



# **MAINFRAME**

**LONDON • NW1**

# 1930s HERITAGE

A revitalised icon.  
Ready for your  
next evolution.

Flexible, iconic and hyper-connected,  
Mainframe is at the heart of London's  
Knowledge Quarter and on the doorstep  
of Euston's regenerating transport hub.

3,889 sq ft to 97,299 sq ft of office space  
available now.



# TRANSFORMED FOR THE 2030s



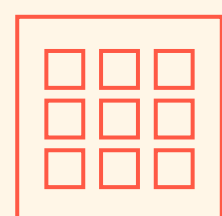
Introduction

CGI for indicative purposes

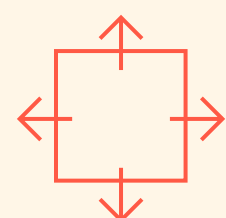


# Mainframe's evolution is ready for yours.

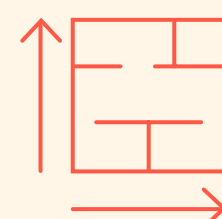
Available now.



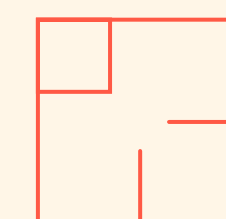
Comprehensively refurbished flagship building



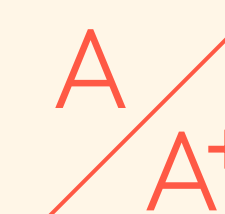
Island site with panoramic views



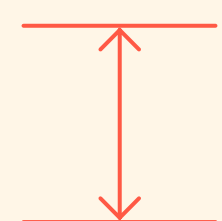
Up to 97,299 sq ft available



Floor sizes range from 3,889 sq ft to 12,014 sq ft



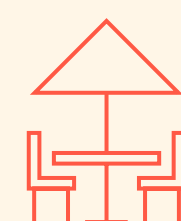
Delivering CAT A and CAT A+ availability



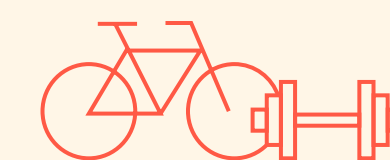
Floor to ceiling height 2.8m - 3.9m



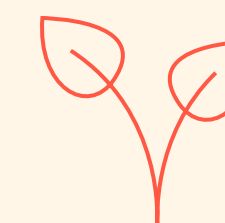
On-site café



Communal roof garden and private pocket terraces



Commuter suite and wellness studio



Carbon neutral, EPC A, BREEAM Excellent, and WELL Platinum

# Where talents thrive

Mainframe is at the centre of London's Knowledge Quarter. Culture-makers, ground-breakers and entrepreneurs gravitate here, influencing progress and shaping big ideas.

**zinc** the social science R&D fund that builds and scales new ways to solve the world's most important societal problems, has made Mainframe the home for its accelerator programme.

13,700  
Academics

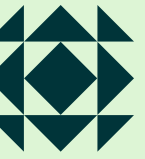
15  
Universities

10m  
Annual visitors

73  
Knowledge-based institutions within one mile

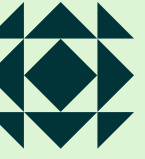
25  
Museums and galleries

**zinc**  
Home to Zinc Ventures



Location

# Welcome to the neighborhood



Location

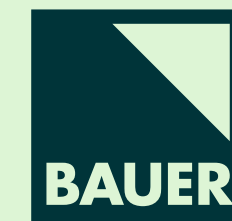
∞ Meta

SONY

[XTX]  
MARKETS



zinc



Google

Tom  
Dixon.



TOG  
THE OFFICE GROUP



cinch



FUJITSU

HOBBS  
LONDON



WHISTLES

CAZOO

The  
Alan Turing  
Institute



SIEMENS



dentsu  
AEGIS  
network



The Standard

# On your doorstep

## LOCAL AMENITIES

### Food & Beverage

- 1 Circolo Popolare
- 2 Coal Drops Yard
- 3 Cosy Kettle
- 4 Granary Square
- 5 Grant Museum of Zoology
- 6 Origin Coffee
- 7 Regent's Place
- 8 Six by Nico London
- 9 Somers Town Coffee House
- 10 The Booking Office
- 11 The Gilbert Scott
- 12 Roti King

### Arts & Museums

- 13 The British Library
- 14 The British Museum
- 15 The Foundling Museum

### Fitness

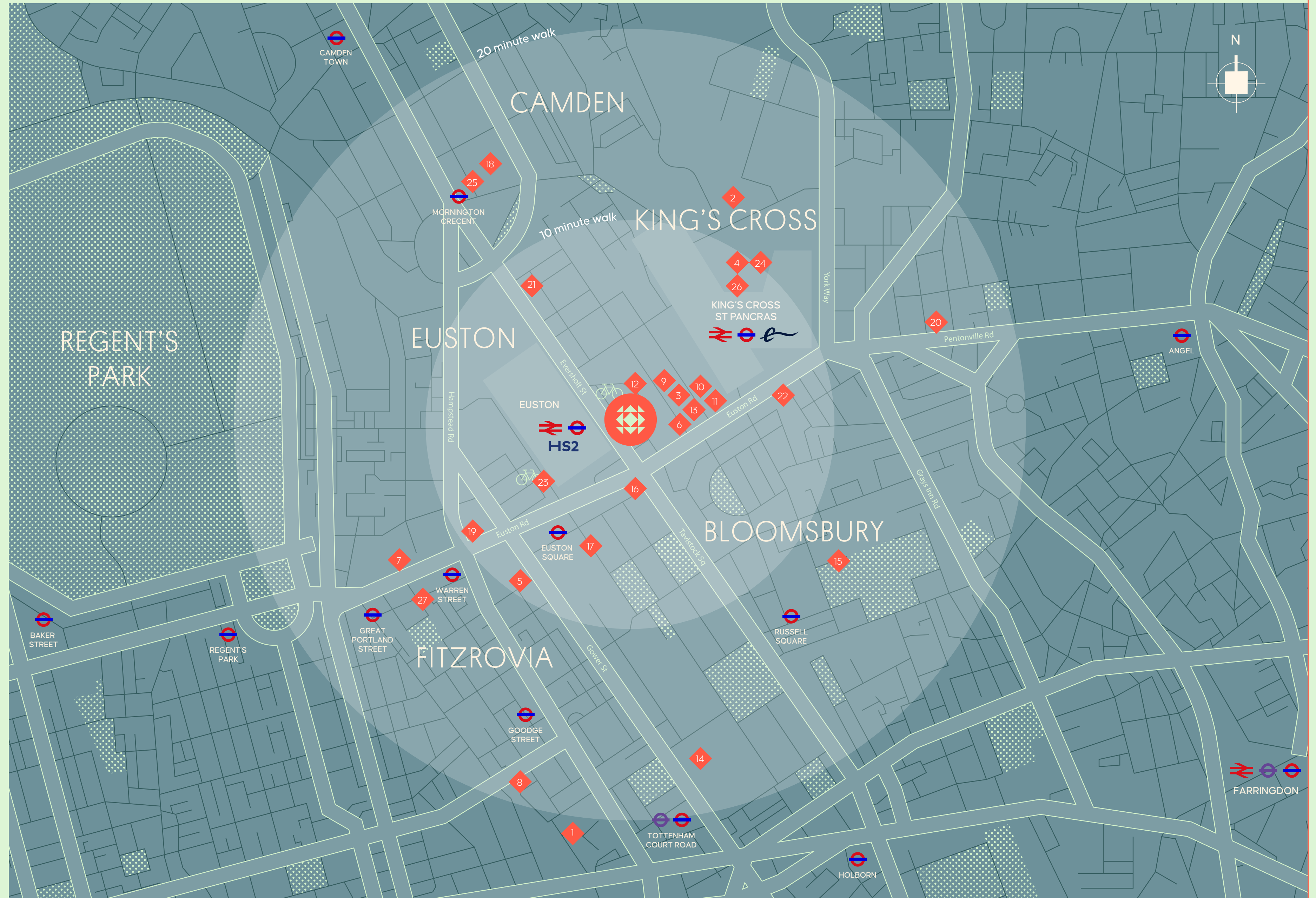
- 16 Barry's London Central
- 17 Bloomsbury Fitness
- 18 F45
- 19 Ringtone Boxing Gym

### Hotels & Accommodation

- 20 Chapter Kings Cross
- 21 The Pack and Carriage
- 22 The Standard, London
- 23 The Wesley

### Leisure

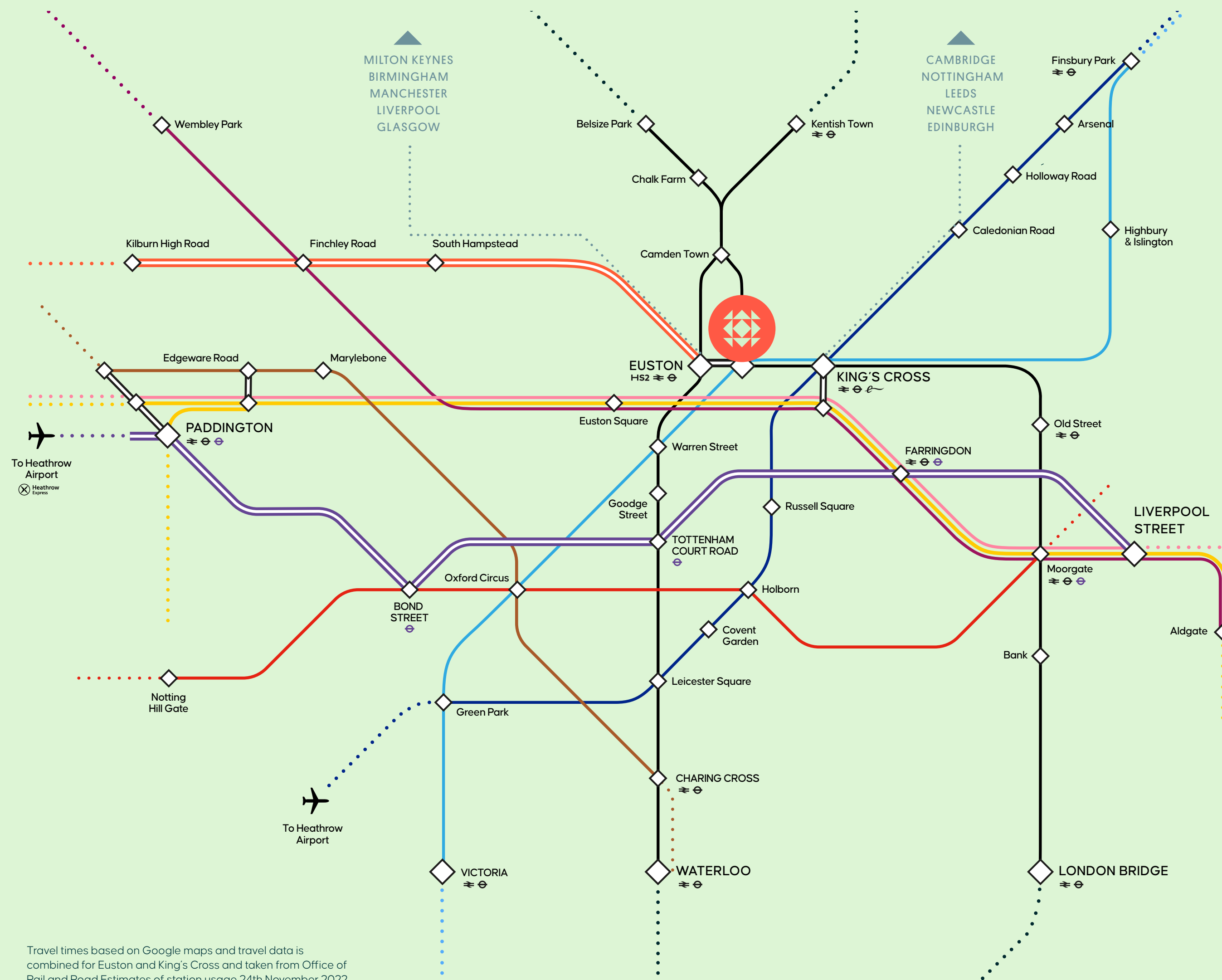
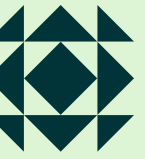
- 24 Everyman Kings Cross
- 25 KOKO
- 26 Screen on the Canal
- 27 Vault 139



Location

# The gateway to London

The best connected transport hub in London and the UK



Travel times based on Google maps and travel data is combined for Euston and King's Cross and taken from Office of Rail and Road Estimates of station usage 24th November 2022.

Mainframe has truly unrivalled connectivity – putting all corners of London, the UK and Europe on your doorstep.

**43.57m journeys per year**  
The busiest station catchment in the UK

**5 busiest UK stations**  
outside of London terminate at Euston/King's Cross

**5.99m passengers**  
London's busiest mainline interchange station served by the London Underground

## KEY CONNECTION TIMES

Euston	1 min
King's Cross St Pancras	1 min
Oxford Circus	3 mins
Tottenham Court Road	5 mins
Green Park	5 mins
Old Street	6 mins
Victoria	7 mins
Liverpool Street	8 mins
Moorgate	8 mins
Farringdon	10 mins
Waterloo	10 mins
Bond Street	10 mins
Bank	11 mins
Paddington	15 mins

## KEY TO TUBE LINES

- ◆ Central
- ◆ Circle
- ◆ District
- ◆ DLR
- ◆ Elizabeth
- ◆ Hammersmith & City
- ◆ Metropolitan
- ◆ Northern
- ◆ Piccadilly
- ◆ Victoria
- ◆ Waterloo & City
- ◆ Overground
- ◆ National Rail
- ◆ To Heathrow Airport
- ◆ Eurostar

## CITY CONNECTION TIMES

Manchester	2 hours 7 mins
Birmingham	1 hour 27 mins
Cambridge	58 mins
Edinburgh	4 hours 44 mins
Paris	2 hours 27 mins



# THE BUILDING

The Building



Communal Roof Garden

CGI for indicative purposes





Reception

CGI for indicative purposes



Reception

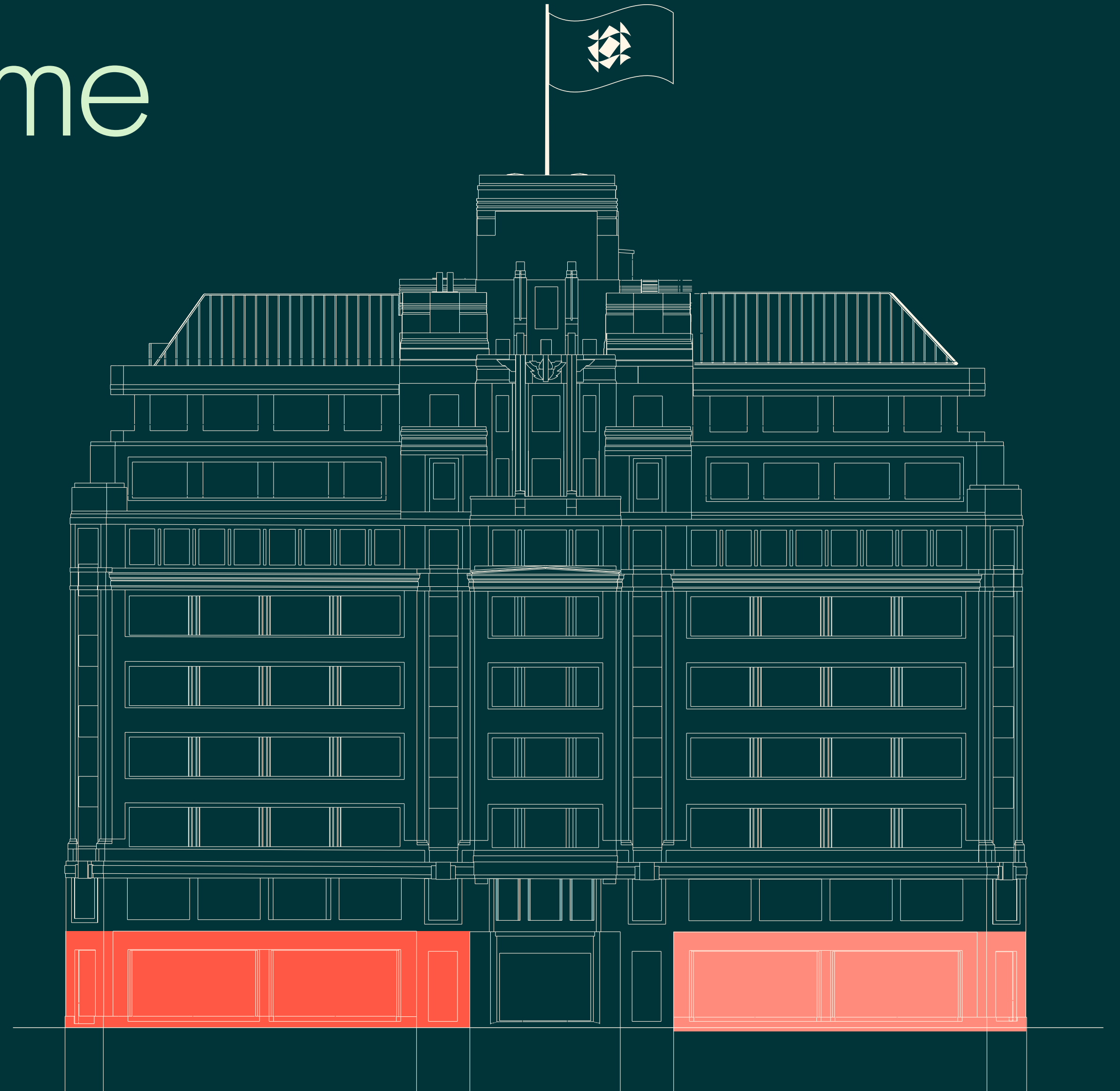
CGI for indicative purposes

# Availability at Mainframe



## NET INTERNAL AREA

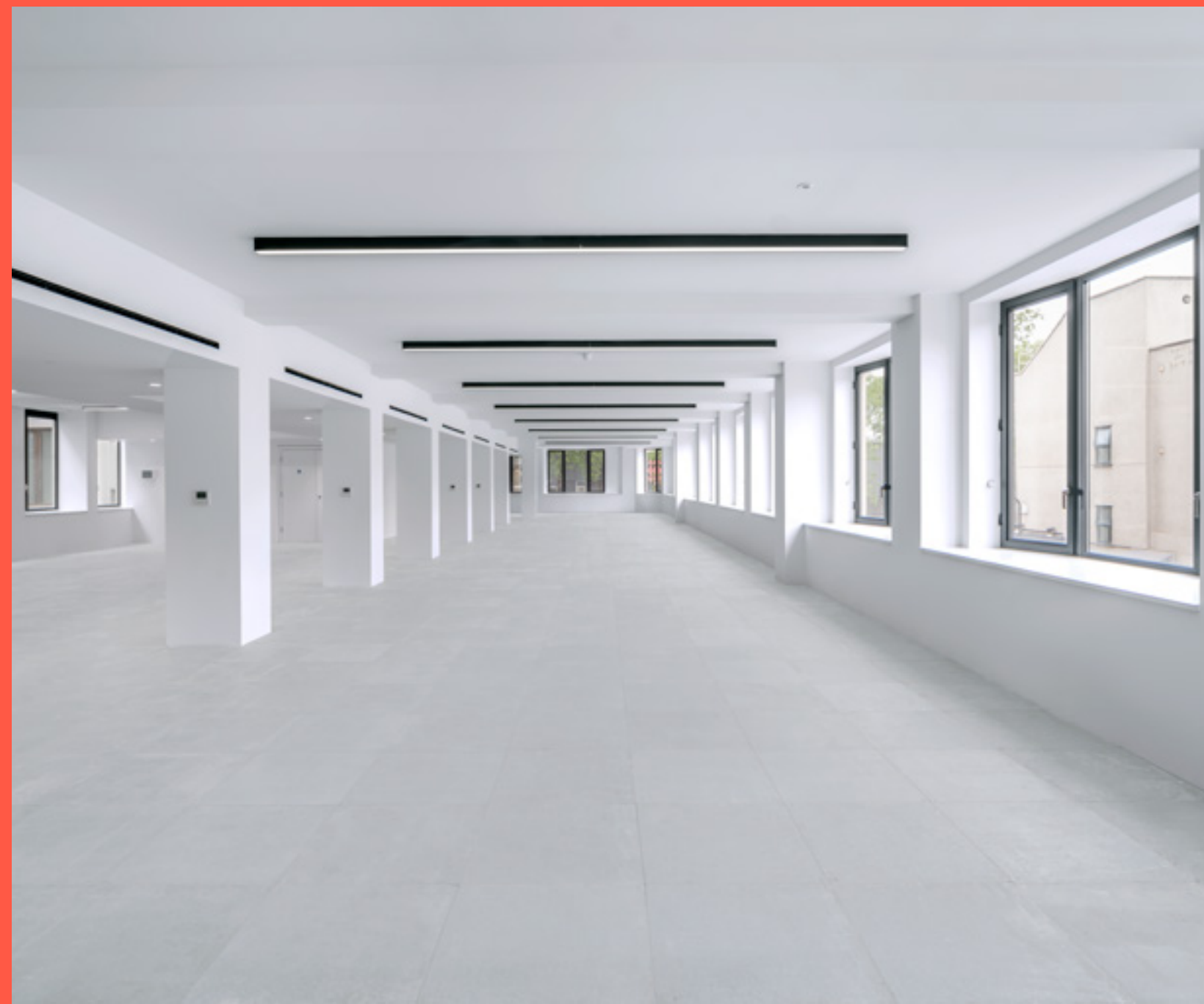
Floor		Sq ft	Sq m	Delivery Spec.	Delivery Date
8th	PRIVATE POCKET TERRACE 	8,245	766	CAT A	November 2023
7th	PRIVATE POCKET TERRACE 	8,767	814	CAT A	November 2023
7th		COMMUNAL ROOF GARDEN / EVENT SPACE (1,345 sq ft)			
6th North		3,889	361	CAT A+	Available Now
6th South		LET TO ZINC VENTURES			
5th		12,014	1,116	CAT A	September 2023
4th		12,013	1,116	CAT A	September 2023
3rd		11,832	1,099	CAT A+	Available Now
2nd		11,962	1,111	CAT A	Available Now
1st		11,558	1,073	CAT A	Available Now
Ground Floor		9,362	870	CAT A	October 2023
Ground	[Retail / Class E space]	UNDER OFFER TO AN ALL-DAY BAKERY			
Ground	[Retail / Class E space]	UNDER OFFER TO A RESTAURANT			
Lower Ground	PRIVATE COURTYARD 	7,479	695	Shell and Core	Available Now
<b>Totals</b>		<b>97,299</b>	<b>9,039</b>		



Availability

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# CAT A Ready Now



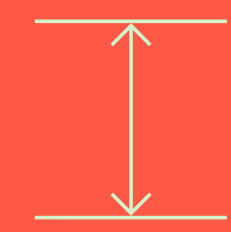
# CAT A+ Ready Now



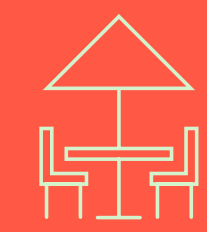
CGIs for indicative purposes

Amenities & Spec

# Specification



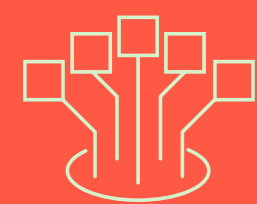
Floor to ceiling height 2.8-3.9m



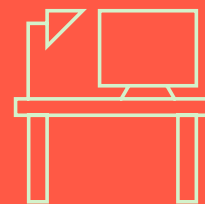
Communal roof garden and private pocket terraces



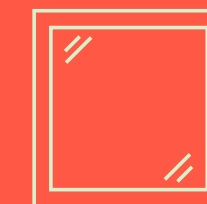
Commuter suite



Fibre backbone



Refurbished reception and common parts



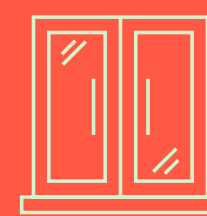
Excellent natural light



Openable windows



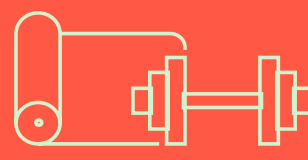
Occupational density ratio 1:10



Dedicated entrance opportunity



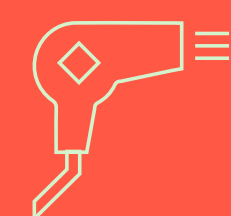
24/7 staffed reception



Wellness studio



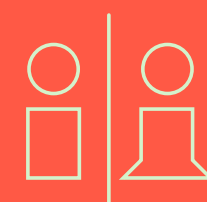
7x Showers



Vanity and hairdrying station



Changing rooms and lockers



Refurbished private WCs



New AC and central plant



Targeting WiredScore Platinum



Targeting BREEAM Excellent



Targeting EPC A



Targeting WELL Platinum



The Building

Amenities & Spec

Wellness studio

CGI for indicative purposes



# New café interfaced with reception







# Work well

Mainframe is being re-purposed to meet the requirements of modern occupiers, with a focus on wellbeing.



Cycle Store CGI for indicative purposes



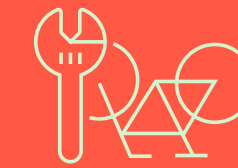
Corridor (CGI)



Lockers and Changing Rooms (CGI)



58× Secure bike spaces with accessible space



Bike maintenance stand



15× Foldable bike lockers



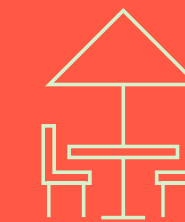
2× Electric bike charging points



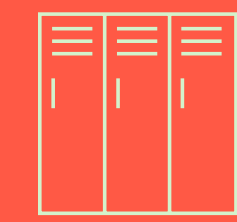
Events programme



Wellness studio



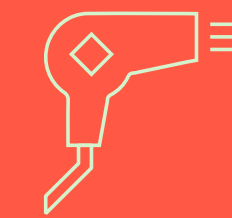
Impressive communal roof garden



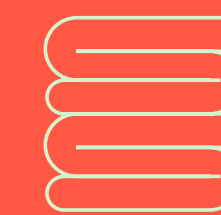
60× locker spaces



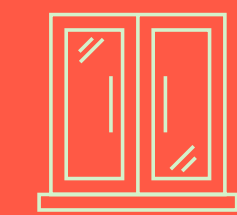
7× Showers



Vanity and hairdryer stations



46× Drying lockers and towel service

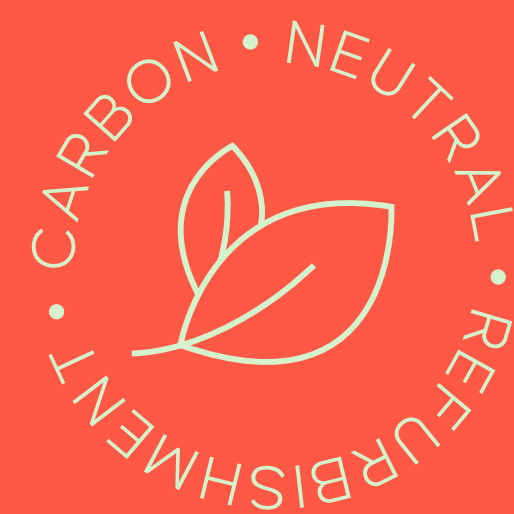


Dedicated cycle entrance

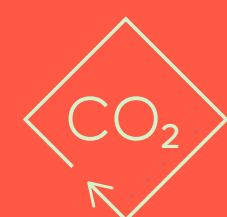


The most sustainable way to create a new workspace is to use what's already there.

Retaining and refurbishing the existing building is equivalent to at least 13,500 tCO2e saved vs building a new zero emissions building.



That's the same as:



The annual carbon associated with 1,040 UK citizens



Building 170 new homes



27 hectares of deforestation



Or 3 flights in a space shuttle

Mainframe will be aiming to achieve the following minimum accreditations



Please note that these are high-level calculations based on estimates and comparable case studies and should not be relied upon for statutory reporting or financial decision-making.

# REWORK PURPOSE





# Lower Ground Floor

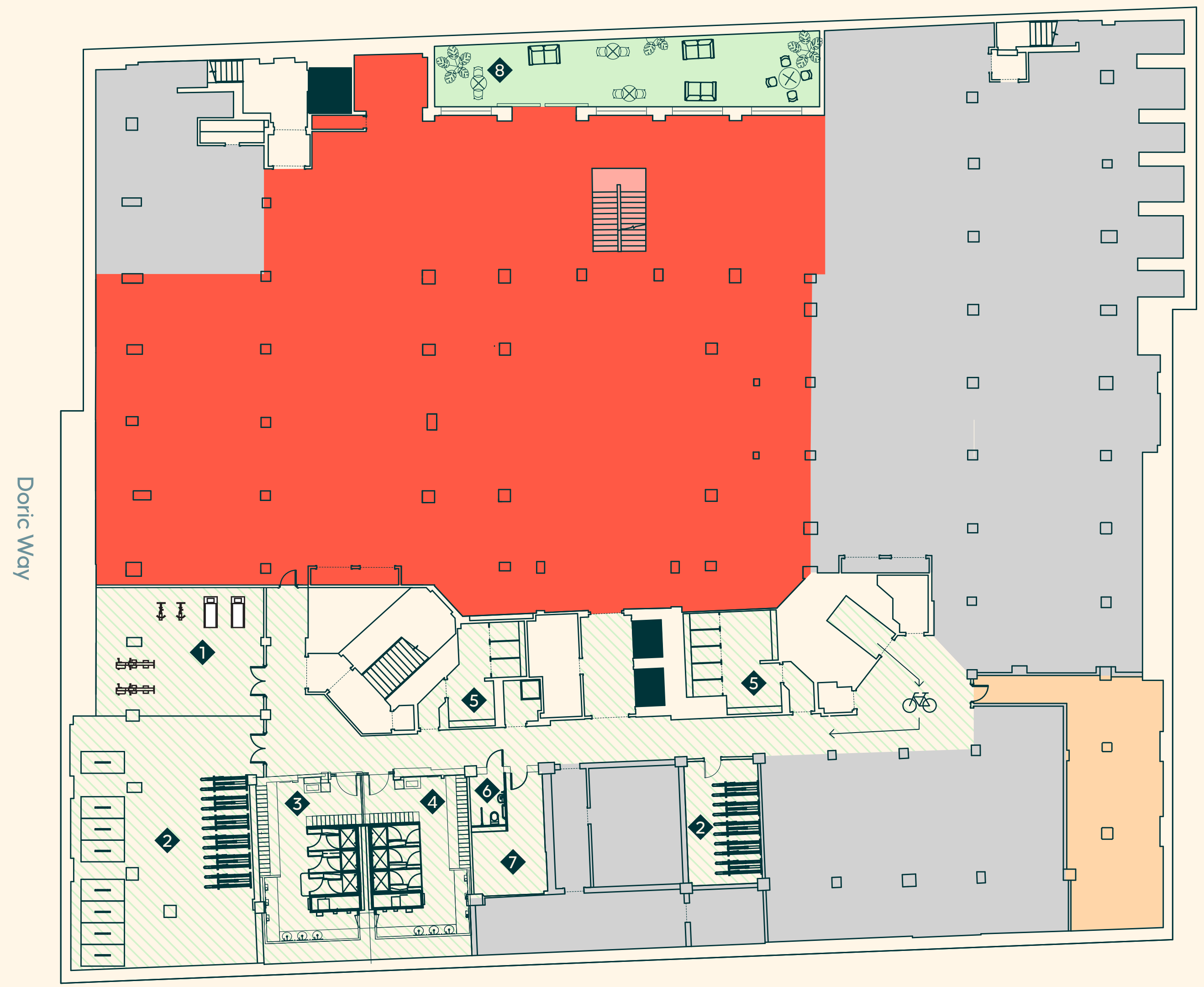
## DIMENSIONS

Workspace  
6,935 sq ft / 644 sq m

Storage  
545 sq ft / 51 sq m

## KEY

- ◆ Workspace
- ◆ Private Courtyard
- ▨ End of trip facilities
- ◆ Storage
- ◆ Lifts
- ◆ Back of house
- ◆ Potential stairwell location\*
- ◆ 1 Wellness studio
- ◆ 2 Cycle store
- ◆ 3 Male changing rooms
- ◆ 4 Female changing rooms
- ◆ 5 Toilets
- ◆ 6 Accessible toilet
- ◆ 7 Drying room
- ◆ 8 Private Courtyard

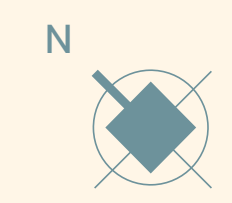


Measurements are estimated Net Internal Areas, subject to final measurement.  
 Plans are indicative only and are not to scale, they should not be relied on. Design ongoing.  
 \*Please note the location and extent is indicative and subject to final design.

Eversholt Street

Lancing Street

Doric Way





Lower Ground Floor Private Courtyard

CGI for indicative purposes



# Ground Floor

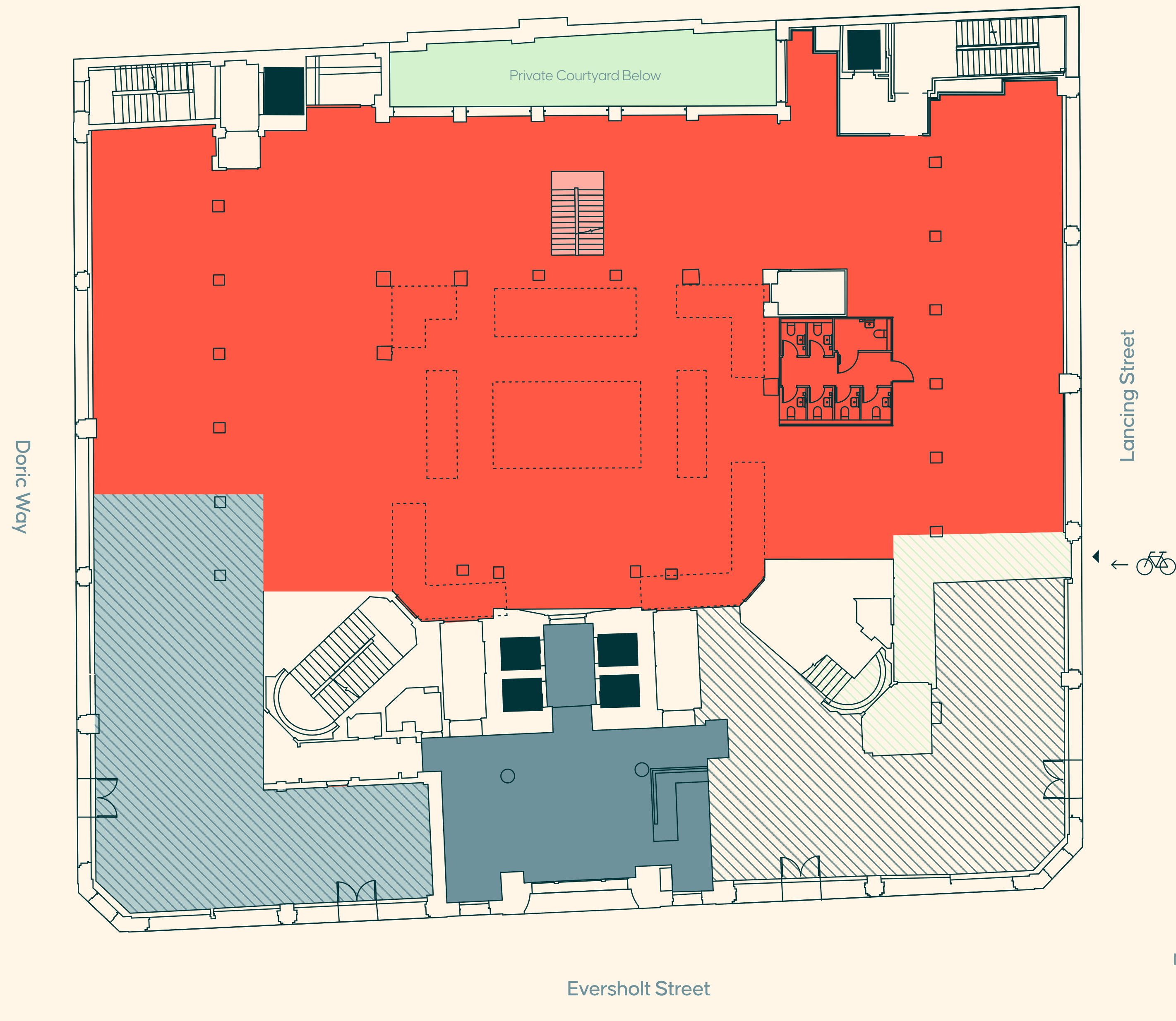
## DIMENSIONS

Workspace  
9,362 sq ft / 870 sq m

Retail  
2,000 sq ft / 186 sq m

## KEY

-  Workspace
-  Cafe
-  Office Entrance
-  End of trip facilities
-  Lifts
-  Skylights
-  Potential stairwell location\*
-  Commuter Entrance
-  Retail



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 \*Please note the location and extent is indicative and subject to final design.





The Building

Ground Floor Office Reception

CGI for indicative purposes



3.4m – 6m+  
floor to ceiling height



Ground Floor CAT A

CGI for indicative purposes





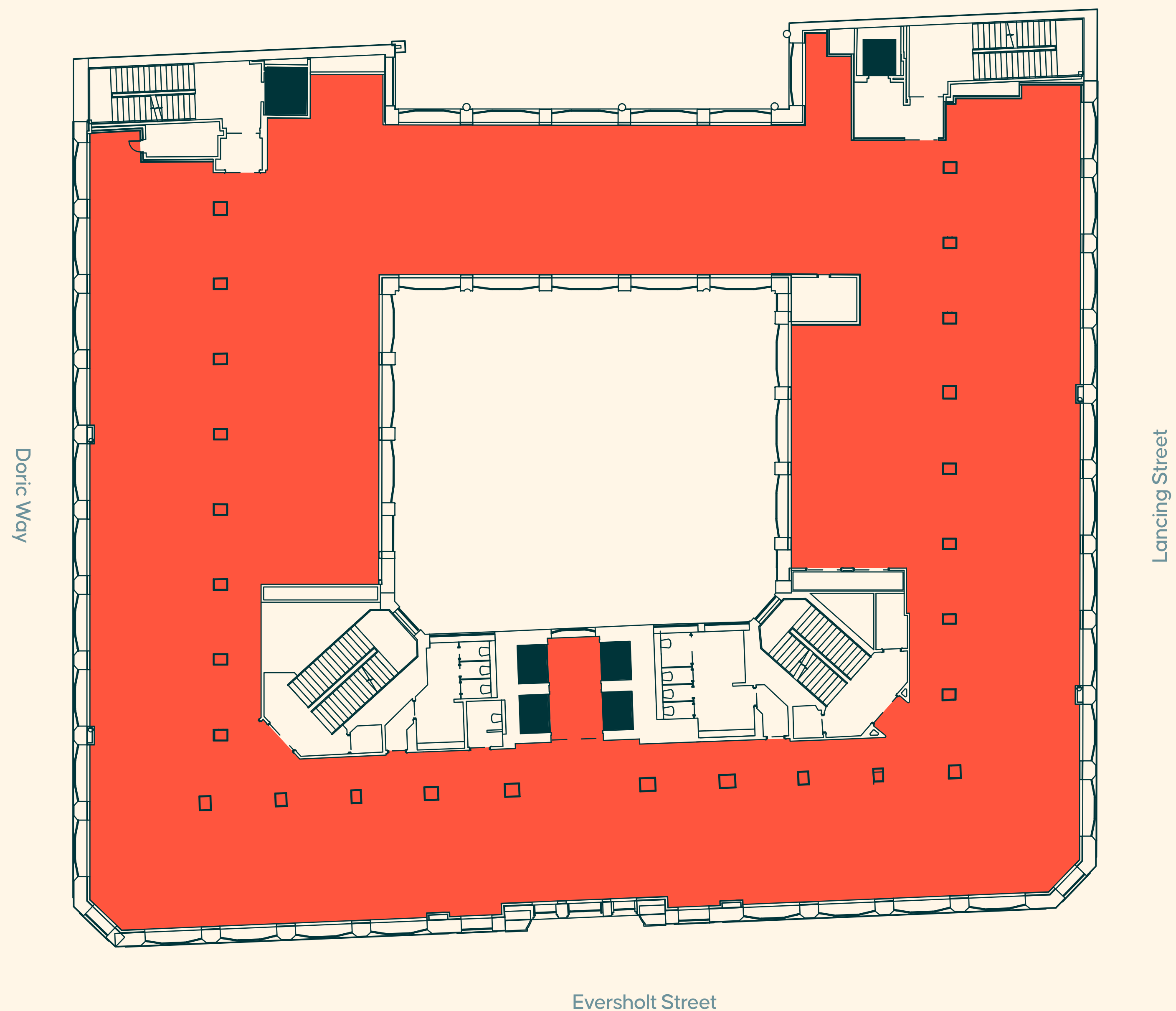
# First Floor

## DIMENSIONS

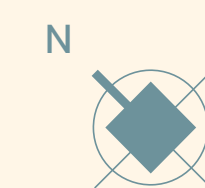
Workspace  
11,558 sq ft / 1,073 sq m

## KEY

-  Workspace
-  Lifts



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Eversholt Street

Lancing Street

Doric Way



Atrium

CGI for indicative purposes



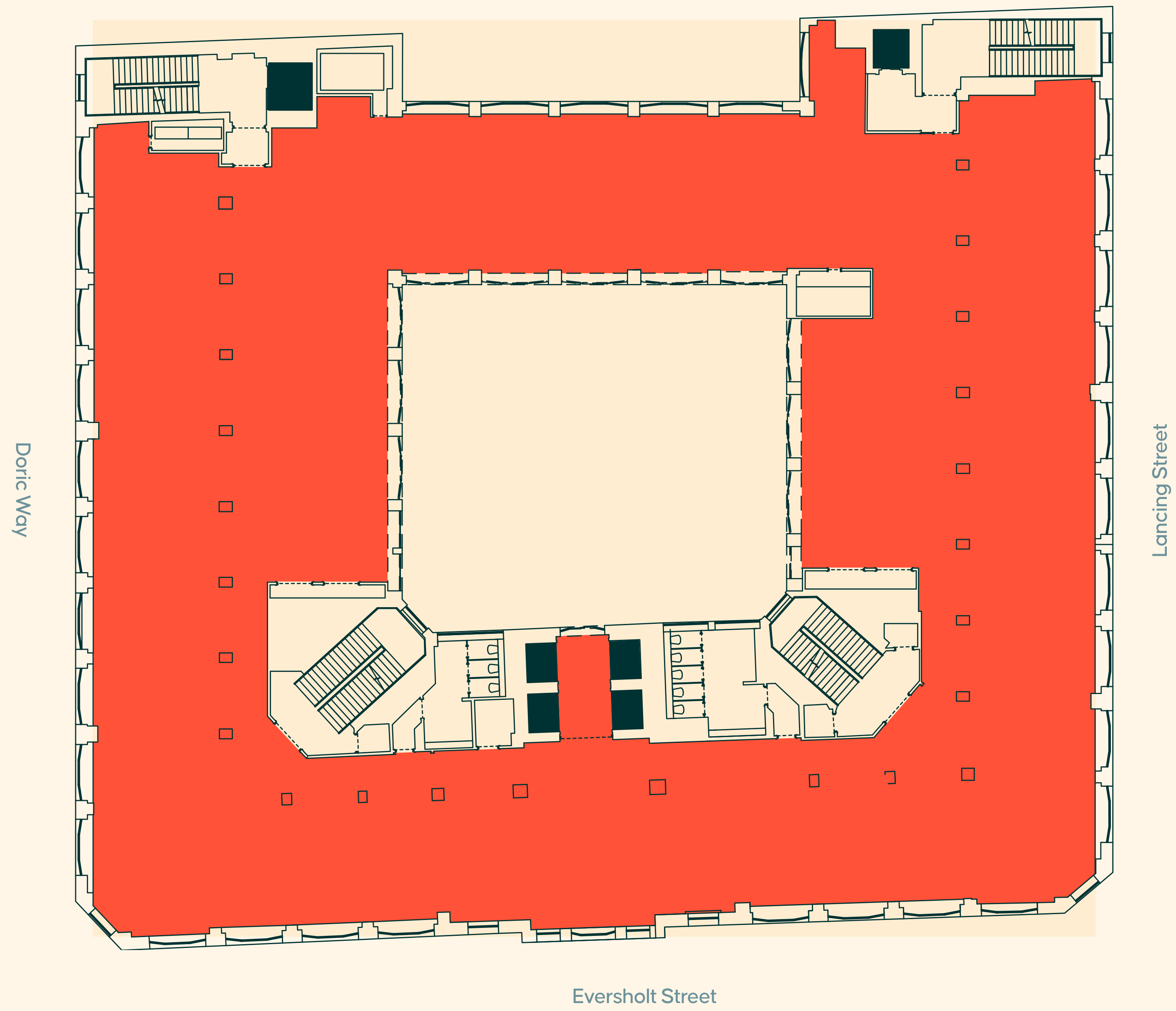
# Second Floor

## DIMENSIONS

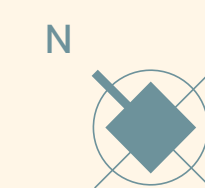
Workspace  
11,962 sq ft / 1,111 sq m

## KEY

-  Workspace
-  Lifts



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Eversholt Street

Doric Way

Lancing Street





# Third Floor [CAT A+]

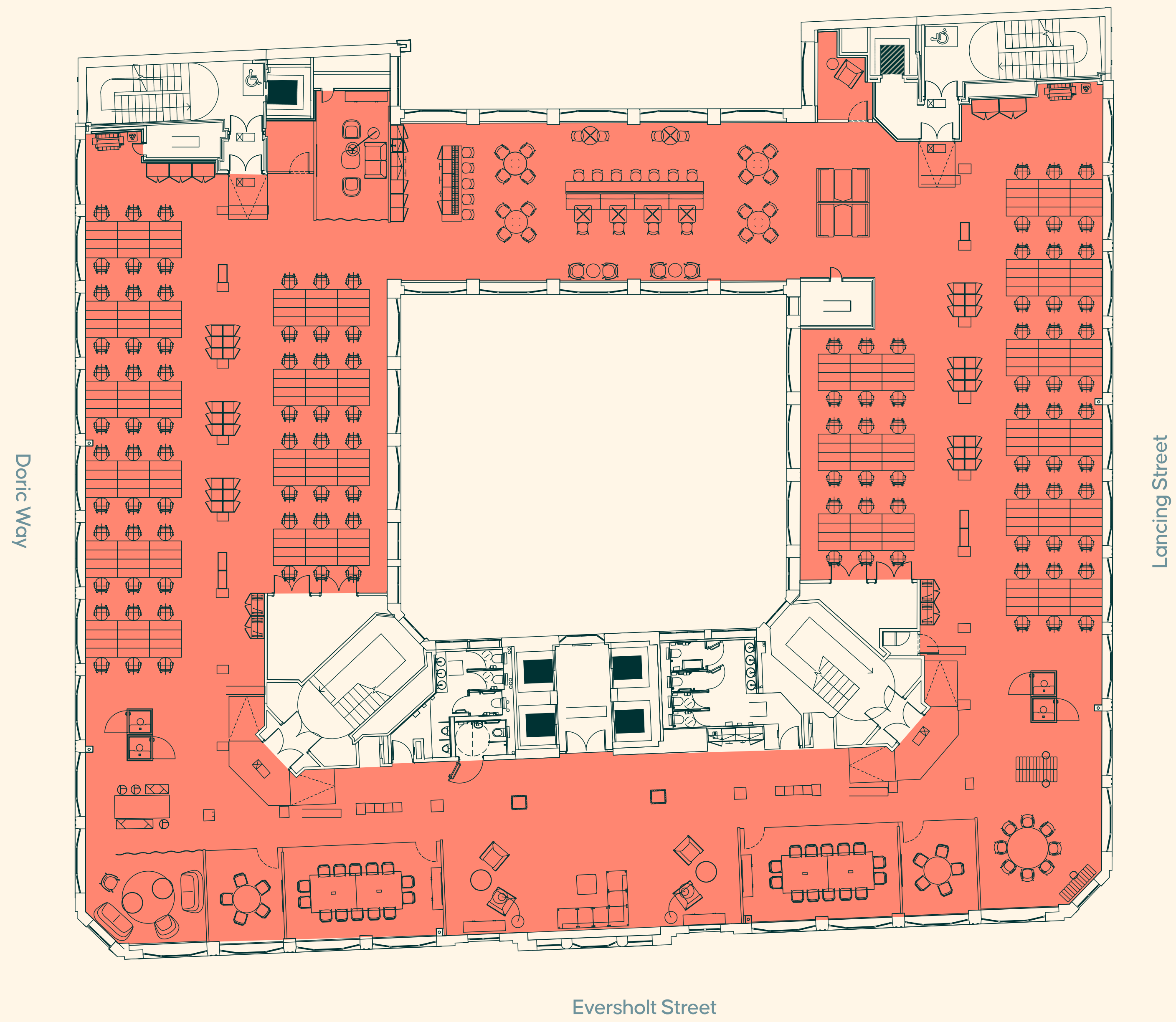
## DIMENSIONS

Workspace  
11,832 sq ft / 1,099 sq m

Desks	114
Boardrooms (16P)	2
Meeting Rooms (10P)	2
Informal Meeting Areas	3
Zen Room	1
Seating Booths (4P)	2
Phone Booths (1P)	2
Dining / Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2

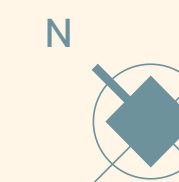
## KEY

-  CAT A+ workspace
-  Lifts



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Eversholt Street





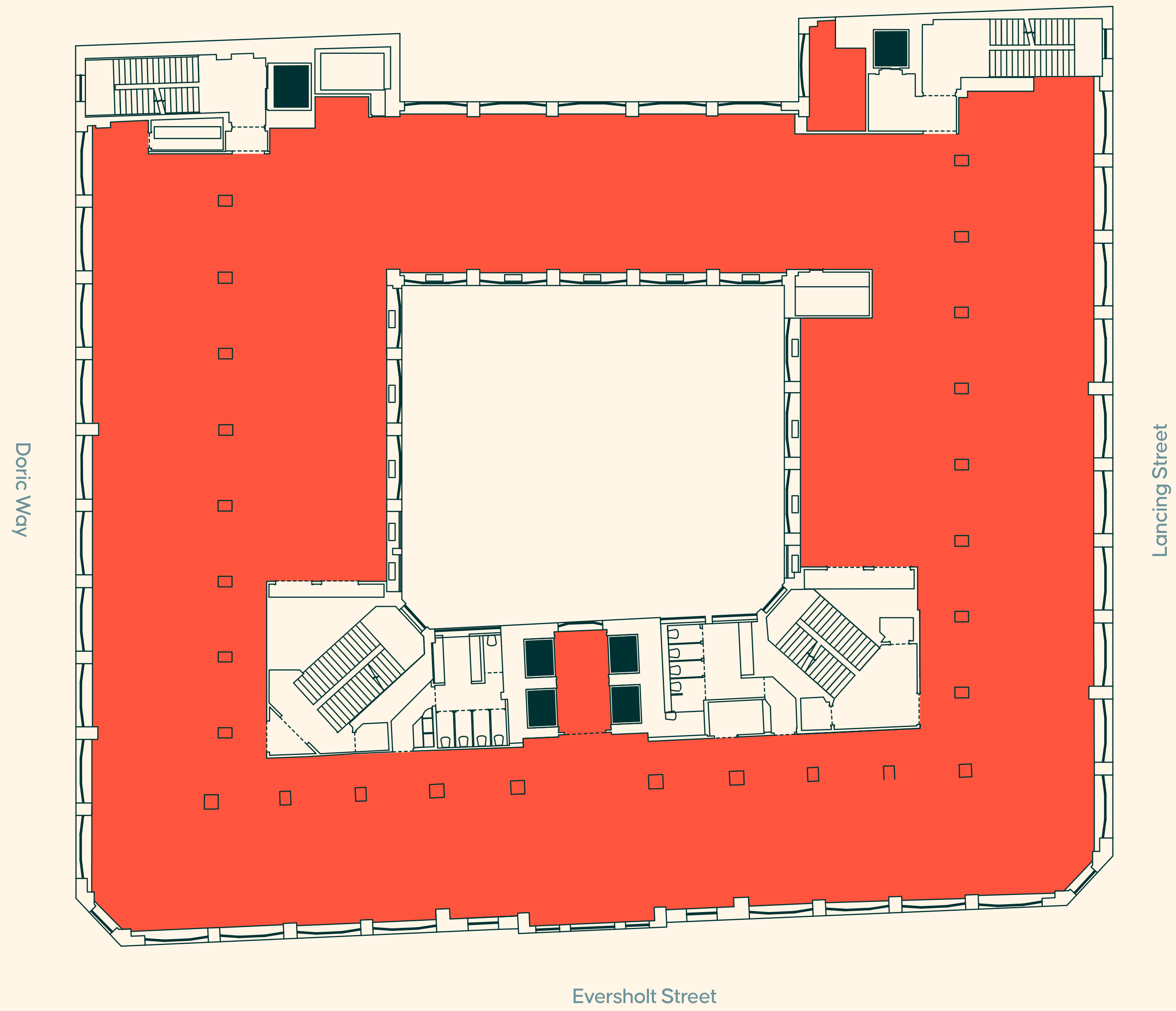
# Fourth Floor

## DIMENSIONS

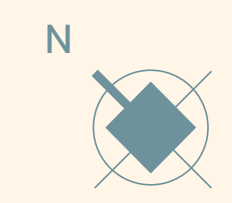
Workspace  
12,013 sq ft / 1,116 sq m

## KEY

-  Workspace
-  Lifts



Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.





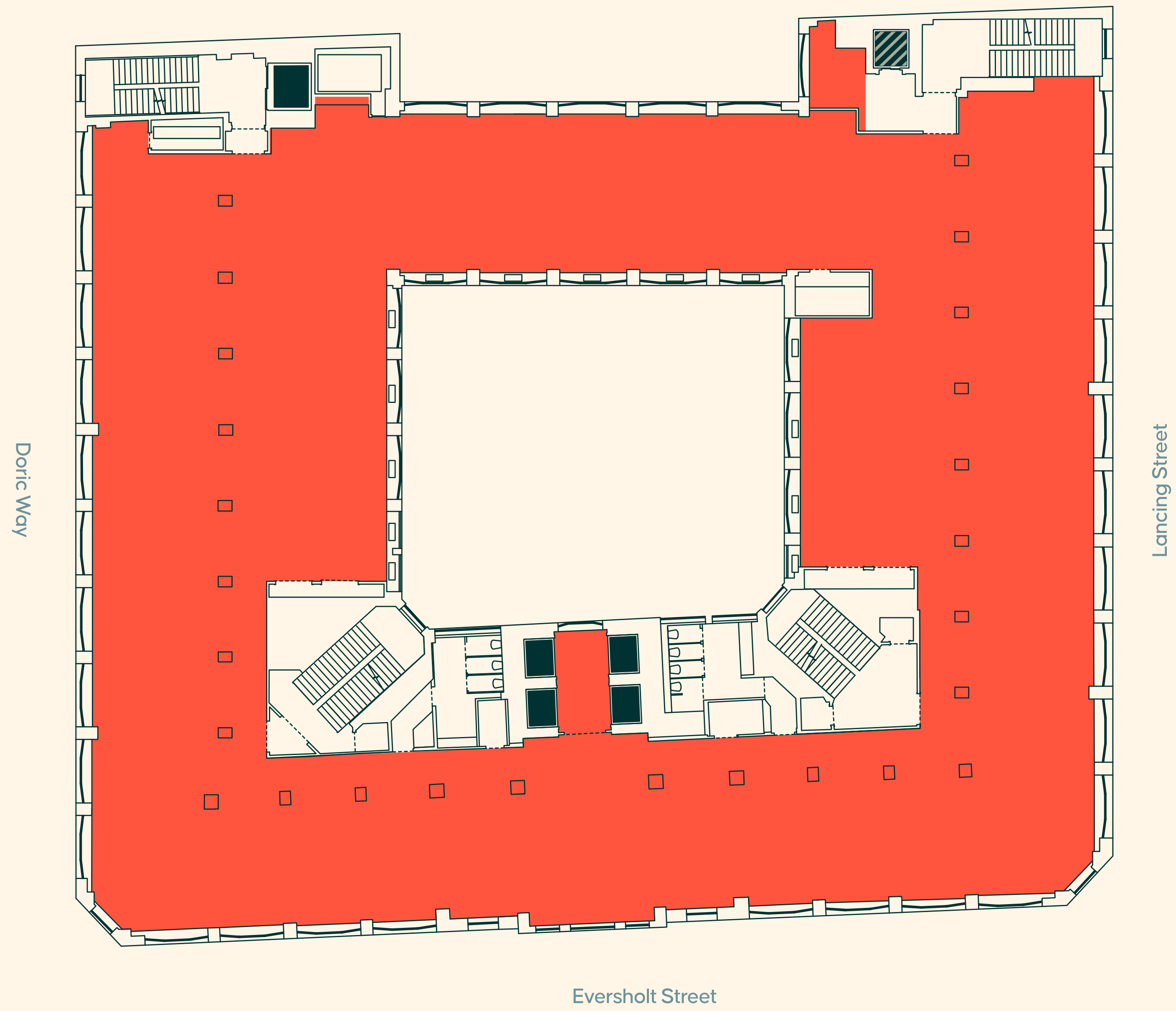
# Fifth Floor

## DIMENSIONS

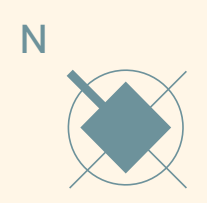
Workspace  
12,014 sq ft / 1,116 sq m

## KEY

-  Workspace
-  Lifts



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# Sixth Floor North (CAT A+)

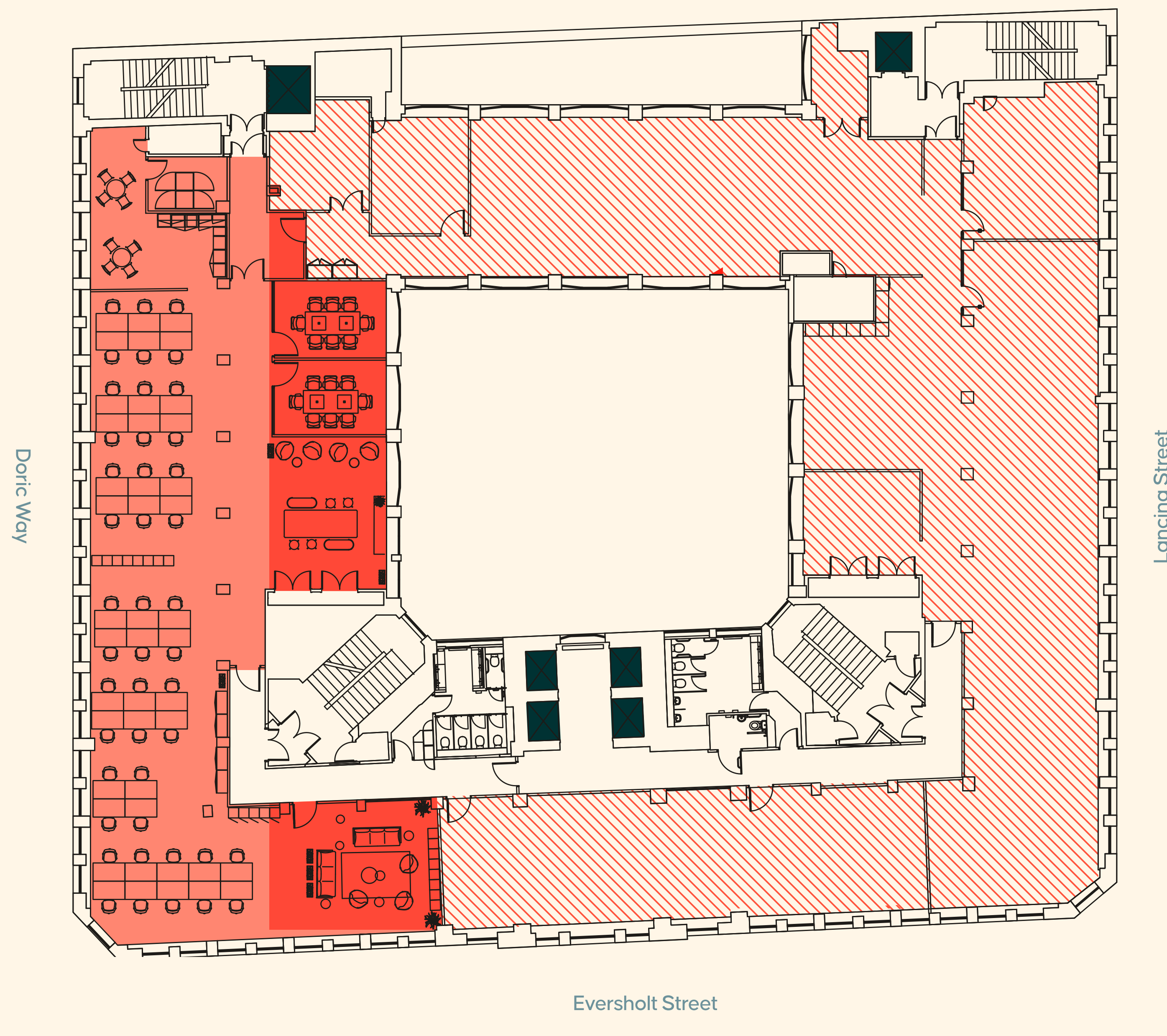
## DIMENSIONS

Workspace  
3,889 sq ft / 361 sq m

Desks	44
Meeting Rooms (8P)	2
Breakout/Collaboration Areas	4
Tea Point with Seating/ Collaboration Space	1
Dedicated Comms Room	1

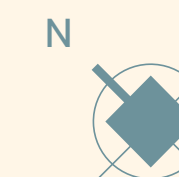
## KEY

-  CAT A+ workspace
-  Lifts
-  Let to Zinc Ventures (LXP Q4-2025)



Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.

Eversholt Street






# Seventh Floor

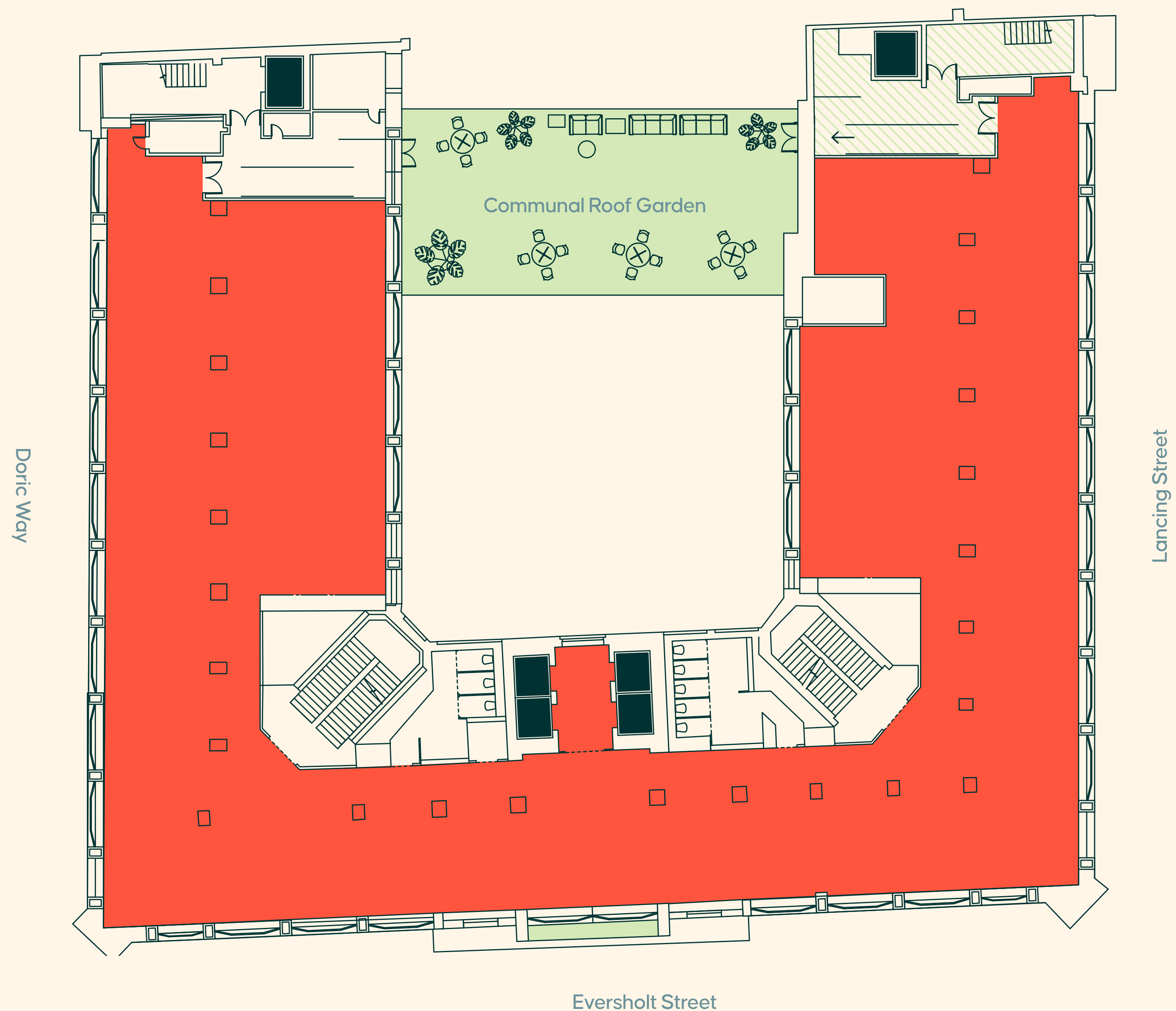
## DIMENSIONS

**Workspace**  
8,767 sq ft / 814 sq m

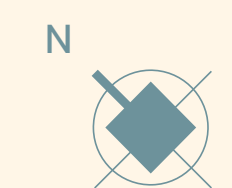
**Garden**  
1,345 sq ft / 125 sq m

## KEY

-  Workspace
-  Lifts
-  Roof Garden / Terrace



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7th Floor Indicative CAT A (Private Roof Garden option)  
CGI for indicative purposes only






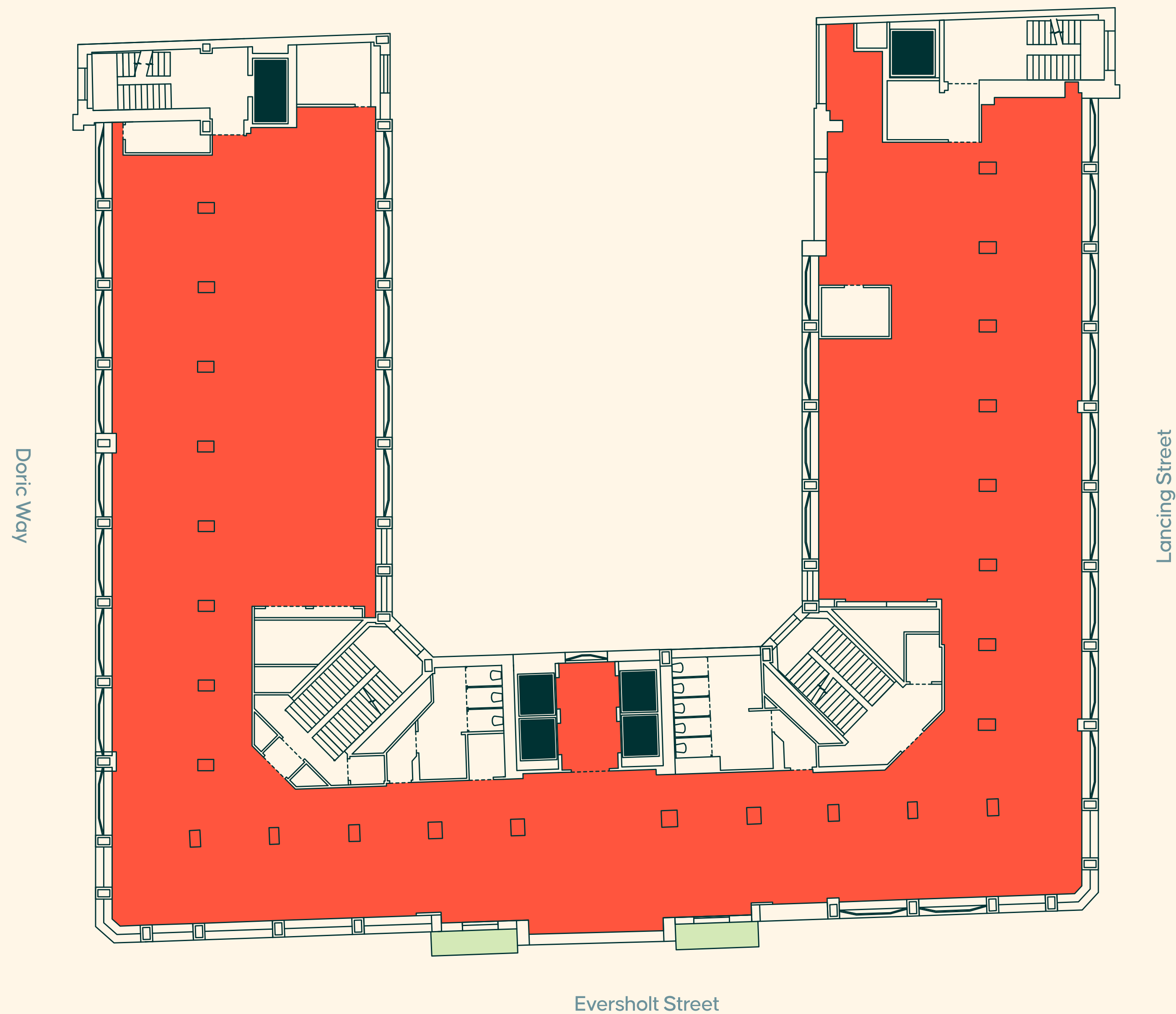
# Eighth Floor

## DIMENSIONS

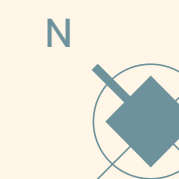
Workspace  
8,245 sq ft / 766 sq m

## KEY

-  Workspace
-  Lifts
-  Terraces



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Eversholt Street

Lancing Street

Doric Way



The Building

View from the communal roof garden

# Project Delivery Team



**Developer**  
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A development by:  
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