

KING'S CROSS

210 Euston Road

FORA

A rare chance to take up to two self-contained floors in our outstanding 210 Euston Road workspace. Plus, when you join us, you'll enjoy access to our entire collection of over 70 workspaces across London, the UK and Germany.

Build a bright future for your business and experience work-life harmony at 210 Euston Road. This 9-floor workspace has been thoughtfully designed by award-winning architects, Universal Design Studio, and features a number of wellness amenities including an on-site gym, café, roof terrace and Wellness Room to help your team feel their best throughout the working week. And with sustainable design features including natural timber, cork flooring, energy efficient light sensors and innovative insulation, this workspace is good for the planet too.



Terrace

2

AREA: 10,355 sq ft
Desks: 115 - 160

- 1 executive office
- 4 meeting rooms
- 4 phone booths
- Comms room
- Breakout space
- Kitchen
- Storage area



4

AREA: 8,142 sq ft
Desks: 72 - 125

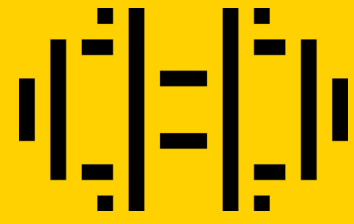
- 2 private terraces covering 841 sq ft ●
- 4 meeting rooms
- 5 phone booths
- Comms room
- Breakout space
- Kitchen
- Storage area





CAFÉ

Fuel your day with light bites, snacks and drinks.



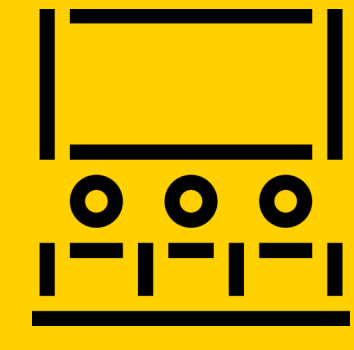
RESTORE GYM

Space to focus on fitness with a variety of equipment, classes and PT sessions available at selected locations.



ROOF TERRACE

Outdoor space for meetings and lunches with stunning views.



EVENT SPACE

Beautifully designed, versatile venues in brilliant locations.



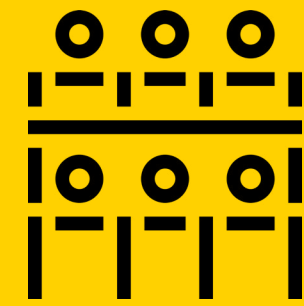
WELLNESS ROOM

Quiet space for prayer, rest or looking after your little one.



LOUNGE

Comfy and spacious communal area with plenty of power sockets.



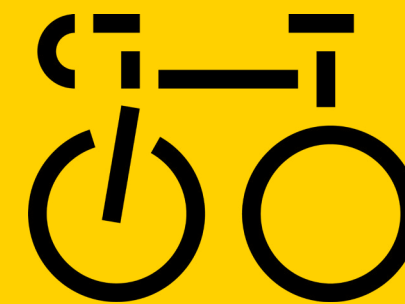
MEETING ROOMS

Pitch, create and collaborate in tech-enabled spaces.



FOCUS BOOTHS

Small, noise-cancelling spaces for concentrating or making calls.



BIKE STORAGE

Safe and secure storage for your wheels.



SHOWERS

Freshen up post-work out or bike ride in our luxuriously designed, fully stocked showers.

AMENITIES

At a glance

Shape your day at Fora

However you work best, we've got the setting to suit your workstyle at 210 Euston Road.



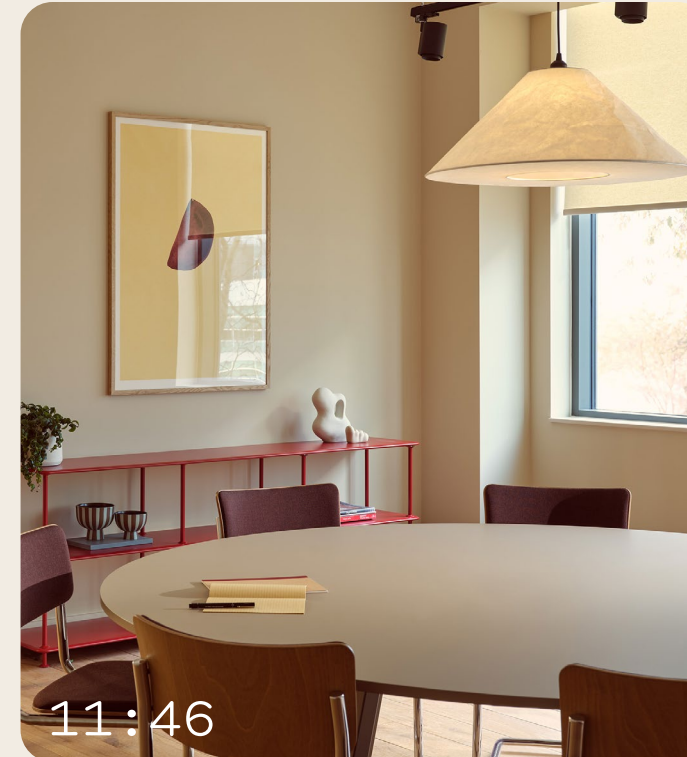
MORNING BOOST

Kickstart your day with a workout in the on-site Restore gym, then freshen up in our luxurious showers.



FUEL YOURSELF

In need of a boost? Get your colleagues together over a round of coffees in the café before tackling your to-do list.



TEAM UP

Plan, prep and turn big ideas into breakthroughs in our uniquely designed meeting rooms.



PRESS PAUSE

Enjoy an alfresco lunch on the leafy roof terrace and take in the sweeping city views before heading back to your desk.



GET COLLABORATIVE





































































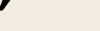

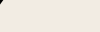





Social butterflies love our communal areas, find a spot in the lounge to feel part of the buzz.



SET THE STAGE

Celebrate team successes or get everyone together with a standout event in our communal multi-use spaces.

A connected location

JOURNEY TIME	STATION	TRANSPORT LINKS
1 mins*	Euston Square	   
3 mins*	Euston	    
3 mins*	Warren Street	  
8 mins	Oxford Circus	   
9 mins	King's Cross St Pancras	       
13 mins	Victoria	    
15 mins	Bank	     
15 mins	Liverpool Street	        
16 mins	Paddington	        
17 mins	Waterloo	     
20 mins	London Bridge	   
20 mins	Vauxhall	  
44 mins	London City Airport	  
53 mins	Gatwick Airport	 
61 mins	Heathrow Airport	    

-  London Underground
-  National Rail Services
-  Airports
-  Central
-  Bakerloo
-  Victoria
-  Piccadilly
-  District
-  Circle
-  Northern
-  Metropolitan
-  Hammersmith and City
-  Jubilee
-  Waterloo and City
-  DLR
-  London Overground
-  Elizabeth

* Walking time



Discover King's Cross



210 Euston Road sits in London's Knowledge Quarter, where creative companies, world-famous tech brands, lifestyle stores and lively restaurants rub shoulders with Fora's other amenity-packed workspaces.

Go beyond your home building to discover shopping and dining hotspot Coal Drops Yard, top museums and an attractive stretch of the Regent's Canal – this neighbourhood has everything you need to enhance your day. Our sustainability-focused Gridiron Building and Victorian-inspired The Stanley Building offer up architecturally impressive spaces to explore or head to York House and soak up the views from the roof terrace.

WORKSPACES NEARBY

- East Side
- Girdiron Building
- The Jellicoe
- The Stanley Building
- York House



OUR COLLECTION

Your building and beyond

Access 70 distinctive workspaces across London, the UK and Germany and shape the experience around your workstyle at Fora.

KEY

- Your home building
- Other locations
- Upcoming locations





Your Fora membership

Your trusted partner

COUNT ON FORA

We're by your side through every stage of your business journey, with the option to scale up or down as your team evolves. We're backed by two top real estate investors, Blackstone and Brockton Capital, and are secure against external market challenges.

70

distinctive locations,
packed with amenities

500+

tech-enabled meeting
rooms available to book

24

on-site gyms and fitness studios
to train around your day

20+

statement event venues,
close to transport links

50+

comfy lounges with
a variety of settings

28k+

members moving their
businesses forwards

20+

years leading the way
with our workspaces

3.2m

square feet of
workspace in total



SHAPING A BETTER TOMORROW

Sustainably run workspaces

At Fora, we know that redefining the office experience means creating working environments that are fit for the future. That's why we're committed to driving positive change by running our workspaces in the most sustainable way possible. So, when you choose Fora as your new business home, every day you will be contributing to a healthier planet now and for generations to come.



RENEWABLE ELECTRICITY

Our workspaces are powered by 100% REGO-certified renewable electricity with continued monitoring and optimising of our energy usage



OPTIMISED AIR QUALITY

Air quality is carefully monitored through filtration, ventilation, and regular testing



CONSCIOUS CLEANING

We only use chemical and cruelty-free cleaning products, with no single-use plastic



ZERO WASTE TO LANDFILL

Six different streams separate waste and encourage effective recycling



100% ORGANIC

Every floor is stocked with organic tea, coffee and toiletries that are kinder to people and planet



PlanetMark

CARBON EMISSIONS REPORTING

Fora workspaces are certified by Planet Mark, plus get easy access to the estimated annual carbon footprint report for your office space



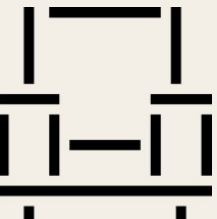
MEMBERS FOR CHANGE

Supporting you and your business as we move towards a low carbon future, with access to tools, events and guidance on best practices

The value of flexible workspaces at Fora



FLEXIBLE LISCENCES
Scale your office space up or down as your business evolves. You'll move in as your existing lease ends, meaning there's no double overheads.



JUST THE SPACE YOU NEED
Supplemented by outstanding workspace amenities, your private office can be optimised to suit your team – minimising wasted space and reducing the fees you pay.



OPTIMISE CASHFLOW
Pay a two-month deposit followed by all-inclusive monthly payments with no unexpected costs, so you can forecast with confidence.



WE'RE HERE FOR YOU
Personalised service elevates your everyday. Our Member Experience Team and tech support are on hand to ensure everything runs smoothly.



NO COSTLY CAPEX
Your office space is ready to move in when you are.



EMPLOYEE EXPERIENCE
Your team will enjoy a year-round programme of social events and wellness initiatives, supporting productivity and driving talent attraction and retention.

ANNUALISED OCCUPATIONAL COST, 147-DESK PRIVATE OFFICE

FRI lease*	Fora
Cleaning	Annual savings 24% or £668k
Insurance	
IT & telecom	
Legal fee	
Agent fee	FORA
Refreshments	
Utilities	
Service charge	
Business rates	
Capex (fit-out, wear and tear, dilapidations)	
Net Effective Rent	

*Based on an 15,000 sq. ft office with 147 desks on a 3-year lease at a rent of £75 per sq. ft and 6 months' rent free. Total cost for FRI lease calculated at £2,738,792 p.a. vs £2,071,000 p.a. for the equivalent number of desks at Fora.

What’s included?



At Fora, everything is about ease. That’s why your business rates, service charges, building insurance, business-grade wifi, professional cleaning, maintenance and utilities are all included in your membership. From coffee spills and tech queries to fire drills and fresh towels, our Member Experience team have got the details covered, so you and your team can focus on the bigger picture.

-
- Become a Fora member to enjoy the below as standard:
-
- Access to the entire Fora collection of over 70 workspaces, and 24/7 entry to your home building.
-
- Craft a space that’s totally unique and tailored to your needs with our expert in-house design team.
-
- Count on super-fast internet, with bandwidth upgrades available to suit your business.
-
- Fully stocked kitchens with complimentary snacks and an exclusive coffee blend, plus barista cafés and catering available.
-
- Members’ discount on event spaces and over 500 tech-enabled meeting rooms.
-
- Complimentary access to Restore gyms and studios across our collection, with over 200 free fitness classes available per month.
-
- A monthly schedule of exclusive events, including lunches, socials, expert panel talks and workshops.
-
- Access on-site Wellness Rooms and Recharge Rooms for meditation, prayer, rest or looking after your little one.
-

CONTACT US

We're here for you

0203 923 7090

hello@foraspace.com

FORA

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