

St. Pancras Campus.

**The campus for innovation.
Powered by community.**

Office space — 56,500 sq ft

Maker space — 23,000 sq ft

Now available

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St. Pancras Campus.

Welcome to St. Pancras Campus.

A new destination where innovative businesses will thrive, offering 56,500 sq ft of available, light-filled office space and 23,000 sq ft dedicated to light industrial enterprises. The building design champions sustainability, and the abundant occupier amenities nurture wellness and a true sense of community.

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Introduction

The centre of ideas and innovation.

St. Pancras Campus sits within Camden's creative district and is part of the dynamic commercial energy of King's Cross.

Experience a neighbourhood where creativity thrives and innovation drives progress — in an environment that inspires ideas, sparks creativity, and fosters meaningful connections.



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Introduction

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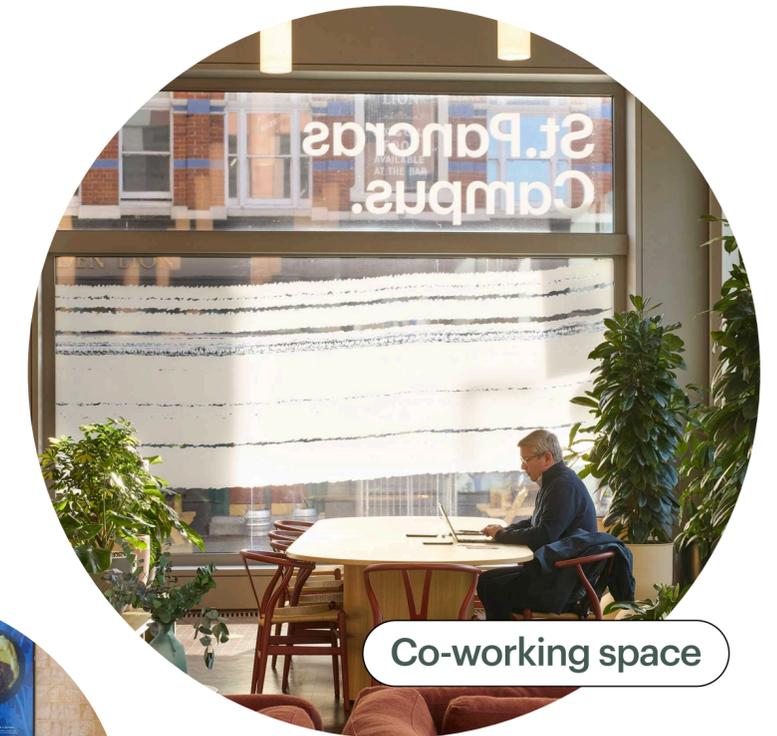
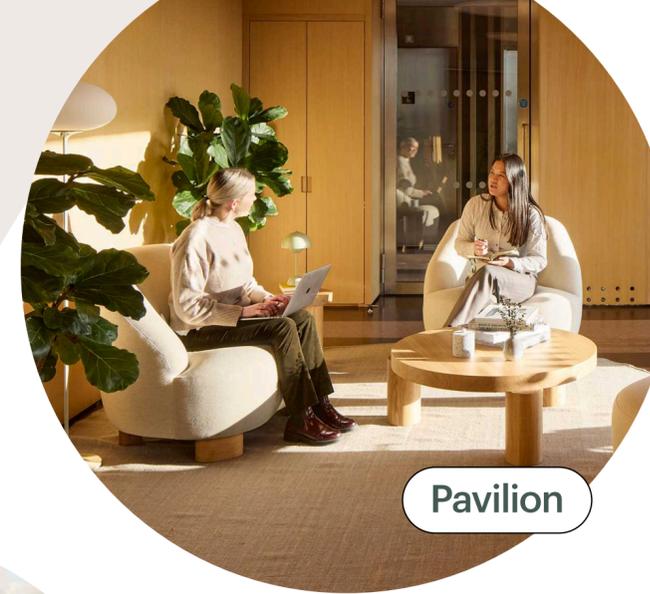
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Introduction

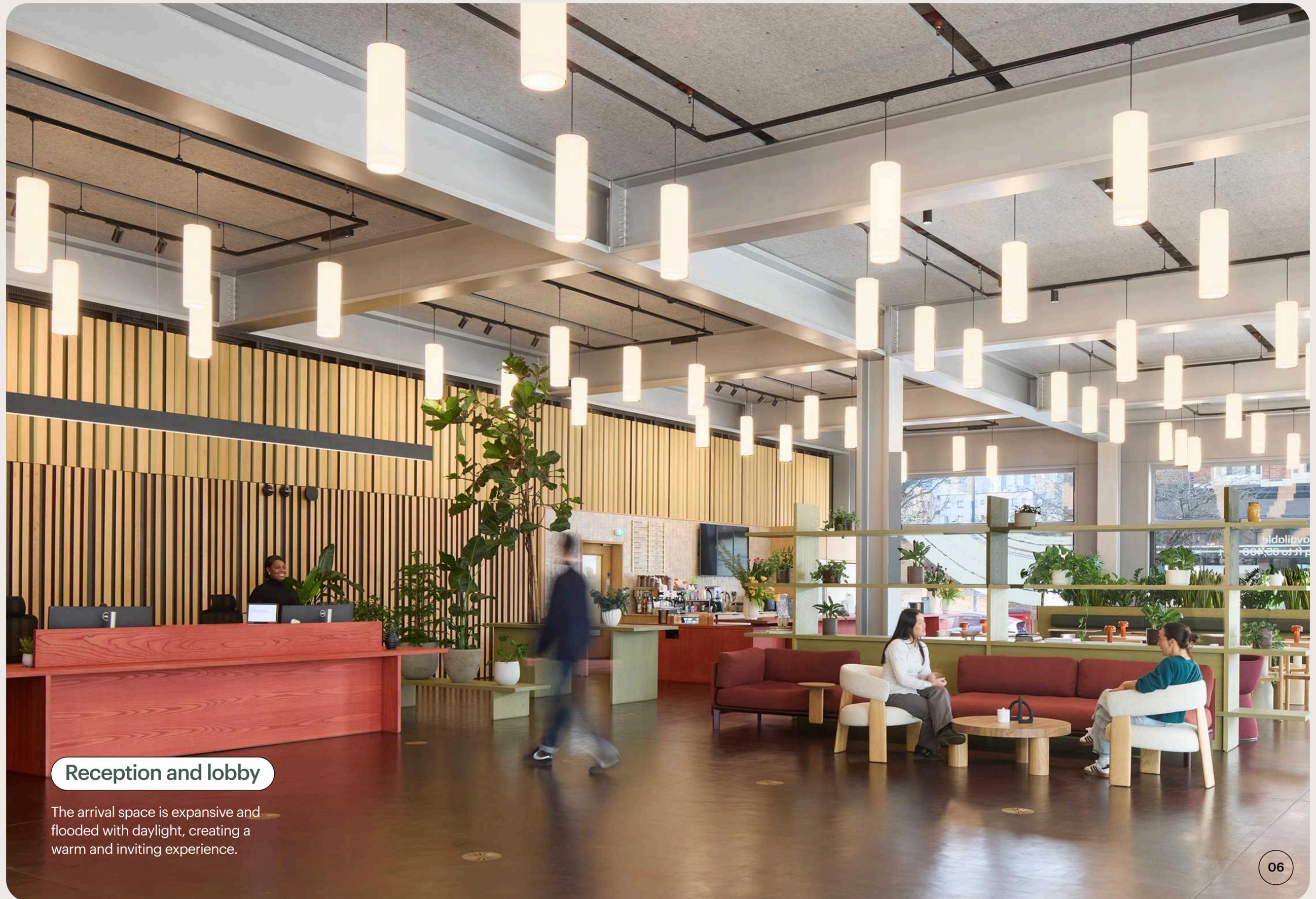
Enrich the workday with world- class amenities.

With wellbeing in mind, campus life is enriched by an impressive collection of occupier amenities, including outdoor spaces, meeting and eating places, and best-in-class facilities for green commuters.



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Reception and lobby

The arrival space is expansive and flooded with daylight, creating a warm and inviting experience.

St. Pancras Campus.



Campus café

Barista-brewed coffee and freshly prepared food at the café, with catering available for events in the office or rooftop Pavilion.



Co-working hub

A generous lounge and breakout space to eat, meet, and unwind away from the desk.

01 Introduction

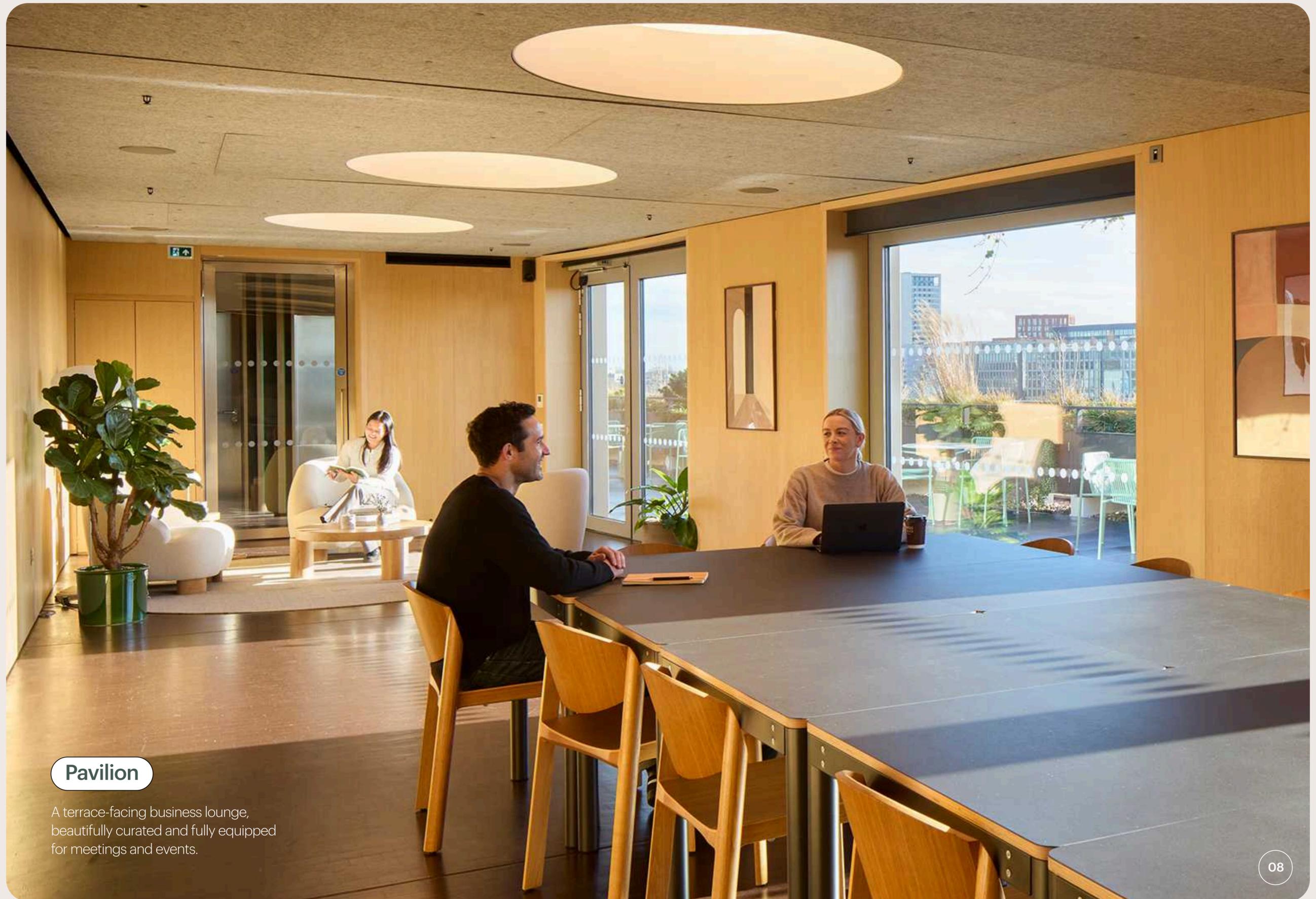
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Pavilion

A terrace-facing business lounge, beautifully curated and fully equipped for meetings and events.

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Communal terrace

Spanning the full length of the building, the terrace offers panoramic views over London and all-day sun.

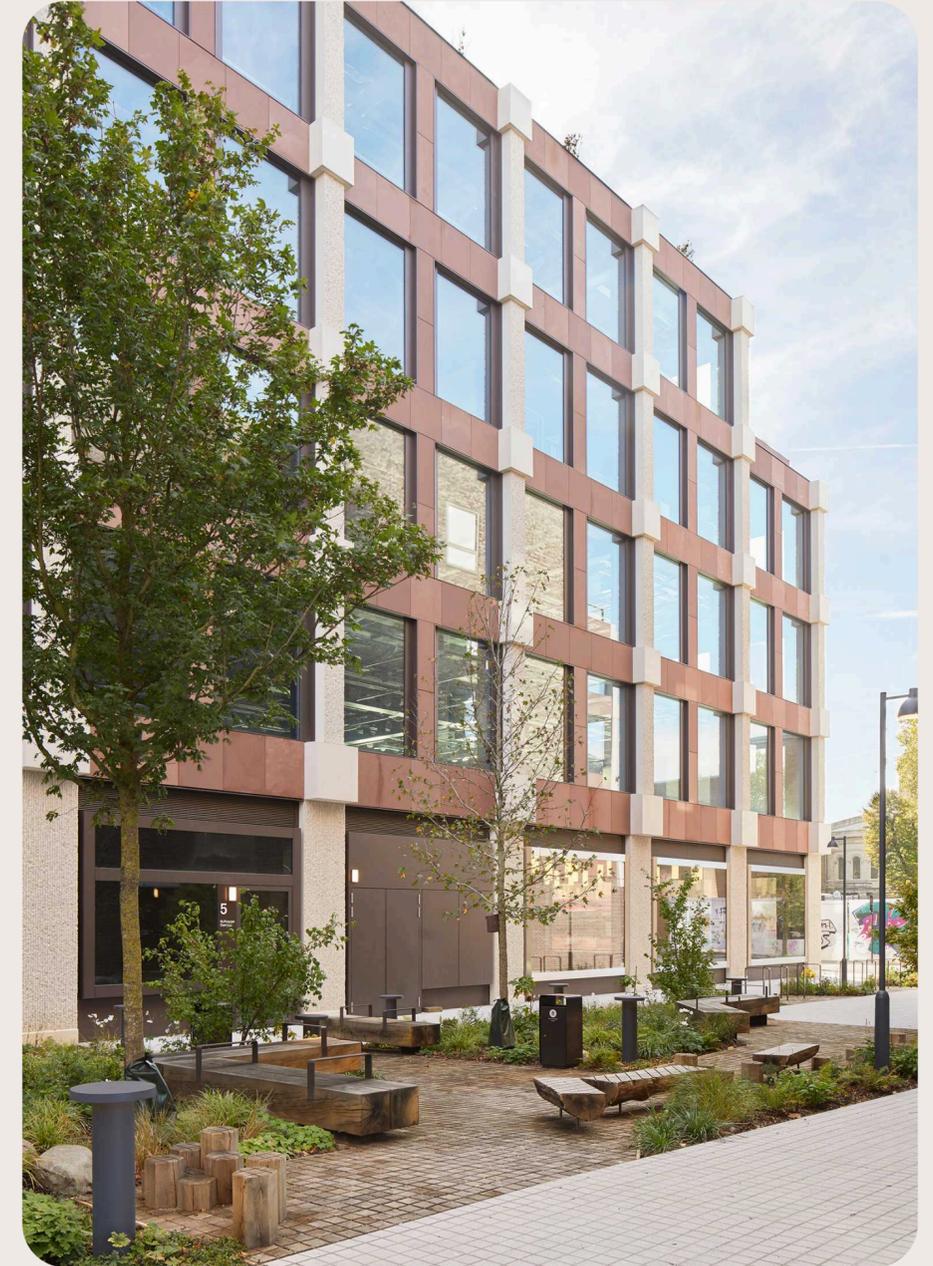
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Pocket park

A secluded landscaped garden with seating areas, perfect for alfresco lunches.

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Commuter facilities

Street-level access to secure bike parking and modern changing facilities via a dedicated lift.



 86 lockers

 24 showers

 112 cycle spaces

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Location

**Creativity thrives.
Innovation drives.**

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St. Pancras Campus.

Local Occupiers

The destination for global innovators.

St. Pancras Campus lies within London's Knowledge Quarter. This rapidly developing part of the capital has firmly established itself as a hub for global businesses. A location for businesses looking for a stimulating place to grow.



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Transport

Empowered by excellent connections.

A well-connected location with Camden Town Station just minutes away — a starting point for effortless cross-city travel with local, national, and international transport connections.



Connections



Camden Road		3 min
Camden Town		7 min
King's Cross St. Pancras		15 min
Euston		18 min

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Amenity

A hub for social and cultural amenities.

● Food and drink 

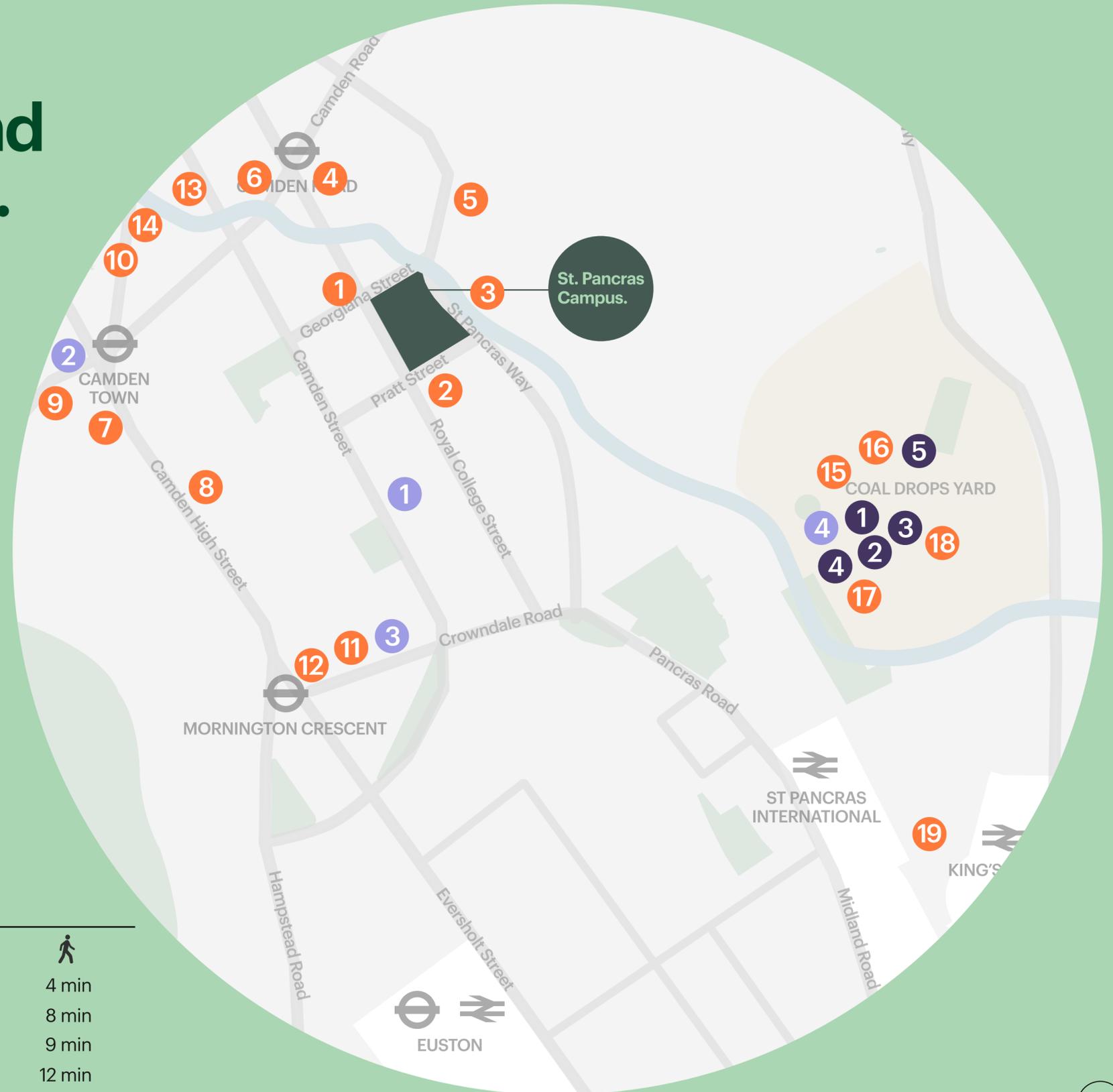
- 1. Prince Albert 1 min
- 2. The Golden Lion 1 min
- 3. The Constitution pub 2 min
- 4. Casa Tua 3 min
- 5. Pritchard & Ure 3 min
- 6. The Living Room Café 4 min
- 7. Blank Street Coffee 6 min
- 8. Camden Bakery 6 min
- 9. Jazz Café 7 min
- 10. Boxpark 9 min
- 11. Cafe KOKO 9 min
- 12. KOKO 10 min
- 13. Hawley Wharf 10 min
- 14. Camden Market 11 min
- 15. Mare Street Market 12 min
- 16. Lina Store 15 min
- 17. Barrafinna 15 min
- 18. Dishoom 15 min
- 19. German Gymnasium 16 min

● Retail and leisure 

- 1. COS 14 min
- 2. Rains 15 min
- 3. Aēsop 16 min
- 4. Uniqlo 16 min
- 5. Everyman Cinema 17 min

● Lifestyle 

- 1. F45 Training 4 min
- 2. Pure Gym 8 min
- 3. More Yoga 9 min
- 4. Ten Health Fitness 12 min



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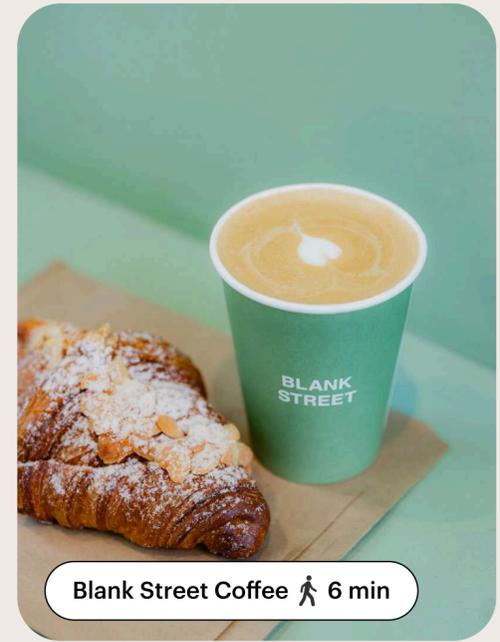
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Coal Drops Yard 10 min



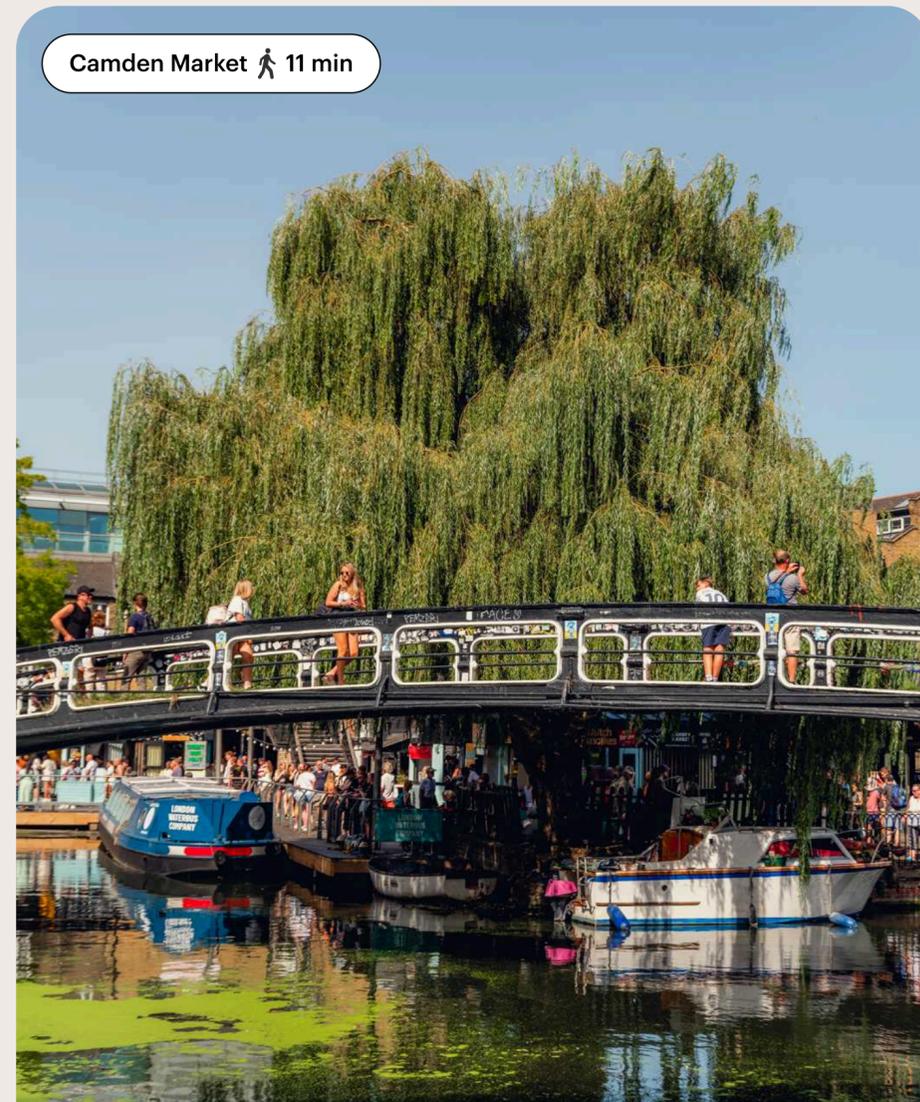
Hawley Wharf 10 min



Blank Street Coffee 6 min



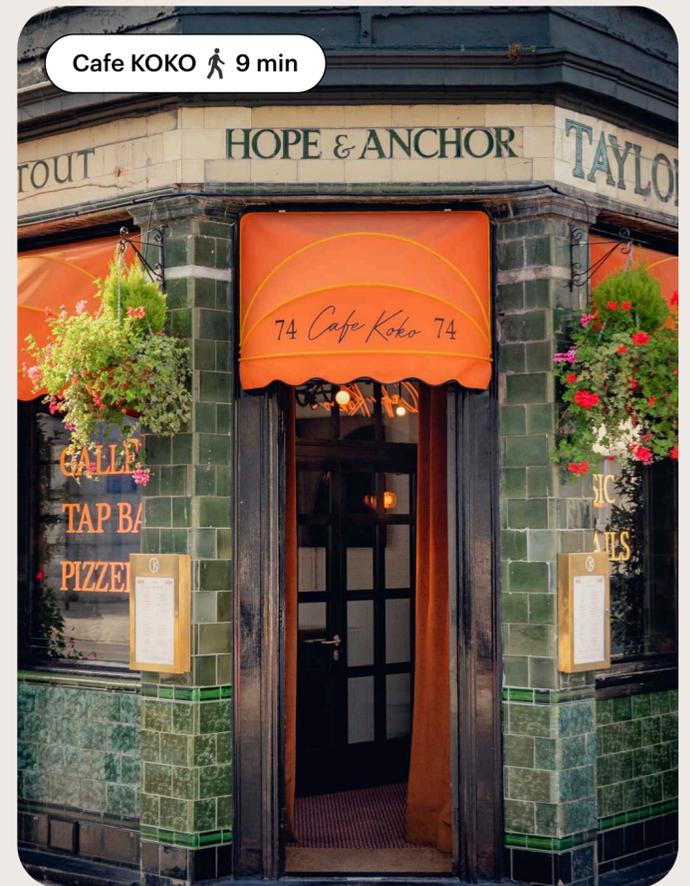
Everyman cinema 17 min



Camden Market 11 min



Camden Bakery 6 min



Cafe KOKO 9 min

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Office space

**Exceptional space.
Endless possibilities.**

**St. Pancras
Campus.**

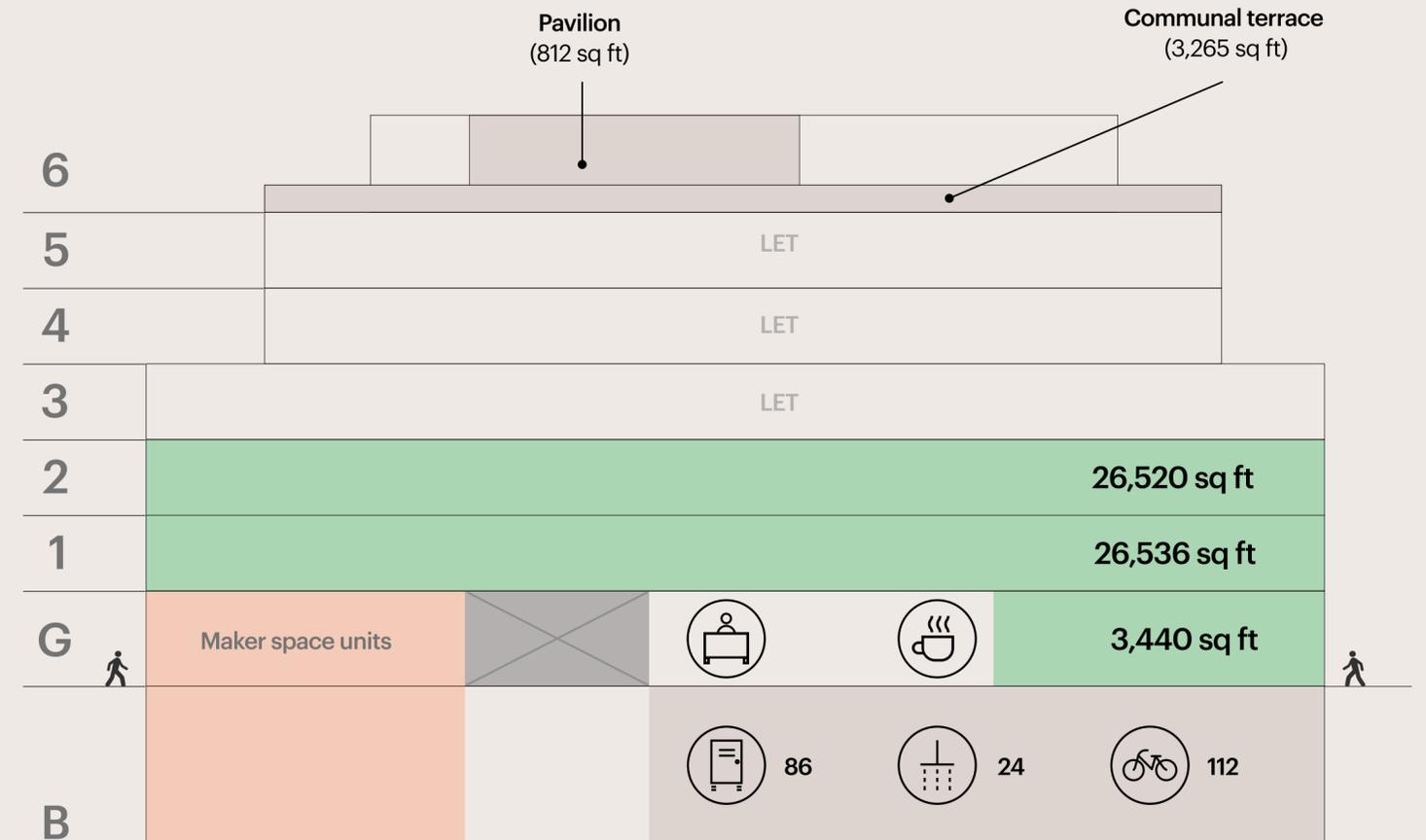


Office. Availability

G 1 2

Office floors offer exceptional space and flexibility, with floor-to-ceiling perimeter glazing that optimises natural light throughout. Together, the three available floors provide the opportunity for a substantial, continuous workspace.

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Total office available 56,496 sq ft

Office. Floorplan



Specification:

Floor to ceiling:
5.00m (4.4m underside of beam)

Occupancy:
1 person/8m²

Floors:
End-grain wooden floor tiles

Lighting:
LED luminaires to minimise power consumption

Ventilation:
12 L/s per person (with additional 10% available at riser)

Self contained entrance
subject to planning permission

Connection to 1st floor
(option) via construction of feature staircase

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ROYAL COLLEGE STREET

PRAATT STREET

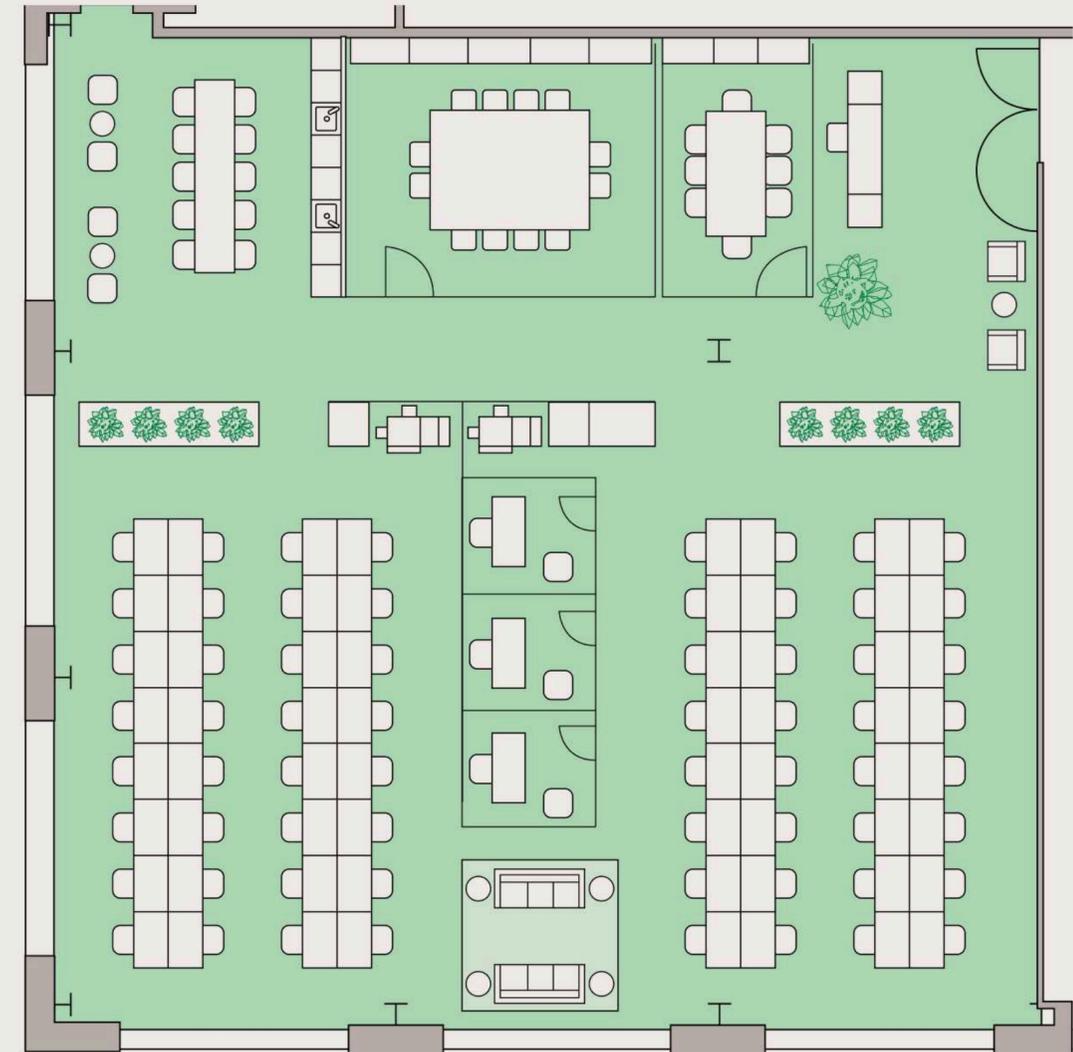
- Office space 3,440 sq ft
- Reception + café

Office. Spaceplan



Areas	No.
Workstations	48
Private offices	3
Meeting room (8 per)	1
Conference room (12 per)	1
Collaboration table	1
Breakout area	1
Tea point	1
Printers	2
Reception desk	1

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ROYAL COLLEGE STREET

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Ground floor

Office. Floorplan

1 2

● 2nd floor	26,536 sq ft
● 1st floor	26,520 sq ft

Specification:

Floor to ceiling:

3.46m (2.81m underside of beam)

Occupancy:

1 person/8m²

Floors:

Metal raised access floor tiles

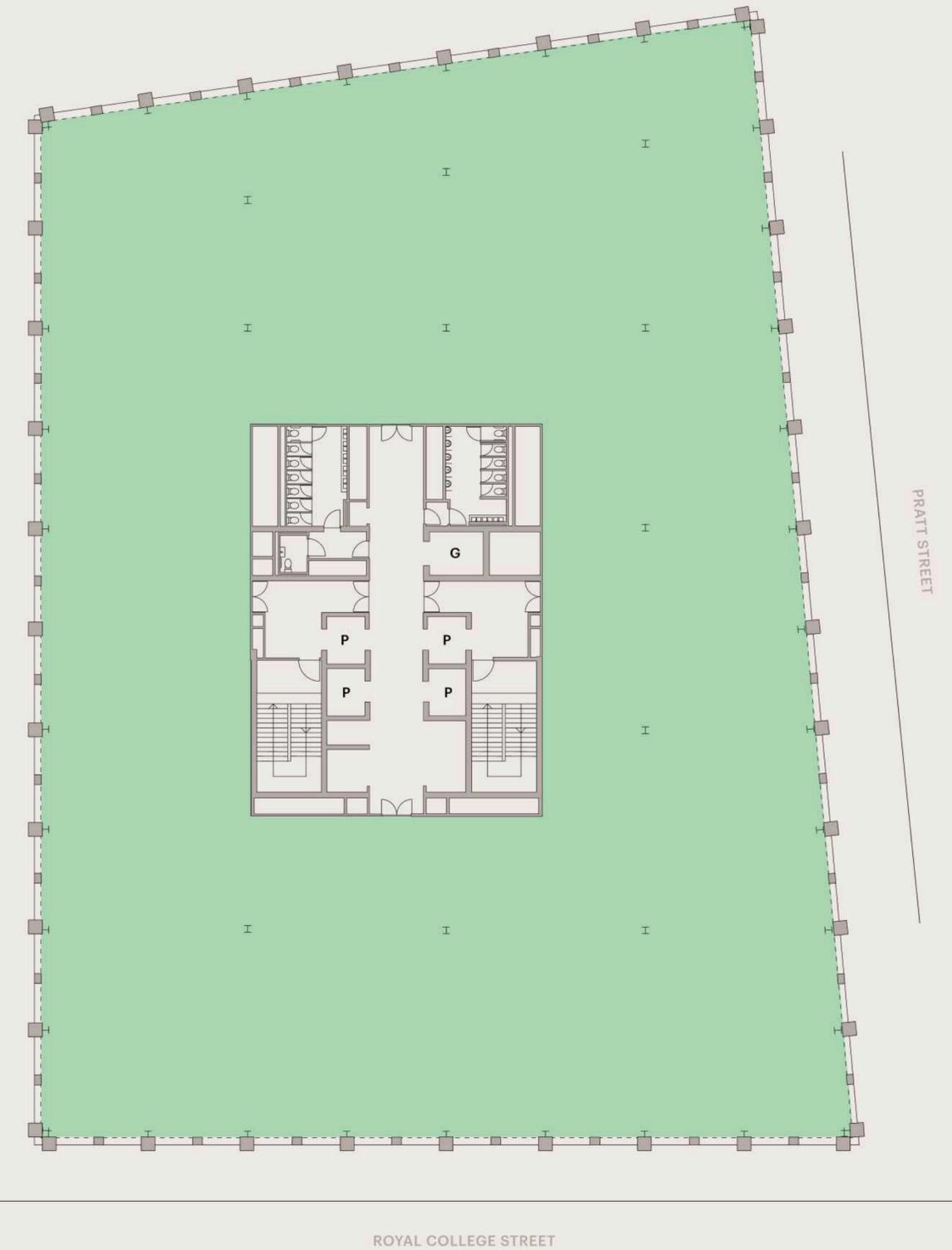
Lighting:

LED luminaires to minimise power consumption

Ventilation:

12 L/s per person (with additional 10% available at riser)

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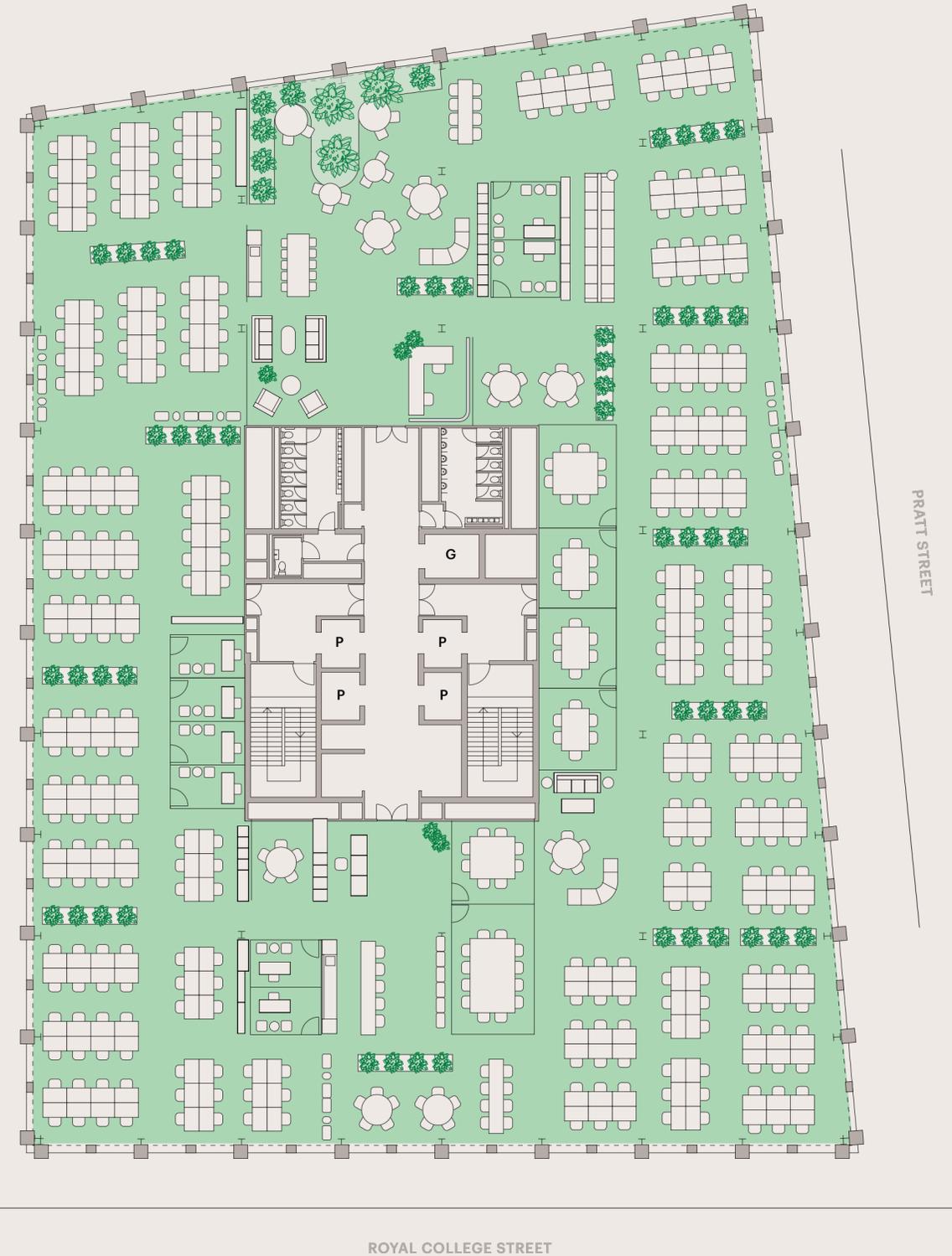


Office. Spaceplan

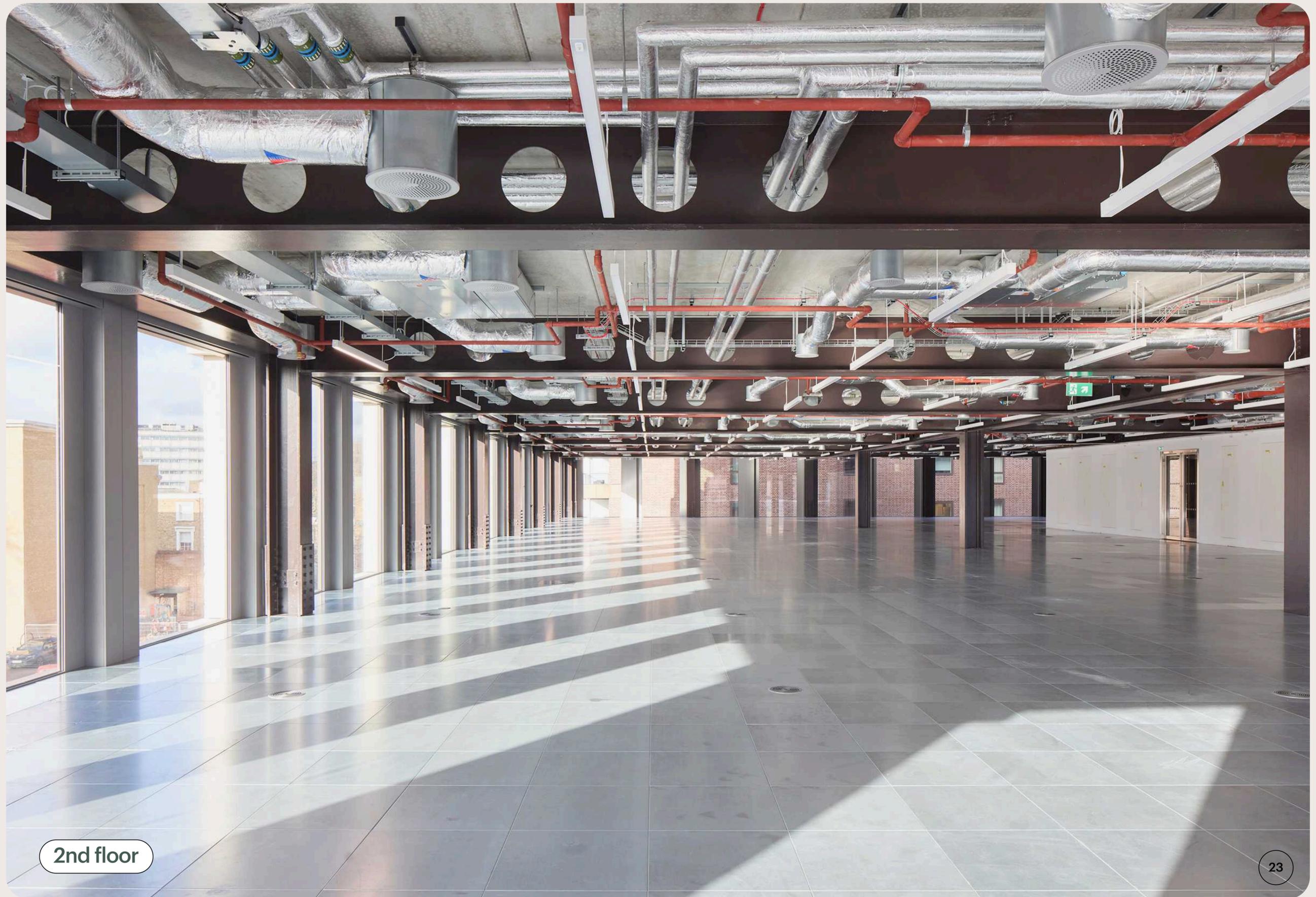
1 2

Areas	No.
Workstations	302
Private offices	8
Meeting rooms (6 per)	3
Meeting rooms (8 per)	2
Conference rooms (12 - 14 per)	1
Breakout lounges	4
Collaboration desks	8
Tea points	2

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2nd floor

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2nd floor

Sustainability

Pioneering sustainable design

Sustainability is at the heart of the building, creating a workspace that's energy-efficient, environmentally responsible, and future-ready. Thoughtfully designed, its a campus that supports both people and the planet.



PV roof panning



Well enabled



EPC A



Fully electric



Extensive landscaping



Blue and green roof



BREEAM Excellent

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Maker space

**Versatile spaces.
Built for performance.**

**St. Pancras
Campus.**

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Maker space Availability

2 3 4 5

A collection of light-industrial units make St. Pancras Campus a dynamic hub for innovators and makers. The spaces are versatile and highly functional, with vast floor-to-ceiling heights, easily accessible loading bays, and secure parking.

Specification:

Delivery access

via dedicated internal street

Loading facilities

for vehicles up to 4.0m and space for pallet trucks

Goods lift

access via basement corridor

Substantial load capacity

30kN/ms (basement)

15kN/ms (ground)

5kN/ms (mezzanine)

501kVA

power supply

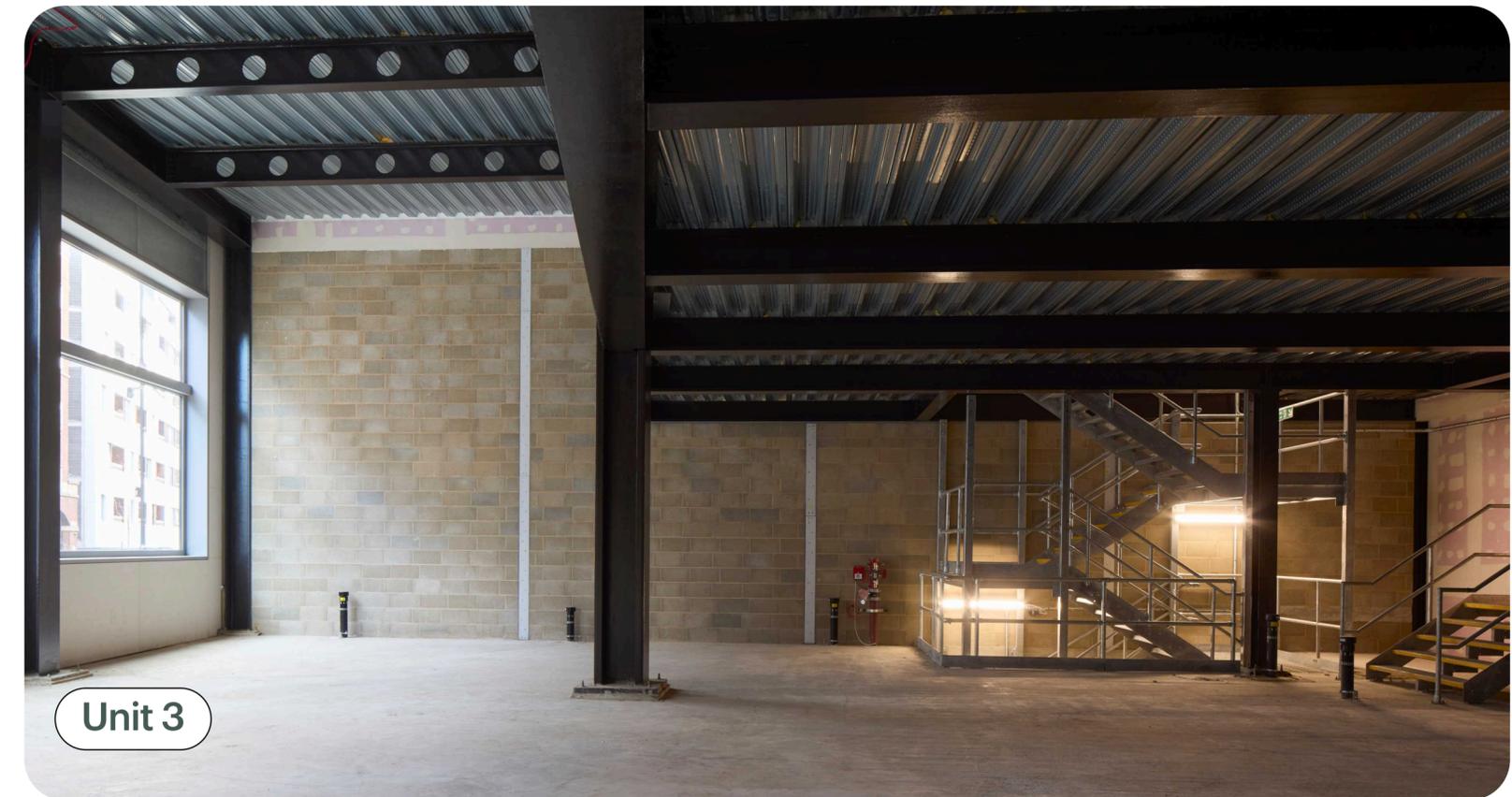
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Maker unit Floorplan

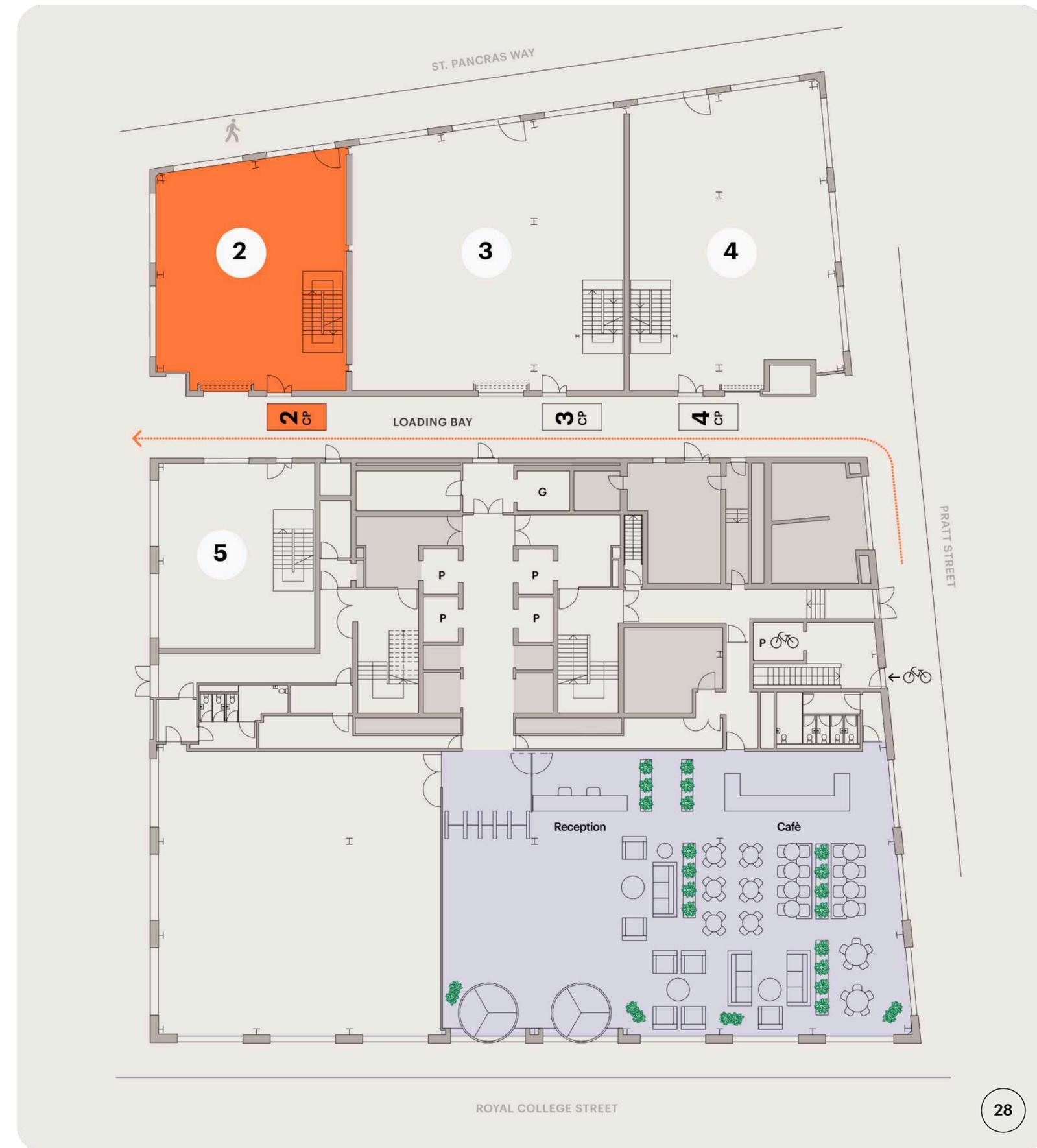
2

Floor to ceiling heights:
(floor to underside of structure)

Ground: 4.23 m
Basement: 4.60 m

Unit	sq ft
● Unit 2:	
Ground	1,662
Basement	2,558
Total:	4,250
○ Unit 3	8,729
○ Unit 4	6,945
○ Unit 5	2,965

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Maker unit Floorplan

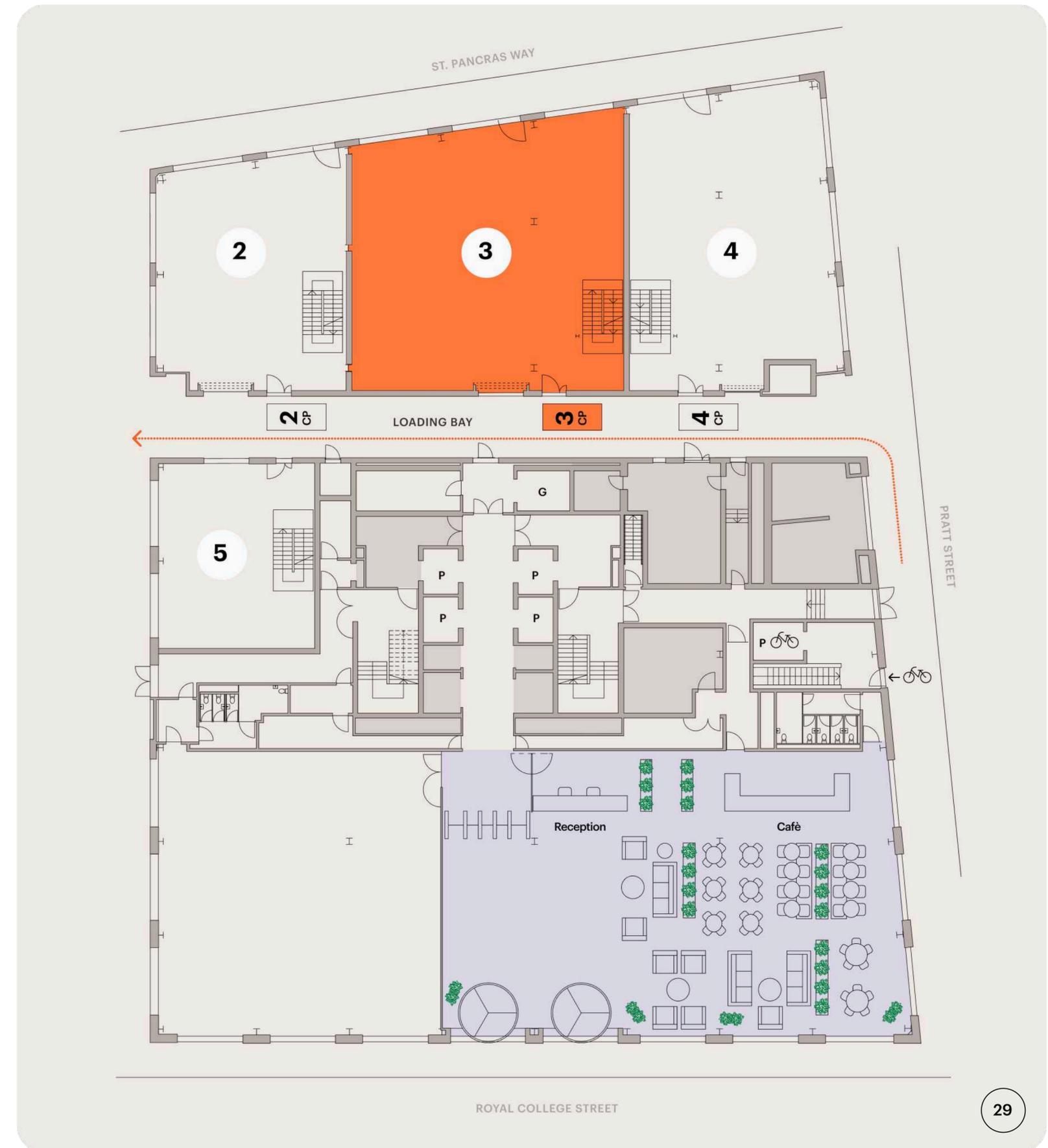
3

Floor to ceiling heights:
(floor to underside of structure)

Ground: 4.80 m
Basement: 3.55 m

Unit	sq ft
○ Unit 2	4,250
● Unit 3:	
Mezzanine	1,692
Ground	2,907
Basement	4,130
Total:	8,729
○ Unit 4	6,945
○ Unit 5	2,965

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Maker unit Floorplan

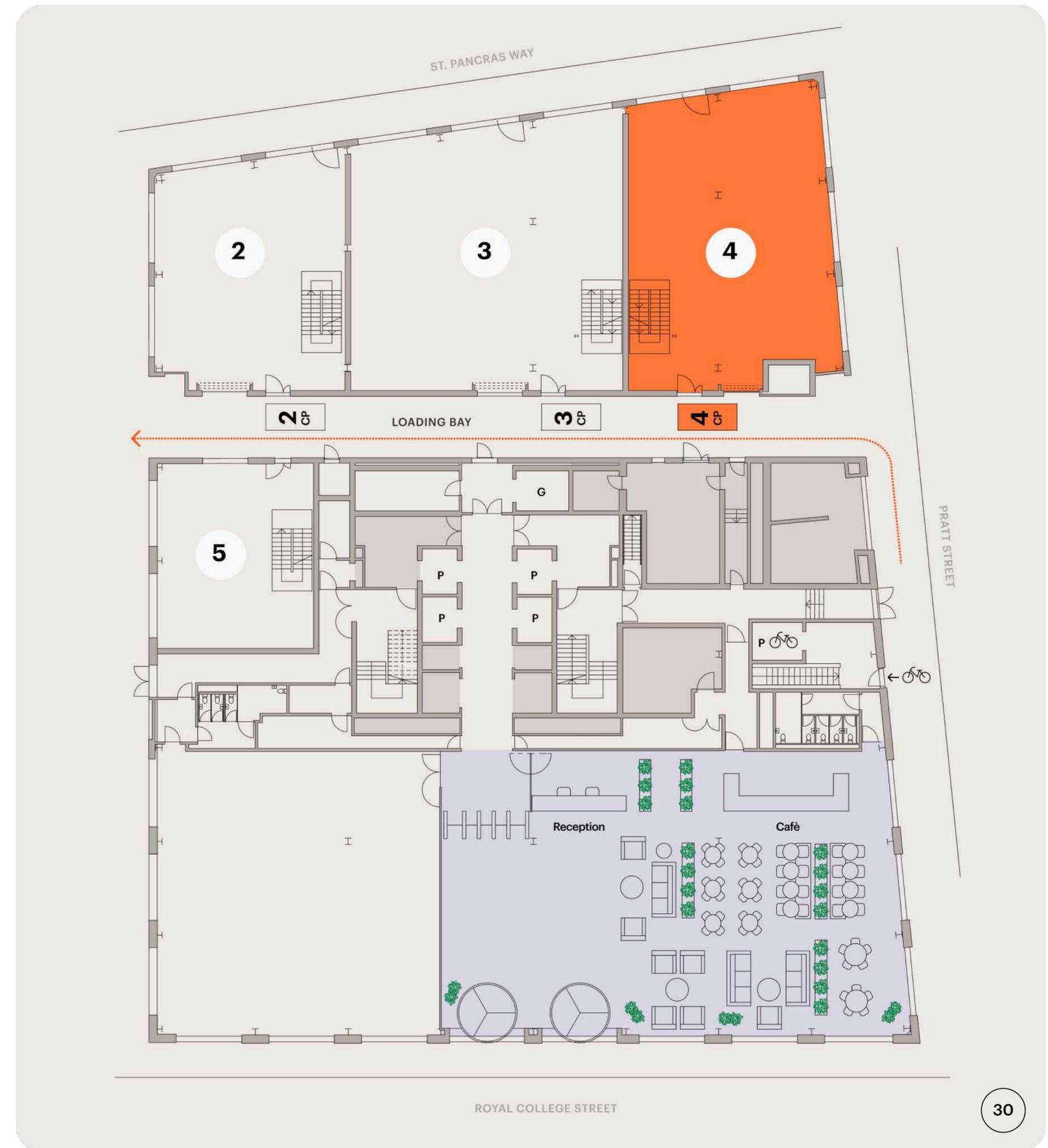
4

Floor to ceiling heights:
(floor to underside of structure)

Ground: 5.22 m
Basement: 3.55 m

Unit	sq ft
<input type="radio"/> Unit 2	4,250
<input type="radio"/> Unit 3	8,729
<input checked="" type="radio"/> Unit 4:	
Mezzanine	1,482
Ground	2,331
Basement	3,132
Total:	6,945
<input type="radio"/> Unit 5	2,965

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Maker unit Floorplan

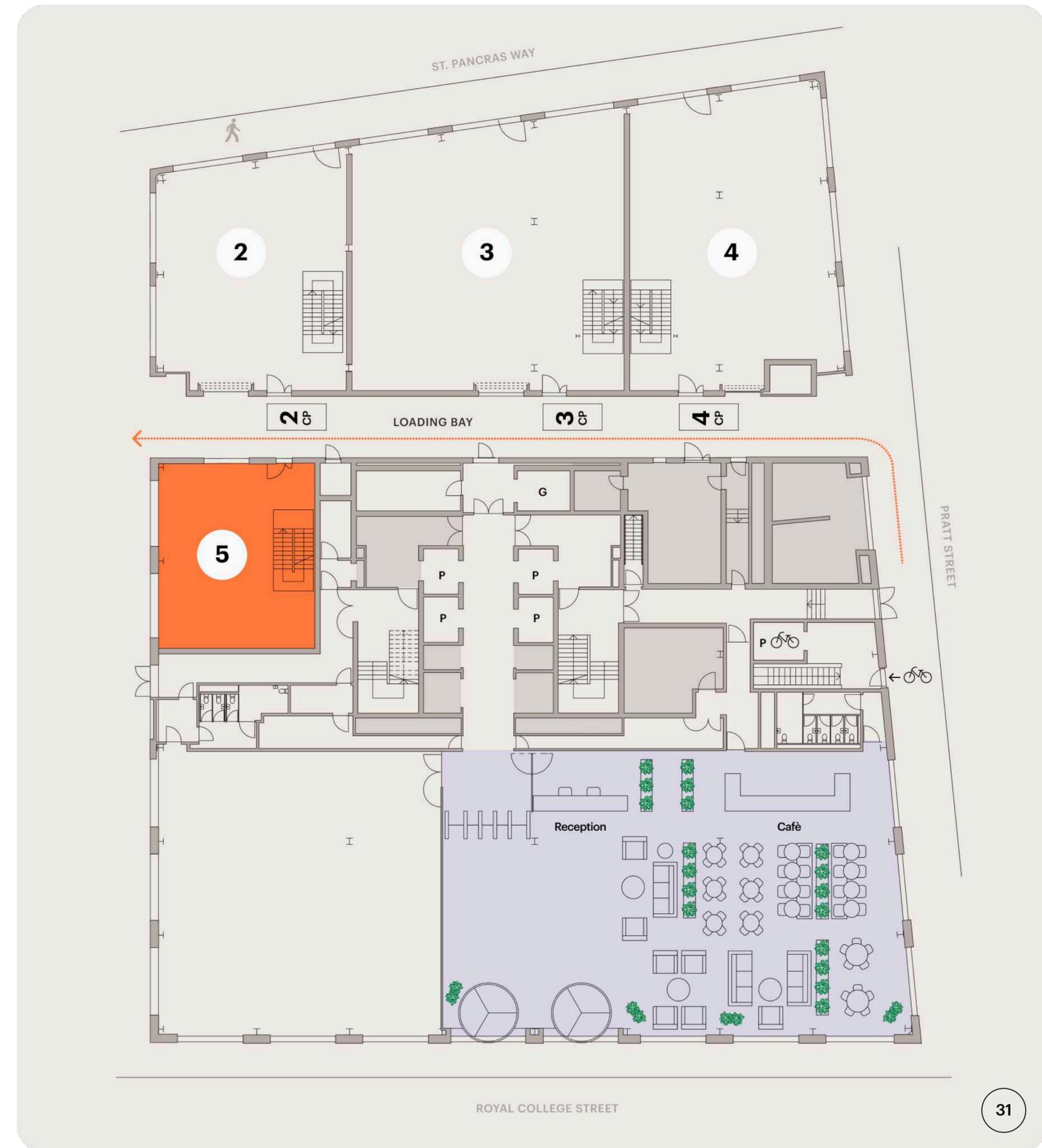
5

Floor to ceiling heights:
(floor to underside of structure)

Ground: 3.15 m
Basement: 4.78 m

Unit	sq ft
○ Unit 2	4,250
○ Unit 3	8,729
○ Unit 4	6,945
● Unit 5:	
Ground	1,102
Basement	1,863
Total:	2,965

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For further information

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