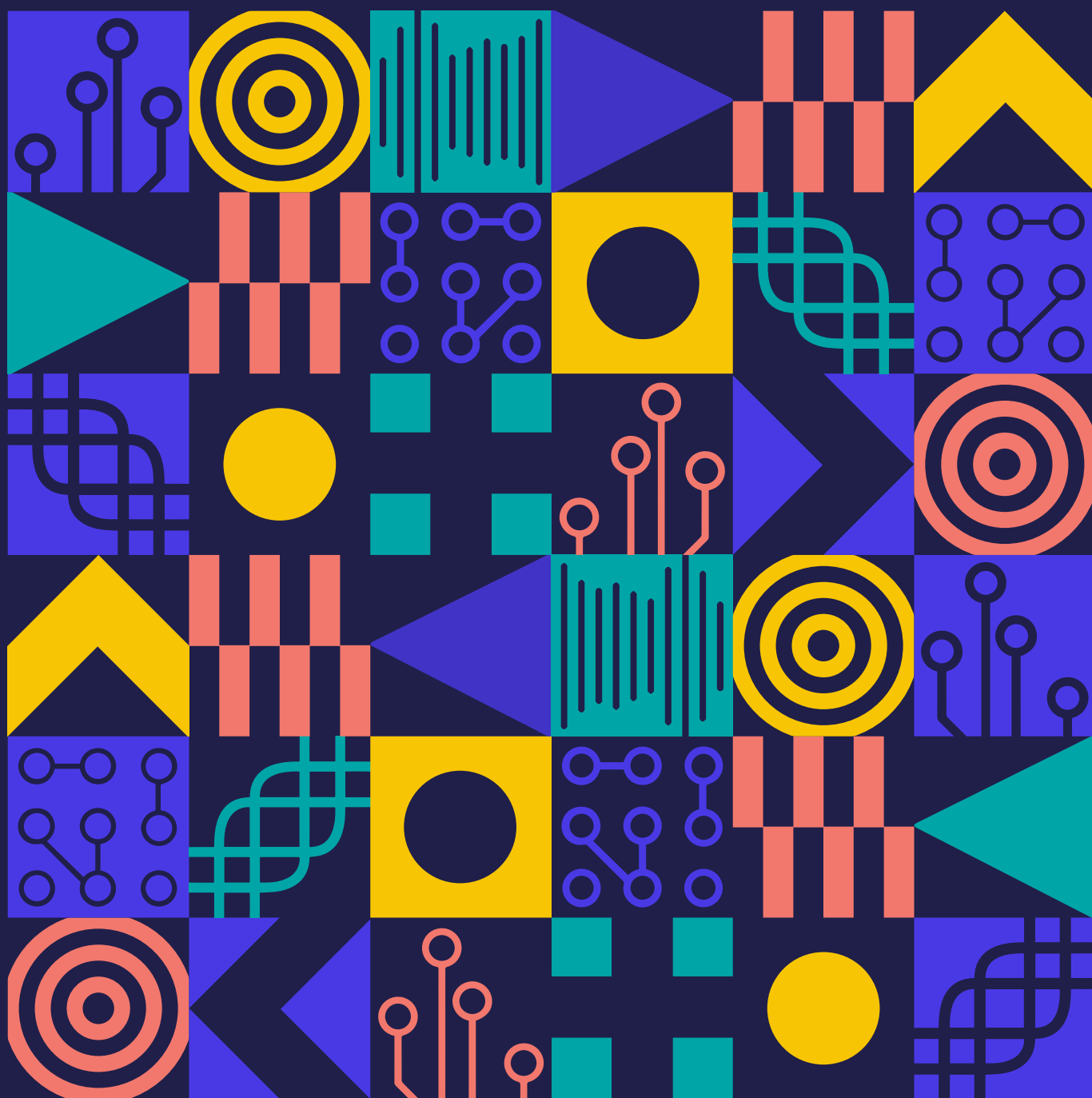


Bidborough Works

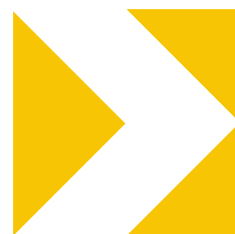
King's Cross





CGI of exterior for illustrative purposes.

Imposing Grade II Listed building offering a unique workspace opportunity



Bidborough Works will provide 8,550- 37,093 sq ft of newly refurbished self-contained flexible CAT A workspace over lower ground, second and third floors with a new dedicated reception accessed via Bidborough Street. The building is due for completion in Q3 2022.

The building has a striking neoclassical facade and occupies an island site with natural light on all four elevations.



The opportunity to create a unique and bespoke entrance

The entrance is offered in shell condition ready for the tenant to create their own bespoke space.

There is also potential scope for the tenant to install a club lounge area on the 2nd floor with direct access to the 3rd floor terrace, subject to planning and any other required consents.



CGI of reception for illustrative purposes.



CGI of 2nd floor club lounge for illustrative purposes.

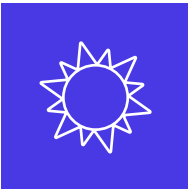
Specification



Targeted BREEAM Excellent



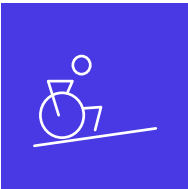
New LED lighting



Excellent levels of natural light



Concealed ceiling grid with plaster-board margins



Accessible facilities



Original parquet flooring



Internal feature staircase



28 secure cycle racks



New 2 x 8 person passenger lifts



Showers, lockers and changing facilities



New four pipe fan coil air conditioning system



Floor to ceiling height of 2.6m in open plan office areas



4 external terraces



Perimeter and underfloor cable management system



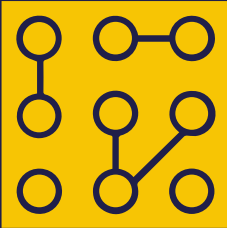
Occupational density 1:8 sq m

The third floor features four spacious terraces with views across London in all directions.





CGI of 3rd floor space for illustrative purposes.



Space designed for growth, collaboration and ideas sharing.

Bidborough Works provides the perfect base for a HQ office facility, a co-working operator, a bioscience or deep tech hub for innovation and entrepreneurship to connect, share and collaborate within the world's greatest knowledge cluster.

The lower ground floor is designated for affordable workspace which will appeal to ambitious start ups, fast growing scale-ups and SMEs.

Accommodation

Floor	sq ft	sq m
Third	12,186	1,132
Second	15,457	1,436
Ground (Reception)	900	84
Lower Ground	8,550	794
Total	37,093	3,446

The building will be independently measured on practical completion to verify the floor areas stated above.

Affordable workspace provision
Occupiers should be aware that 20% of the total NIA is required to be SME affordable workspace.

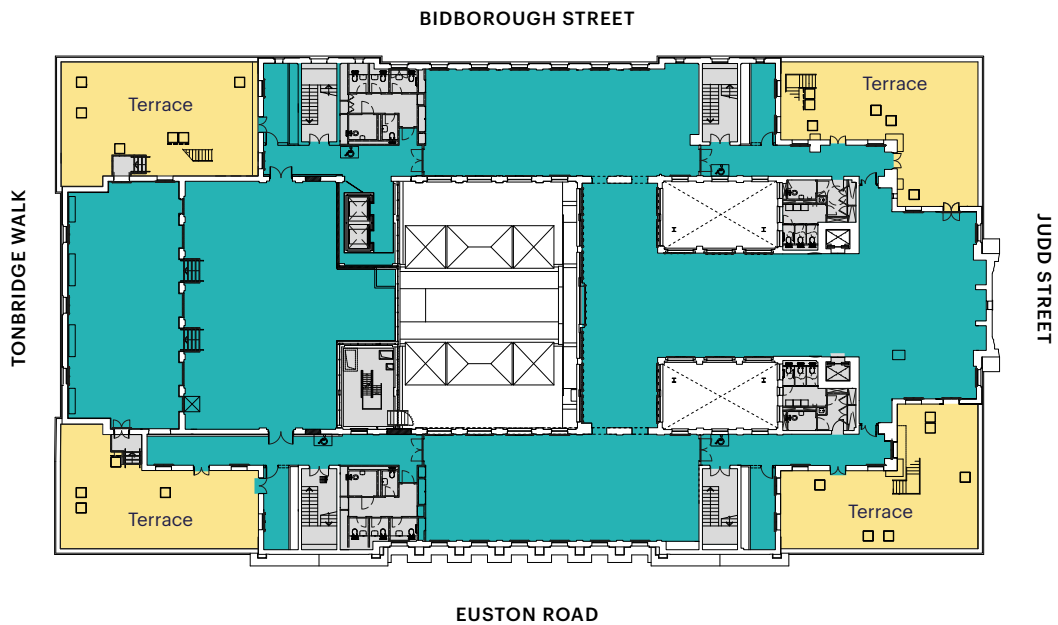


Take a tour

The accommodation

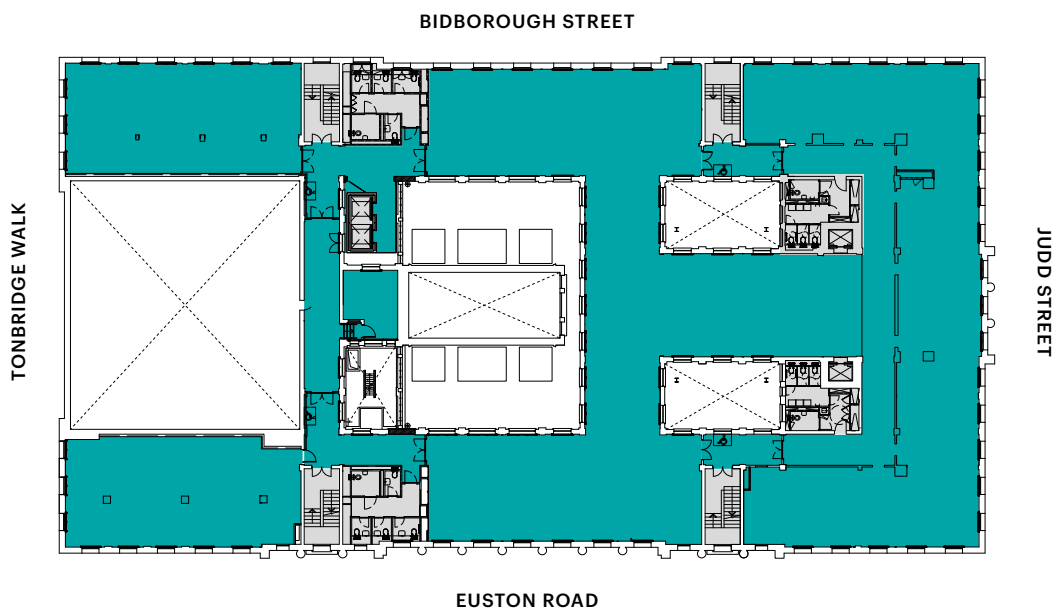
Third

12,186 sq ft / 1,132 sq m



Second

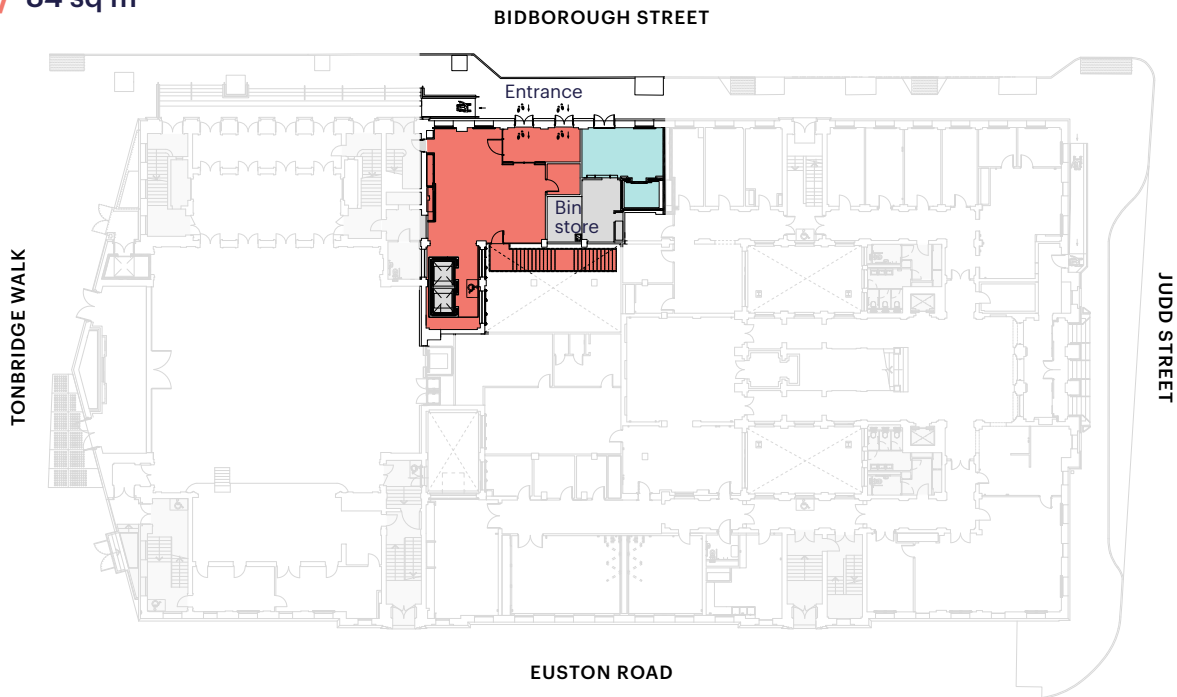
15,457 sq ft / 1,436 sq m



- Reception
- Office
- Communal bike racks/bike store
- Communal showers
- Terrace
- Covered outdoor spaces
- Shared corridor
- Core

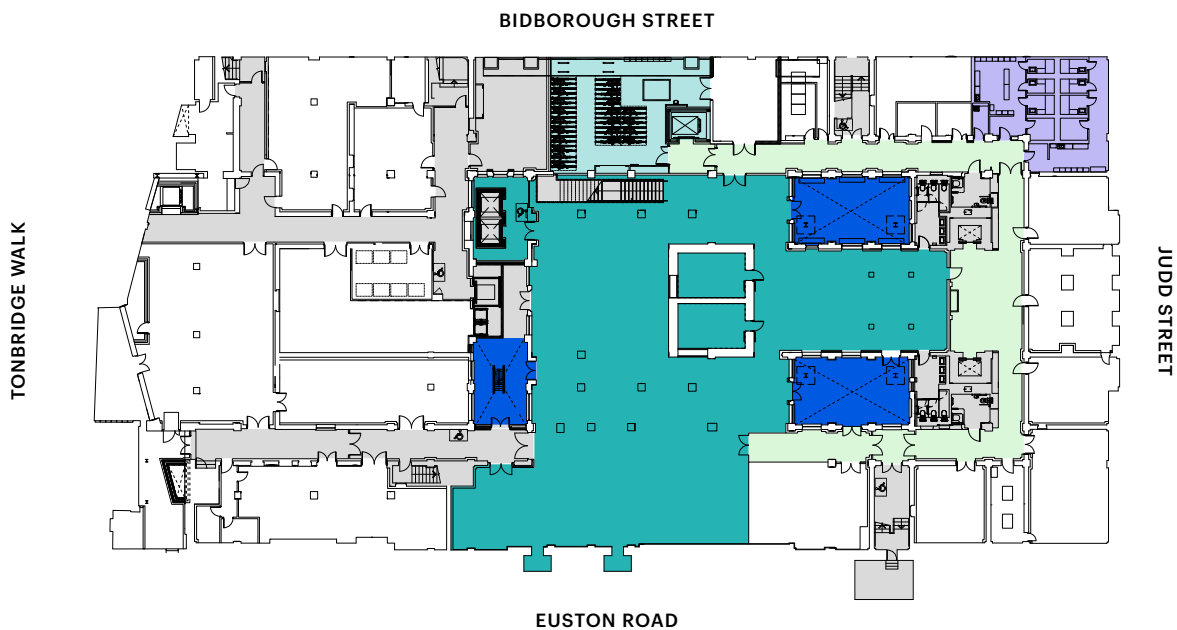
Ground (Reception)

900 sq ft / 84 sq m



Lower Ground

8,550 sq ft / 794 sq m



Plans not to scale. For indicative purposes only.

Within the heart of the Knowledge Quarter

The area has the densest concentration of scientific and knowledge based organisations anywhere in the world and is the UK's largest innovation district.



22 museums and galleries



8 higher education institutions



580 research centres



98,500 students within a one mile radius



34 libraries and archives



3,000 scientists



13,700 academics



57,000 staff within a one mile radius

Tech, media & life sciences

- 1 The Guardian
- 2 Art Fund
- 3 Nike HQ
- 4 Universal Music
- 5 Vevo
- 6 Benevolent AI
- 7 Global Generation
- 8 in2 Science UK
- 9 The Alan Turing Institute
- 10 The Francis Crick Institute
- 11 Facebook
- 12 Google HQ
- 13 Samsung KX LDN
- 14 YouTube
- 15 Deepmind

Amenities

- 16 Mildreds
- 17 Dishoom
- 18 The Coal Office
- 19 German Gymnasium
- 20 The Lighterman
- 21 Caravan
- 22 Granary Square Brasserie
- 23 Everyman Cinema
- 24 St Pancras Renaissance
- 25 Great Northern Hotel
- 26 Standard Hotel
- 27 Anytime Fitness
- 28 Spiritland
- 29 Vinoteca
- 30 The Fellow








King's Cross is a vibrant, new city destination

The building is well connected to the London transport network, and is at the heart of the life sciences Golden Triangle – within an hour of both Oxford and Cambridge.






3 mins walk

King's Cross St Pancras








3 mins tube

Farringdon








8 mins tube

Liverpool Street








9 mins tube

Bank








10 mins Crossrail

Canary Wharf








12 mins Crossrail

Stratford








33 mins Crossrail

Heathrow



1hr mins train

Stansted



A leading social, retail & cultural destination



British Library



The Hansom at Renaissance Hotel



Coal Drops Yard



The Standard Hotel



Granary Square



King's Cross Station



The Francis Crick Institute

Get in touch

Affordable workspace provision

Occupiers should be aware that 20% of the total NIA is required to be SME affordable workspace.

Timing

Refurbishment works anticipated for practical completion in Q3 2022.

Viewings are strictly by appointment. For further information please contact the agents:

David Earle
07850 056626
dearle@lsh.co.uk

Craig Hinvest
07938 378982
chinvest@lsh.co.uk

**Lambert
Smith
Hampton**

For more information on the building and floor plans please visit:

bidboroughworks.co.uk

Bidborough Street, Kings Cross, London WC1H 9AU

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