

# One Granary St.

Canalside

King's Cross

Knowledge Quarter

Life Sciences

Offices

Innovators

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Exterior



**One Granary St.**

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# Canalside

One Granary St is a brand new self contained mixed-use development which sits adjacent to Regents Canal in the heart of vibrant King's Cross.

The accommodation is arranged across; lower ground, ground and first floor specifically designed for life sciences, offices and innovators.



Ground Floor Reception

CGI for indicative purposes only

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Canalside

King's Cross

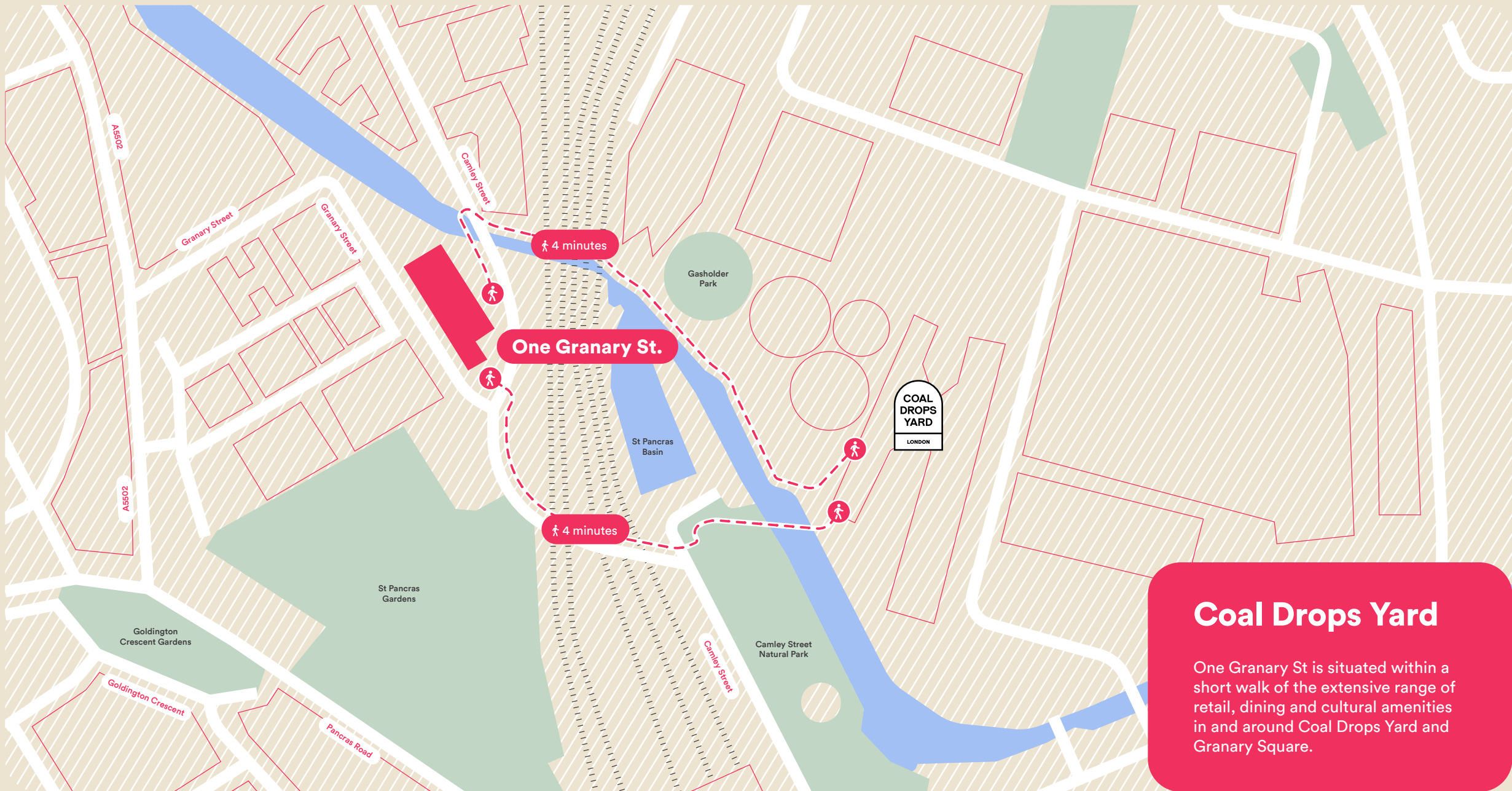
Knowledge Quarter

Life Sciences

Offices

Innovators

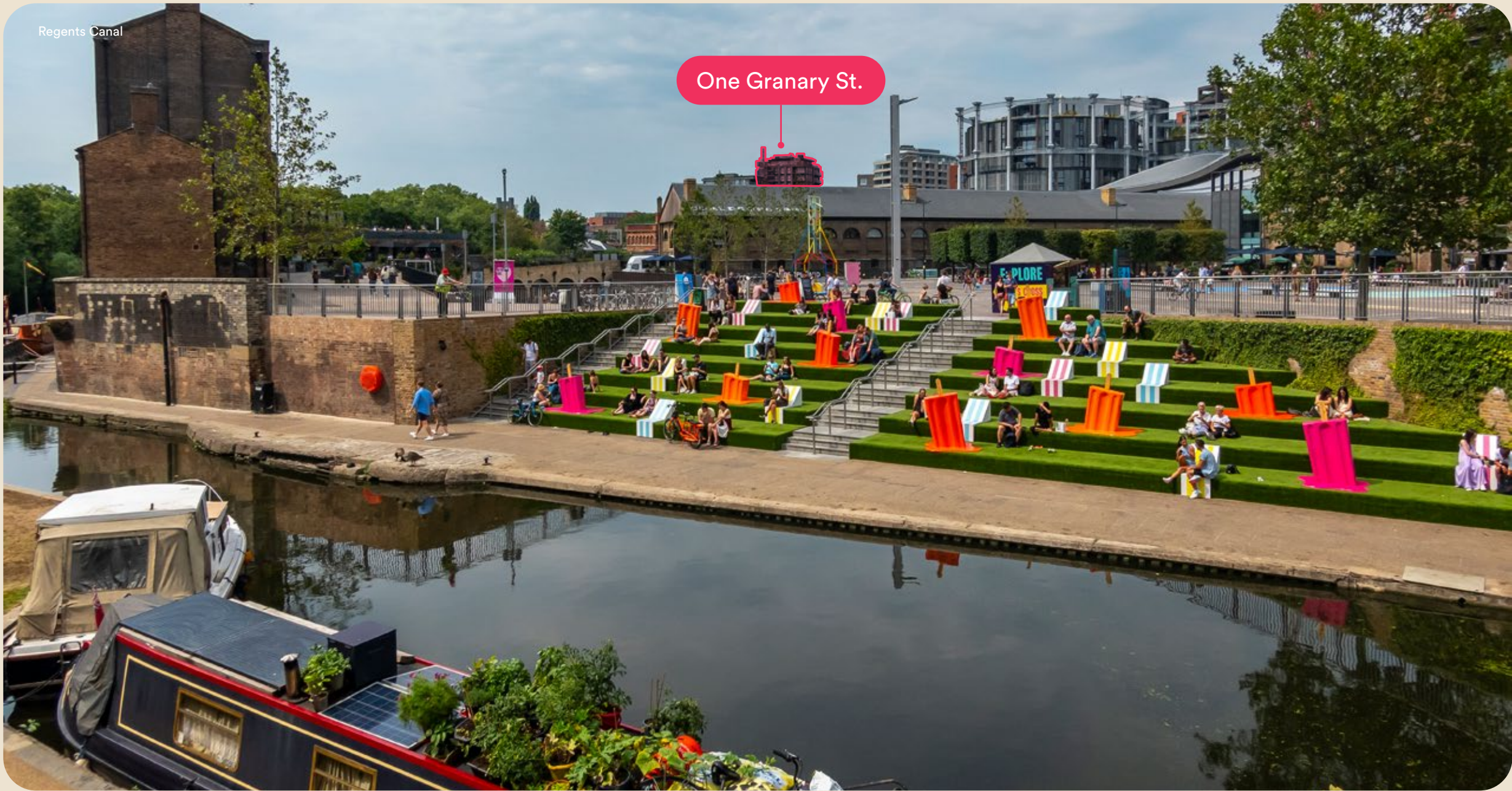




## Coal Drops Yard

One Granary St is situated within a short walk of the extensive range of retail, dining and cultural amenities in and around Coal Drops Yard and Granary Square.

One Granary St.





# One Granary St.

Canalside

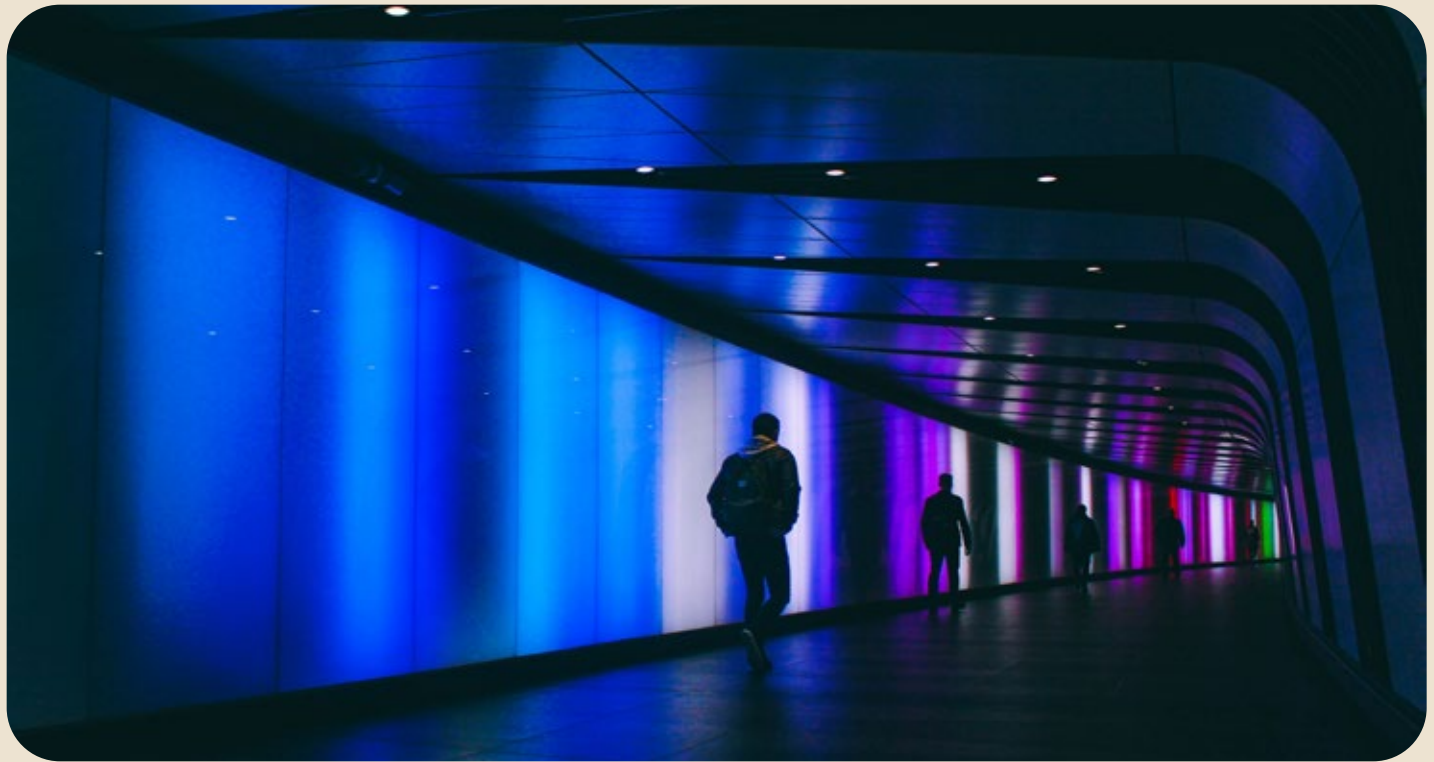
King's Cross

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One Granary St.

Canalside

King's Cross

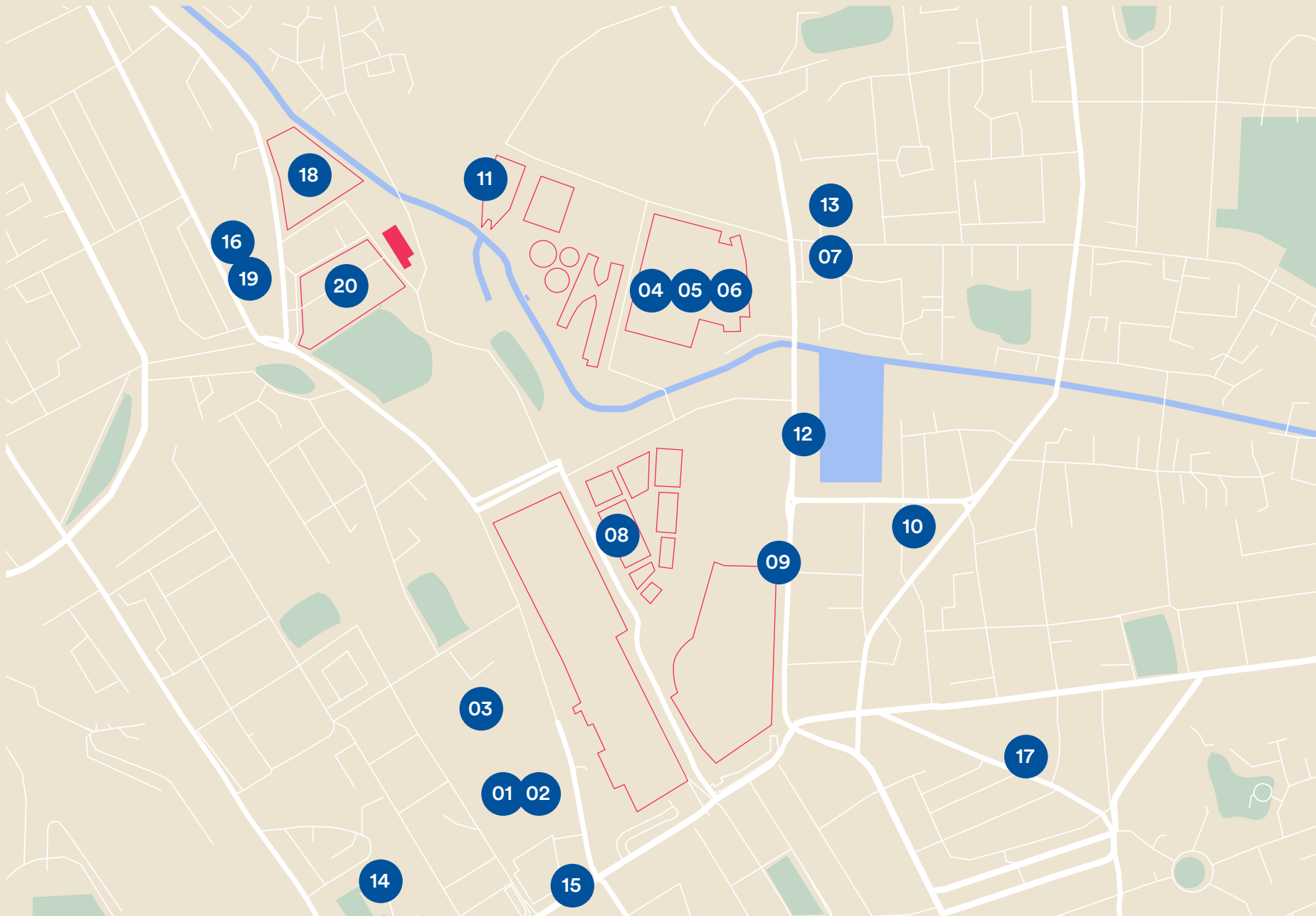
Knowledge Quarter

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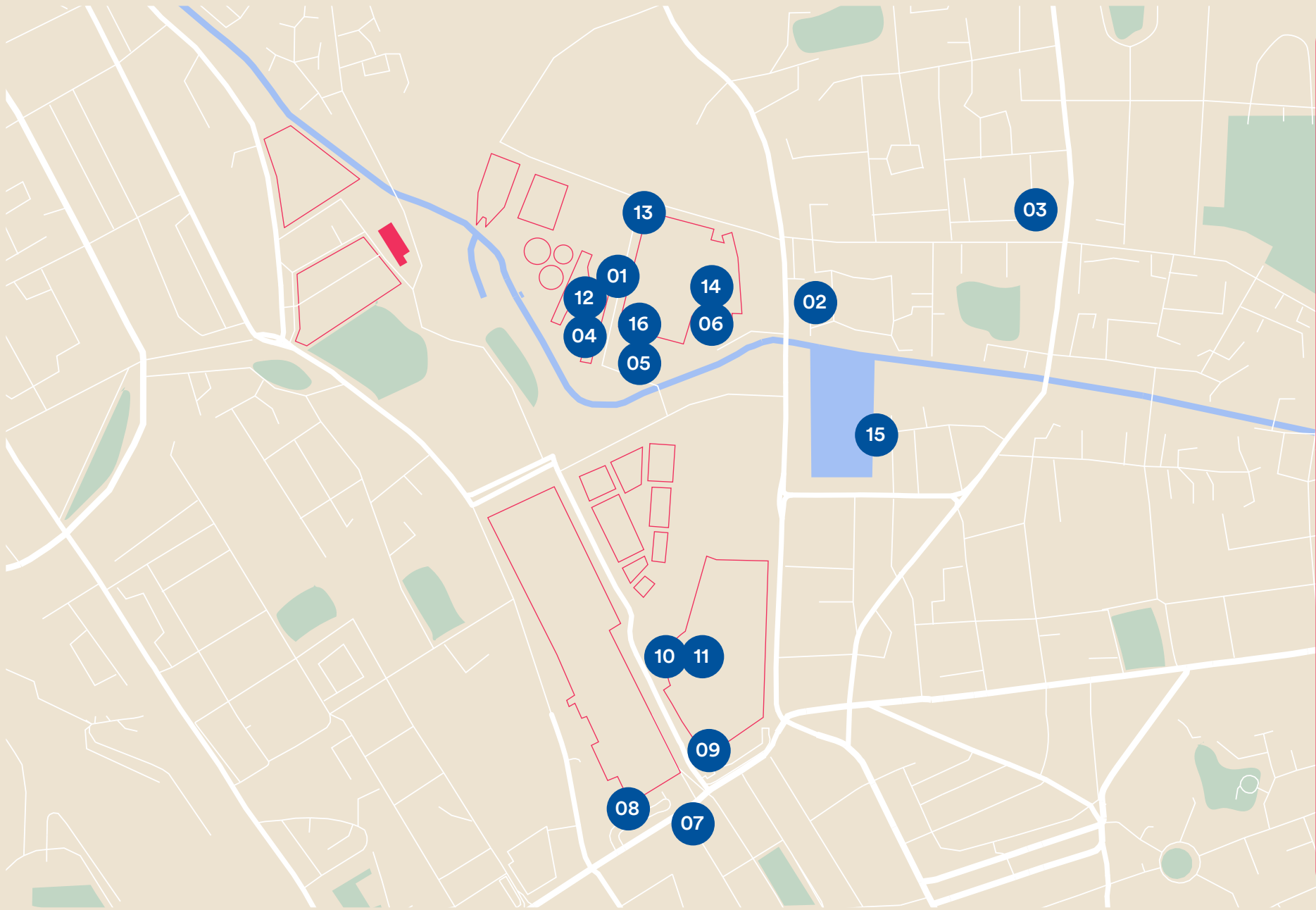


## In good company.

- Local Occupiers
- Amenities
- Lifestyle
- Connectivity

- 01. British Library
- 02. The Alan Turing Institute
- 03. Francis Crick Institute
- 04. Central St. Martins
- 05. House of Illustration
- 06. Art Fund
- 07. The Guardian
- 08. Google
- 09. Impact Hub
- 10. Institute of Physics
- 11. Facebook
- 12. Springer Nature
- 13. We Work
- 14. Stratified Medical
- 15. Digital Catapult
- 16. Royal Veterinary College
- 17. Paul Hamlyn Foundation
- 18. Tribeca
- 19. London Bioscience Innovation Center (LBIC)
- 20. St Pancras Hospital / Moorfields Eye Hospital

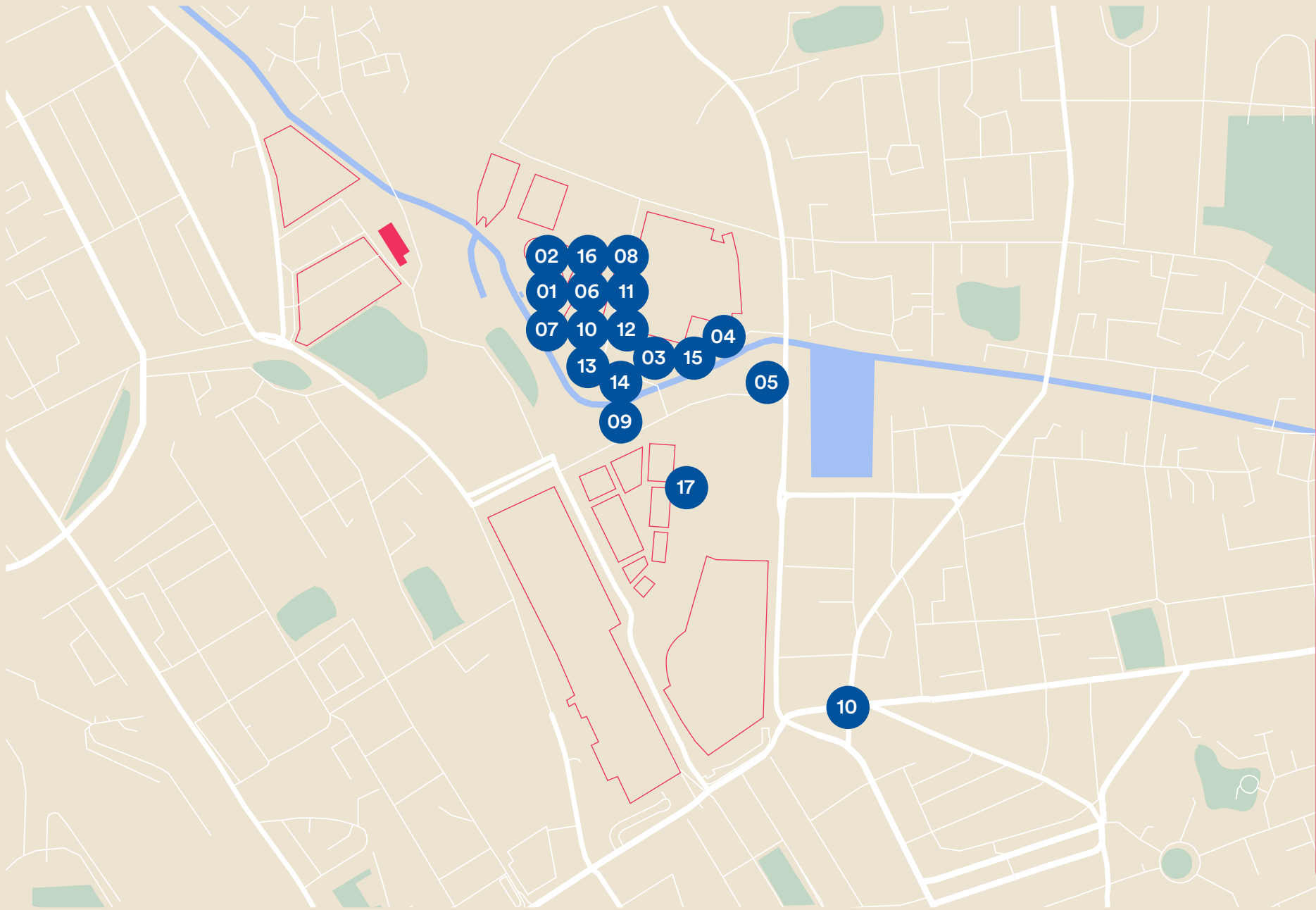
One Granary St.



# On your doorstep.

- Local Occupiers
- Amenities
- Lifestyle
- Connectivity

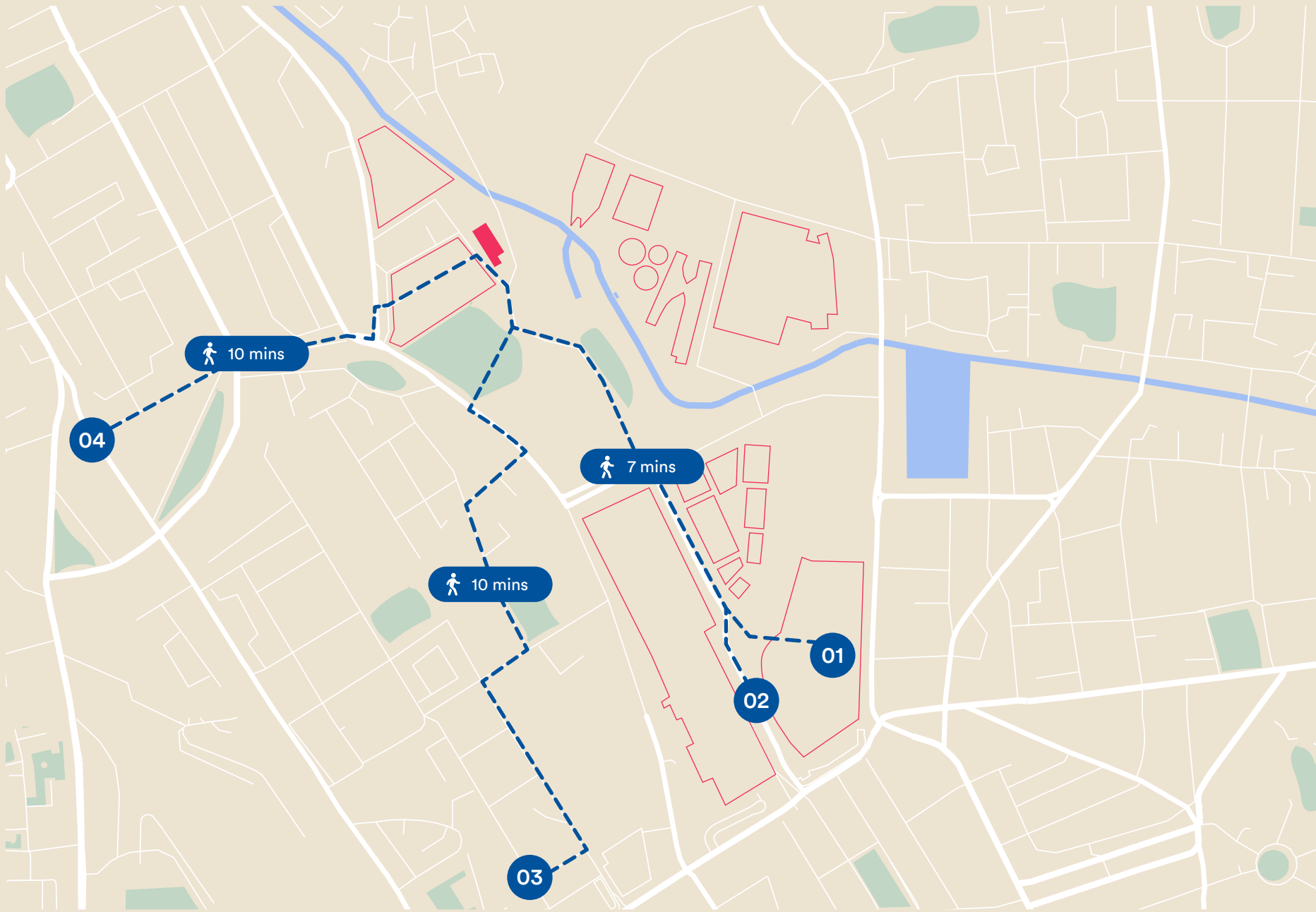
- 01. King's Cross Marketing Suite
- 02. FRAME King's Cross
- 03. HIIT FIT STUDIOS
- 04. Face Gym
- 05. Granary Square
- 06. Canopy Market
- 07. The Standard
- 08. St. Pancras Renaissance Hotel London
- 09. Great Northern Hotel
- 10. Waitrose
- 11. Marks & Spencer
- 12. Kitchen Provisions
- 13. Lina Stores Deli
- 14. The Aegean Deli
- 15. London Canal Museum
- 16. Lethaby Gallery



# All you need.

- Local Occupiers
- Amenities
- Lifestyle**
- Connectivity

- 01. Coal Drops Yard
- 02. Gas Holders
- 03. Granary Square
- 04. The Lighterman
- 05. The Gas Station
- 06. Barrafina
- 07. Hicce
- 08. Spiritland
- 09. Lafayette
- 10. Scala
- 11. Earl of East
- 12. Roseur
- 13. Wolf & Badger
- 14. Tom Dixon
- 15. Canalside Green Steps
- 16. Redemption Roasters
- 17. Carhartt Coffee



# Connected.

- Local Occupiers
- Amenities
- Lifestyle
- Connectivity**

- 01. King's Cross St. Pancras
- 02. St Pancras International
- 03. Euston
- 04. Mornington Crescent

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# Knowledge Quarter

This area is the focal point for one of the greatest knowledge clusters anywhere in the world, located in the area around King's Cross, Euston Road and Bloomsbury.

Within a few hundred meters you can find knowledge resources ranging from; the worlds earliest books and manuscripts in the world to latest fashion and creative designs and cutting edge medical research.

**One Granary St.**



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8



Higher education institutions

22

Museums and galleries



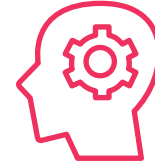
580

Research Centres



13,700

Academics



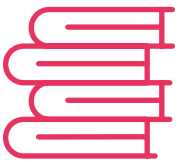
57,000

Staff



34

Libraries and archives



3,000

Scientists

98,500

Students



Google



IOP  
Institute of Physics

ARTS  
CATALYST



The British  
Museum



Art Fund\_

CATAPULT  
Network



The Wiener Library



RVC  
Royal  
Veterinary  
College  
University of London

The  
Alan Turing  
Institute





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# One Granary St.

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Ground Floor Lab Space

CGI for indicative purposes only

## Life Sciences

Located within easy walking distance from the Francis Crick Institute, the Royal Veterinary College, LBIC and Google Deepmind, One Granary St is a truly exciting location within the heart of the King's Cross healthcare R&D ecosystem.

Add in easy access to Oxford, Cambridge and Stevenage by rail, and One Granary St provides an unparalleled opportunity for companies to quickly immerse themselves in the UK's coveted 'Golden Triangle' of R&D.

The space has been carefully considered to accommodate a range of biotech laboratory users. An ongoing occupier will have the opportunity to influence lay outs and configurations to provide bespoke solutions that suits their specific business needs.



Ground Floor Lab Space

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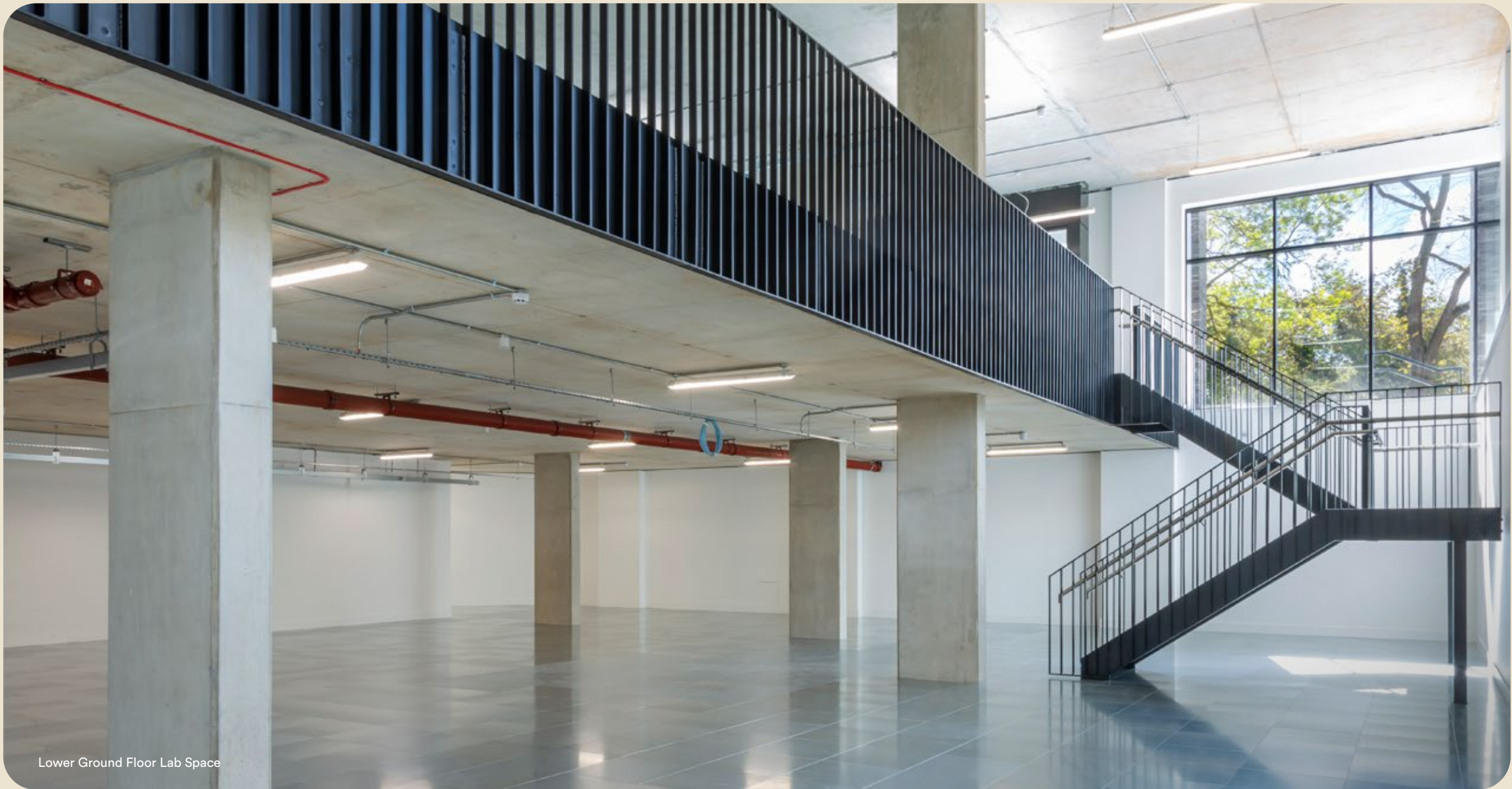
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Lower Ground Floor Lab Space

CGI for indicative purposes only



Lower Ground Floor Lab Space



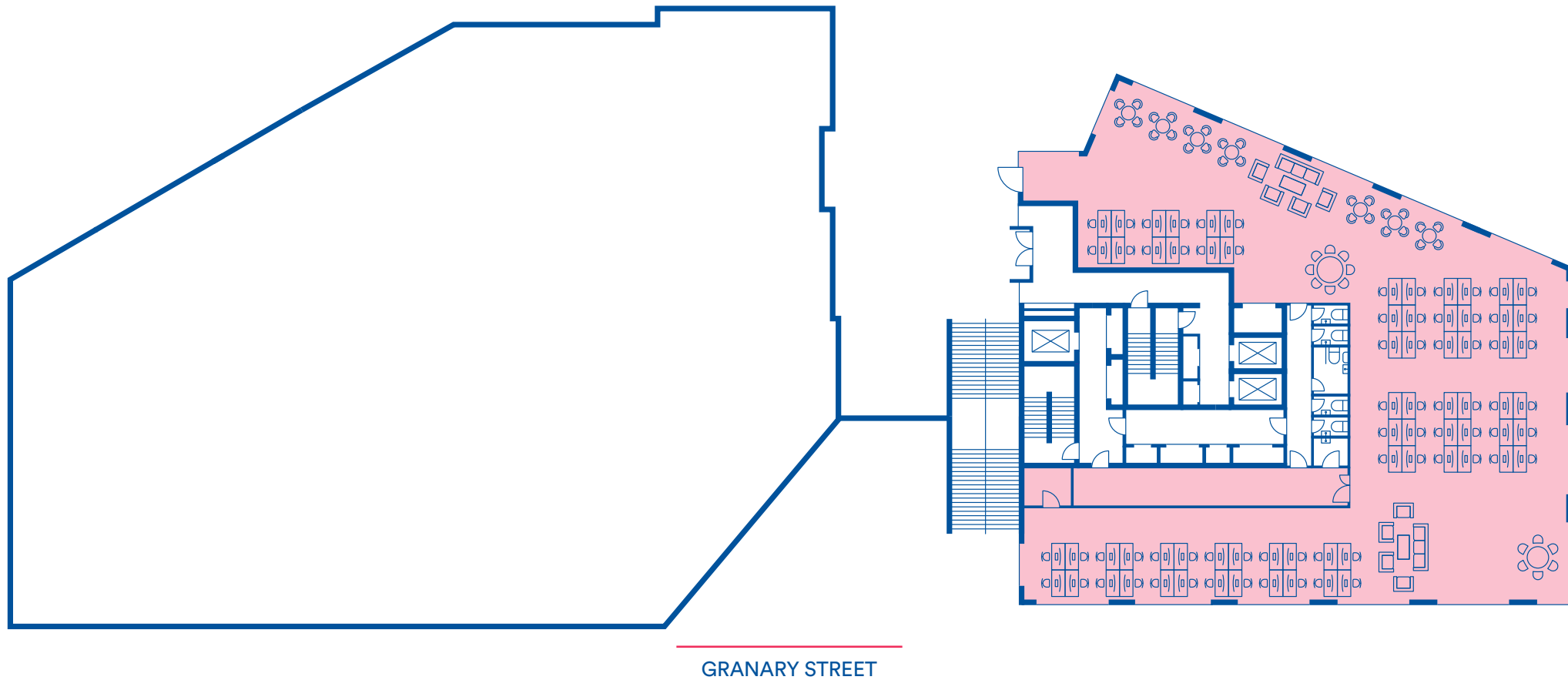


Ground Floor Reception

CGI for indicative purposes only



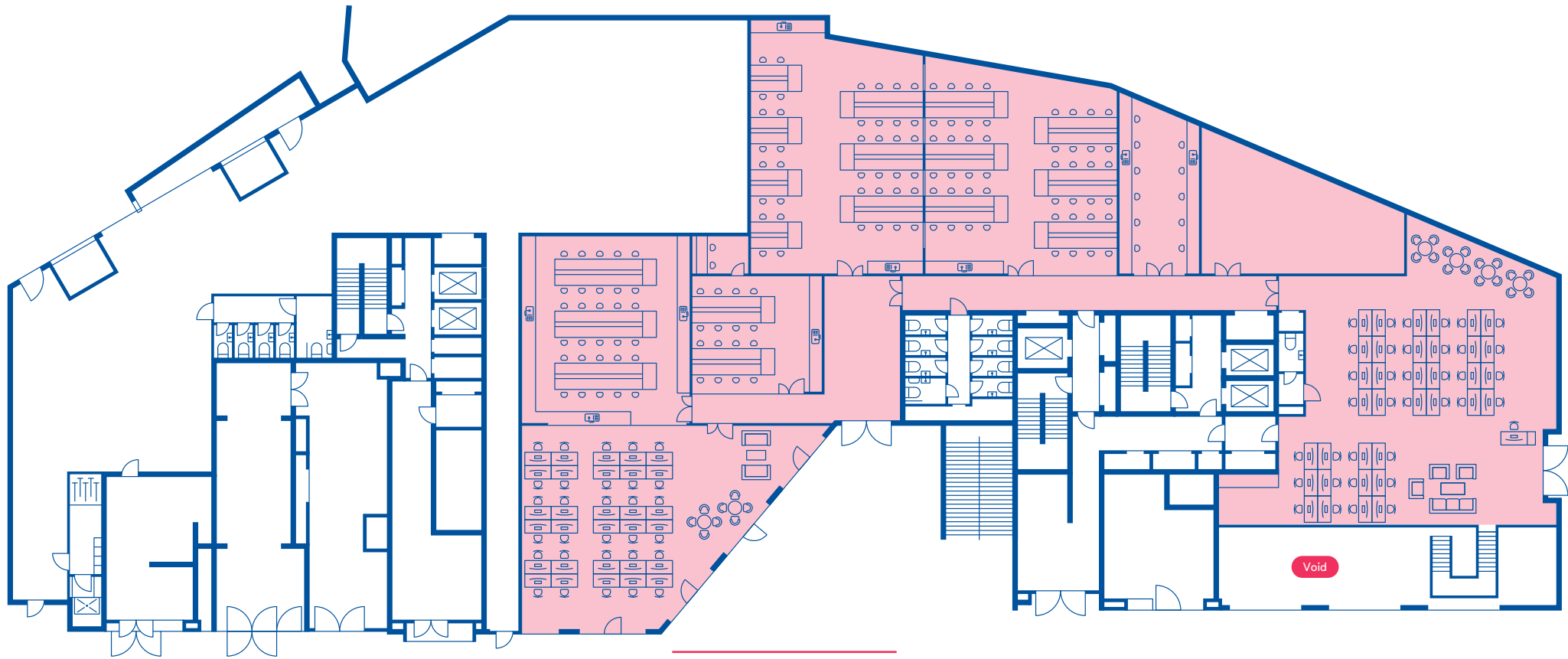
Ground Floor Reception



## Life Sciences – indicative configuration

### First Floor

5,909 sq ft / 544 sq m



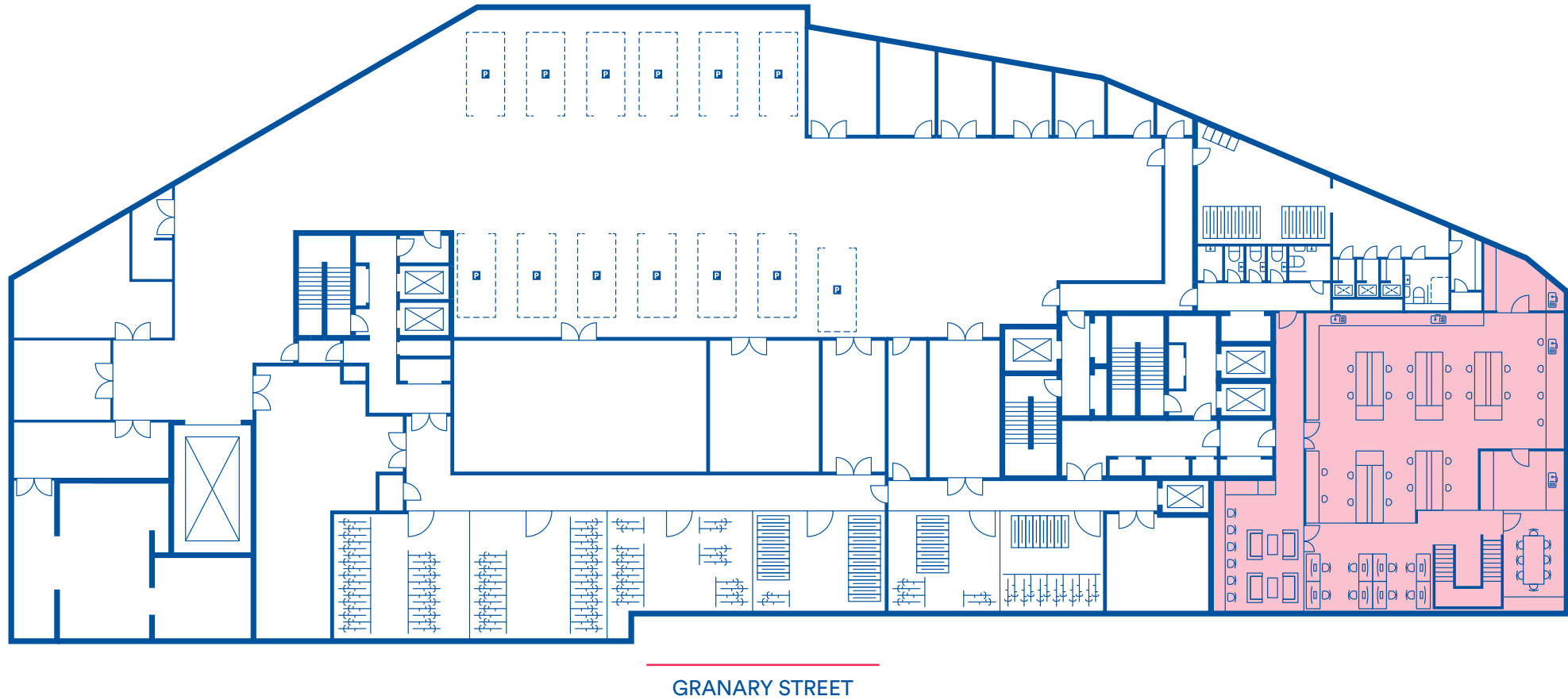
GRANARY STREET

## Life Sciences – indicative configuration

### Ground

11,162 sq ft / 1,035 sq m





# Life Sciences – indicative configuration

## Lower Ground

3,154 sq ft / 293 sq m



# Life Sciences Specifications



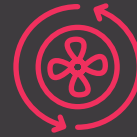
WiredScore  
Targeting Gold



24h Access Control  
and CCTV

BREEAM<sup>®</sup>

BREEAM Rating  
(Shell Only):  
Certified Excellent



Lower Ground and  
Ground Lab Spaces:  
6 air changes / hour



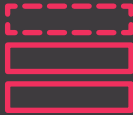
First Floor:  
Occupancy Ratio 1:8



New Commuter Facilities  
with 40 Cycle Spaces,  
41 Lockers, 4 Showers,  
and Drying Room



Dedicated Core with  
1 x 13 Person Passenger  
Lift (serving Lower  
Ground – First Floor)



Lower Ground  
and Ground:  
Finished to  
Shell and Floor



First Floor:  
Finished to Cat A with  
VRF air conditioning  
and LED lighting



Lower Ground:  
270mm typical raised  
floor height



Ground and  
First Floor:  
150mm raised  
floor height



New Private Entrance  
with Landscaping and  
Visitor Cycle Spaces at  
the junction of Camley  
Street and Granary Street



Double height space with  
feature stair connecting  
Lower Ground and  
Ground office space



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# Offices

The office accommodation can flow over three floors with interconnecting staircases.

The high floor to ceiling heights with excellent natural light and views over King's Cross and Regents Canal create an exemplary working environment.

Ground Floor Reception

CGI for indicative purposes only





Ground Floor Reception



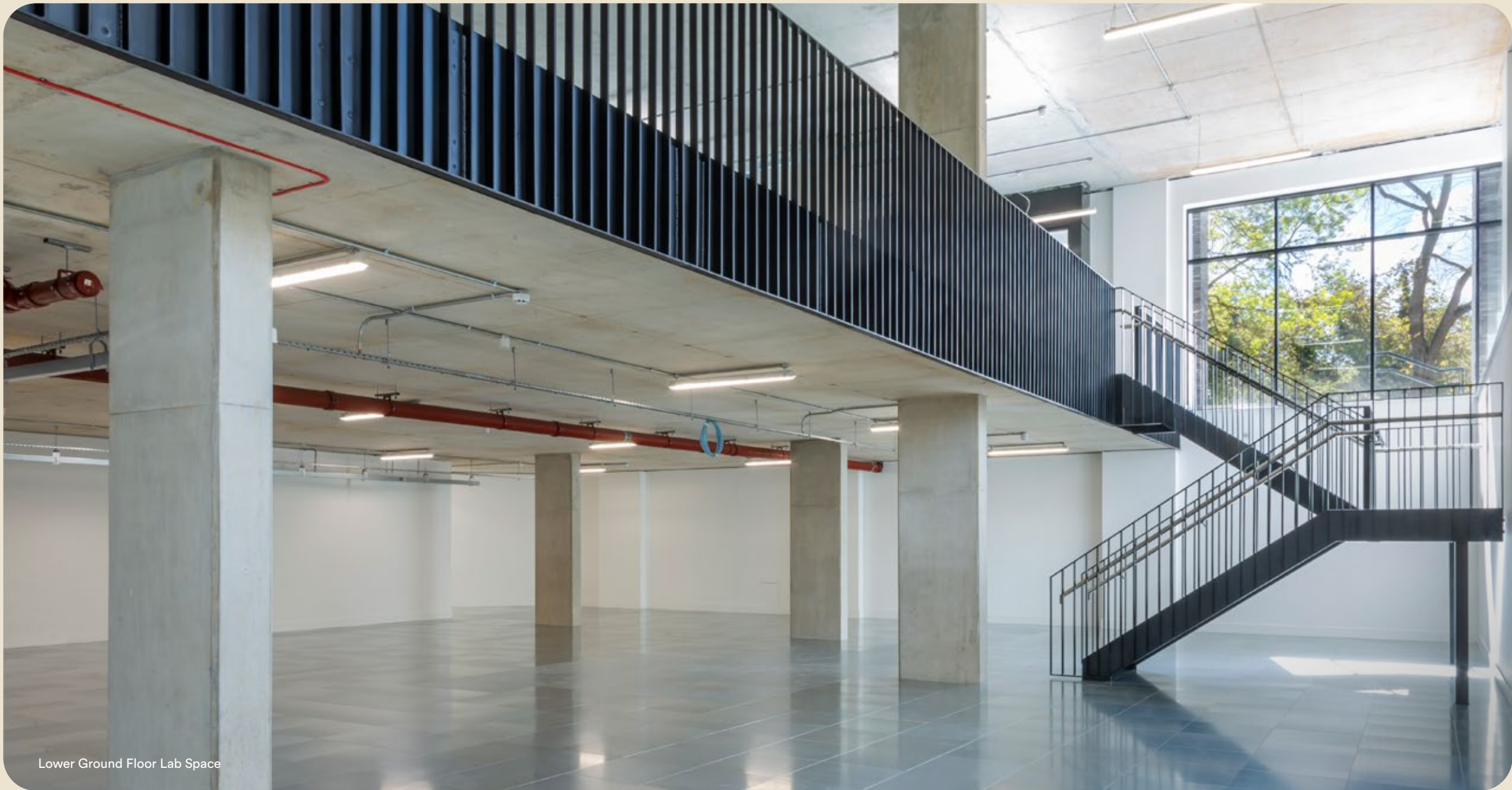
Ground Floor Reception with stair link to First Floor

CGI for indicative purposes only



Lower Ground Floor Lab Space

CGI for indicative purposes only



Lower Ground Floor Lab Space

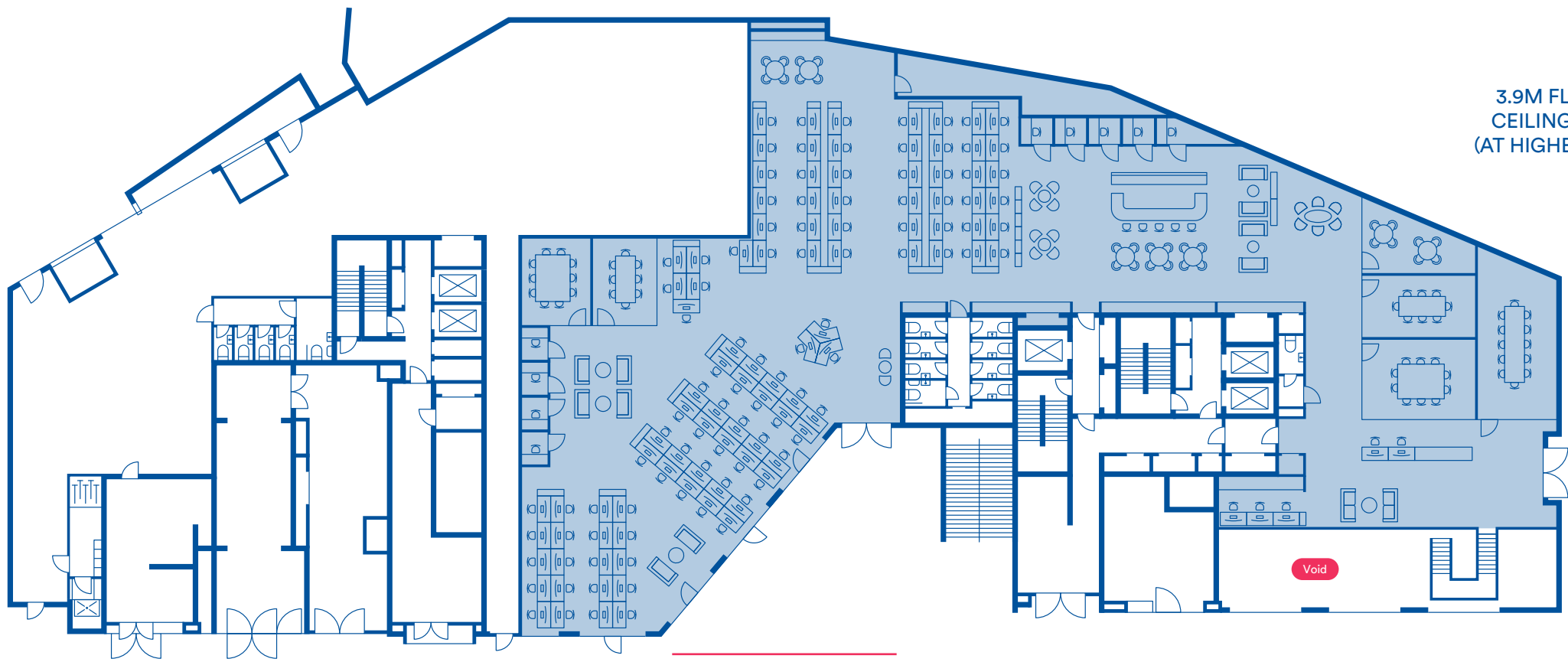


First Floor Office

CGI for indicative purposes only



First Floor Office



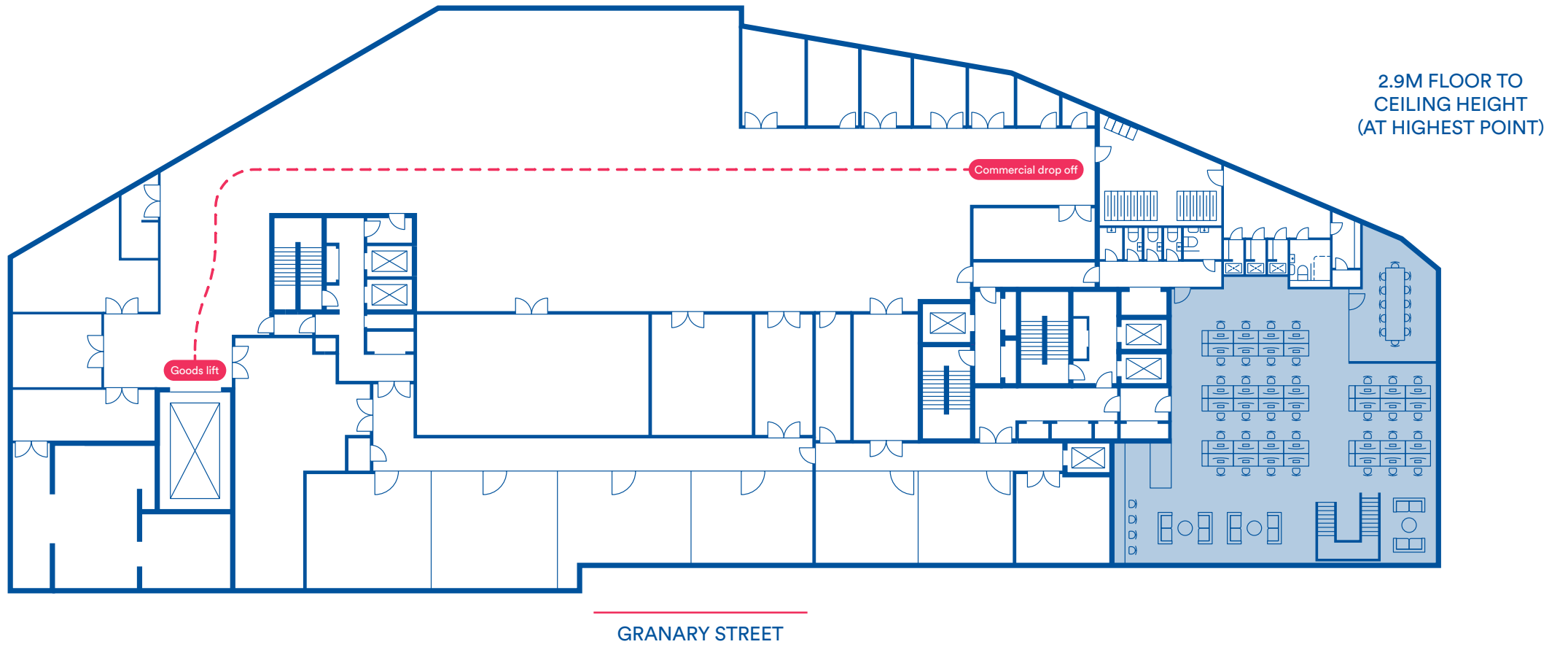
3.9M FLOOR TO  
CEILING HEIGHT  
(AT HIGHEST POINT)

GRANARY STREET

# Offices Ground

11,162 sq ft / 1,035 sq m



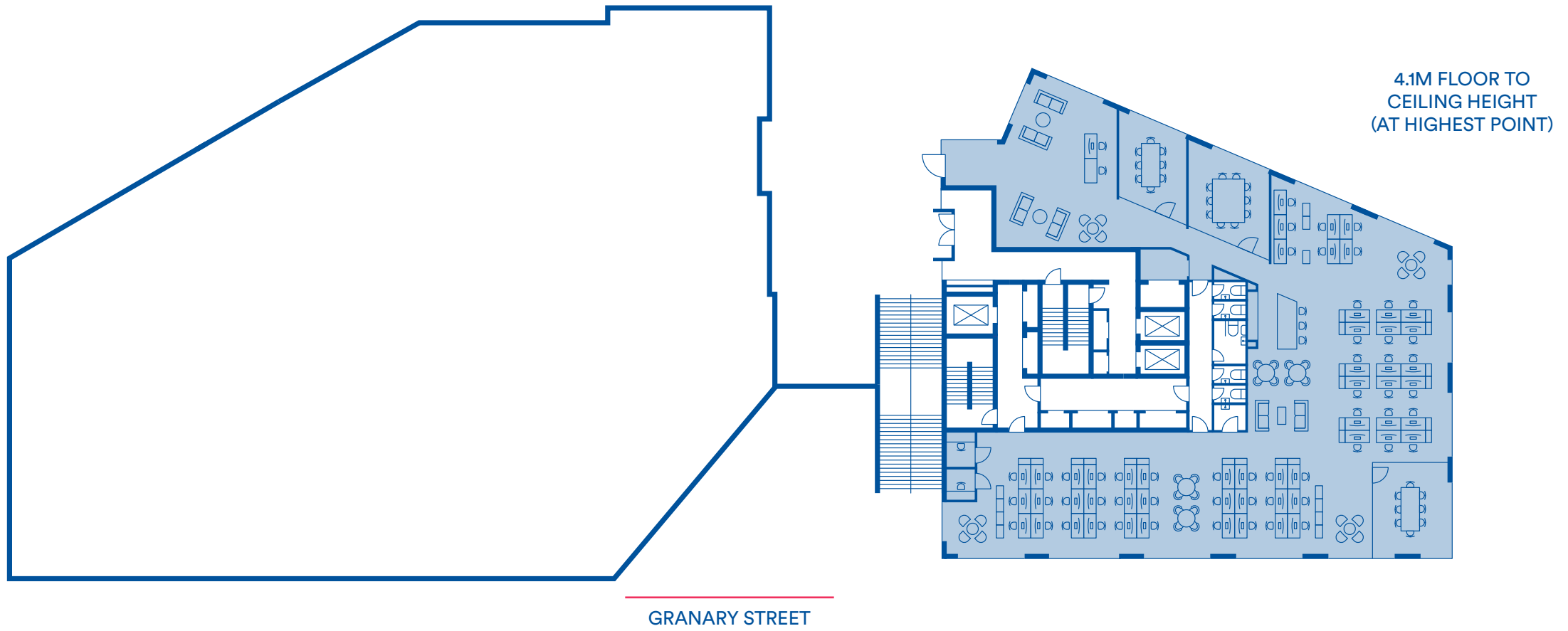


# Offices

## Lower Ground

3,154 sq ft / 293 sq m





# Offices

## First Floor

5,909 sq ft / 544 sq m

# Offices Specifications



WiredScore  
Targeting Gold



24h Access  
Control and CCTV



BREEAM Rating  
(Shell Only):  
Certified Excellent



Occupancy Ratio 1:8



New Commuter Facilities  
with 40 Cycle Spaces,  
41 Lockers, 4 Showers,  
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Dedicated Core with  
1 x 13 Person Passenger  
Lift (serving Lower  
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Lower Ground and Ground:  
Finished to Shell and Floor



First: Finished to  
Cat A with VRF  
air conditioning  
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Lower Ground:  
270mm typical  
raised floor height



Ground and  
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150mm raised  
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New Private Entrance  
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Double height space  
with feature stair  
connecting Lower Ground  
and Ground office space



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**Innovators**



# Innovators

This mixed use development also offers an exceptional opportunity for innovators and start-up businesses to take advantage of Camden Council's rent initiatives.

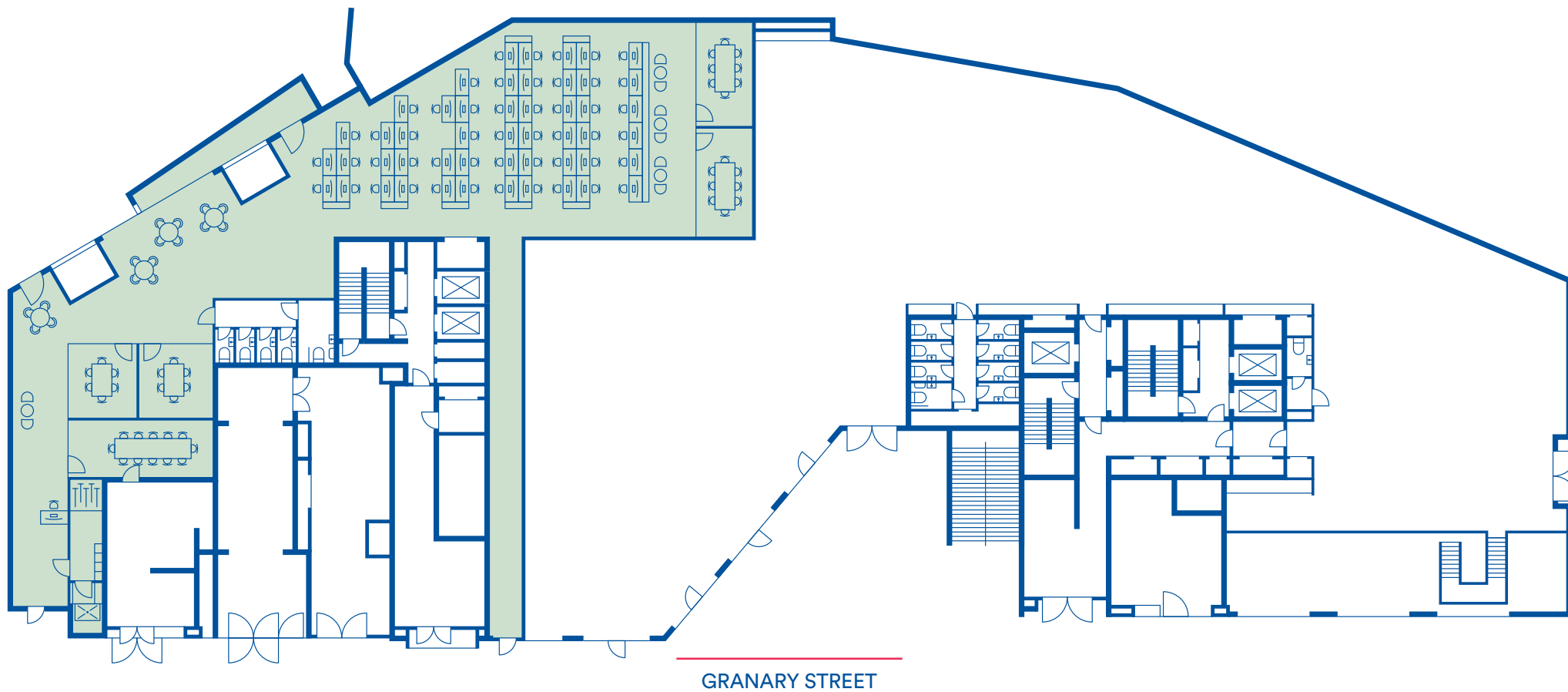


Ground Floor Innovation Space

CGI for indicative purposes only



Ground Floor Innovation Space



# Innovators Ground

5,220 sq ft / 484 sq m

One Granary St.

Canalside

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Innovators



# Innovators Specifications



WiredScore  
Targeting Gold



24h Access Control  
and CCTV

BREEAM<sup>®</sup>

BREEAM Rating  
(Shell Only):  
Certified Excellent



New Commuter Facilities  
with 8 Cycle Spaces,  
10 Lockers, and 1 Shower



Finished to Cat A with  
VRF air conditioning  
and LED lighting



Occupancy Ratio 1:8



# Contacts

## For Office space



### Freddie Corlett

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## For Life Sciences



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[kate.msinclair@savills.com](mailto:kate.msinclair@savills.com)

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unique

change

innovation

craftsmanship

experience

London

lities

Regents Canal

future

culture

global

eat

boutique

river

medical research

fashion

dine

café

cutting edge

together

flex

edal power

labs

offices

natural light

liveable

flexible

open space

creativity

design

flowing

knowledge quarter

explore

play

ope

ge

imagination

flex

technology

river

street food

taste

foc

er

street food

taste

life sciences

speciality

open spaces

tast

point

NW1

coffee

balance

wellness

stylish

authenticity

eat

future

culture

possibilities

Regents Canal

culture

life s