

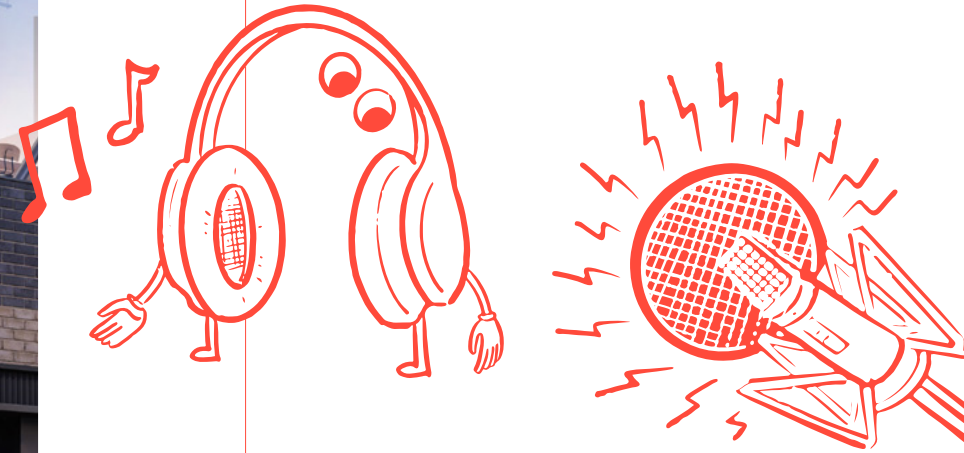
AMPLIFIED

12-14 LEEKE STREET | KING'S CROSS

Compton



AMPLIFIED BUILDING



Introducing “Amplified” – a reimagined office space located at 12–14 Leeke Street - which has now been transformed into a vibrant hub for innovation and collaboration.

Amplified provides 8,500 sq ft of contemporary office space, ideal for forward-thinking occupiers, in the heart of London's most-connected district.

SCHEDULE OF AREAS

The office accommodation at Amplified comprises Ground and First Floors and boasts a high-quality specification. Six self-contained laboratory and office suites spread across the two floors benefit from a double height atrium which houses a shared reception plus multiple meeting and collaboration spaces. Clean architectural lines and excellent natural daylight create the perfect working environment.

Floor	Ft ²	M ²	Terrace (Ft ²)
First	4,424	411	400
Ground	4,090	380	-
Total	8,514	791	400

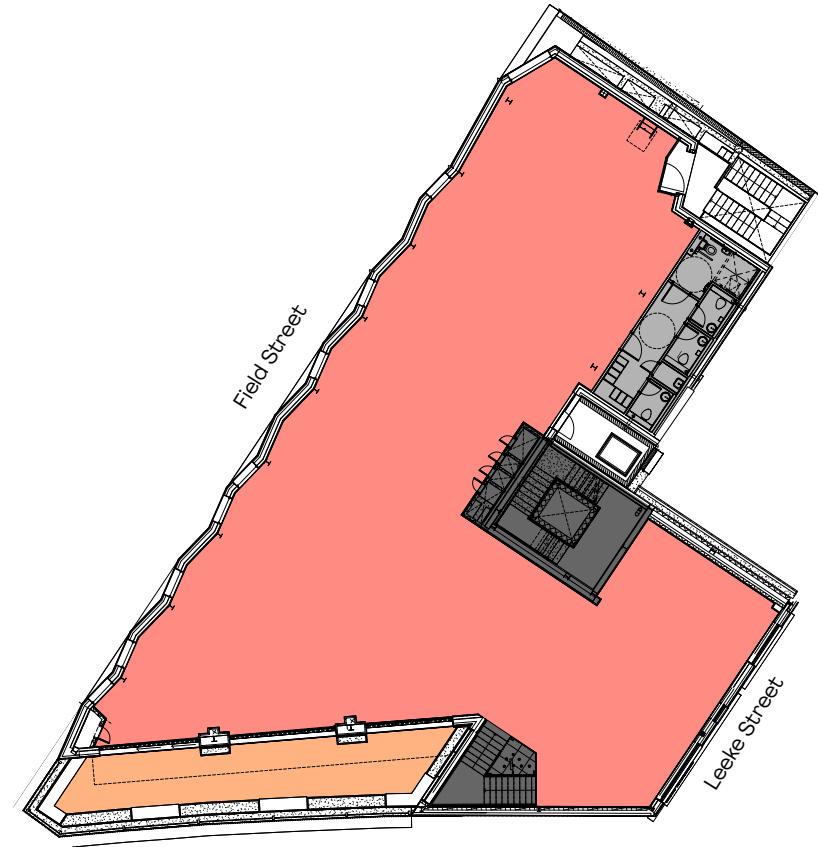
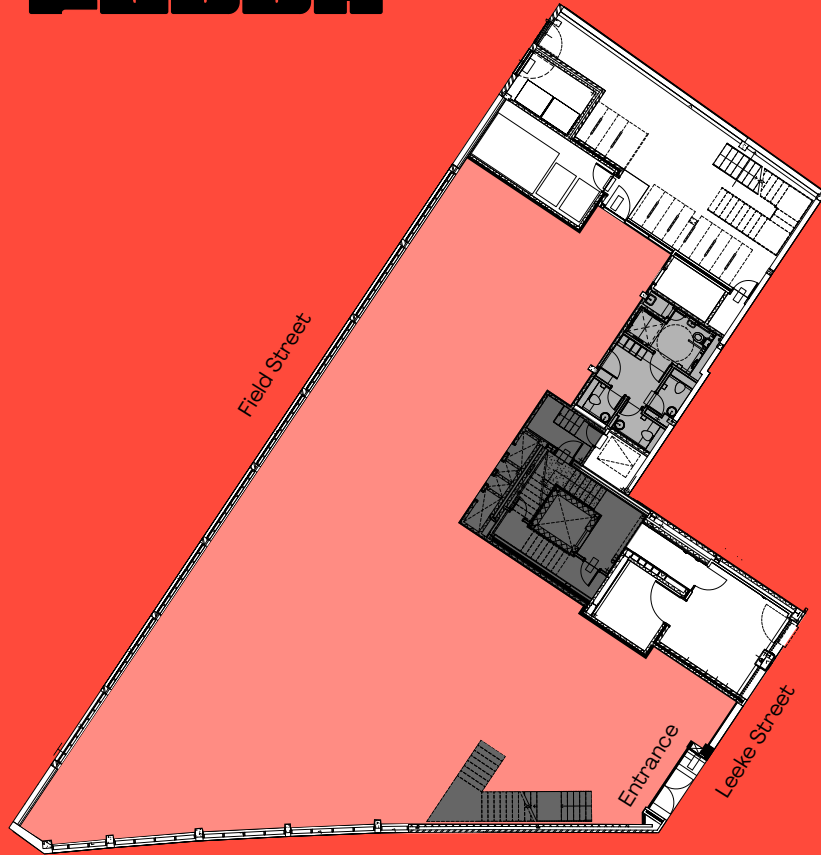
The figures shown above are the proposed Net Internal Areas and will be subject to remeasurement upon completion of the works



GROUND FLOOR

4,090 Ft² / 380 M²

Key: ● Office ● Core ● WCs ● Terrace



FIRST FLOOR

4,424 Ft² / 411 M²

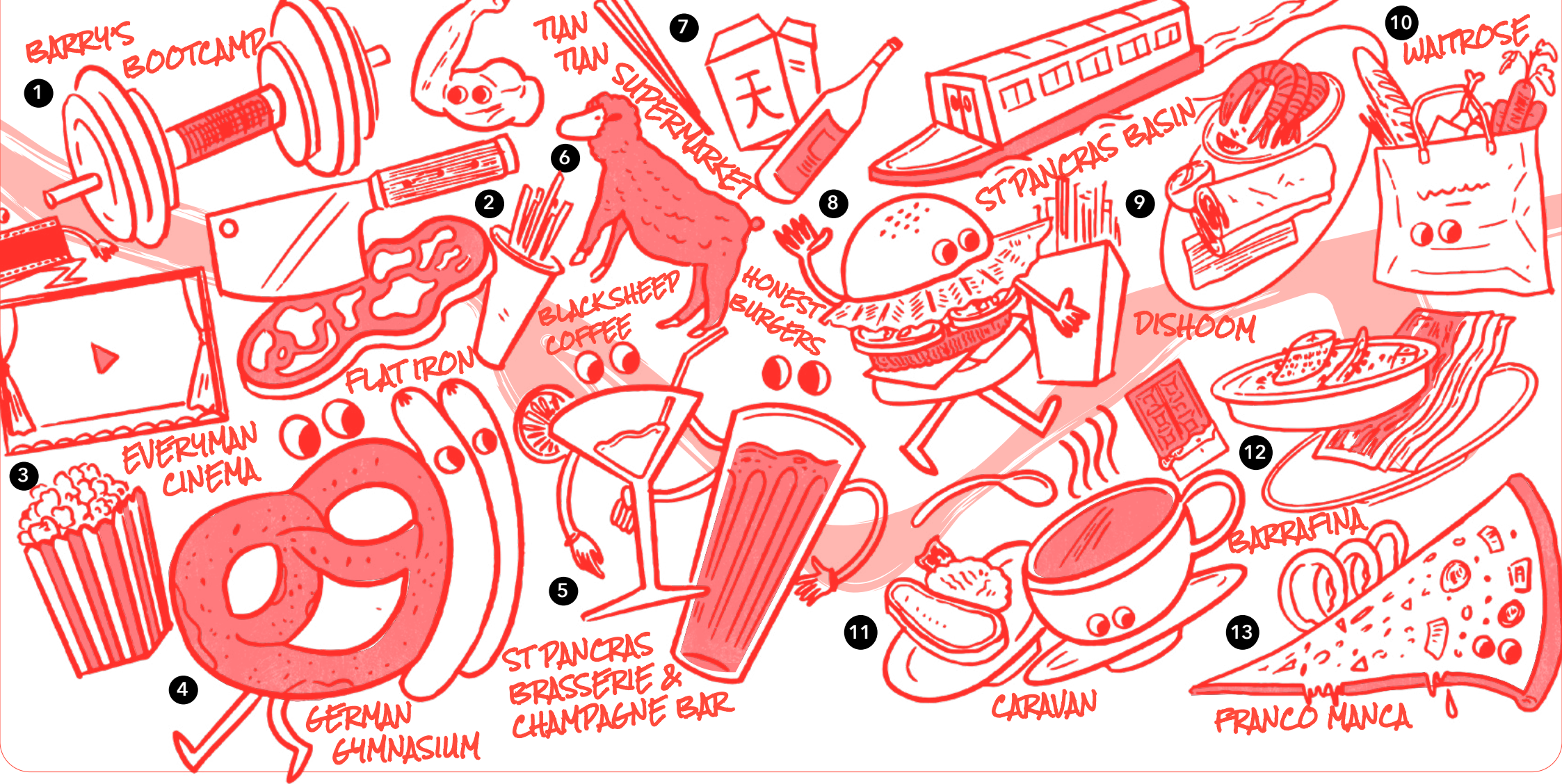


Not to scale. Indicative only.









LOCAL AMENITIES

Within a hive of activity, tenants will benefit from being in close proximity to the retail and leisure destinations of Coal Drops Yard, just a five minute walk away from King's Cross Station.

- | | |
|---|---------------------|
| 1. Barry's Bootcamp | 7. Tian Tian Market |
| 2. Flat Iron | 8. Honest Burgers |
| 3. Everyman Cinema | 9. Dishoom |
| 4. German Gymnasium | 10. Waitrose |
| 5. St Pancras Brasserie & Champagne Bar | 11. Caravan |
| 6. Black Sheep Coffee | 12. Barrafina |
| | 13. Franco Manca |



1. Coal Drops Yard

2. Granary Square



1. Coal Drops Yard

The most characterful retail in London, the restored rail arches of Coal Drops Yard are home to an array of shops you won't find anywhere else in the capital.

2. Granary Square

The iconic public plaza, as large as Trafalgar Square, brims with life night and day. Its fountains are a major draw, along with its outdoor art installations.

3. Regent's Canal

The Regent's Canal stretches over 8.5 miles between Limehouse and Little Venice. From Granary Square, walk along the canal towards Gasholder Park and discover the two acre Camley Street nature reserve.

4. Lewis Cubitt Square

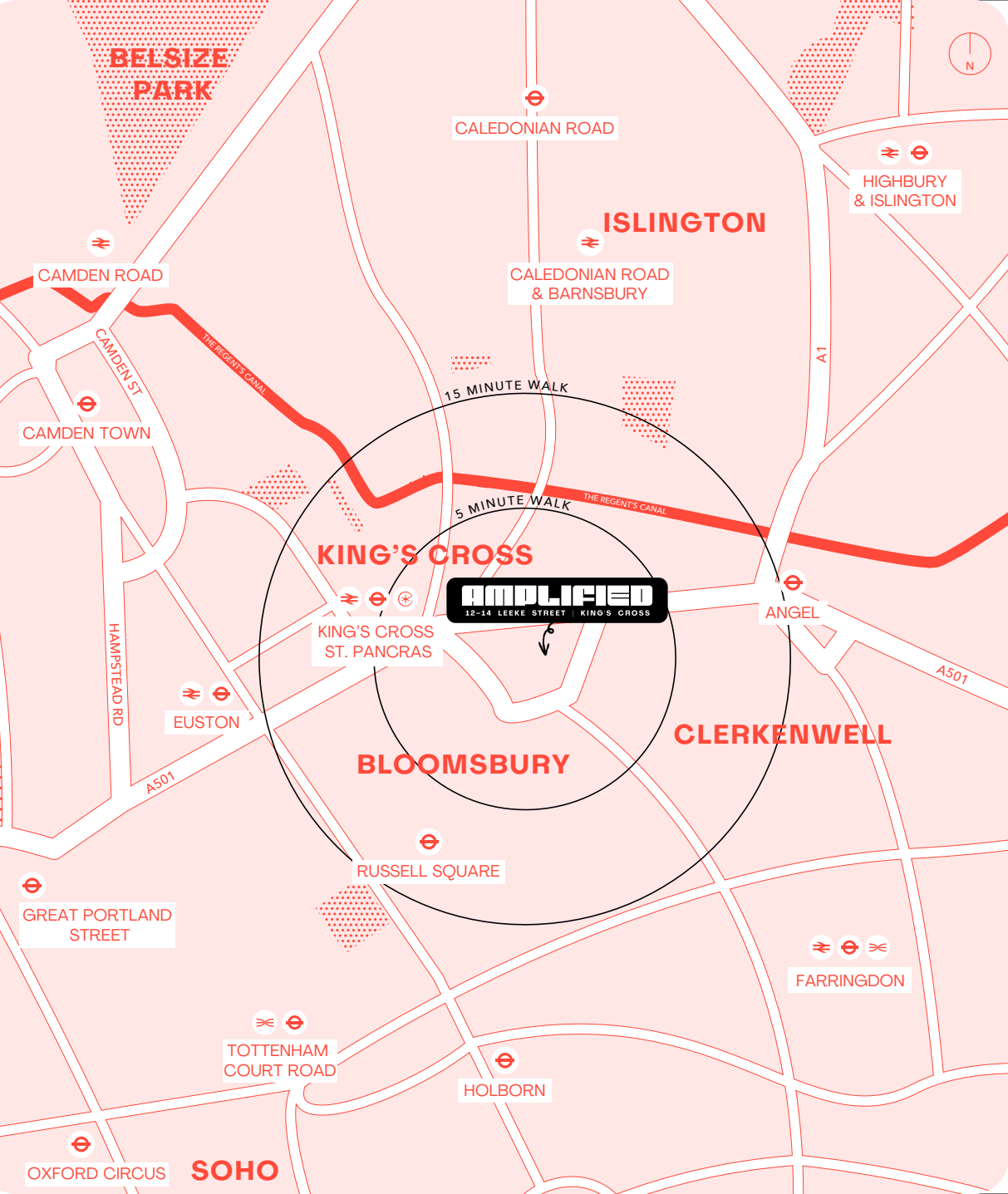
Around the corner from Granary Square is Lewis Cubitt Square, named after the 19th century engineer and architect. It also connects to Lewis Cubitt Park.

LOCAL AMENITIES

3. Regent's Canal



4. Lewis Cubitt Square



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CONNECTIVITY










CONNECTIVITY

AMPLIFIED is just a 5 minute walk to King's Cross St. Pancras Station which links six London Underground Lines and places all of London on your doorstep.

The two combined train stations are also served by the London Overground, Thameslink, Great Northern, Southeastern, East Midlands and Grand Central Railways allowing change-free journeys to major UK cities including St Albans, Brighton, Sheffield and Leeds.

The Eurostar provides direct high-speed trains to France, Belgium & Holland.

		
King's Cross St. Pancras 	5 mins	4 mins
Euston 	12 mins	6 mins
Farringdon 	20 mins	8 mins
Oxford Circus 	11 mins	16 mins
Paddington 	20 mins	25 mins

Key Services at  King's Cross St. Pancras

- Circle
- Hammersmith & City
- Victoria
- Northern
- Piccadilly
- Metropolitan

 **eurostar** ThamesLink / **southeastern** **EAST MIDLANDS TRAINS**

CONTACTS



Joshua Miller

jm@compton.london
+44 (0) 7917 725 365

Elliott Stern

es@compton.london
+44 (0) 7834 918 700

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