

**KINGS
CROSS**

TWO
PANCRAS
SQUARE



7,800 TO 23,600 SQ FT OF FULLY REFURBISHED OFFICE SPACE AVAILABLE

One of the King's Cross estate's
best connected buildings, located
1 minute from the station.



Canopy Market



Screen on the Canal



Granary Square Fountains



Shopping in Coal Drops Yard

KING'S CROSS IS A NEIGHBOURHOOD FOR ALL



Coal Drops Yard



Bagley Walk

50

NEW AND RESTORED BUILDINGS

CAPACITY FOR
30,000
WORKERS AND
5,000
STUDENTS

67

ACRE ESTATE

500,000
SQ FT

OF SHOPS,
RESTAURANTS,
CAFES AND BARS



Granary Square

41,000
PEOPLE

LIVING, WORKING
AND STUDYING

10

NEW PUBLIC
PLACES



Coal Drops Yard

4.25M

SQ FT OF OFFICE
SPACE AND ALMOST
1,750 NEW HOMES

20M

ANNUAL
VISITORS TO
THE KING'S
CROSS ESTATE



Handyside Gardens



Drake & Morgan



Kimchee



Fatto Pizza



King's Boulevard

PANCRAS SQUARE AMENITIES

With an abundance of restaurants, retail and wellness offerings on your doorstep, there is something for everyone.



Kimchee

MEET YOUR NEIGHBOURS

Meta



SONY MUSIC

Google

FORA

Meta

[XTX] MARKETS

Google

LEWIS CUBITT PARK

LEWIS CUBITT SQUARE

ual: university of the arts london

GASHOLDER PARK

COAL DROPS YARD

New Day

CANOPY MARKET

CAMLEY STREET NATURAL PARK

TWO PANCRAS SQUARE



GRANARY SQUARE

Camden

UNIVERSAL MUSIC GROUP

HAVAS

Google

AustralianSuper

Google

AstraZeneca

FORA

MSD



FORA

ST PANCRAS INTERNATIONAL



KINGS CROSS STATION



THE FRANCIS CRICK INSTITUTE

The King's Cross Estate

SURROUNDED BY AN ARRAY OF SHOPS, CAFÉS AND RESTAURANTS, PANCRAS SQUARE IS A BUSTLING HUB FOR WORK AND LEISURE

FOOD & DRINK

- | | |
|-----------------------------|----------------------|
| 1. Lina Stores | 14. Drake & Morgan |
| 2. Mare Street Market | 15. Notes Coffee |
| 3. Porte Noire | 16. Granger & Co. |
| 4. Dishoom | 17. German Gymnasium |
| 5. Barrafinna | 18. Leon |
| 6. Parillian | 19. Fatto a Mano |
| 7. Granary Square Brasserie | 20. Wasabi |
| 8. Caravan | 21. Alma |
| 9. The Lighterman | 22. Babel Beerhouse |
| 10. Hoppers | 23. Gail's |
| 11. Lafayette | 24. Supermax |
| 12. Bao | 25. Arabica |
| 13. Kimchee | |

RETAILERS & AMENITY

- | | |
|------------------------|--------------------------|
| 1. Self Space | 10. Lethaby Gallery |
| 2. Cos | 11. Sweaty Betty |
| 3. Rains | 12. Offspring |
| 4. Boutique by Shelter | 13. Carhartt |
| 5. Waitrose | 14. Space NK |
| 6. American Vintage | 15. Nike Central |
| 7. Canopy Market | 16. King's Cross Fitness |
| 8. APC | 17. Ten Health & Fitness |
| 9. & Other Stories | 18. Uniqlo |

ARTS & CULTURE

- | |
|--------------------|
| 1. Lightroom |
| 2. Everyman Cinema |
| 3. Queer Britain |

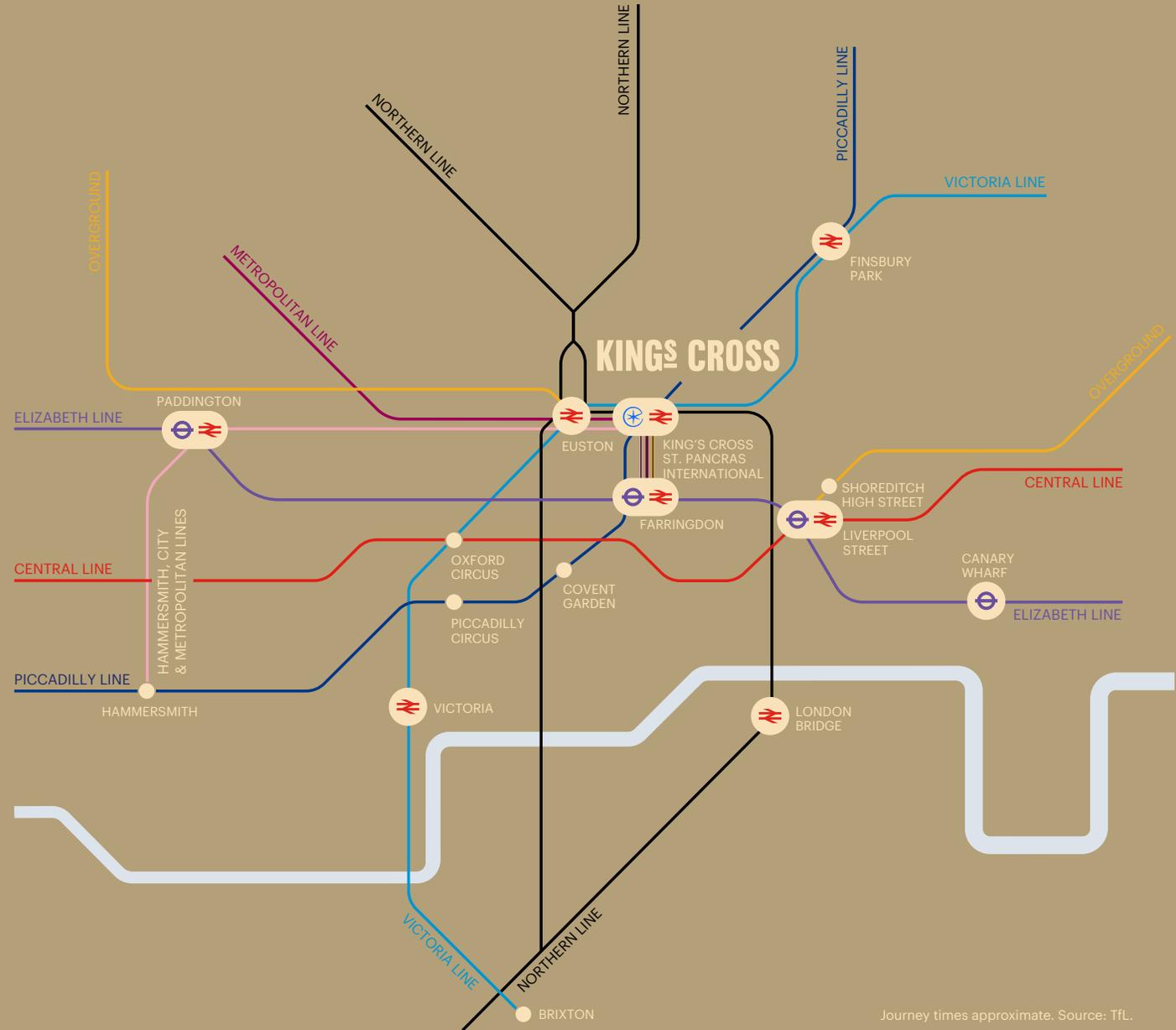
TRANSPORT

- | | |
|-------------------------------------|---------------|
| 1. St Pancras International Station | 1 Minute walk |
| 2. Eurostar | 1 Minute walk |
| 3. King's Cross Station | 1 Minute walk |



TAKE ADVANTAGE OF ONE OF THE BEST-CONNECTED OFFICE LOCATIONS IN THE UK.

With King's Cross and St. Pancras stations only steps away, you have London, National and International Eurostar connections on your doorstep. With Farringdon just one stop away, the Elizabeth Line can be accessed in 6 minutes.



Journey times approximate. Source: TfL.

The Estate

—
OVER 100 SHOPS, BARS
AND RESTAURANTS



& Other Stories



ba&sh



UNIQLO



Offspring

L'estrange



SOMETHING FOR EVERYONE



Paul Smith



A.P.C.

Beyond Retro



OPPOSITE AN EXCITING
RETAIL HUB AT THE NEW
GOOGLE BUILDING



OPENING 2025



Indicative CGIs of King's Boulevard



Schedule of Areas

7,800–23,600 SQ FT AVAILABLE



*Office areas are estimated NIA

	Availability	Area (SQ FT*)
10	Communal Terrace	6,700
9	LET	
8	LET	
7	LET	
6	LET	
5	LET	
4	UNDER OFFER	
3	LET	
2	AVAILABLE	15,818
1 East	AVAILABLE	7,876
1 West	UNDER OFFER	
G	RETAIL OCCUPIERS & RECEPTION	
LG	94 CYCLE SPACES, 10 SHOWERS, CHANGING FACILITIES AND 142 LOCKERS	
TOTAL		23,694 SQ FT



2 PANCRAS SQUARE

Newly refurbished
reception

FIRST FLOOR

EAST OFFICE

7,876 SQ FT



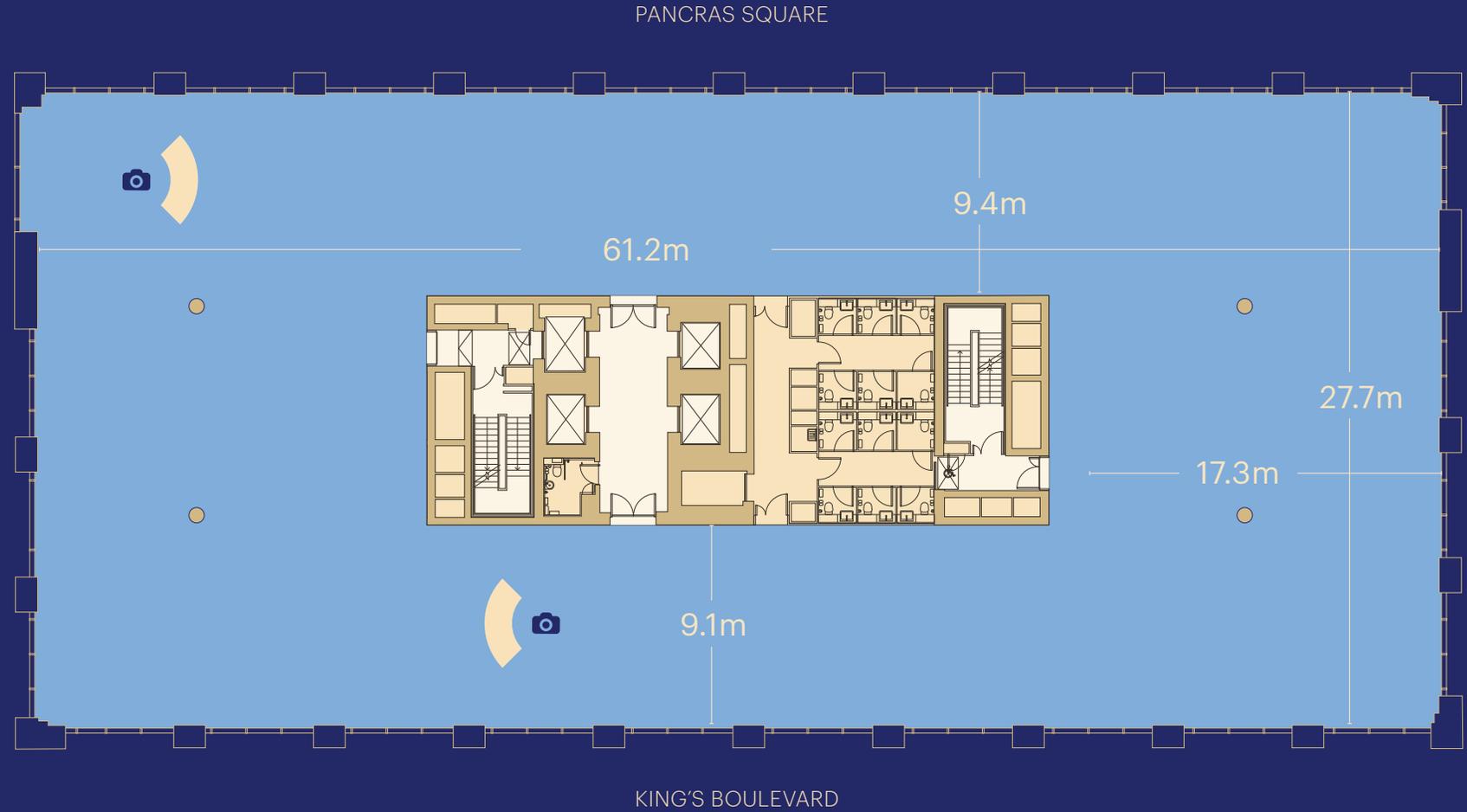
● East Office ● West Office ● Core ● Lift / Stairs

*Indicative only. Not to scale. Subject to completion of works.



SECOND FLOOR

15,818 SQ FT



● Office ● Core ● Lift / Stairs

*Indicative only. Not to scale. Subject to completion of works.

SPACEPLAN OPTION 1

1:10

120 fixed desks

3 x exec offices

1 x boardroom

4 x 12 person meeting room

2 x 10 person meeting room

5 x focus booths

2 x phone booths

3 x break out space

1 x Kitchen area with breakout space



● Office ● Core ● Lift / Stairs

*Indicative only. Not to scale. Subject to completion of works.



SPACEPLAN OPTION 2

1:10

100 fixed desks

1 x 18 person meeting room

3 x 12 person meeting room

4 x 8 person meeting room

11 x focus booths

2 x open booths

1 x kitchen area with breakout space

3 x breakout spaces



● Office ● Core ● Lift / Stairs

*Indicative only. Not to scale. Subject to completion of works.



Image of 2nd office
floor space



CGI for illustrative purposes only

CGI of office space with
Pancras Square view



Image of 2nd office floor space



CGI for illustrative purposes only

CGI of office space with
King's Boulevard view



The building now features a fully refurbished 6,700 sq ft roof terrace with a new pergola featuring a retractable awning, a kitchenette, and new furniture.



BRING THE INDOORS OUT



YOUR ROOFTOP TERRACE

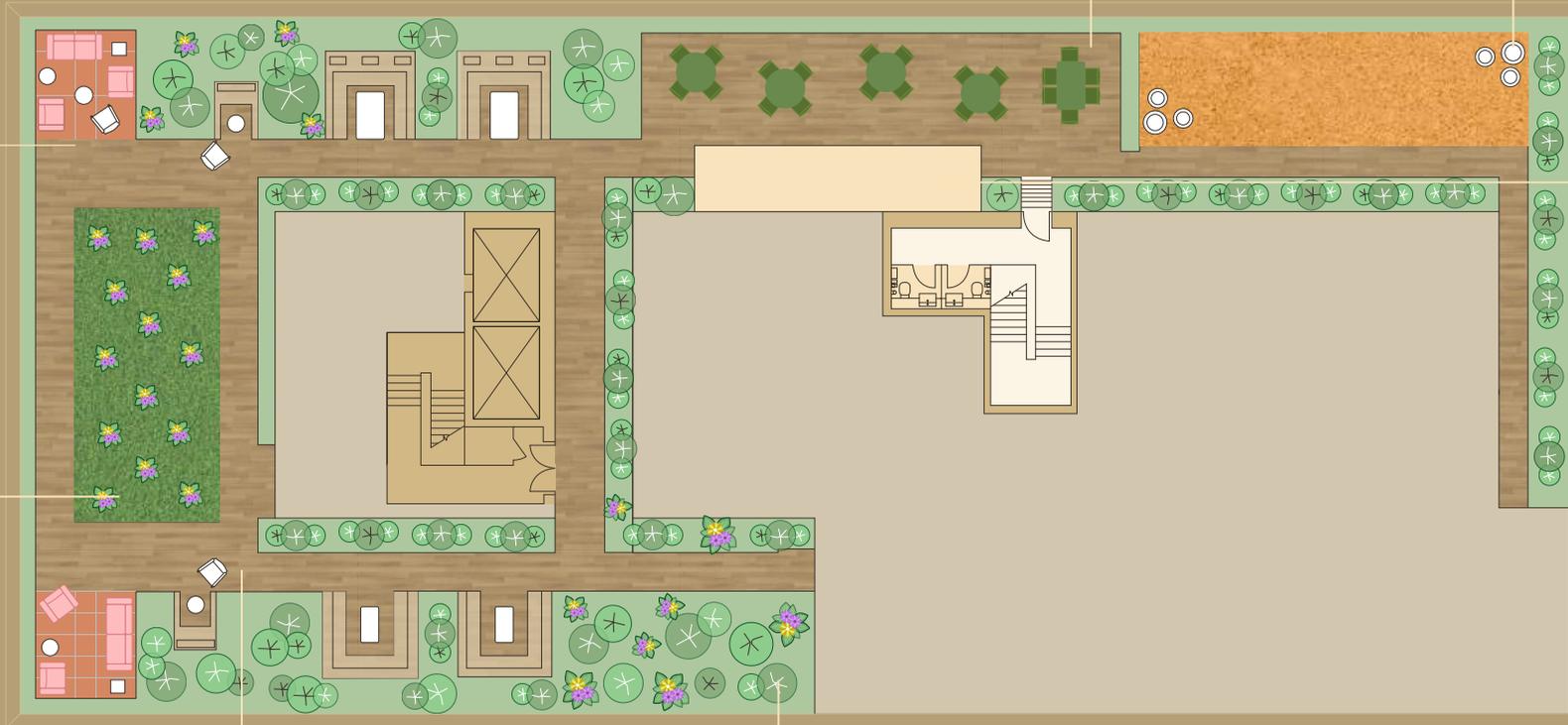
6,700 SQ FT



New moveable furniture



Wild flower meadow



Wider variety of seating for individuals, groups and events



New cork surfaced recreation/relaxation area



New pergola with retractable awning and bar/fully catered kitchen



Covered and well lit route onto terrace



New planting to enhance biodiversity

○ Plant ○ Core ● Lift / Stairs

*Indicative only. Not to scale. Subject to final design.



END OF TRIP FACILITIES

2 Pancras Square offers newly renovated end-of-trip facilities, including 94 cycle racks, 142 lockers, 10 showers, changing rooms, and a dedicated drying room.



BUILDING SPECIFICATION



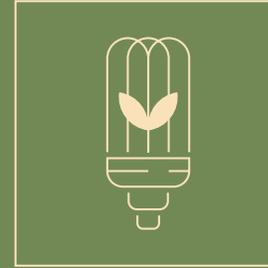
WELL Health-Safety
Rated Building



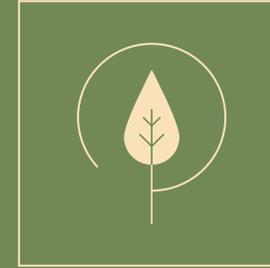
BREEAM
Outstanding



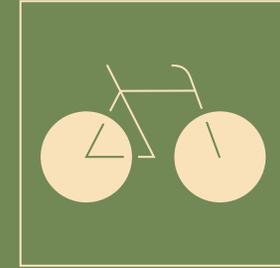
Wired Certified
Gold



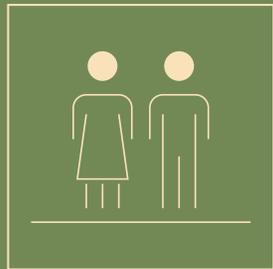
EPC Rating B



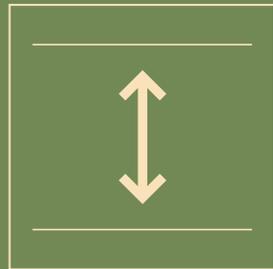
Carbon Neutral
Estate



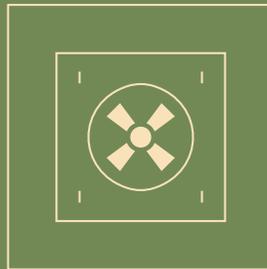
94 cycle racks



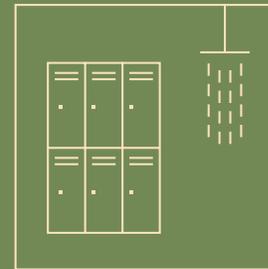
Occupancy
ratio 1:10



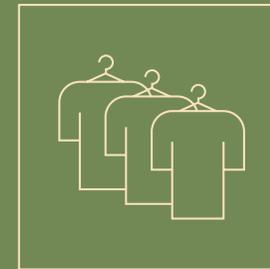
2.85m floor to
ceiling height



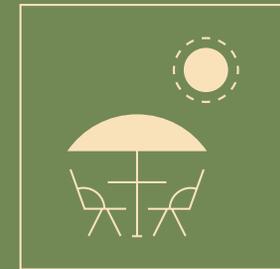
4 pipe fan coil
air conditioning
system



142 lockers and
10 showers



Dedicated drying
room



Exclusive communal
roof terrace, bookable
for events

SUSTAINABILITY

One of the most sustainable major developments in the UK becoming carbon neutral in 2021 with a clear pathway and commitment to becoming Net Zero by 2035.

100%

RENEWABLE ENERGY SUPPLY FOR HEAT AND POWER



76%

RECYCLING RATE WITH

80%

OF WASTE VEHICLE MOVEMENTS ELECTRIC



11%

REDUCTION ACHIEVED IN ENERGY USE OVER A 10-WEEK CAMPAIGN IN EARLY 2024, EQUIVALENT TO 184,000 KWH

35

GREEN ROOF SPACES MONITORED AND IMPROVED WITH LONDON WILDLIFE TRUST



3

NEW BREEAM OUTSTANDING BUILDINGS ADDING TO THE LARGEST COLLECTION IN THE UK

15,373

TONNES OF CO2E SAVED IN FY23/24



30%

BIODIVERSITY UPLIFT SINCE 2006

Run Kids Run



A COMMUNITY
THAT GIVES BACK



N1C Community Centre

As one of the largest regeneration projects in the UK, the King's Cross estate makes sure everyone benefits. Various initiatives, including Run Kids Run, KX Recruit, Camden Giving and many more, focus on uplifting the local community and fostering positive change.



The Story Garden

1,547

APPRENTICESHIPS
DELIVERED BY THE
KX CONSTRUCTION
SKILLS CENTRE
SINCE 2009



Over 500

CHILDREN EDUCATED
ACROSS BOTH THE FRANK
BARNES SCHOOL FOR DEAF
CHILDREN AND THE KING'S
CROSS ACADEMY.



1,600+

PEOPLE PLACED INTO
WORK VIA KX RECRUIT
SINCE 2014 WITH 85%
OF PLACEMENTS PAID AT,
OR ABOVE, THE LONDON
LIVING WAGE

65%

OF THESE WORK
PLACEMENTS
ARE CAMDEN
AND ISLINGTON
RESIDENTS



STORE STORE IS
AN EDUCATIONAL
SPACE HELPING
YOUNG PEOPLE
ADDRESS SOCIAL
IMBALANCES

26

ACRES OF
PUBLIC
SPACE

YOUR PARTNER IN REAL ESTATE

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 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.

Federated Hermes is a leading global investment manager with \$783 billion in assets under management, 10,000 client firms and more than 2,000 employees in offices worldwide.

Related Argent brings together the expertise and track record of Argent – the developer behind some of Britain's most successful mixed-use places, and Related – one of the most innovative and prolific real estate companies in the US.

Related Argent's combined experience includes Brindleyplace in Birmingham, Hudson Yards and Deutsche Bank Center in New York, The Square in West Palm Beach, Florida, and The Grand LA in Los Angeles.

AustralianSuper

**Federated
Hermes**
Limited

**RELATED
ARGENT**





KINGS CROSS

GET IN TOUCH



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