



**WESTERN  
TRANSIT  
SHED**  
KING'S CROSS

**OFFICE OPPORTUNITY  
17,778 SQ FT**



**SCREEN ON THE CANAL**



**COAL DROPS YARD**



**PANCRAS SQUARE**

# THE KING'S CROSS ESTATE

King's Cross is London's boldest neighbourhood – a carbon-neutral destination for independently-minded people and innovative businesses. Over the past 11 years, King's Cross has become renowned for its inclusive public spaces, world-class heritage and architecture, as well as its iconic retail and dining offer, exciting events and cultural scene.



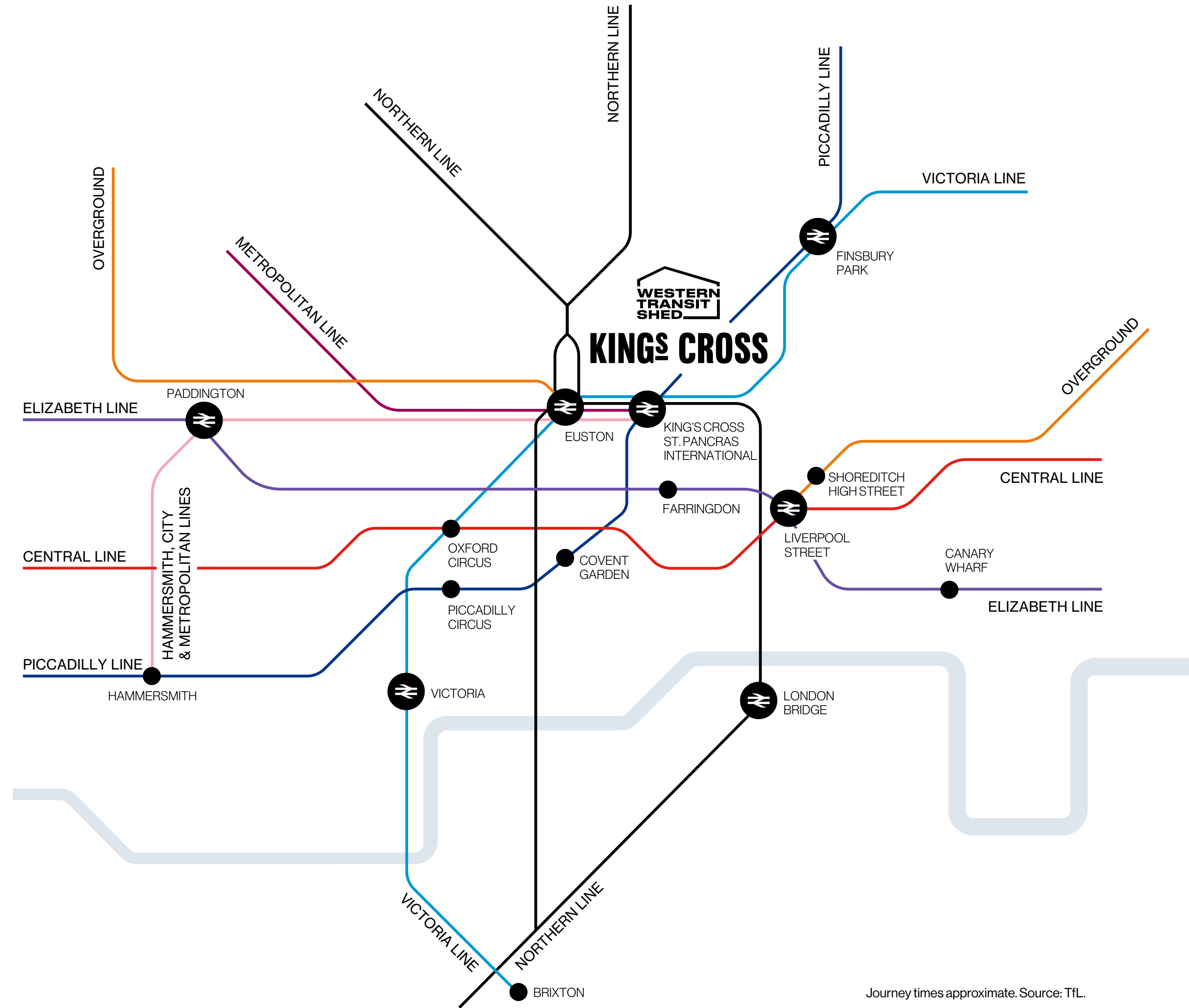
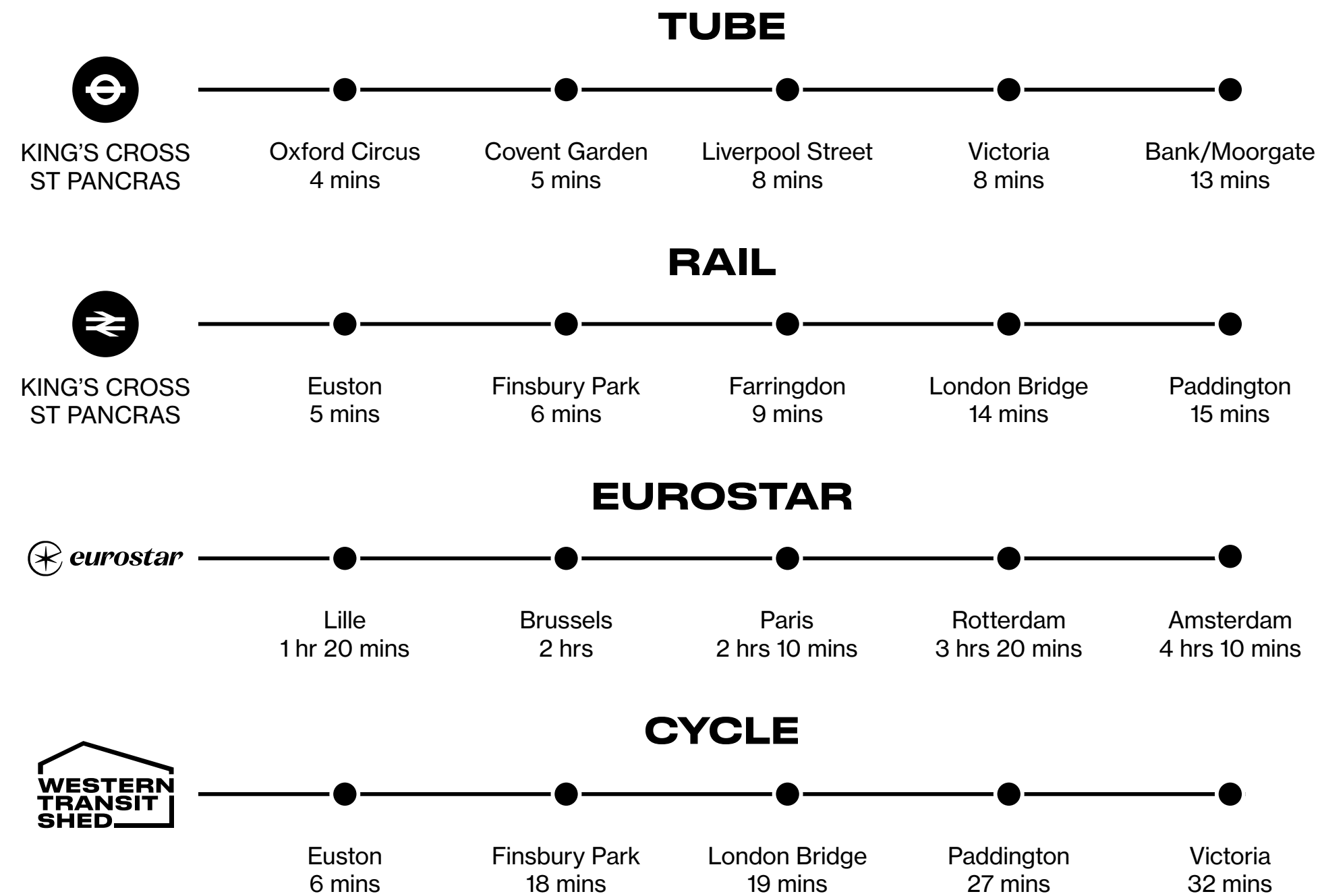
**KING'S CROSS SUMMER SOUNDS**

# LOCATION

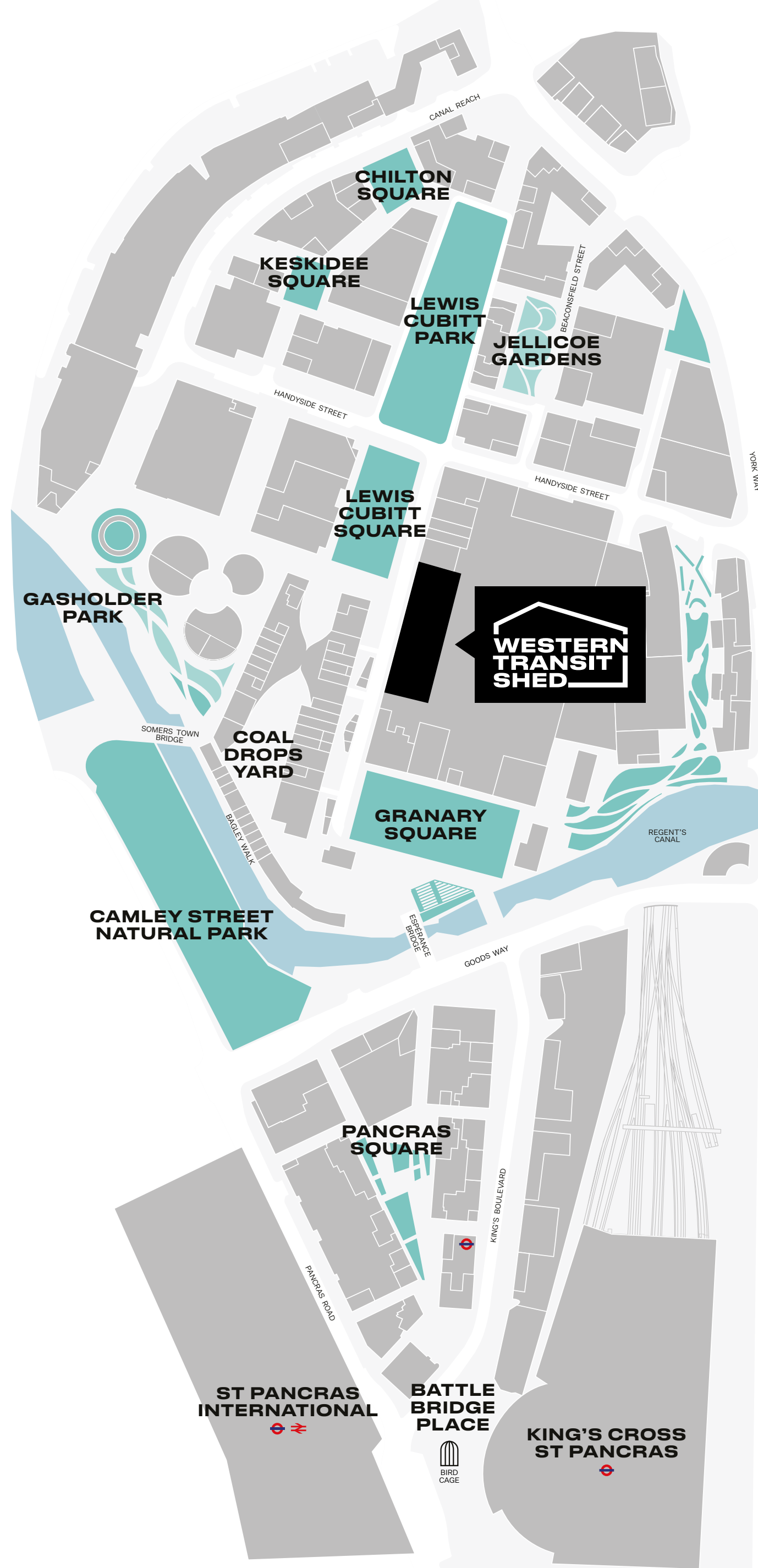


# STRONG CONNECTIONS

With six tube lines, two rail stations and the Eurostar at hand, King's Cross is one of the best-connected hubs in the UK. And with five international airports within an hour, global travel is within easy reach. Keen cyclists can also take advantage of the area's extensive bike-friendly routes and ample parking.



Journey times approximate. Source: TfL.



Rejuvenated with squares, parks, homes, shops and so much more, King's Cross is a thriving community driven by sustainability and community spirit.

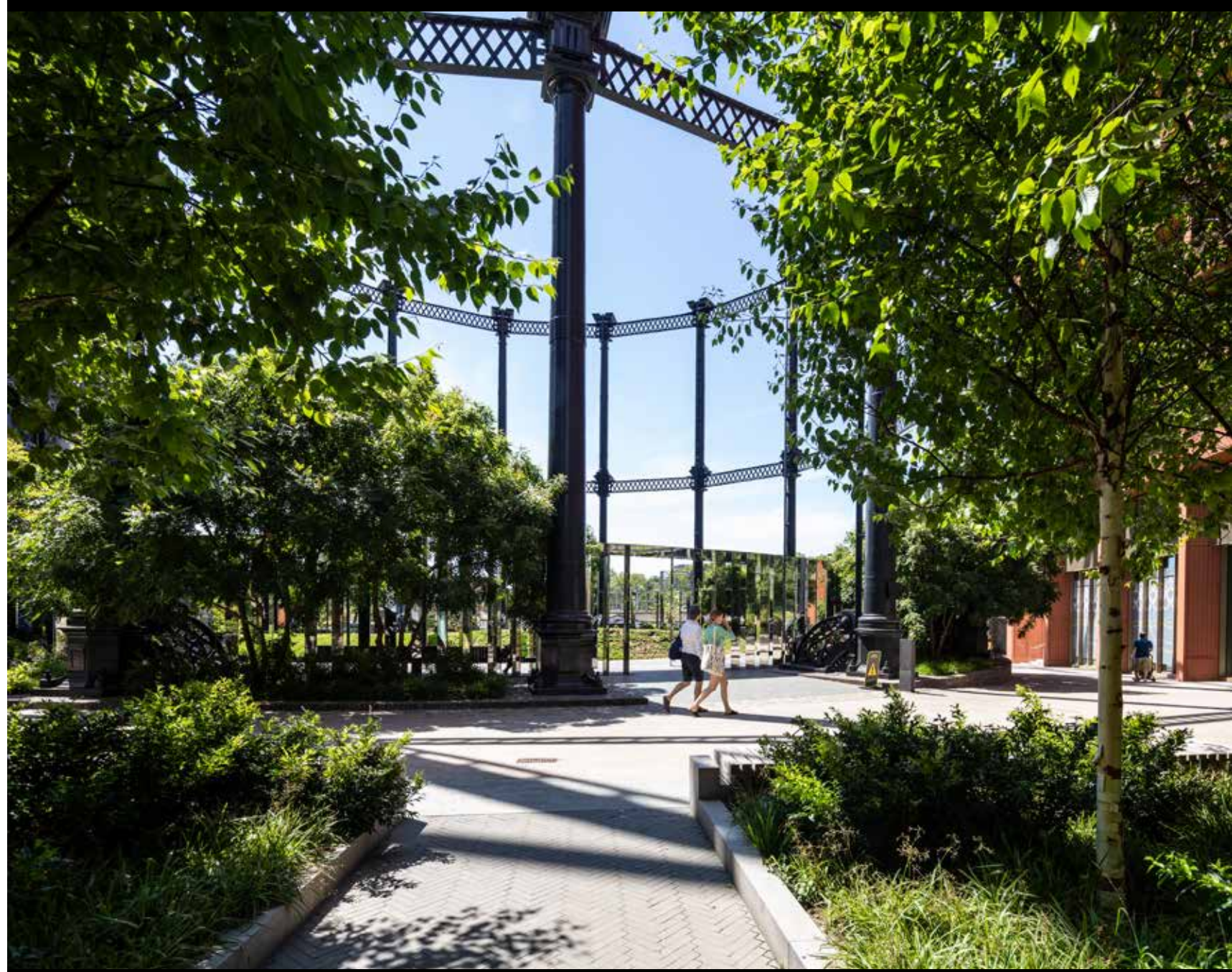
NAMED AS UK'S MOST  
**BIKE FRIENDLY**  
 DEVELOPMENT  
 BY CLUB PELOTON

**40%+**  
 OF THE 67-ACRE SITE IS  
 PUBLIC PARKS, SQUARES  
 AND OPEN SPACE

**LARGEST**  
 CLUSTER OF BREEM  
 OUTSTANDING BUILDINGS  
 IN THE WORLD



**LEWIS CUBITT PARK**



**GASHOLDER PARK**

Between strolls along the towpath, lunch at Granary Square and shopping in Coal Drops Yard, King's Cross offers an exciting range of activities whatever your mood.



**LOWER STABLE STREET**



**PANCRAS SQUARE**



**CANOPY MARKET**



**REGENT'S CANAL TOWPATH**



**COAL DROPS YARD**



**GRANARY SQUARE**





# DRIVEN BY INNOVATION

King's Cross is a diverse, creative space, buzzing with businesses of every stripe. Sitting within the Knowledge Quarter, we are home to countless inspiring innovators and creators.

## MEET THE NEIGHBOURS

- SONY
- Google
- IAVAS
- ∞ Meta
- Nike
- UNIVERSAL  
UNIVERSAL MUSIC GROUP
- [XTX]  
MARKETS
- AstraZeneca
- MSD
- AustralianSuper
- fidelity  
payment
- SAMSUNG
- TOG  
THE OFFICE GROUP
- HOARE LEA (H.)
- RELATED  
ARGENT
- Camden
- AGA KHAN CENTRE
- ual: university  
of the arts  
london
- RS
- Tom  
Dixon.
- New  
Day

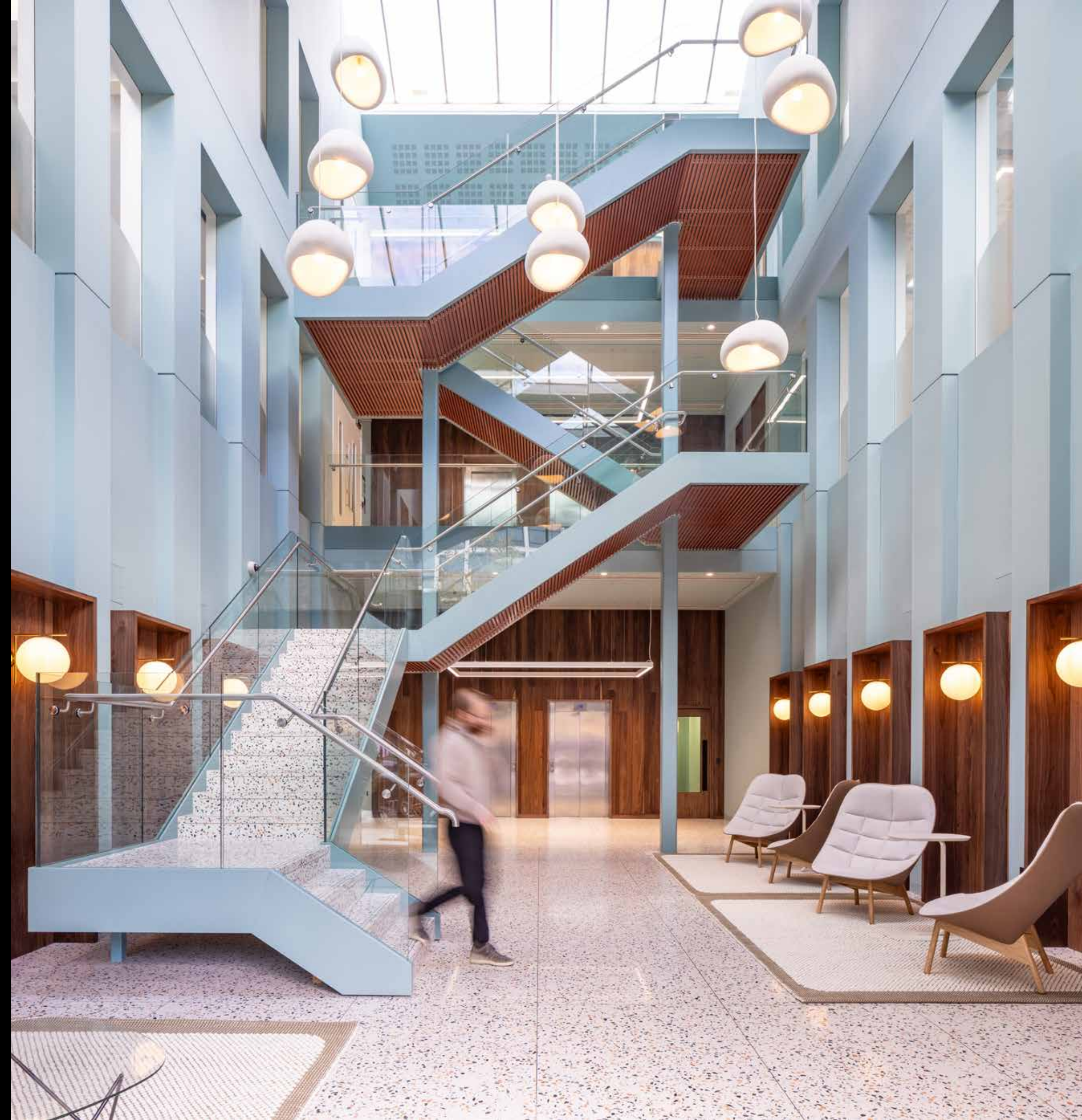
# THE BUILDING





# HISTORIC SPACE MADE CONTEMPORARY

Western Transit Shed blends industrial heritage with design for the future.



**RECEPTION**



**FIRST FLOOR**



**FIRST FLOOR – INDICATIVE FIT-OUT**

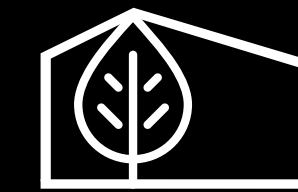
CGI for indicative purposes only

# SCHEDULE OF AREAS

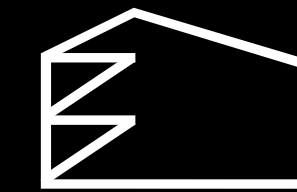
FLOOR	SQ FT	SQ M
Second Floor	5,683	528
First Floor	12,095	1,124
<b>Total</b>	<b>17,778</b>	<b>1,652</b>

\*Estimated NIA Size

# FEATURES



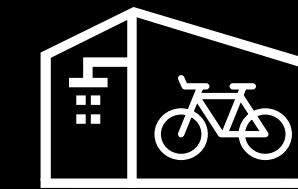
BREEAM  
Excellent



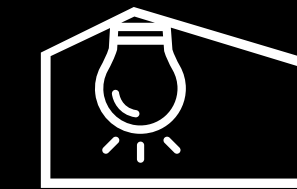
Feature  
staircase



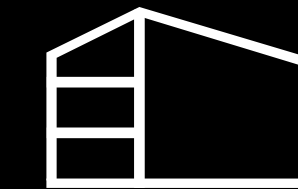
EPC B  
score



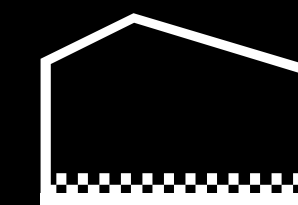
Cycle and  
shower facilities



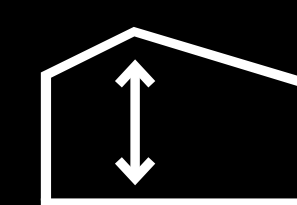
LED  
Lighting



Triple-height  
reception



Under-floor  
displacement  
air conditioning

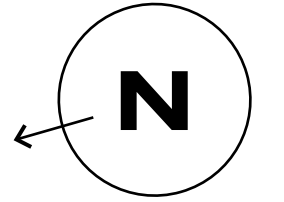


Floor-to-ceiling  
heights range  
from 2.7m to 3.2m



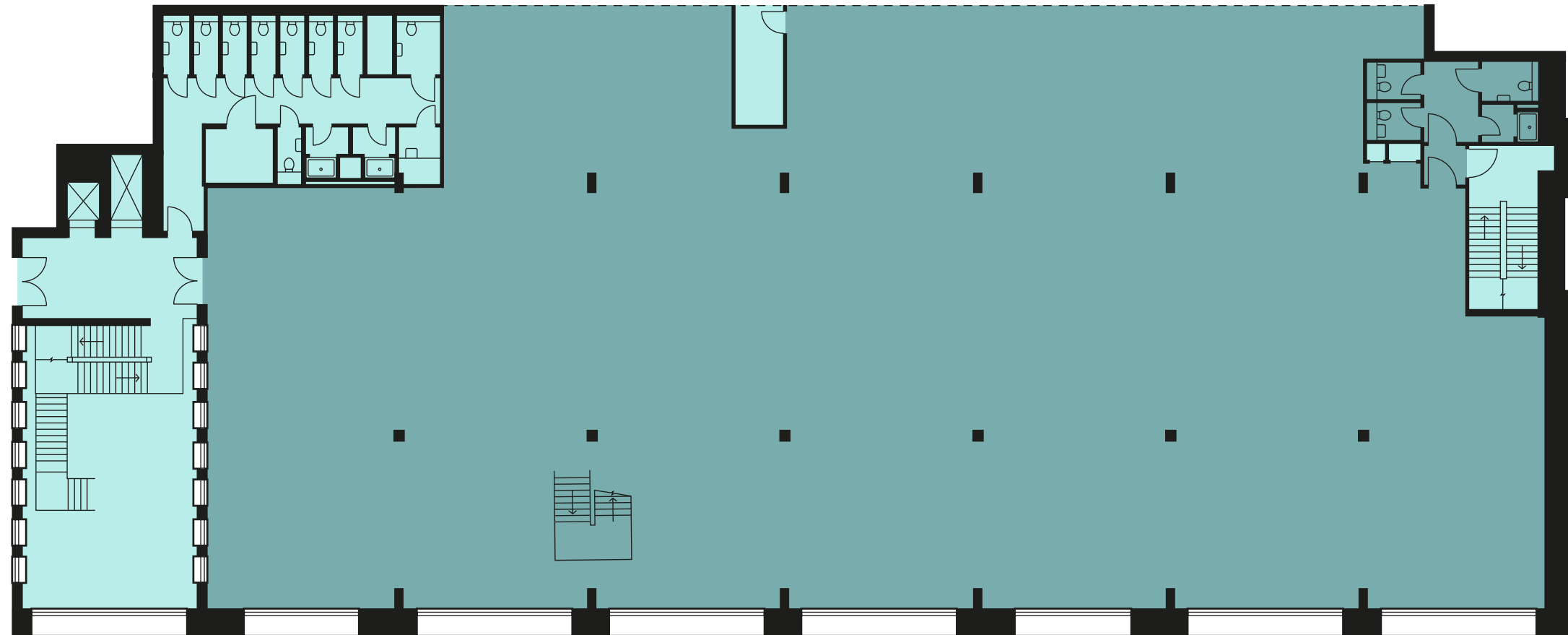
Heritage space,  
exposed brickwork  
and industrial beams

# FLOOR PLANS



## FIRST FLOOR PLAN

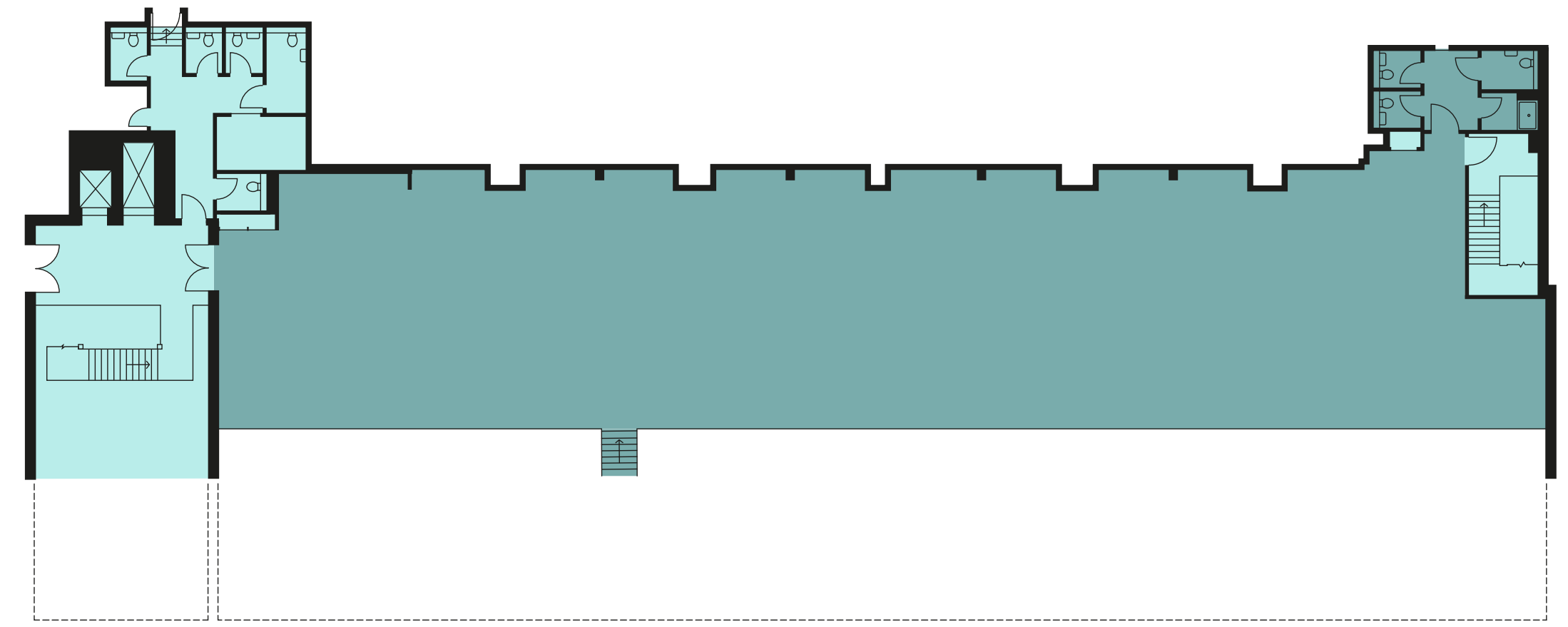
Office 12,095 sq ft / 1,124 sq m



Stable Street

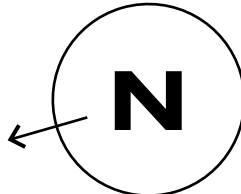
## SECOND FLOOR PLAN

Office 5,683 sq ft / 528 sq m



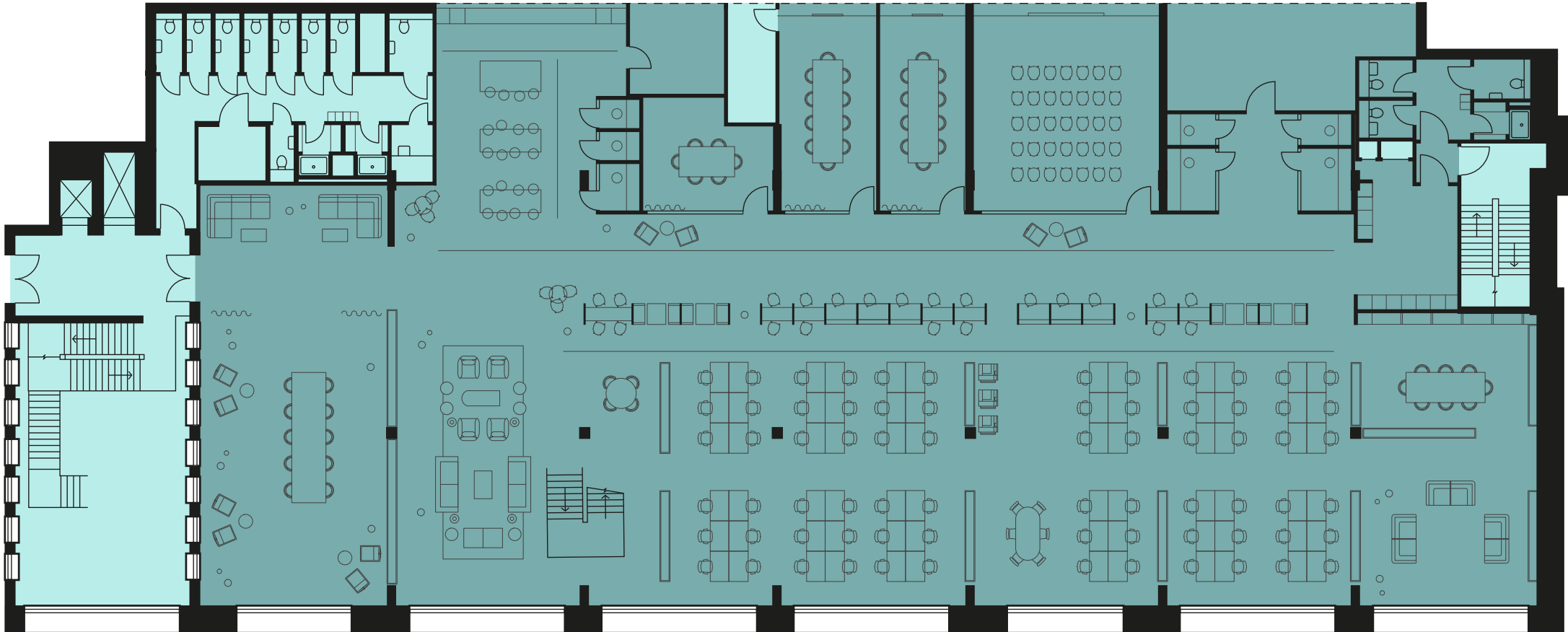
Stable Street

# INDICATIVE FIT-OUT



## FIRST FLOOR PLAN

Office 12,095 sq ft / 1,124 sq m

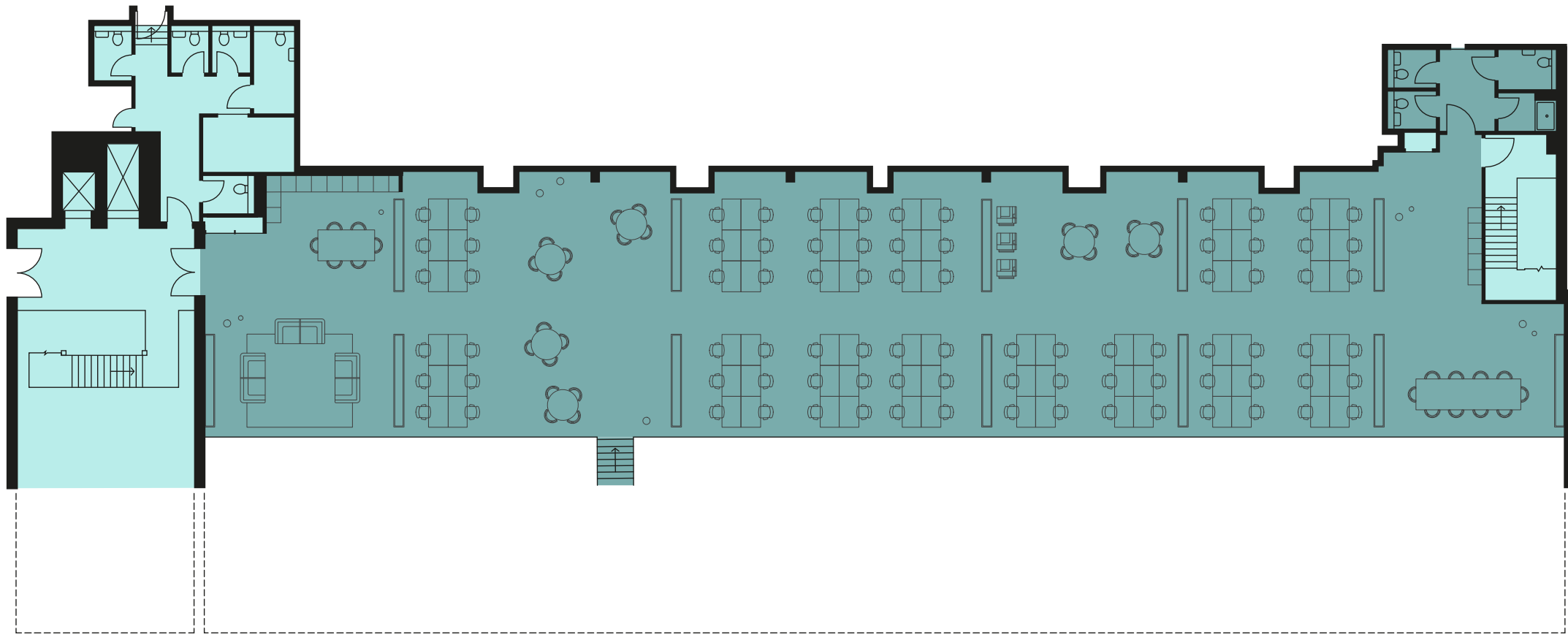


Stable Street

Desks	156
Booth Seating Areas	8
Privacy Booths	14

## SECOND FLOOR PLAN

Office 5,683 sq ft / 528 sq m



Stable Street

Breakout Spaces	7
Meeting Rooms	3
Family Room	1



# SUSTAINABILITY

# A POSITIVE VISION

A carbon neutral estate with a commitment to delivering net zero. Our cycle-first transport facilities and reuse of heritage buildings are among our bold sustainability targets. As part of our community vision, we're facilitating workshops, opportunities to develop new skills, and partnerships between local companies and the King's Cross Academy School. This is a place to thrive and futureproof the ESG credentials of your business.

**CARBON  
NEUTRAL  
ESTATE**

**AND COMMITTED  
TO DELIVERING  
NET ZERO**

**10**

**NEW PUBLIC  
PARKS AND  
SPACES**

**1ST**

**GREEN GAS  
DISTRICT**

**100%**

**RENEWABLE  
ELECTRICITY  
AND GREEN GAS**

**ZERO**

**WASTE TO  
LANDFILL**



**BAGLEY WALK**



# KINGS CROSS

[kingscross.co.uk/office-western-transit-shed](https://kingscross.co.uk/office-western-transit-shed)

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