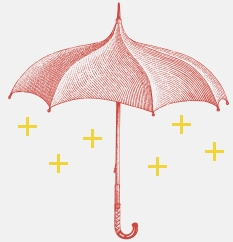


**A NEW CANALSIDE
CAMPUS FOR KING'S CROSS**
UP TO 111,000 SQ FT
COMING SEPTEMBER 2023

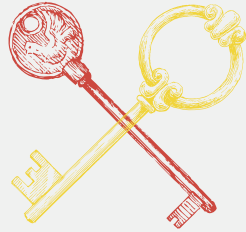


REGENT'S WHARF

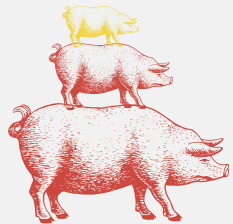
HIGHLIGHTS



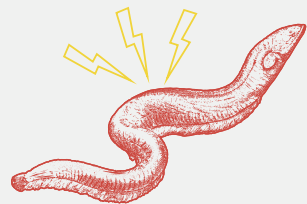
A flexible campus of warehouse workspace and contemporary offices



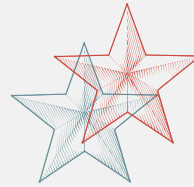
A hidden oasis at the heart of King's Cross



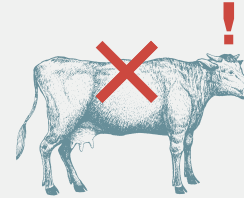
Occupation density of 1:8 (new build) and 1:10 (heritage)



WiredScore Platinum



BREEAM Excellent



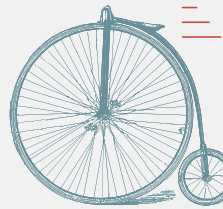
Net zero, gas-free buildings procuring renewable energy



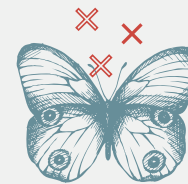
EPC A



WiredScore Platinum



ActiveScore Platinum



WELL Gold Enabled



Over 16 tonnes of carbon emissions saved by using the canal in construction



15 Bird & Bat Boxes

SUSTAINABILITY + WELLBEING

up to

49,000 sq FT
of heritage warehouse

up to

5,400 sq FT
of mixed use opportunities

up to

18,000 sq FT
of gardens and terraces

61,600 sq FT
of cutting edge new build



REGENT'S WHARF

REGENT'S WHARF

PACKING HOUSE

REGENT'S WHARF

REGENT'S WHARF

REGENT'S WHARF



1820

With the Industrial Revolution and the construction of the railways in North London, Regent's Canal became indispensable and played a fundamental role in the influence London had over the rest of Britain.

1849

As early as 1849 Regent's Wharf, set behind Victorian terraced housing, appeared on maps, depicting a timber yard which was home to 'Haggis and Sons The Caledonian Patent Sawing and Planing Mills'.

1857

By 1857, the site was taken on by Thorley's Food for Cattle with buildings used as stables, a spice mill, packing offices and warehouses. The site continued to attract a wide range of industries from packing to publishing, initially benefiting from the canal connections and more recently enjoying the central King's Cross location.

1892

Thorley's many successes were rewarded with a royal warrant in 1892 and the colours and iconic pig of this important contributor to British industrial heritage are honoured in the new Regent's Wharf brand, weaving the vibrant history of the site into the new campus and continuing the narrative of a place for pioneers.

BREAKING TRADITIONS

Limelight, novels and cakes for cattle... discover the makers and mavericks that created the illustrious history of Regent's Wharf.

A WORKPLACE REVOLUTION

Regent's Canal



THE CANAL BUILDING

THORLEY WORKS

THE MILL

THE PACKING HOUSE

Available office space	
Amenity	
Private outdoor space	
Communal outdoor space	
Planted and landscaped areas	

West Entrance

Main Entrance

East Entrance

All Saints Street

Ground Floor

Final specification of building is subject to change



Available office space	
Amenity	

Regent's Canal



**THORLEY
WORKS**

**THE CANAL
BUILDING**

**THE
MILL**

COMMUNAL ROOF TERRACE

All Saints Street

Available office space

Private outdoor space

Communal outdoor space

Planted and landscaped areas



THORLEY WORKS

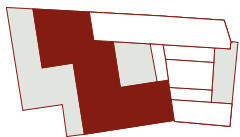


CGIs are included for indicative purposes only

Up to 61,600 sq ft contemporary new-build office space with private gardens, balconies and two rooftop terraces overlooking Regent's Canal and the City.

Thorley Works is the new kid on the block, offering high spec urban-chic workspace designed to reflect the rhythm of the surrounding architecture.

(Ground floor office total includes 3,724 sq ft fronting All Saints Street which benefits from planning permission for a variety of uses plus an additional 592 sq ft at Lower Ground.)



ACCOMMODATION

Floor	Office space (sq ft)	Outdoor space (sq ft)
5	7,276	1,851
4	10,850	97
3	10,861	97
2	11,517	97
1	11,302	97
G	9,795	11,237
Total	61,600	13,476

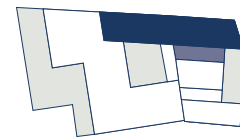
THE CANAL BUILDING



CGIs are included for indicative purposes only

29,250 sq ft of wow-factor warehouse offices with original steel columns, exposed beams and a spectacular canalside frontage.

The Canal Building is the poster boy of Regent's Wharf, fronting the canal and providing expansive warehouse workspace, with balconies and seriously stunning height at ground level.



ACCOMMODATION

Floor	Office space (sq ft)	Outdoor space (sq ft)
5	2,907*	-
4	4,876	-
3	5,350	-
2	5,414	-
1	5,382	54
G	5,328	-
Total	29,257	54

*includes mezzanine

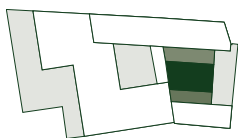
THE MILL



CGIs are included for indicative purposes only

12,980 sq ft of well-connected workspace, with Courtyard Balconies and exposed brickwork.

The Mill connects the dots and provides the ideal collaborative hub with through-access from both the courtyard and the East entrance and shared lift and stair access with the Canal Building and The Packing House.



ACCOMMODATION

Floor	Office space (sq ft)	Outdoor space (sq ft)
5	2,228	517
4	1,884	431
3	1,787	453
2	1,830	453
1	1,851	463
G	1,884	463
LG	1,518	-
Total	12,982	2,780

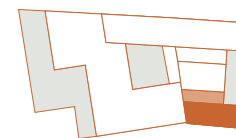
THE PACKING HOUSE



CGIs are included for indicative purposes only

Up to 7,400 sq ft of charming historic workspace topped with a stunning rooftop terrace.

The Packing House fronts All Saints Street and offers small but perfectly formed workspaces and a landscaped communal terrace perfect for al fresco working, downtime and events.
(Ground floor benefits from planning permission for a variety of uses.)



ACCOMMODATION

Floor	Office space (sq ft)	Outdoor space (sq ft)
Terrace	-	1,475
4	1,346	269
3	1,690	-
2	1,690	-
1	1,647	-
G	1,065	-
Total	7,438	1,744





In the heart of King's Cross yet tucked away in a calm canalside position, Regent's Wharf is just 5 minutes' walk from Europe's most connected transport hub.

Home to worldwide brands, global tech giants and the best talent around the regeneration of King's Cross has established the area as one of London's most exciting cultural and social destinations.

UNDER 10 MINUTES



King's Cross
St Pancras
Pancras Square
Coal Drops Yard
Granary Square

Travel times are taken from Google Maps.

LOCAL OCCUPIERS

- 1 Google (multiple buildings)
- 2 Facebook (multiple buildings)
- 3 MSD / Merck
- 4 Sony
- 5 Universal
- 6 Francis Crick Institute
- 7 Havas
- 8 British Library
- 9 Cinch



PROPRIETORS OF PROGRESS



A fund managed by BentallGreenOak

The development of Regent's Wharf is being undertaken by BentallGreenOak on behalf of Welput.

Welput was formed in 2001 and is the largest unlisted specialist real estate trust that invests in Central London offices. It holds a diversified portfolio of ten Central London office properties valued at over £940 million (31 December 2022).

welput.london



BGO is a leading global real estate investment manager with \$83 billion of assets under management. The London team of BGO (formerly known as Grafton Advisors) is a leading manager and developer of real estate in Central London, having developed over 3.3 million sq ft since inception and currently with 1.2 million sq ft of commercial buildings under management (31 December 2022).

bentallgreenoak.com

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Hawkins\Brown are an internationally-renowned award winning practice of over 250 architects, interior designers, urban designers and researchers. Founded in 1988, we bring a wealth of experience designing and delivering innovative and socially sustainable buildings across multiple sectors. People are at the heart of everything we do, from our design approach to the way our studio runs. Our talented designers bring a fresh and collaborative approach to each new design challenge, creating places with personality and purpose that are well-made, well-used and well-loved.

hawkinsbrown.com



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