

KING'S PLACE

KING'S CROSS, LONDON

MORE THAN
JUST A
WORKPLACE

THE WORKPLACE, EVOLVED

19,824–45,550 SQ FT AVAILABLE



BRIGHTER, SMARTER AND IN TUNE WITH BUSINESS

A beautifully designed office space that offers an inviting and energising atmosphere that will inspire your team and enhance their well-being.

Well-finished workspaces with generous space that offers a comfortable and productive environment. Its design and layout promote efficiency and collaboration, making it an ideal setting for work.

WORKSPACE FOR THE NEW GENERATION



A TOTALLY REIMAGINED AND REFRESHED RECEPTION



SPACE & QUALITY

A prominent and welcoming reception sets the scene for the quality and serenity of the offices within. The reception is accessed via an impressive atrium shared with a cafe, restaurant and auditorium space.



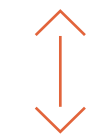


**OFFICES THAT
GO BEYOND
EXPECTATION**

LIGHT & BRIGHT



SIZE
20,000–45,000 sq ft



CEILING HEIGHT
4,250mm



RAISED ACCESS FLOOR
of 450mm



OCCUPANCY
1:10 ratio



AIR CON
On all floors



LIFTS
6 x 21 Passengers lifts
1 x Goods lift
2 x Car lifts



END OF JOURNEY
314 cycle spaces
38 showers
432 lockers

EXCITING AND EFFICIENT WORKSPACE

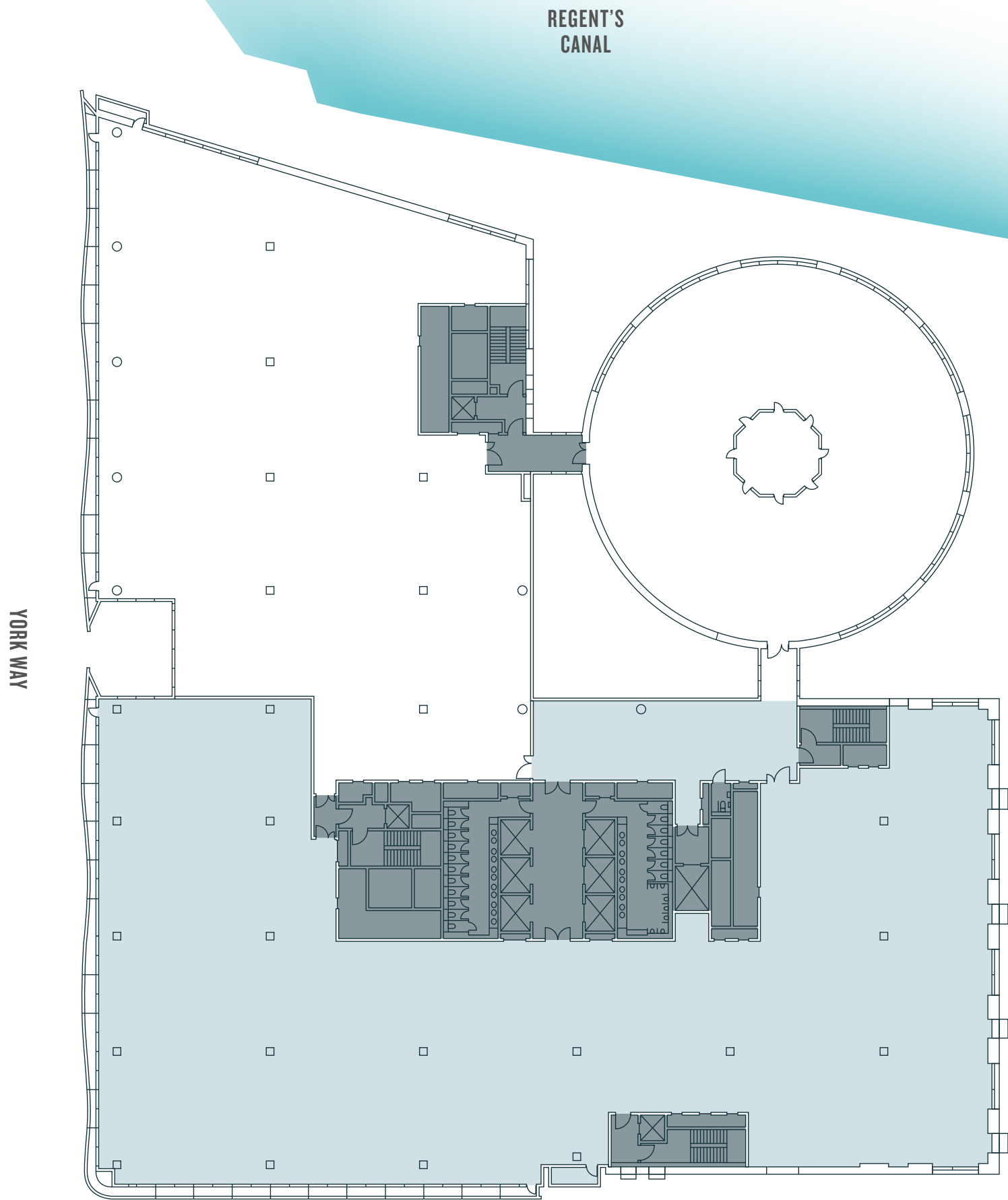
Open plan with minimal columns and floor to ceiling glazing throughout, office space at Kings Place is light, impressive and an enticing working environment. The underfloor air displacement system makes for a clean and modern ceiling finish creating vastly superior floor to ceiling height.

AND THAT VIEW!



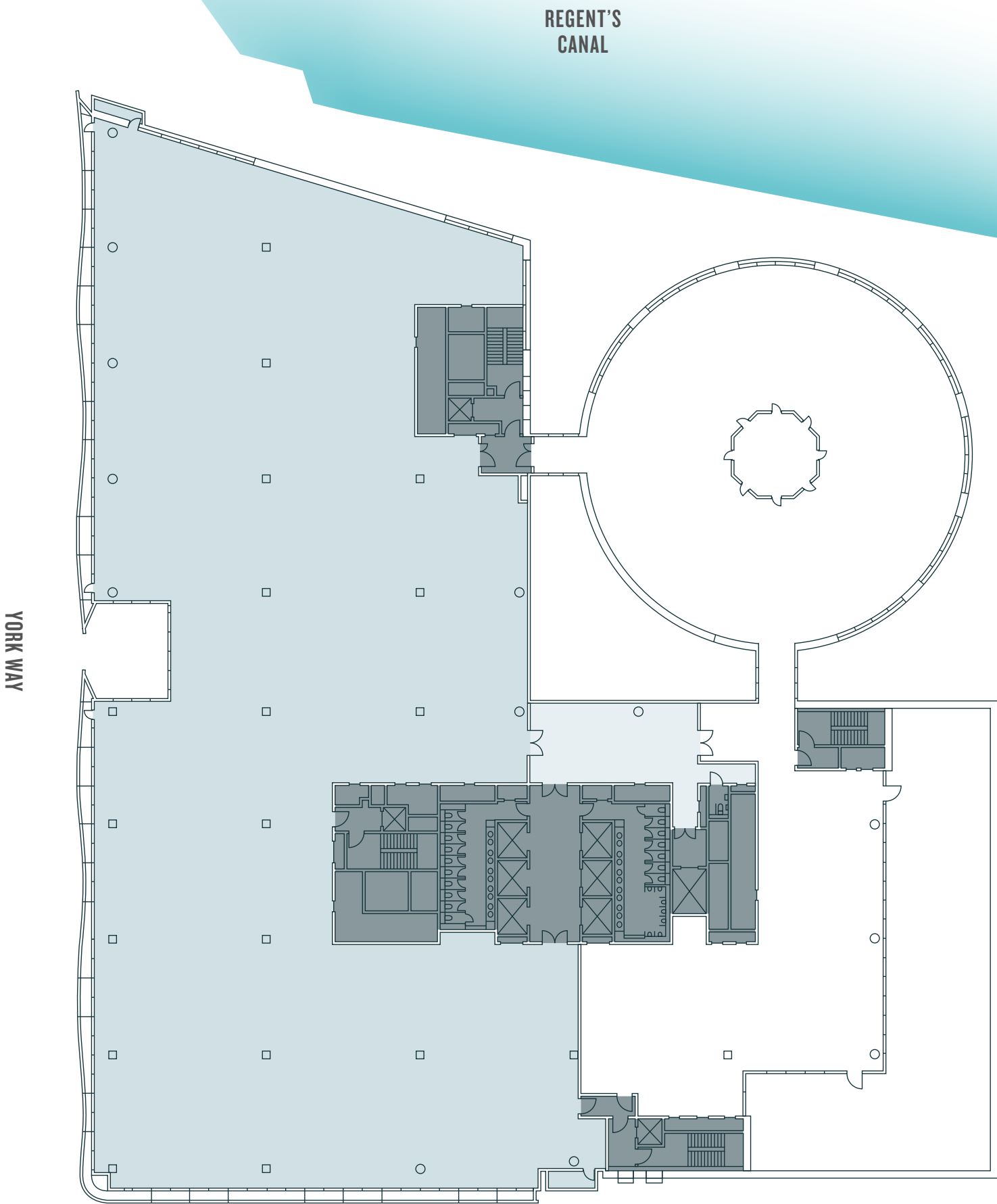
AVAILABILITY

N
^ INDICATIVE ONLY
NOT TO SCALE



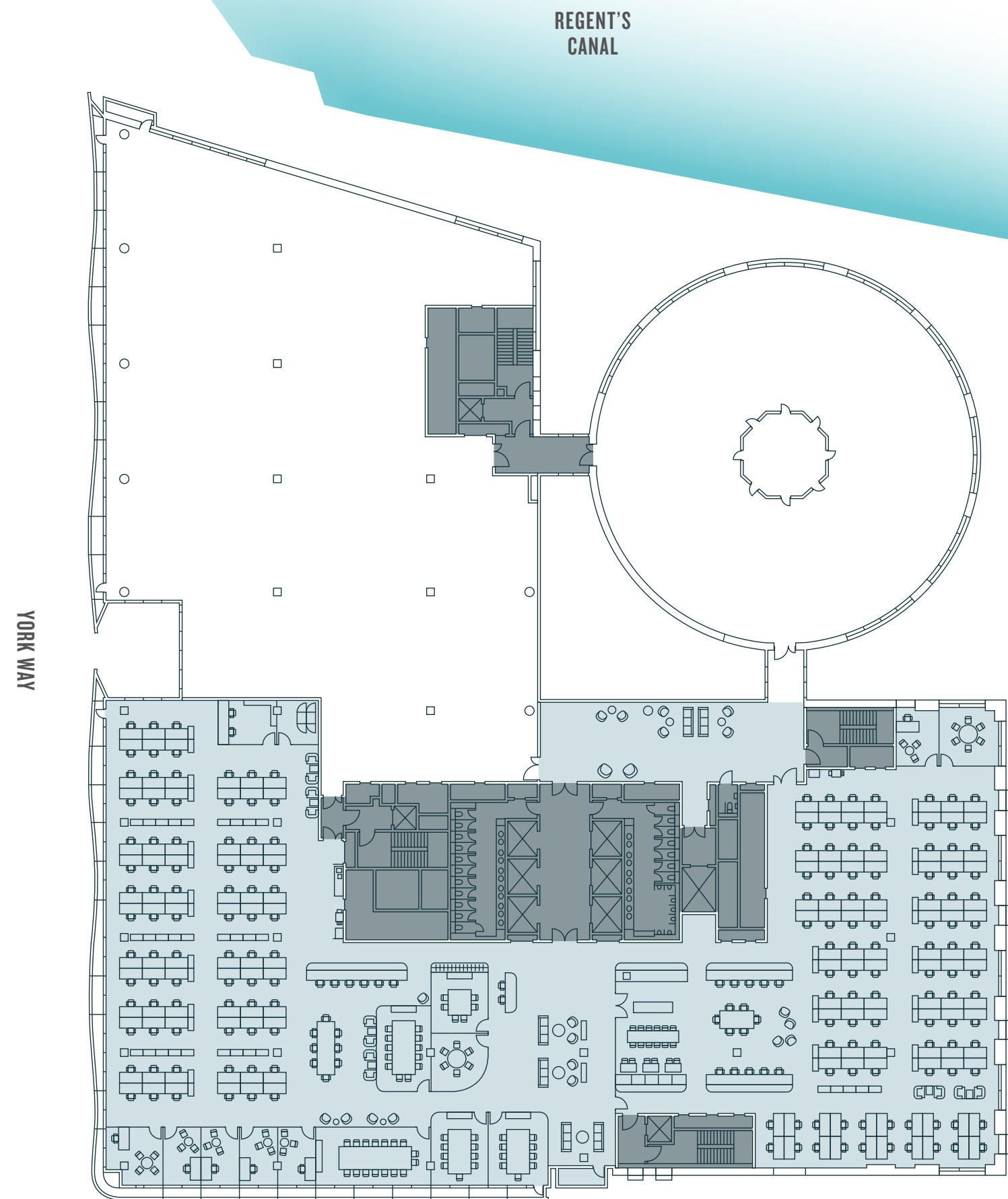
< **4TH FLOOR**
19,824 SQ FT
1,842 SQ M

6TH FLOOR >
25,726 SQ FT
2,390 SQ M



SPACEPLANS

N
^
INDICATIVE ONLY
NOT TO SCALE



< 4TH FLOOR

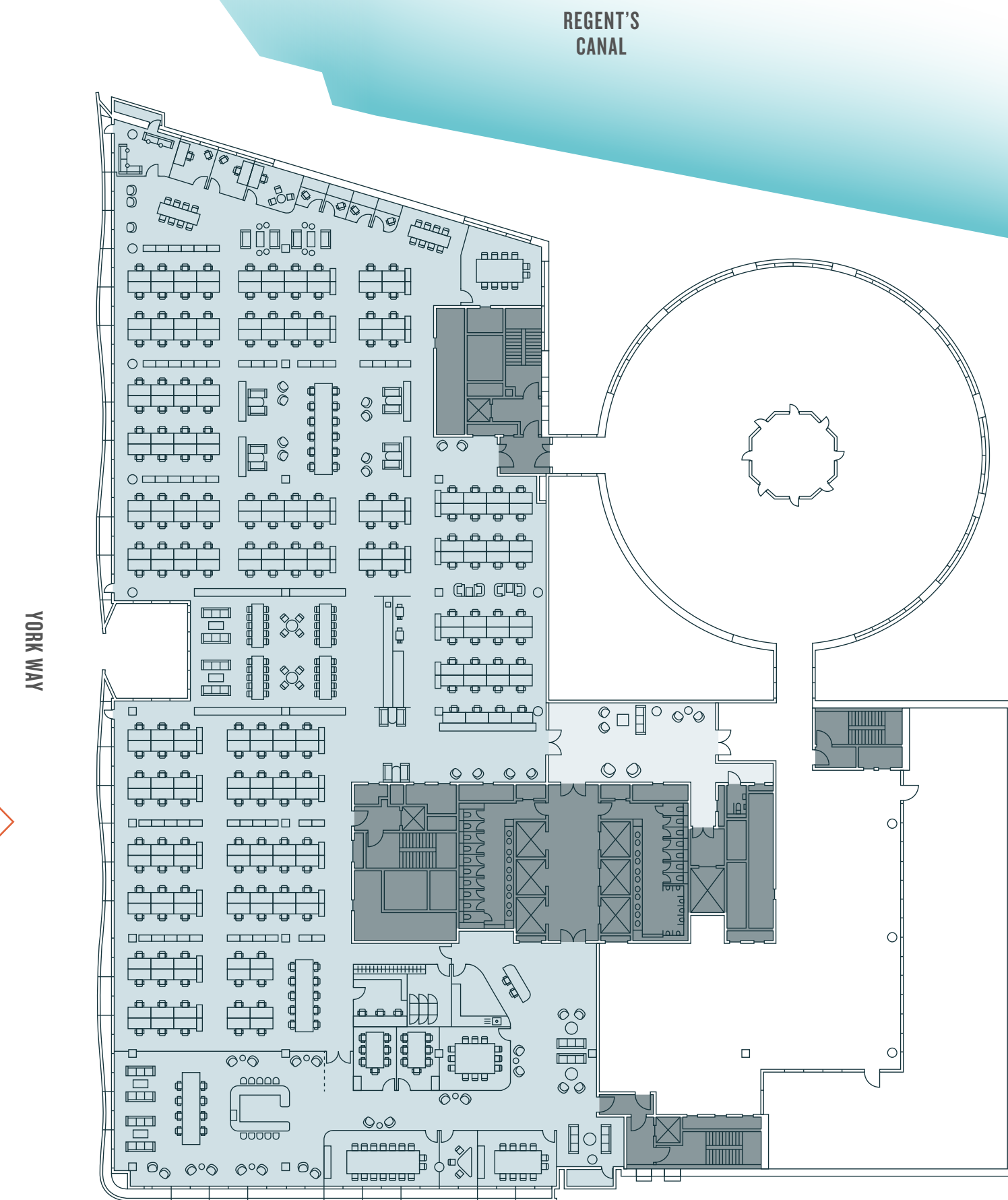
214 PERSONS
8 SQ M PER PERSON

- 176 x DESKS
- 6 x PRIVATE OFFICES
- 7 x MEETING ROOMS
- 5 x TOUCH DOWN
- 1 x RECEPTION
- 1 x TEAPOINT
- 1 x DRINKSPOINT
- 2 x COPY/PRINT AREAS
- 1 x COMMS ROOM

6TH FLOOR >

235 PERSONS
10 SQ M PER PERSON

- 208 x DESKS
- 3 x PRIVATE OFFICES
- 8 x MEETING ROOMS
- 4 x FOCUS ROOMS
- 2 x TOUCH DOWN
- 1 x RECEPTION
- 1 x EXECUTIVE LOUNGE
- 2 x TEAPOINTS
- 1 x COPY/PRINT AREA
- 1 x COMMS ROOM





Indicative CGI



The Fitness Studio, located on the lower ground floor, is a blank canvas for yoga, personal training, and tenant events. Sculpt, stretch, and socialise in a space that fulfils a variety of needs.



NOT SHORT OF MEETING SPACES

Auditorium, events space and restaurants provide excellent amenity without stepping outside, unless on to the canal side restaurant terrace!



FITNESS AND WELLBEING BUILT IN



THE RIGHT START TO EVERY WORKING DAY



LOCKERS

432 lockers
80 in male changing
60 in female changing
292 in gender neutral



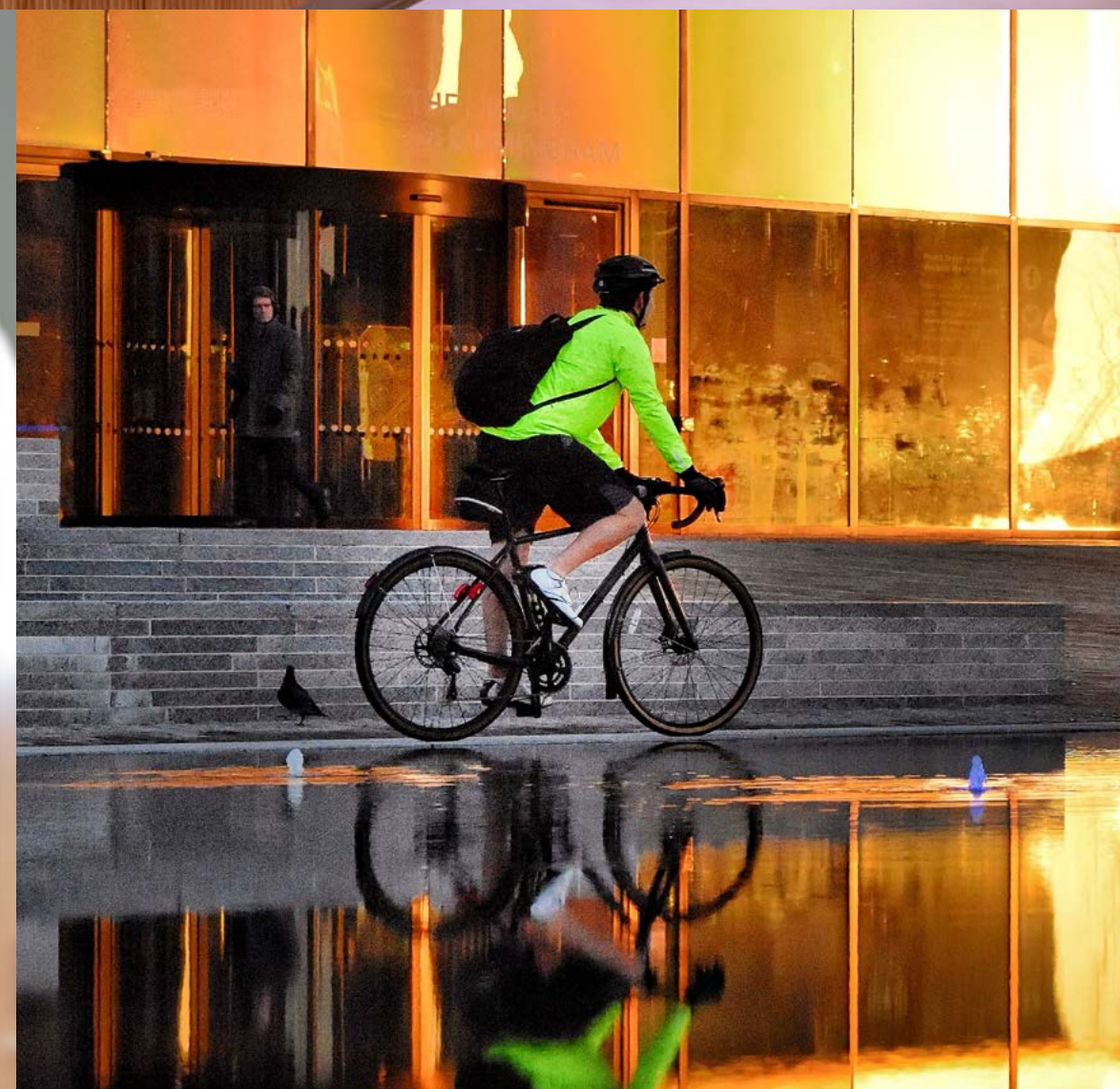
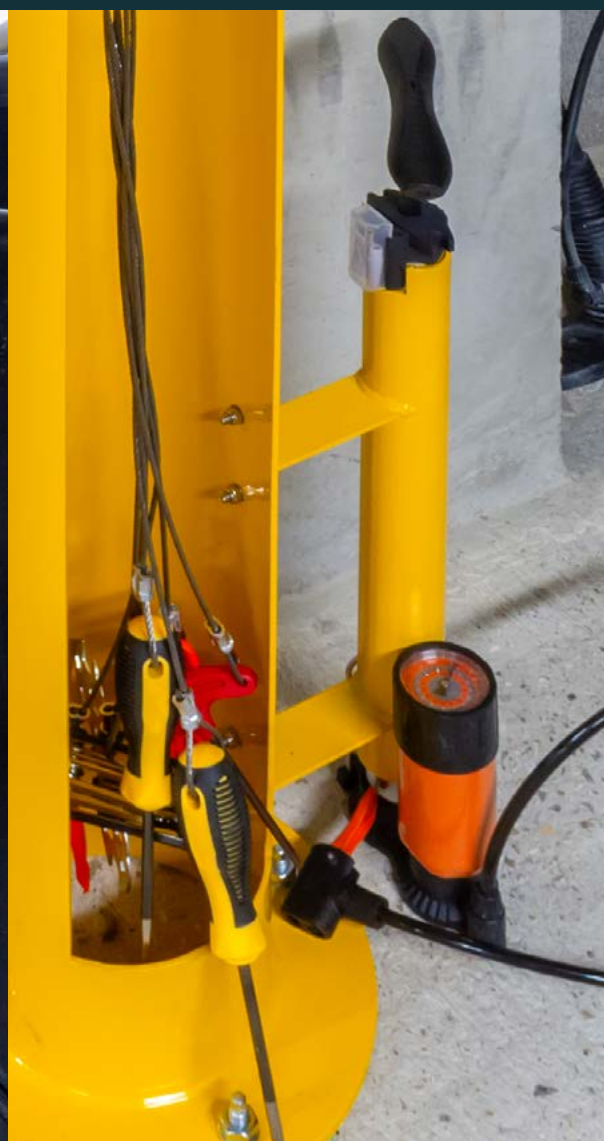
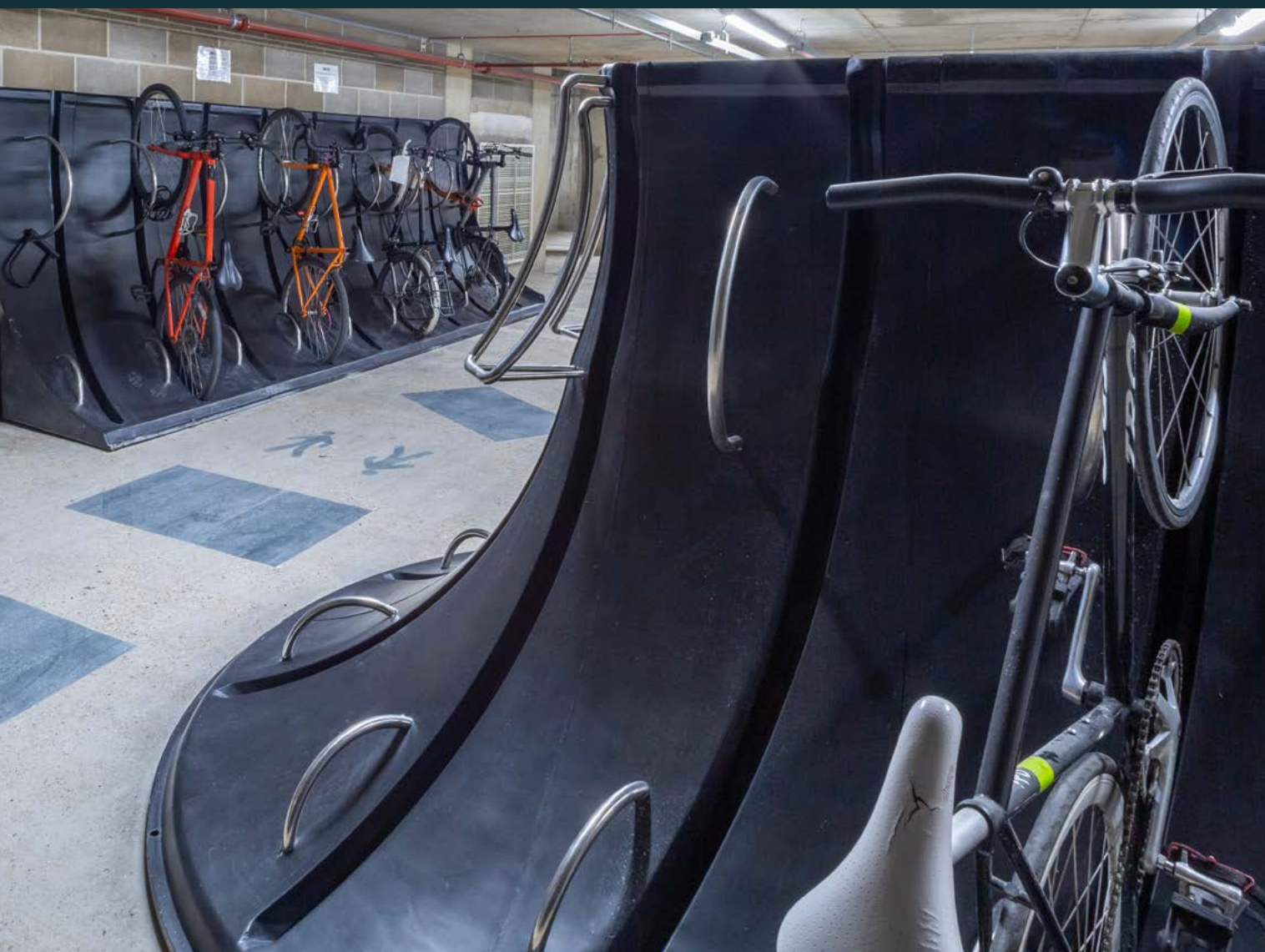
SHOWERS

38 x showers



BIKE SPACES

314 cycle spaces
26 cycle spaces to be demised to the part 4th floor
24 cycle spaces to be demised to the part 6th floor

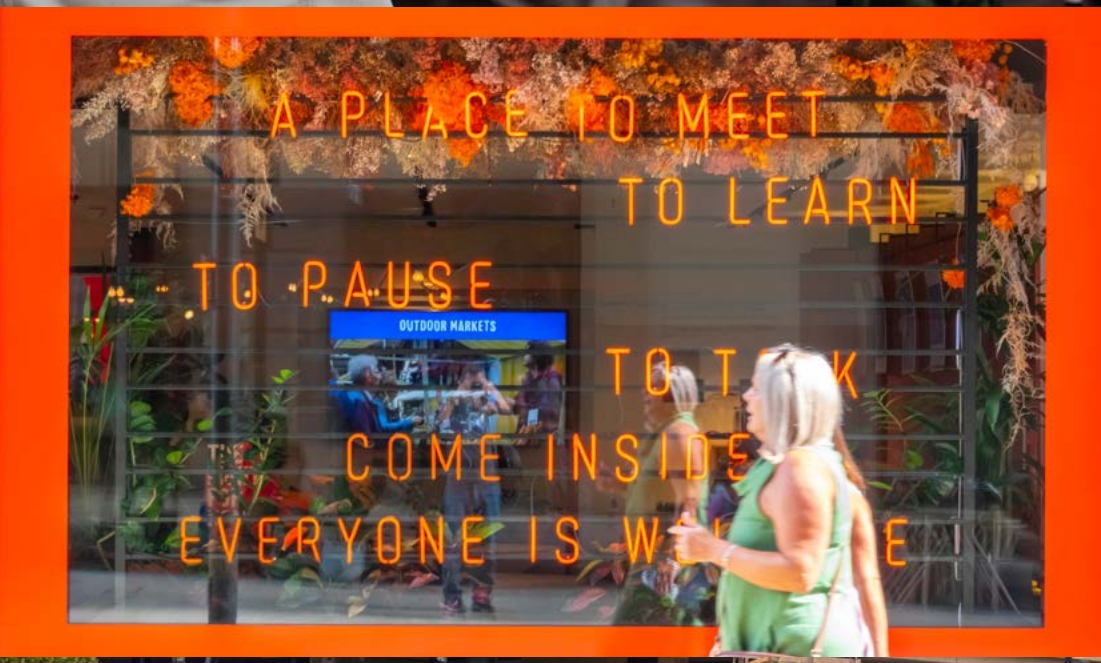




ON YOUR DOORSTEP

A LOCATION THAT SIMPLY OFFERS... MORE

King's Cross is a vibrant and popular hub for big brands offering not only what they need, but also what their employees want.



ALSO IN THE AREA



KING'S CROSS

FOOD & DRINK

A FOODIE HOTSPOT WITH SOMETHING FOR EVERYONE

King's Place is surrounded by endless options for cafés to pick up lunch and well known restaurants for something more decadent. With the likes of Granary Square and Coal Drops Yard within walking distance, you'll be spoilt for choice.



ALSO
IN THE
AREA

DISHOOM

BAO

FLAT IRON

わさび
wasabi

LEON

barrafina



CIRCLE

HAMMERSMITH & CITY

METROPOLITAN

NORTHERN

PICCADILLY

VICTORIA



LNER

LUMO

GRAND CENTRAL

HULL TRAINS

GREAT NORTHERN

THAMESLINK

EAST MIDLANDS

SOUTHEASTERN

EUROSTAR

LONDON'S MOST CONNECTED WORKPLACE

SIX TUBE LINES, NINE RAIL LINES, WITHIN 10 MINUTES WALK. AND ALL FIVE LONDON AIRPORTS WITHIN ONE HOUR.

A well-connected office space near tube lines, rail, and airports offers easy access, efficient commuting, and a competitive edge for businesses. This prime location is a magnet for talent, clients, and partners, making it a strategic choice or contemporary business.



LUTON AIRPORT
47 MINUTES

GATWICK AIRPORT
53 MINUTES

HEATHROW AIRPORT
55 MINUTES



KING'S CROSS STATION
5 MINUTES

ST PANCRAS STATION
7 MINUTES

EUSTON STATION
18 MINUTES

GRANARY SQUARE
4 MINUTES

COAL DROPS YARD
5 MINUTES

BRITISH LIBRARY
10 MINUTES

Neighbouring excellent amenities and cultural attractions, this vibrant workspace will help enhance employee well-being, and offers convenient options for leisure and entertainment, providing the crucial work-life balance.



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