

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.

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Canopy Market



Screen on the Canal

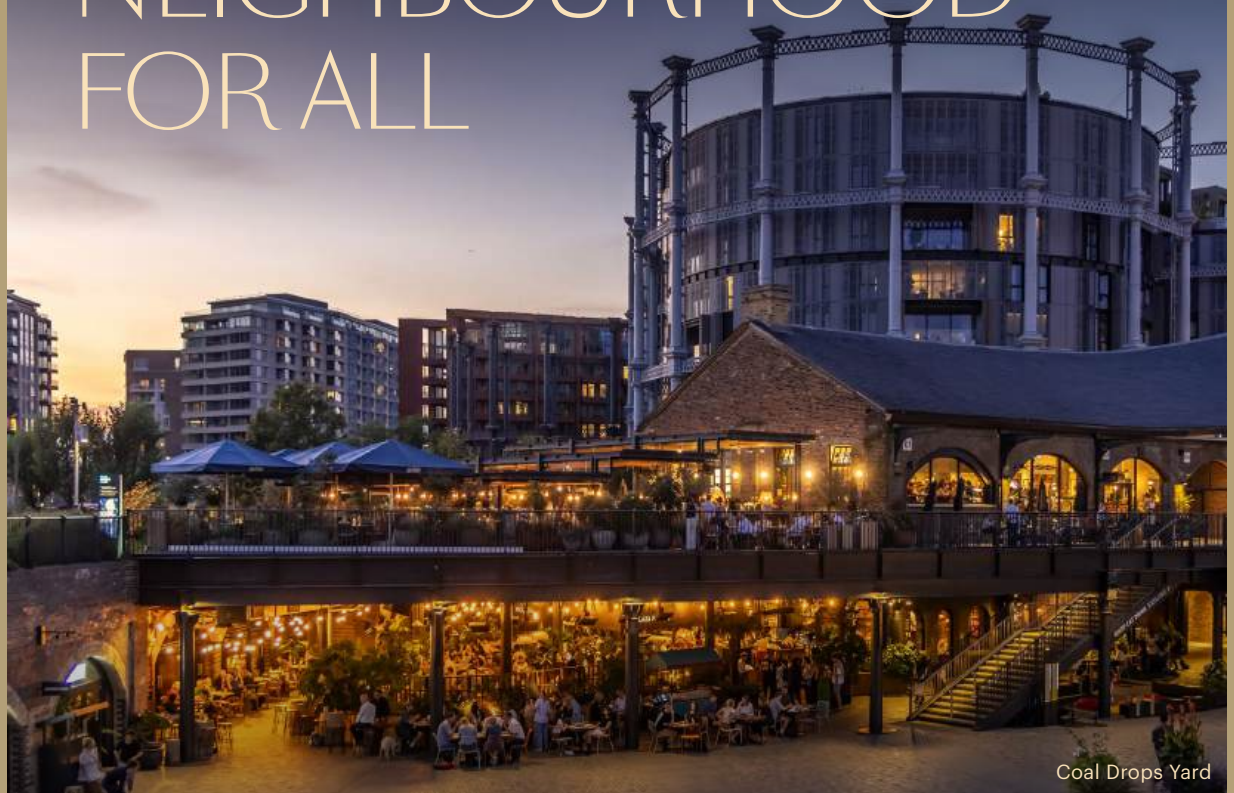


Granary Square Fountains

# KING'S CROSS IS A NEIGHBOURHOOD FOR ALL



Shopping in Coal Drops Yard



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

Meta

FORA

[XTX]  
MARKETS

Google

ual:  
university of the arts  
london

New Day

CANOPY  
MARKET

GASHOLDER PARK

COAL DROPS YARD

LEWIS CUBITT  
SQUARE

LEWIS CUBITT  
PARK

CAMLEY STREET  
NATURAL PARK



UNIVERSAL MUSIC GROUP



Camden

TWO  
PANCRAS  
SQUARE

GRANARY  
SQUARE

HAVAS

Google

AustralianSuper

AstraZeneca



FORA



novo nordisk

ST PANCRAS  
INTERNATIONAL



THE  
FRANCIS  
CRICK  
INSTITUTE

KINGS CROSS  
STATION





# 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. Barrafin	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

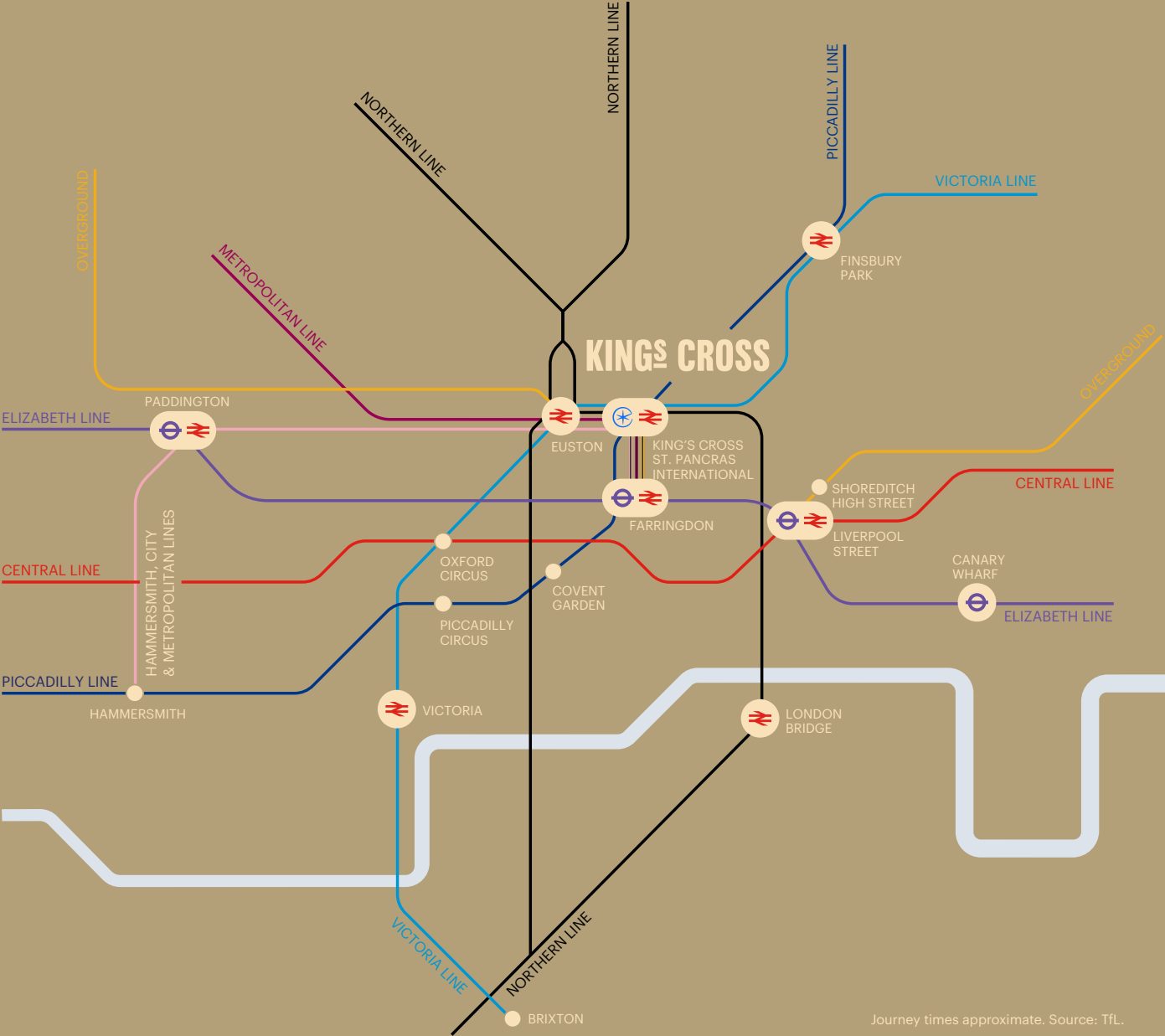
## TRANSPORT

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







SOMETHING  
FOR EVERYONE



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 PANCRA S SQUARE

Newly refurbished  
reception

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# FIRST FLOOR

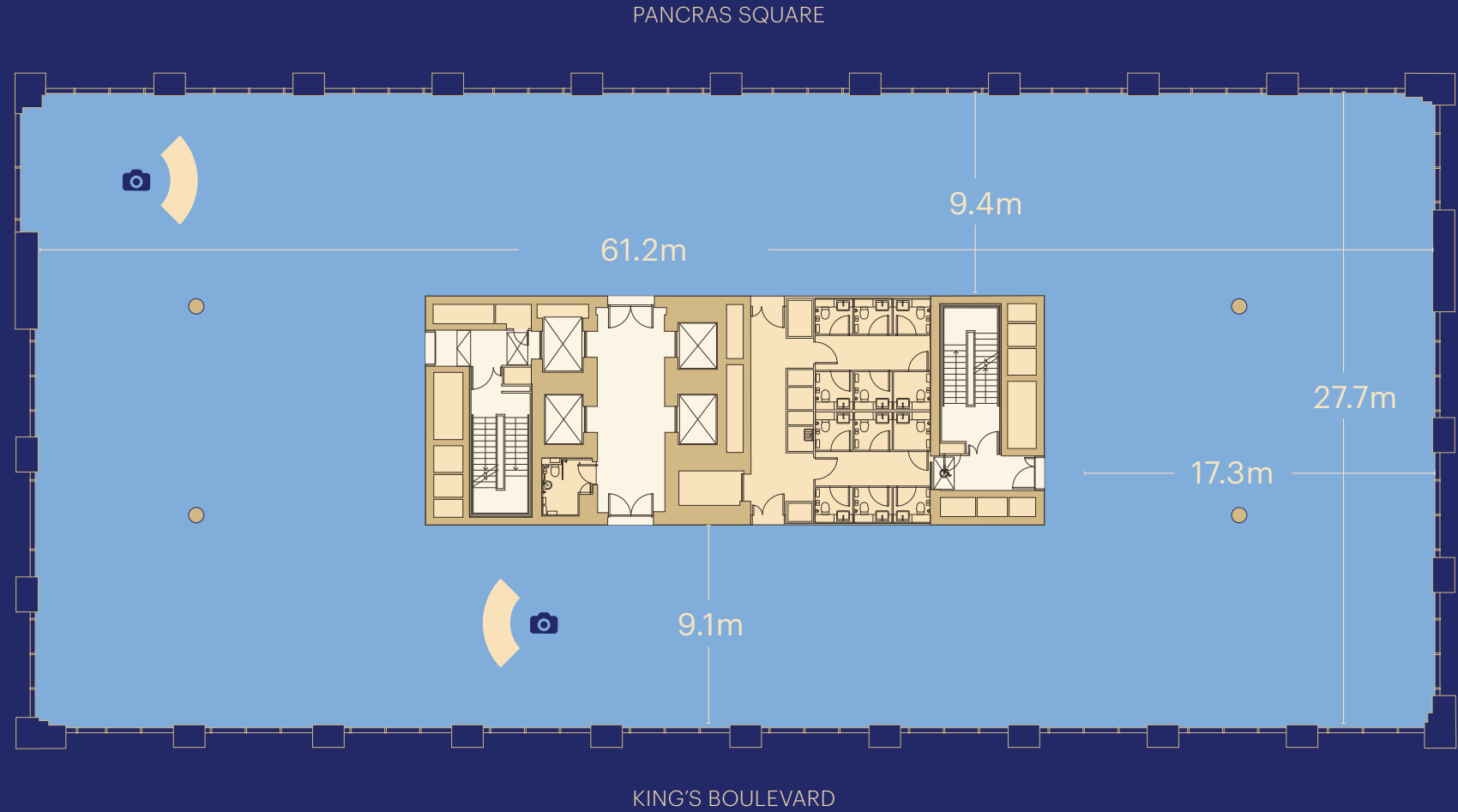
EAST OFFICE  
7,876 SQ FT





# SECOND FLOOR

15,818 SQ FT





# 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

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CGI for illustrative purposes only

CGI of office space with  
Pancras Square view





Image of 2nd office  
floor space

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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

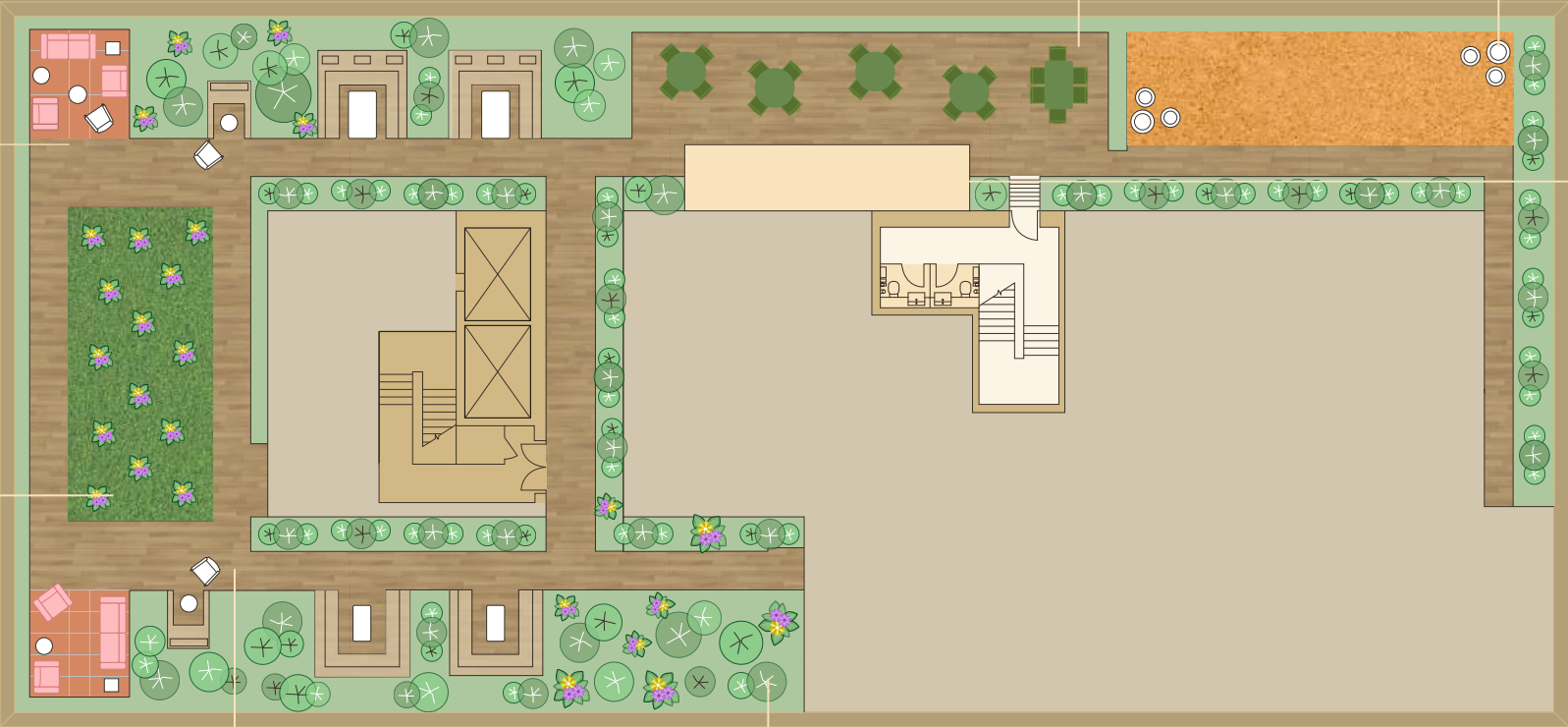
6,700 SQ FT



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.

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# BUILDING SPECIFICATION



WELL Health-Safety  
Rated Building



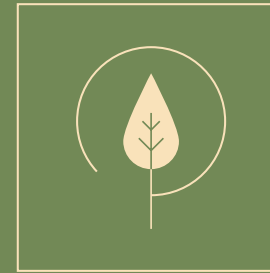
BREEAM  
Outstanding



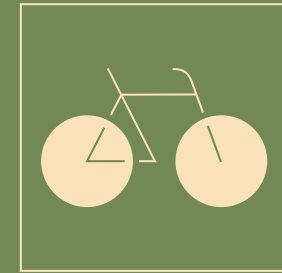
Wired Certified  
Gold



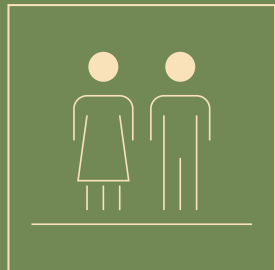
EPC Rating B



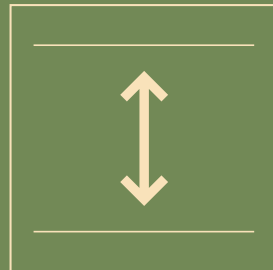
Carbon Neutral  
Estate



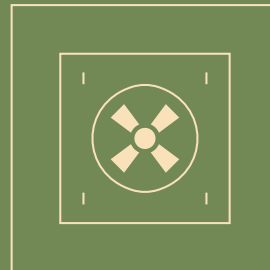
94 cycle racks



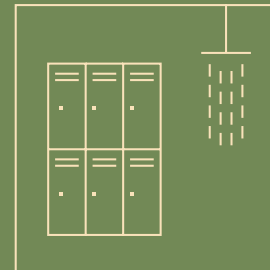
Occupancy  
ratio 1:10



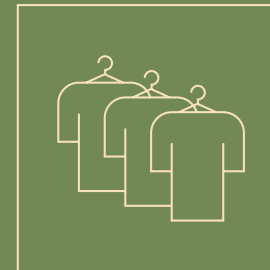
2.85m floor to  
ceiling height



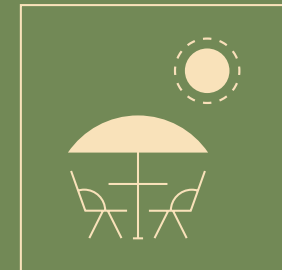
4 pipe fan coil  
air conditioning  
system



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.

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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.







# KINGS CROSS

## GET IN TOUCH

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[www.kingscross.co.uk/two-pancras-square](http://www.kingscross.co.uk/two-pancras-square)

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