
**St. Pancras
Campus.**

Maker space

**Versatile spaces.
Built for performance.**

**23,000 sq ft of light industrial units
Now available**

St. Pancras Campus.

Welcome to St. Pancras Campus.

A new destination where innovative businesses will thrive, with 20,000 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.

01 Introduction

02 Location

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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

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.



Pavilion



Co-working space



Communal terrace



Campus café



Commuter facilities



Pocket park

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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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St. Pancras Campus.

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

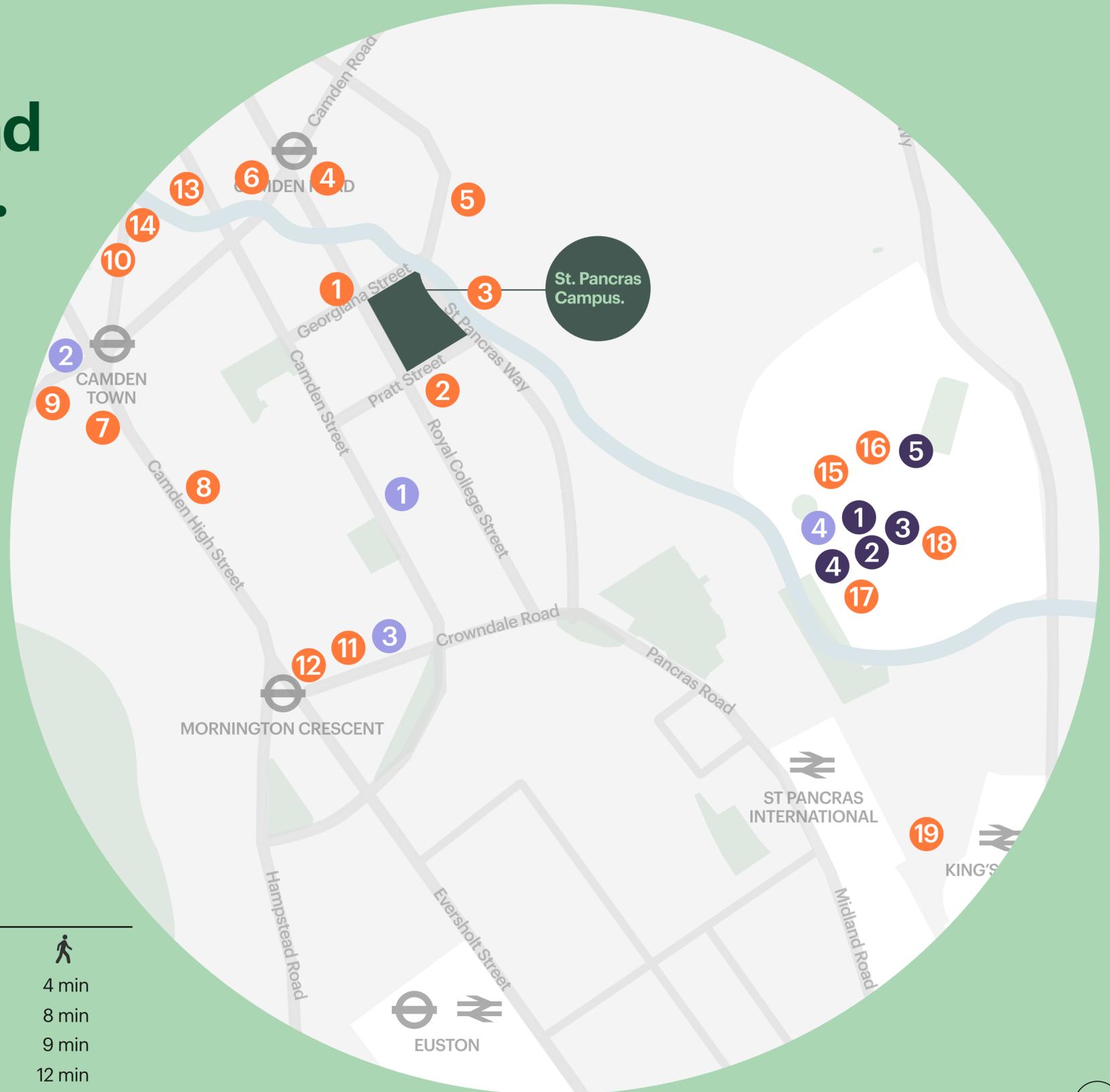
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Amenity

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	🚶	● Lifestyle	🚶
1. COS	14 min	1. F45 Training	4 min
2. Rains	15 min	2. Pure Gym	8 min
3. Aēsop	16 min	3. More Yoga	9 min
4. Uniqlo	16 min	4. Ten Health Fitness	12 min
5. Everyman Cinema	17 min		



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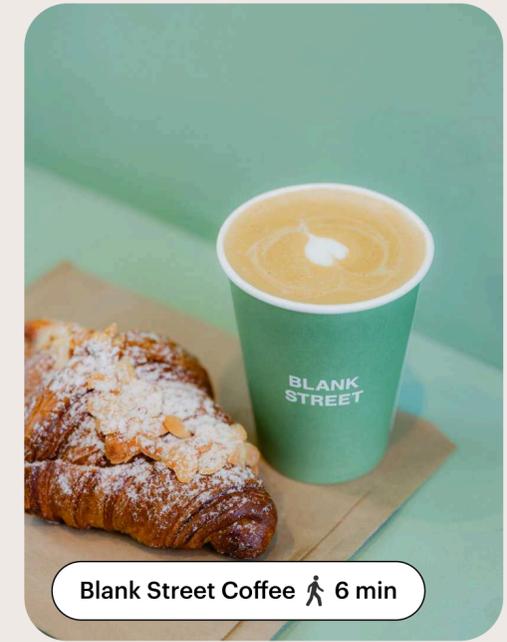
St. Pancras Campus.



Coal Drops Yard 10 min



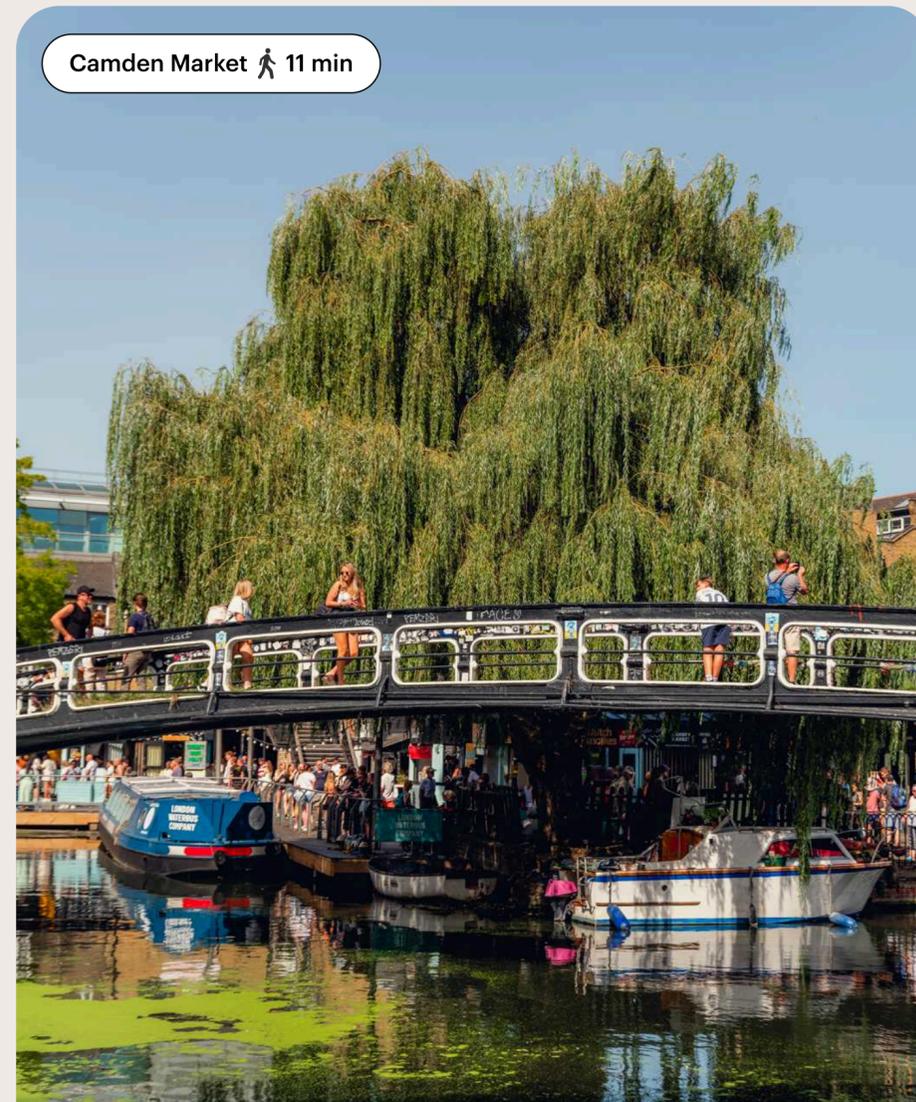
Hawley Wharf 10 min



Blank Street Coffee 6 min



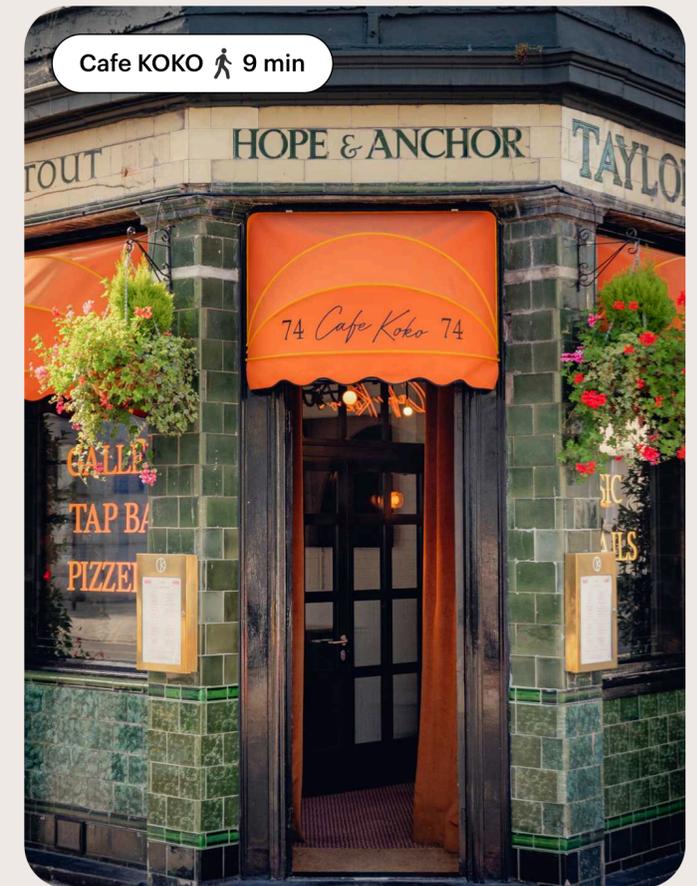
Everyman cinema 17 min



Camden Market 11 min



Camden Bakery 6 min



Cafe KOKO 9 min

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Maker space Availability

2 3 4

The 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.

Unit	sq ft
● Unit 2	4,250
● Unit 3	8,729
● Unit 4	6,945
● Unit 5	2,965

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Maker space Specification

+ Substantial load capacity (up to 30kN/ms)

+ Option to interconnect units

+ Direct delivery access

+ Dedicated car parking

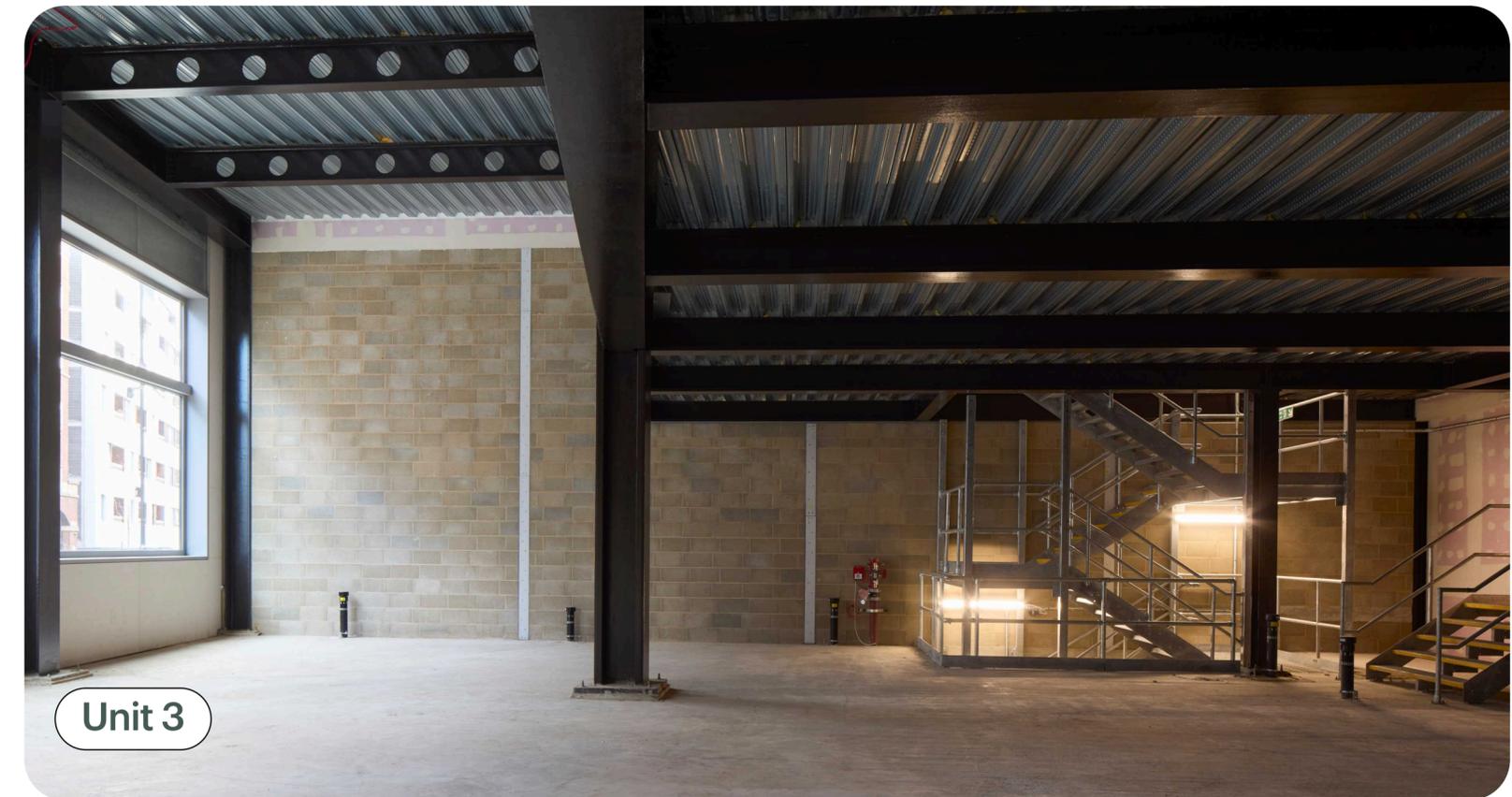
+ Loading facilities

+ Goods lift access

+ 501kVA power supply

+ Option for shop front (on St Pancras Way)

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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:	
Mezzanine	--
Ground	1,662
Basement	2,558
Total:	4,250
<input type="radio"/> Unit 3	8,729
<input type="radio"/> Unit 4	6,945
<input type="radio"/> 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

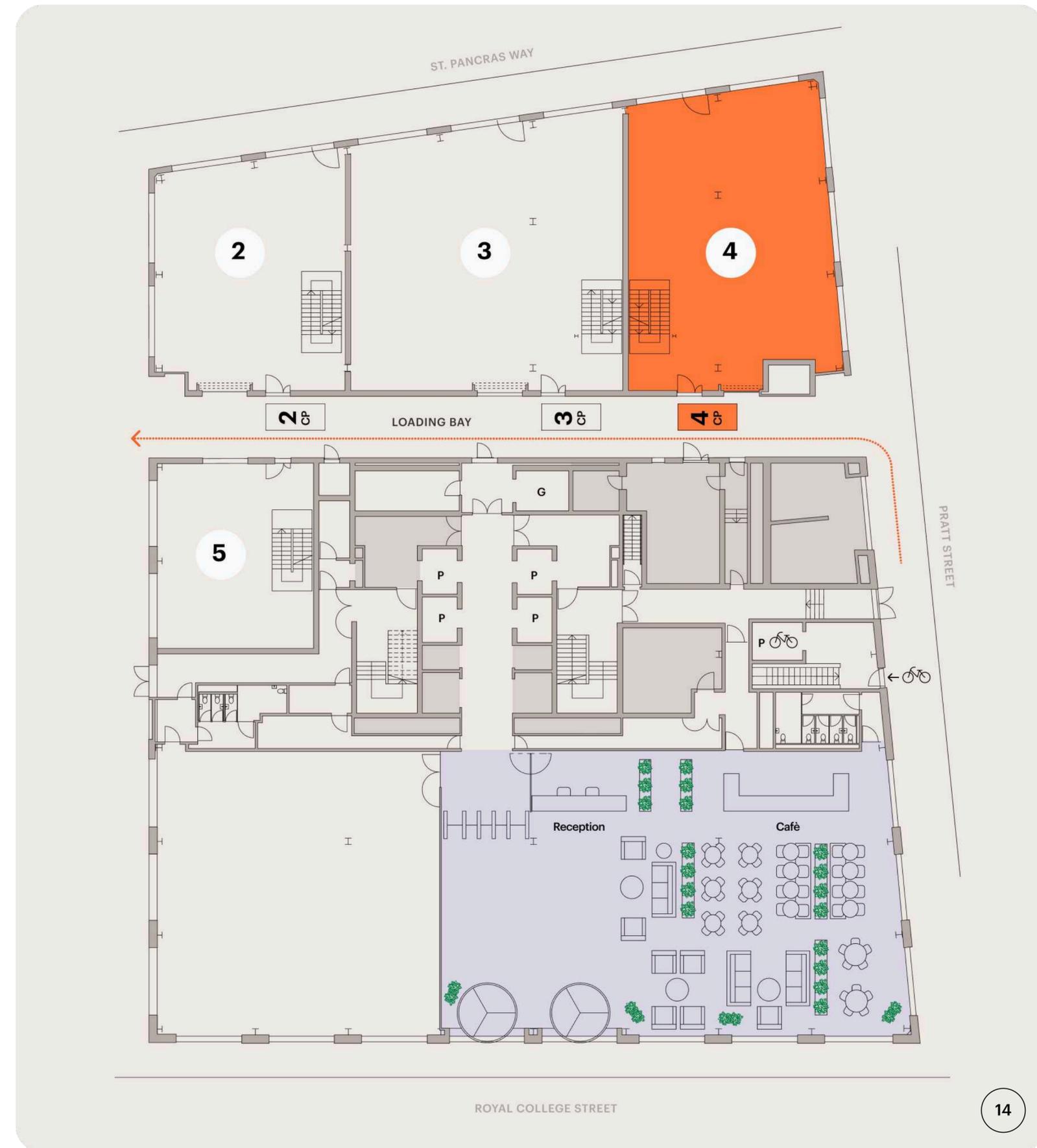
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Floor to ceiling heights:
(floor to underside of structure)

Ground: 5.22 m
Basement: 3.55 m

Unit	sq ft
○ Unit 2	4,250
○ Unit 3	8,729
● Unit 4:	
Mezzanine	1,482
Ground	2,331
Basement	3,132
Total:	6,945
○ Unit 5	2,965

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Maker unit Floorplan

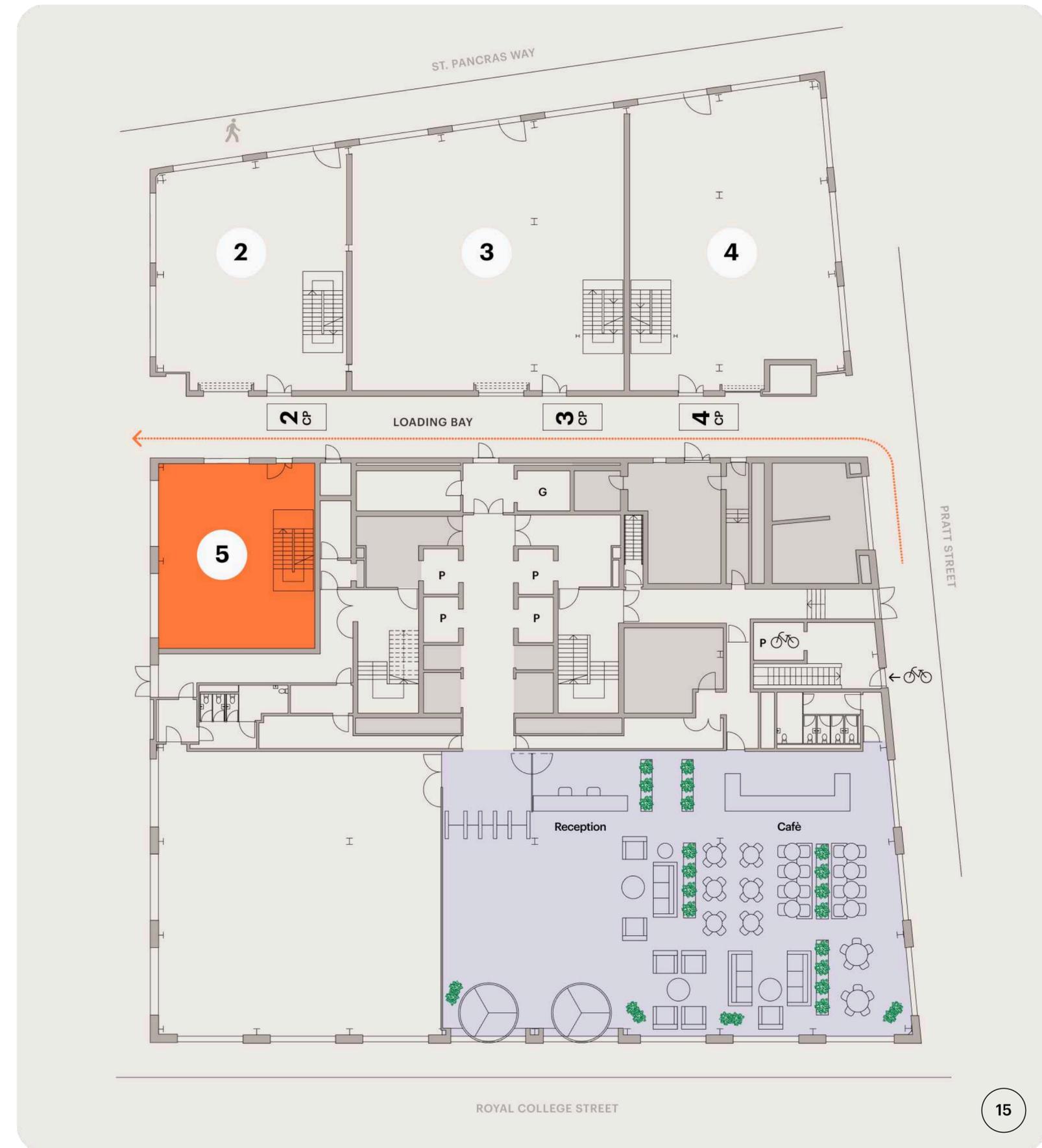
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Floor to ceiling heights:
(floor to underside of structure)

Ground: 3.15 m
Basement: 4.78 m

Unit	sq ft
<input type="radio"/> Unit 2	4,250
<input type="radio"/> Unit 3	8,729
<input type="radio"/> Unit 4	6,945
<input checked="" type="radio"/> Unit 5:	
Ground	1,102
Basement	1,863
Total:	2,965

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