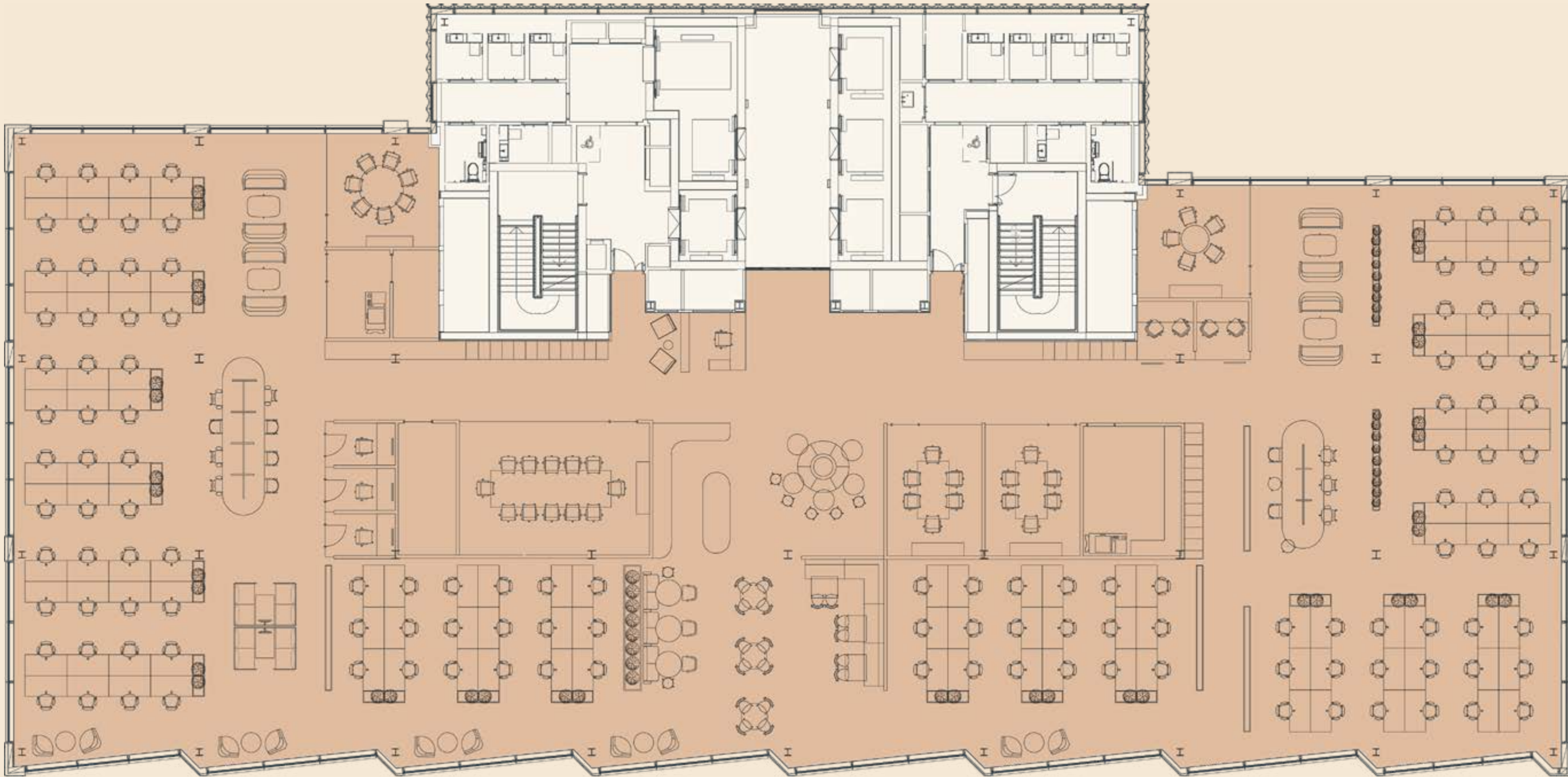
Typical single floor occupier - high density

Net Internal Area

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12,779 sq ft / 1,187.2 sq m

Work Space Settings	
Open plan desks	x 122
2 person call rooms	x 5
1 person call rooms	x 3
12 person meeting rooms	x 1
6 person meeting rooms	x 2
7 person meeting rooms	x 1
5 person meeting rooms	x 1
Work space total seats	168
Collaboration seating	45
Overall total seats	213



- Key
- Office
  - Core

N ←

Not to scale. For identification purposes only



# Indicative layout

Typical single floor occupier - low density

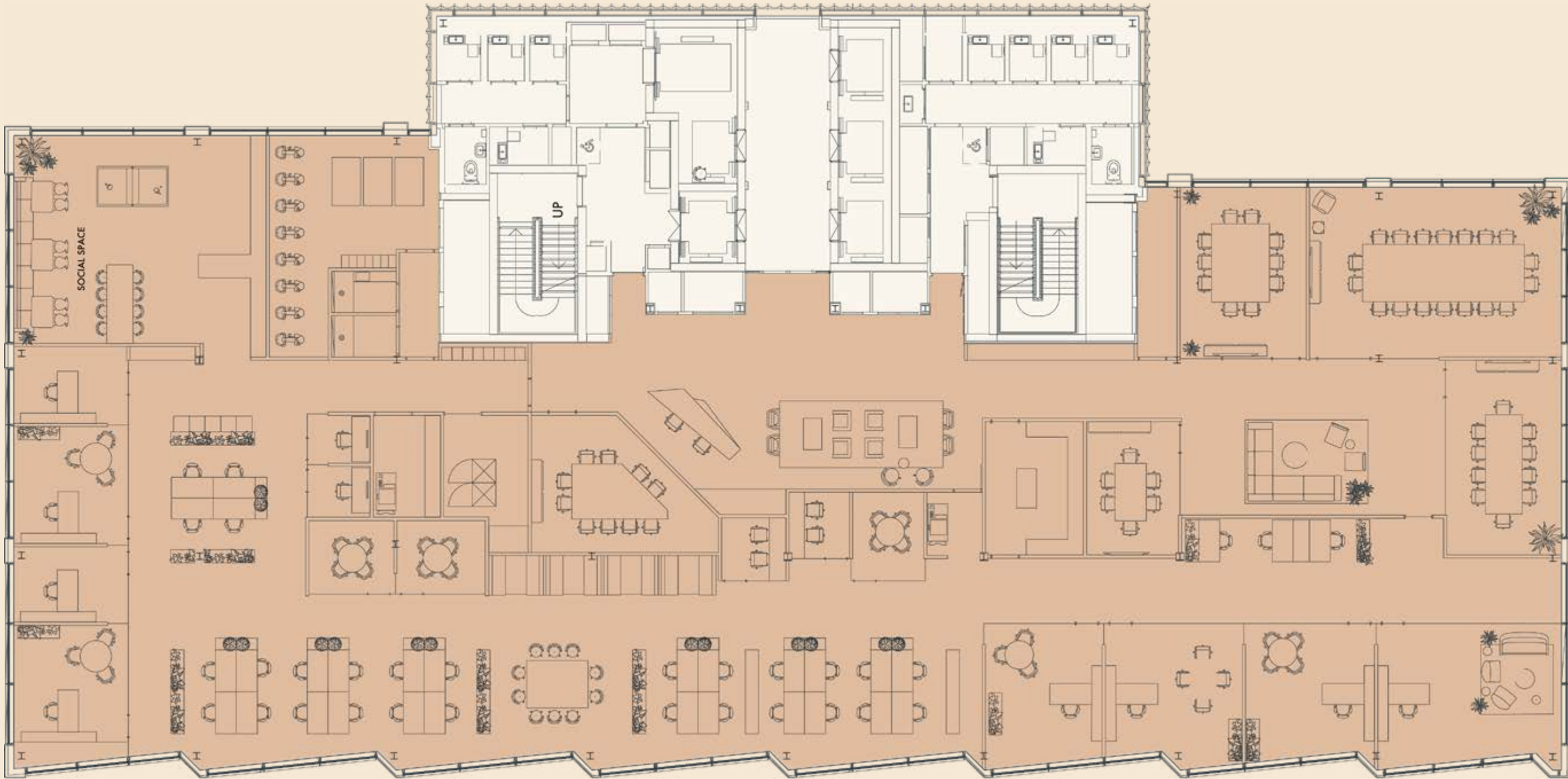
Net Internal Area

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12,779 sq ft / 1,187.2 sq m

Work Space Settings	
Open plan desks	x 31
2 person call rooms	x 2
1 person call rooms	x 2
Offices	x 8
13 person collaboration areas	x 2
<b>Work space total seats</b>	<b>71</b>
Collaboration seating	25

Client Spaces	
4 person meeting room	x 3
6 person meeting room	x 1
10 person meeting room	x 3
18 person meeting room	x 1
<b>Client space totals</b>	<b>66</b>
<b>Overall total seats</b>	<b>162</b>



Key

Office

Core

N ←

Not to scale. For identification purposes only



# Indicative layout

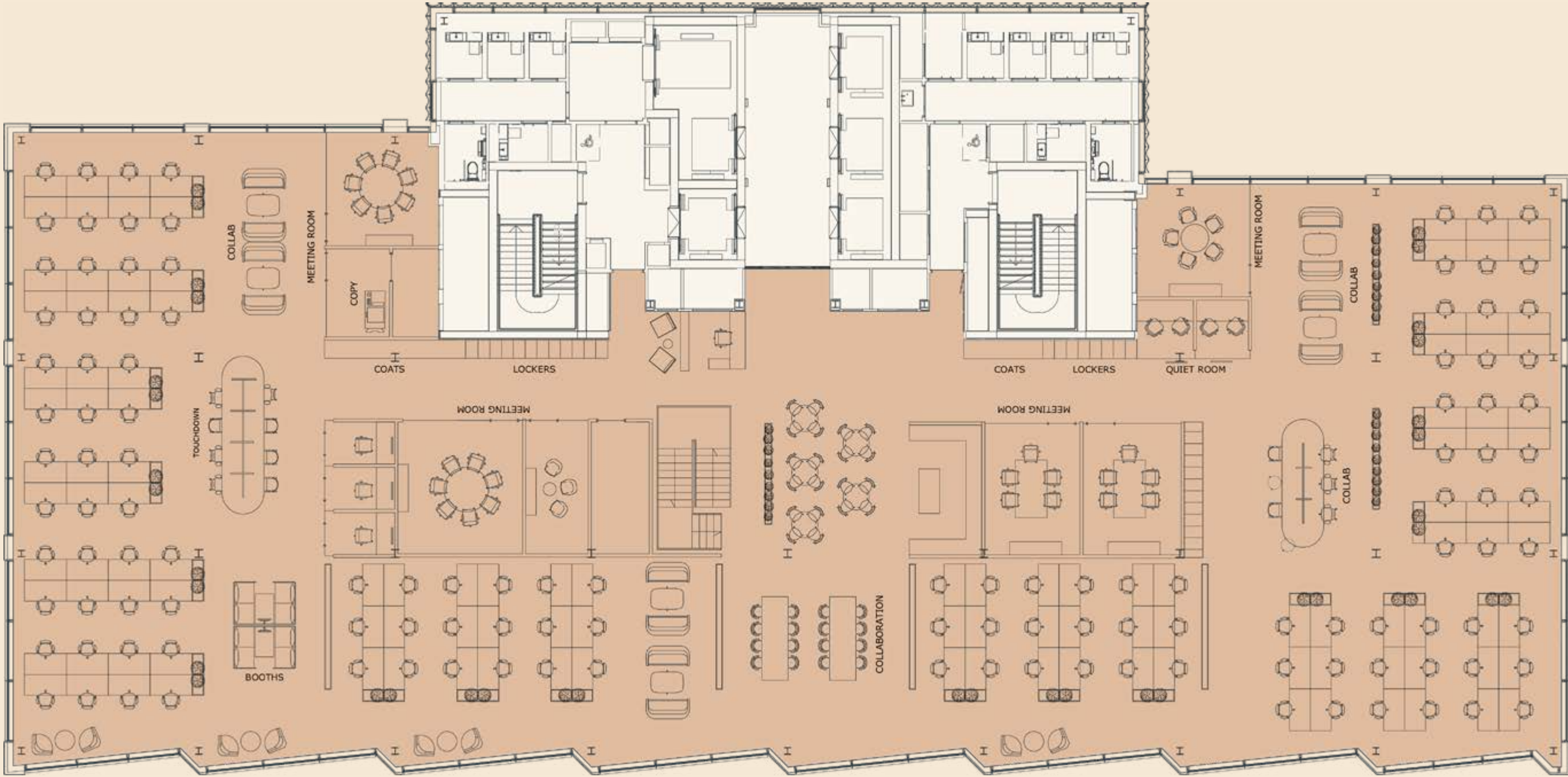
Multiple floor occupier - high density

Net Internal Area

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12,775 sq ft / 1,186.8 sq m

Work Space Settings	
Open plan desks	x 122
2 person call rooms	x 2
1 person call rooms	x 3
3 person meeting room	x 1
5 person meeting room	x 3
7 person meeting room	x 2
Open collaboration & drop in areas	x 7
Work space total seats	211
Collaboration seating	30
Overall total seats	241



- Key
- Office
  - Core

N ←

Not to scale. For identification purposes only



# Indicative layout

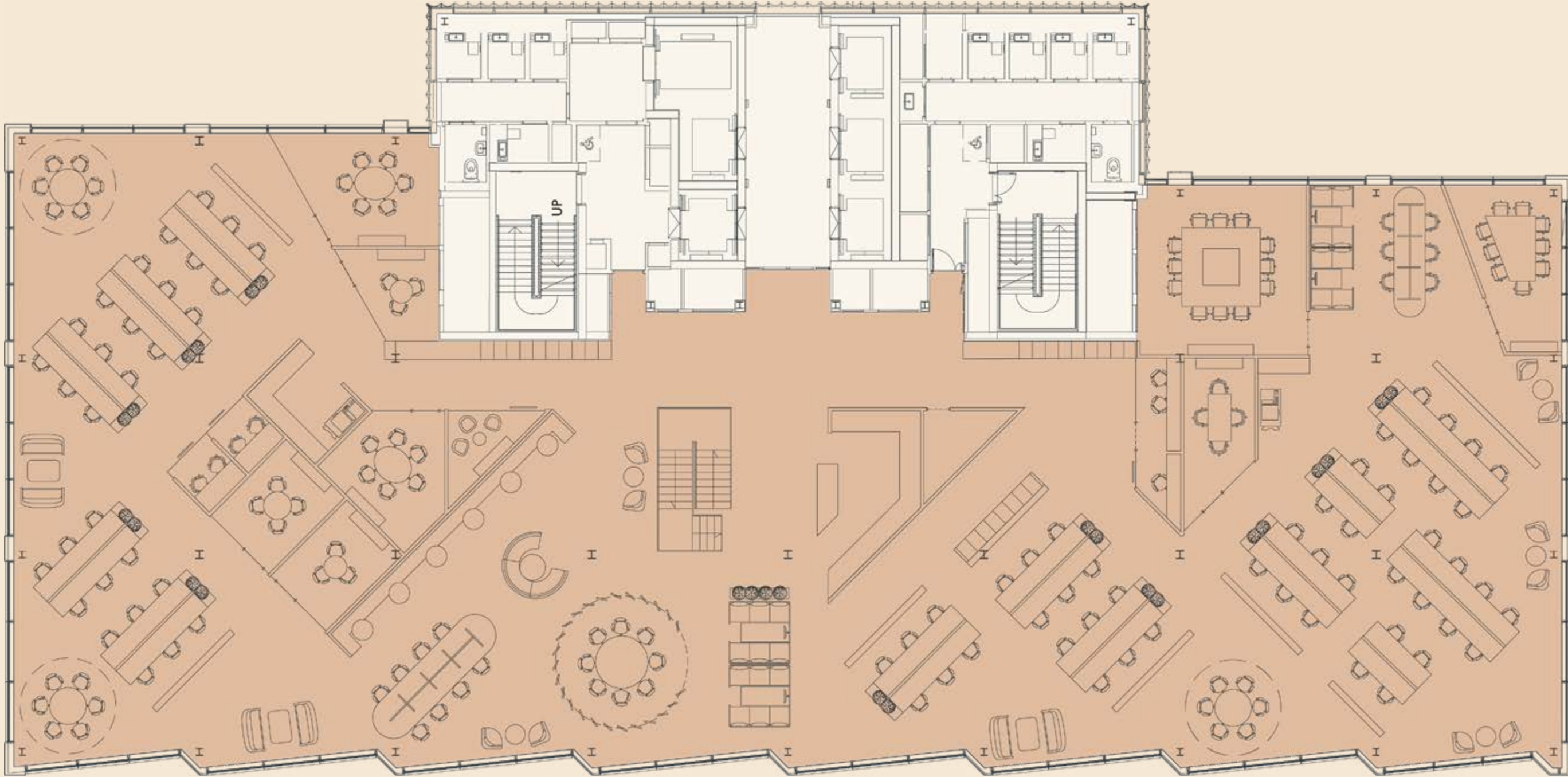
Multiple floor occupier - creative

Net Internal Area

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12,775 sq ft / 1,186.8 sq m

Work Space Settings	
Open plan desks	x 78
2 person call rooms	x 2
3 person call rooms	x 1
3 person meeting room	x 2
4 person meeting room	x 2
6 person meeting room	x 2
9 person meeting room	x 1
12 person meeting room	x 1
Open collaboration & drop in areas	x 7
Work space total seats	221
Collaboration seating	12
Overall total seats	233



Key

Office

Core

Not to scale. For identification purposes only

N ←



# Indicative layout

## Multiple floor occupier - client suite

### Net Internal Area

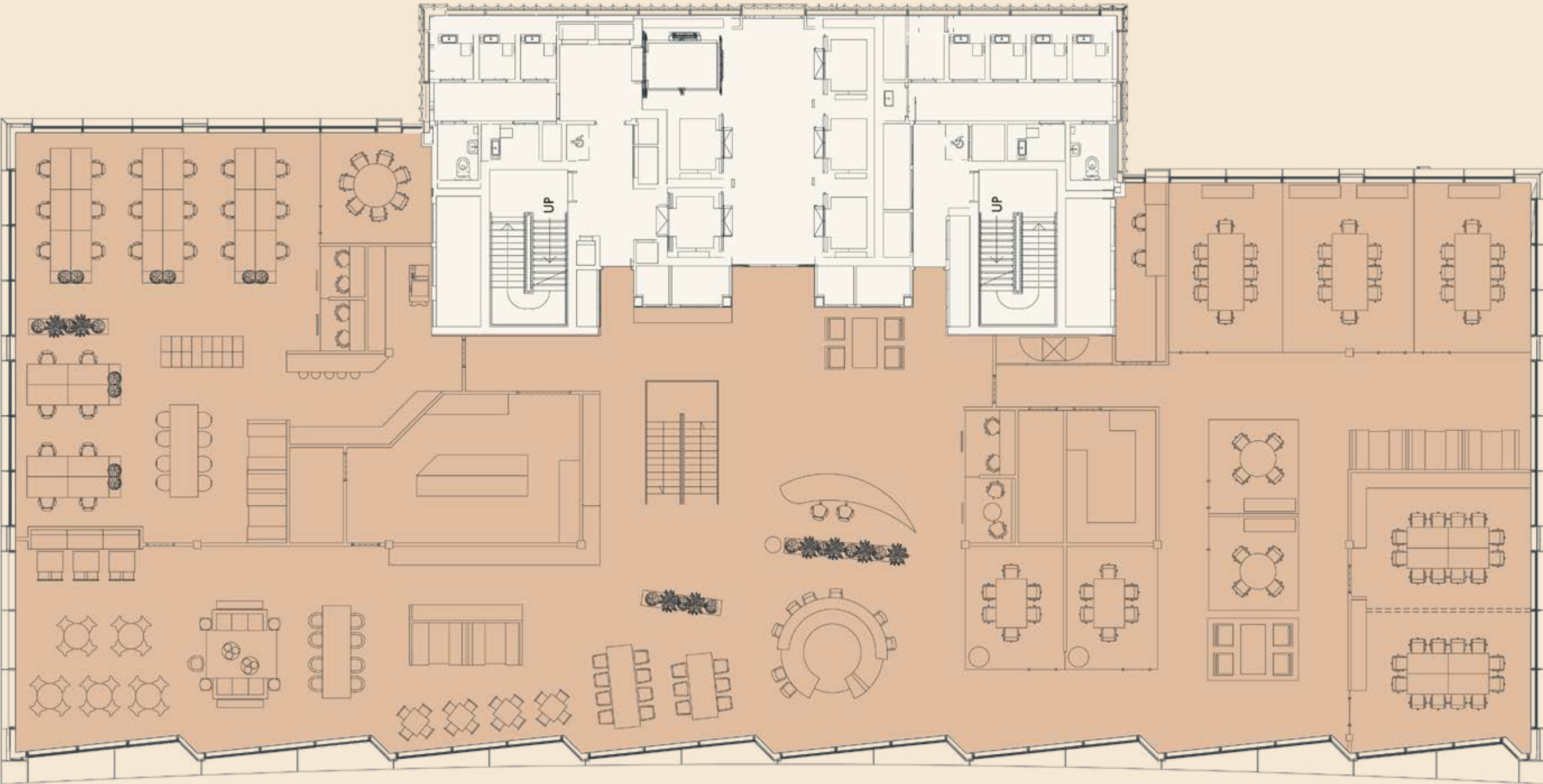
12,775 sq ft / 1,186.8 sq m

### Work Space Settings

Open plan desks	x 34
2 person call rooms	x 3
2 person offices / quiet rooms	x 1
7 person internal meeting rooms	x 1
Open collaboration & drop in areas	x 30
Collaboration seating	70

### Client Spaces

4 person meeting room	x 2
6 person meeting room	x 2
8 person meeting room	x 3
12 person meeting room	x 2
<b>Client space totals</b>	<b>68</b>
<b>Overall total seats</b>	<b>217</b>



- Key
- Office
  - Core

Not to scale. For identification purposes only

N ←



SUSTAINABILITY

# A POSITIVE IMPACT



# Designed for performance

The Jellicoe is targeting BREEAM 'Outstanding', achieved only by buildings that demonstrate an exceptional commitment to sustainability, surpassing regulatory standards by at least 85%. From responsibly sourced materials with low VOCs throughout the interiors to the highly optimised building façade, designed to reduce heating and cooling demand.

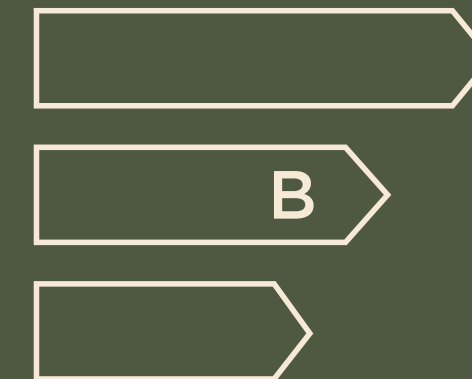
Targeting  
BREEAM Outstanding



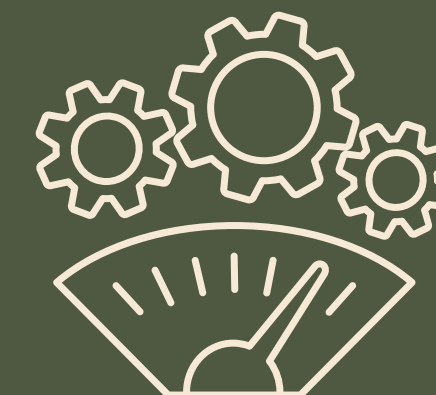
UKGBC's interim  
2020 to 2025 targets



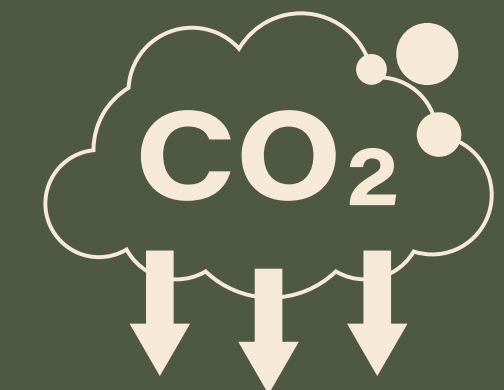
EPC  
B



Energy Performance  
Monitoring to target  
energy reductions



Optimised Whole Life  
Carbon Footprint



Human-centric design  
with input from leading  
experts in neurodiversity

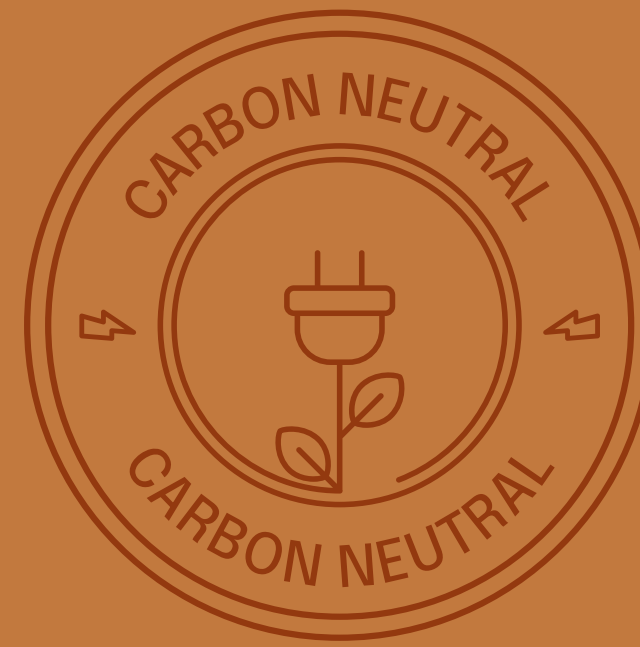




# Part of something bigger

The King's Cross estate is one of the most sustainable major developments in the UK. A place that respects its environment, its past and its future. Long term sustainability has been factored into everything from reusing heritage buildings and promoting energy efficiency to encouraging green transport, sustainable building design and supporting social and cultural diversity.

**Carbon Neutral** and committed to **Net Zero** by 2035



**100% renewable** energy supply for heat and power through King's Cross energy centre



**Recycling focus** monitored and improved annually



The UK's largest collection of **BREEAM Outstanding** buildings



Improving on biodiversity  
**35 rooftop gardens** monitored by London Wildlife Trust



**Zero waste** to landfill





# Not standing still

King's Cross works closely with its stakeholders including commercial occupiers in order to deliver a sustainable estate that empowers people, place and the planet to flourish. Progress is continually monitored to identify performance improvements year on year. There are currently seven ESG themes and priority areas.

## Connecting with nature

Creating more biodiverse habitats and connecting people with nature

1

## Creating healthy spaces

Promoting physical and mental wellbeing of people who live and work at King's Cross and in the local area

2

## Promoting safety and belonging

King's Cross is an enjoyable, accessible, and safe space for all through placemaking and estate management delivery

3

## Maximising social impact

Implementing a social value strategy based on in-depth community analysis and stakeholder mapping

4

## Tackling inequality

Improving access to opportunities around employment and skills for local people of all backgrounds and abilities

5

## Creating a circular economy

Working with occupiers to eliminate linear waste streams, reducing embodied carbon emissions

6

## Delivering Net Zero

A robust pathway to Net Zero Carbon Emissions aligning with industry best practice

7



SOCIAL VALUE

# A FLOURISHING COMMUNITY



# A space for all

King's Cross is a community for all. The social value strategy is delivered in collaboration with occupiers and community partners and focusses on four key areas: maximising social impact, tackling inequality, safety and belonging, and creating healthy spaces.

These pillars are used to measure impact, choose partners to work with, improve access to employment and skills opportunities for local people of all backgrounds and abilities, promote physical and mental wellbeing and ensure that King's Cross is an enjoyable, accessible and safe space for all.



## KX Recruit

Based in King's Cross, KX Recruit is a recruitment agency that matches employers with jobseekers at King's Cross. Since 2014, over 1,000 people have been helped into new positions at all levels, with a range of companies from small businesses to multi-national organisations.

## STORE STORE



## STORE STORE

Located on Lower Stable Street, STORE STORE is a shop and educational space which hosts a weekly After School Club for young people to learn and build portfolios in art, design and architecture. Products designed and prototyped in the After School Club are sold in STORE STORE with royalties going to the participants.





# SPECIFICATION



# Detailed specification

OFFICE SPACE	
Planning Grid	The office floors are designed on a 2200m planning module and 7.5m x 7.5m structural grid.
Occupancy Levels	
Office floors (Fire)	250 persons per floor maximum
Office Floors (MEPH)	6 sq m/person
Means of escape	250 persons per floor maximum
Lift Provision	Maximum Theoretical Total building occupancy = 3650 persons
Sanitary Provision	Basement: Female: 2No – Male: 1No + 3No urinals – Accessible: 2No  Per Floorplate: Unisex: 9No - Accessible: 2No
Floor to Ceiling Heights	Slab to Slab = 3515mm  Raised Access floor to u/s of services = 2700mm Raised Access floor to u/s of structural beams = 2700mm
Raised Floor Voids	100mm
Floor Loadings	7.50 Kn (Typical Imposed Load)/sq m – Typical Office Floors
Glazing	46mm Laminated Double Glazed Unit - Argon 90%, Ug: 1.0 W/sqmK, G: 46%, LT: 71%, Rw+Ctr 36dB
Ceiling	Painted metal soffit with exposed CAT A services
MECHANICAL SERVICES	
Air Conditioning	Type of system – 4 pipe Fan Coil Units
Fresh Air Supply	10 litres/sec/person (based on 6 sq m / Person)
Internal Conditions	Internal offices 19 °c to 22 °c during occupied hours)
Building Management	A BMS system will control the System mechanical air handling units, ventilation, heating and cooling
Plant space	All common plant located to lower ground and roof

ELECTRICAL SERVICES	
Lighting	8 W/m2
Small Power	23 W/m2
Additional Capacity	160 A (busbar capacity) based on 160 A tap off typically per core per floor
Fan coil units	5 W/m2
HVAC Plant	50 W/ m2
Office Lighting	Lighting meets with BS EN 12464 guidelines with working range of 500 to 1000 lux
Lighting Controls	Daylight responsive energy saving controls - DALI controlled linear trough luminaires

STANDBY POWER GENERATION	
Landlord Generator	One 550 kVA (back up for life safety systems & data critical infrastructure)

CONSTRUCTION & FINISHES	
Structure	Intumescent Painted Steelwork with painted metal deck
Facades	GRC and aluminium

INTERNAL FINISHES	
Reception	
Walls	Fairfaced concrete, stainless steel panelling, applied clay render and steel framed glazing to upper
Floor	Bespoke Terrazzo
Ceiling	Concrete slab and applied clay render
Doors	Glazed
Reception Desk	Bespoke Terrazzo
Lifts	Bespoke Terrazzo and stainless steel panelling

Lift Lobbies	
Walls	Applied clay render
Floors	Polished concrete
Ceilings	Concrete Slab
Doors	Glazed
Lift Doors	Stainless Steel
Toilets (Superloo)	
Walls	Painted plasterboard and stainless steel joinery
Floors	Tiled
Ceilings	Painted plasterboard
Doors	Timber Painted
Vanity	Stainless Steel
Taps	Stainless Steel

VERTICAL TRANSPORTATION	
Passenger Lifts	4No KONE 17-person lifts – 1275kg 2.5m/s
Passenger / Fire Fighting Lift	1No KONE 17-person lift – 1275kg 2.5m/s
Goods Lift	1No KONE 33-person lift – 2500kg 1.6m/s

TELECOMS & DATA PROVISION	
Separate intake rooms will be provided at basement level for the termination of incoming telecom services from the onsite all fibre open access network. Cableways will be provided in the risers for future tenants use. A landlords Wifi service will be provided in the reception and lower ground areas including cycle storage and changing facilities.	

DISTRICT HEATING PROVISION	
The building is connected to a district heating network system which delivers hot water generated by renewable energy to the building.	

SHOWER & AMENITY PROVISION (WHOLE BUILDING)	
Showers	Female: 15No - Male: 14No
DDA showers	Accessible: 2No
Lockers	Approx. 230 for all building occupiers + 60 mesh drying lockers
Drying Room	Yes
Secure cycle storage	Approx. 292 spaces

SECURITY	
The building will be secured by a HID access control system. The security card system is installed to each entry point to the building, the lifts and the stair cores. Speed gates are provided to the main entrances to the building with CCTV installed to cover main entry and exit routes into the building. Tenants are able to install and expand internal CCTV provision to their requirements.	
All information provided is indicative and subject to final as built construction information	







# King's Cross and their Investors

King's Cross is London's creative neighbourhood and home of the extraordinary. It comprises 67 acres of inspiring businesses, outstanding architecture, destination retail and dining and a vibrant cultural scene.

The King's Cross estate is owned by King's Cross Central Limited Partnership (KCCLP) with Related Argent acting as strategic asset and development manager. KCCLP is made up of pension fund AustralianSuper and clients of the international business of Federated Hermes. AustralianSuper owns a 74% stake in KCCLP. AustralianSuper manages more than AUD\$233 billion of members' retirement savings on behalf of more than 2.4 million members from around 360,000 businesses. One in 10 working Australians is a member of AustralianSuper, the nation's largest and best performing pension fund over the long term.





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**The team**

**Architecture**  
Piercy&Company

**Civil and Structural engineering**  
ARUP

**Building Services**  
Sweco & EEP

**Interior Design**  
UDS

**Principal Contractor**  
McLaren Construction

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