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# THE BREWERY BUILDING

# A SPACE

A striking building in the rapidly developing King's Cross area. 4,776 sq ft of contemporary office space, designed by award winning architects Squire & Partners



# TO CREATE



# HEART OF INNOVATION

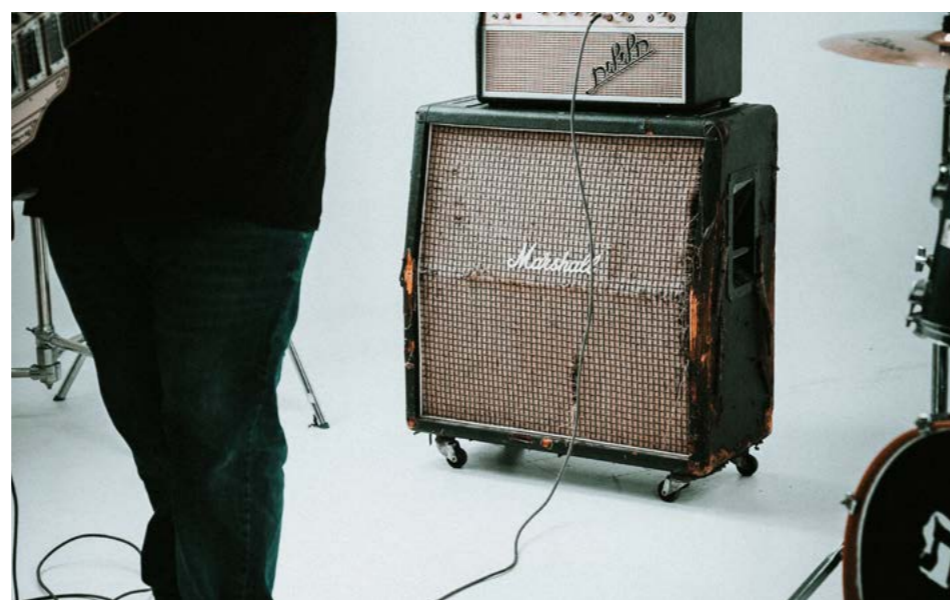


THE BREWERY BUILDING



# A COMMUNITY BUILT ON

# COLLABORATION



## TILEYARD LONDON

Located just round the corner from Europe's largest community of independent artists and businesses. The Brewery Building is part of the creative neighbourhood that surrounds Tileyard London. The area is home to a diverse and bustling community, attracting some of London's most forward-thinking companies and individuals.



# KING'S CROSS

"WHAT MAKES KING'S CROSS DIFFERENT IS THE DETERMINATION TO CREATE AN INTERESTING PLACE WITH A TRULY DIVERSE MIX OF USES."

Andrea Watson, Daily Express.



## SHAPING THE FUTURE

Globally recognised as one of the most diverse and vibrant places to live, work and explore in London - King's Cross is shaping the future of the city. A unique destination, attracting some of the world's most innovative companies, such as Google, Sony, Tom Dixon, Samsung and Universal Music, to name a few.

At the centre of the King's Cross development is The Granary Complex - a new cultural focal point and home to the world famous arts college Central Saint Martins. A magnet for shoppers and visitors, Coal Drops Yard offers an extraordinary retail and dining experience, with over fifty stores, restaurants and cafés.





# WELL CONNECTED



## A PERFECT NETWORK

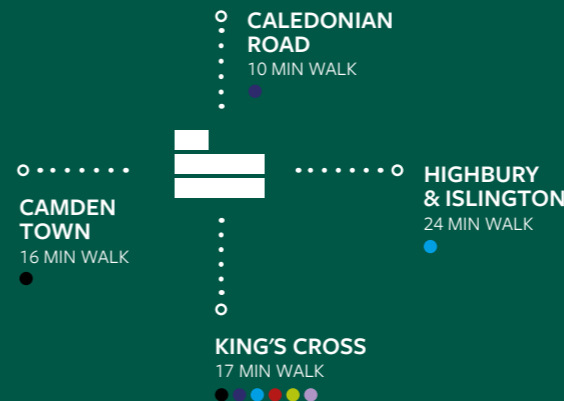
The Brewery Building's close proximity to King's Cross Station and St. Pancras International, gives you direct access to 6 tube lines and all London airports in around 1 hour.

King's Cross St. Pancras has become the most connected transport hub in Europe, with links to Paris, Brussels, Lille and Amsterdam, via the Eurostar.

- Northern Line
- Central Line
- Piccadilly Line
- Circle Line
- Victoria Line
- Hammersmith & City

### LONDON UNDERGROUND CONNECTIONS

### INTERNATIONAL (AIRPORT & RAIL)



## EXPLORE & DISCOVER

The King's Cross district is a microcosm of the best of London. The regeneration of the area has seen an influx of international names and fashion-forward brands, together with a long list of sought-after restaurants, bars and cafes.

### FOOD

1. Granger & Co.
2. Hicce
3. Cut & Grind
4. Barrafina
5. Green & Flavour

### CULTURE

6. Coal Drops Yard
7. Granary Square
8. Central Saint Martins
9. British Library
10. Skip Garden

### BARs & PUBS

11. Spiritland
12. The Lighterman
13. The Drop
14. Anthracite
15. The Pig & Butcher

### SHOPPING

16. Tom Dixon
17. Nike
18. Aesop
19. Paul Smith
20. & Other Stories

### BUSINESS

21. Antony Gormley's Studio
22. Gyroscope Therapeutics
23. Tileyard Studios
24. Google HQ
25. King's Cross Central Triangle



# CREATIVE SPACE

# TO THINK BIG



## INNOVATION

The Brewery Building occupies a prominent position on the corner of Brewery Road and York Way. The distinctive brick technique used on the upper floors plays with light and shadow to transform the exterior surface into a dynamic and eye-catching façade.

Designed by Squire & Partners with innovative businesses in mind, the full-height glazing provides the interiors with abundant natural light, creating bright, open spaces to think and create.







SECOND FLOOR OFFICE SPACE



# WHERE IDEAS

## DESIGNED WITH PURPOSE

The typical 2,000 sq ft+ upper floors and carefully considered interior provides a spacious, bright, open-plan environment in which to work, the perfect home for any forward-thinking creative business.



# TAKE SHAPE



# SCHEDULE OF AREAS

The Brewery Building provides 4,776 sq ft of new contemporary offices over 3rd & 4th floors. The third floor has been fitted out with a carefully designed 'CAT A+' finish, ready for immediate occupation.

An ideal opportunity for creative industries, to include; architects, advertising agencies, graphic designers, media design and post production.

FLOOR		SQ FT	SQ M	
<b>04</b>	B1	2,390	222	
<b>03</b>	B1	2,386	221.7	
<b>02</b>	B1	Let to Filmnation		
<b>01</b>	B1c	Let to Cubitts		
<b>G</b>	B1c	Let to Cubitts		
<b>TOTAL</b>		<b>11,348</b>	<b>1,054.3</b>	

## GROUND & FIRST FLOOR

# CUBITTS



Cubitts, established in 2012, is an eyeglass manufacturer based in Kings Cross, London, England. The company creates handcrafted frames, and sunglasses, constructed with custom pins that secure the acetate based on a rivet designed by Lewis Cubitt, one of the three Cubitt brothers who inspired the brand name. The pin drilling process is done by hand, and takes time to perfect. It allows hinges to be easily maintained.

The brand has seven stores in the UK, and is expanding to other areas. Four of the stores offer bespoke and made-to-measure services. Cubitts also run spectacle making classes at their King's Cross workshop.

## SECOND FLOOR



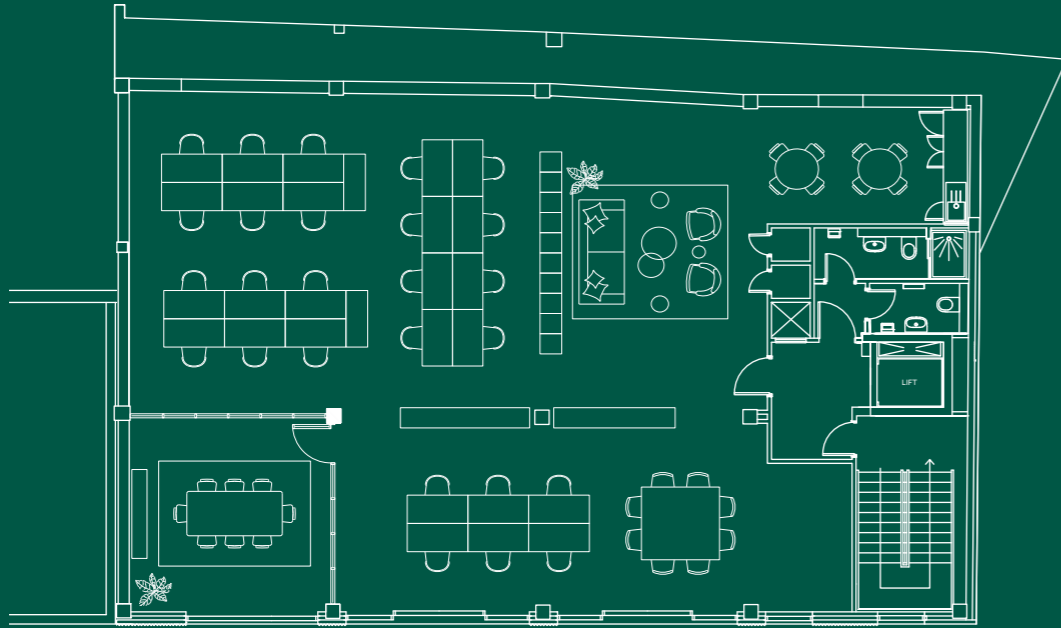
FilmNation Entertainment is a leading independent entertainment company, focused on the production, financing, and distribution of premium content. Since being founded in 2008, the company has grown from its roots in independent film and established itself as a home for specialty storytelling with global appeal by focusing on a highly selective group of projects that emphasize both creative integrity and commercial appeal.



# THIRD FLOOR

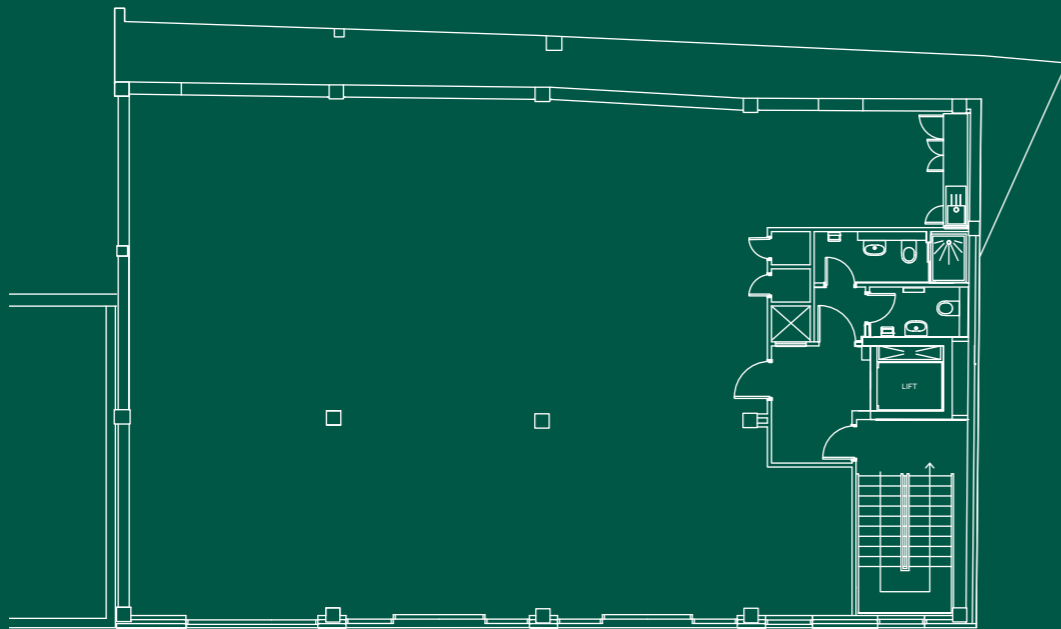
2,390 SQ FT  
222 SQ M  
B1 office space

26 X DESKS  
1 X MEETING ROOM  
2 X BREAKOUT AREAS  
1 X KITCHEN



# FOURTH FLOOR

2,390 SQ FT  
222 SQ M  
B1 office space



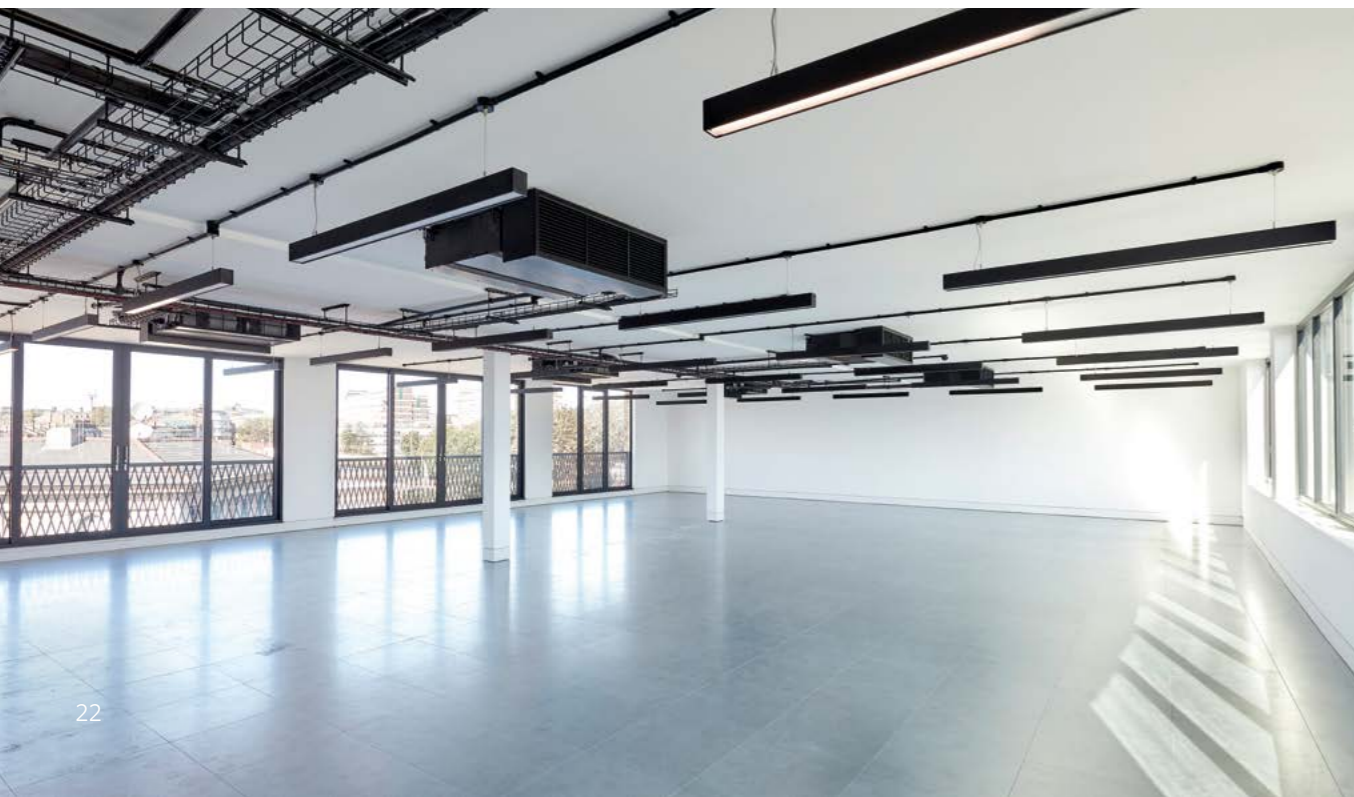






# WELL EQUIPPED

The Brewery Building's accommodation offers quality specification combined with excellent flexibility, with a fully-fitted and furnished third floor and CAT A fourth floor.



**OPENABLE WINDOWS & JULIETTE BALCONIES**



**FLOOR TO CEILING HEIGHT [2.9M]**



**RAISED FLOORS [100MM]**



**DESIGN / OCCUPATIONAL DENSITY 1:8**



**EXCELLENT NATURAL LIGHT**



**SUSPENDED LED LIGHTING**



**FULLY FITTED-OUT KITCHEN POINTS**



**FULLY FITTED & FURNISHED SECOND FLOOR**



**FIBRE CONNECTIVITY**



**EXPOSED SERVICES**



**1 X 8 PERSON LIFT**



**2 - 4 WCS PER FLOOR**



**AIR CONDITIONING**



**4 SHOWERS**



**18 CYCLE SPACES**



**EPC B33**

# B1 OFFICE SPACE SPECIFICATION





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Terms available upon request

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**THEBREWERYBUILDING.COM**