
Office space

Floorplans

St. Pancras
Campus.



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

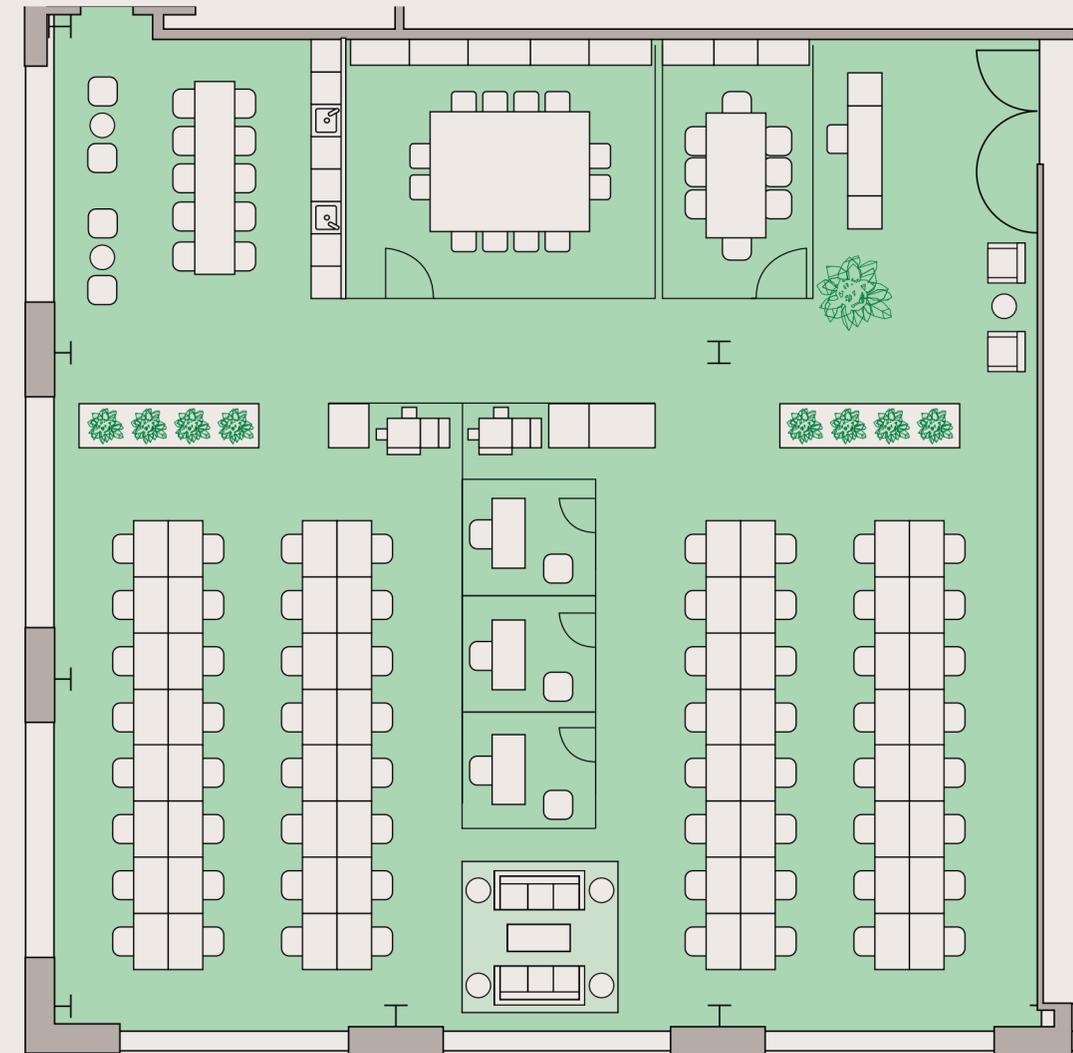


 Office space	3,440 sq ft
 Reception + café	

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



ROYAL COLLEGE STREET

**St. Pancras
Campus.**



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:

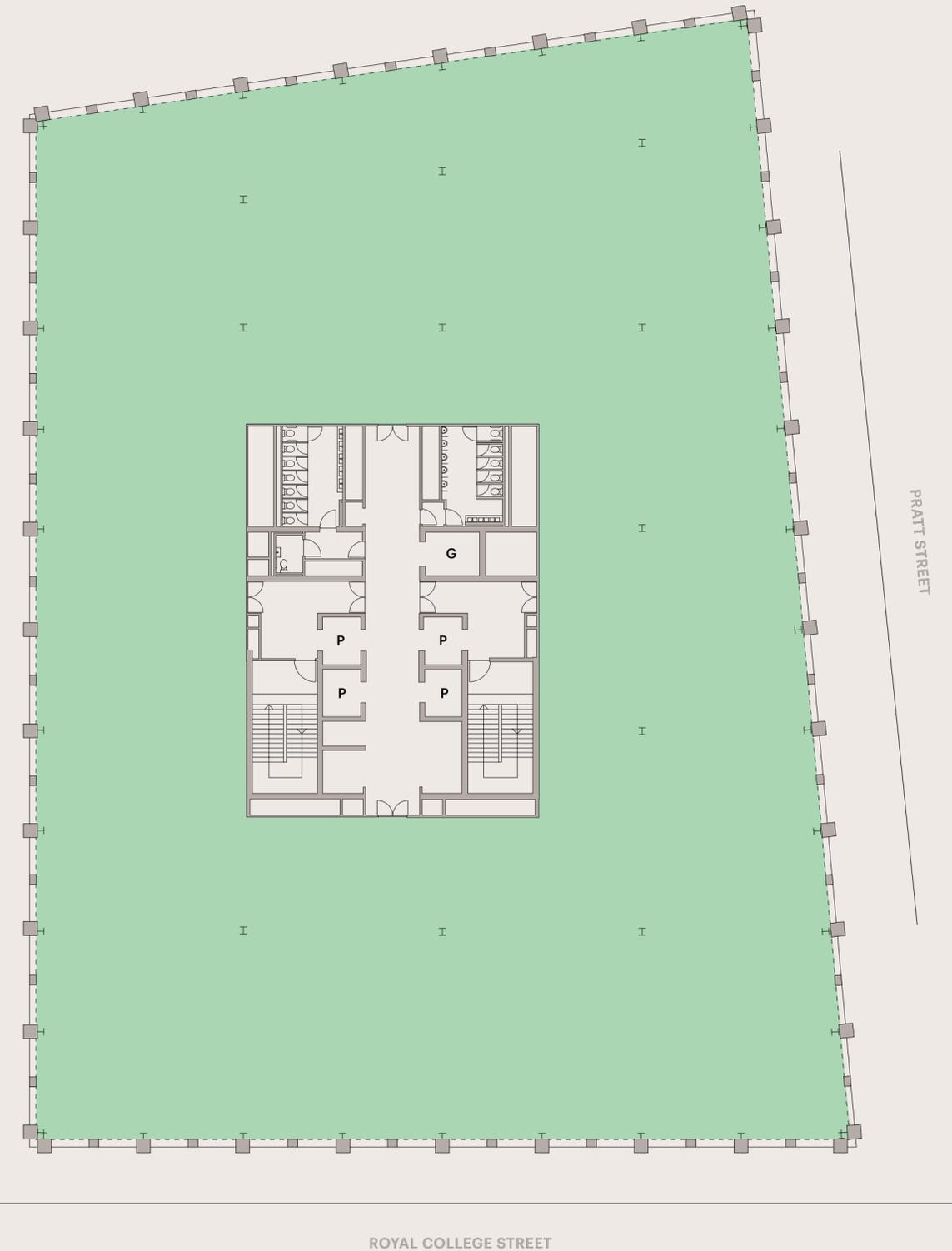
Metal raised access floor tiles

Lighting:

LED luminaires to minimise power consumption

Ventilation:

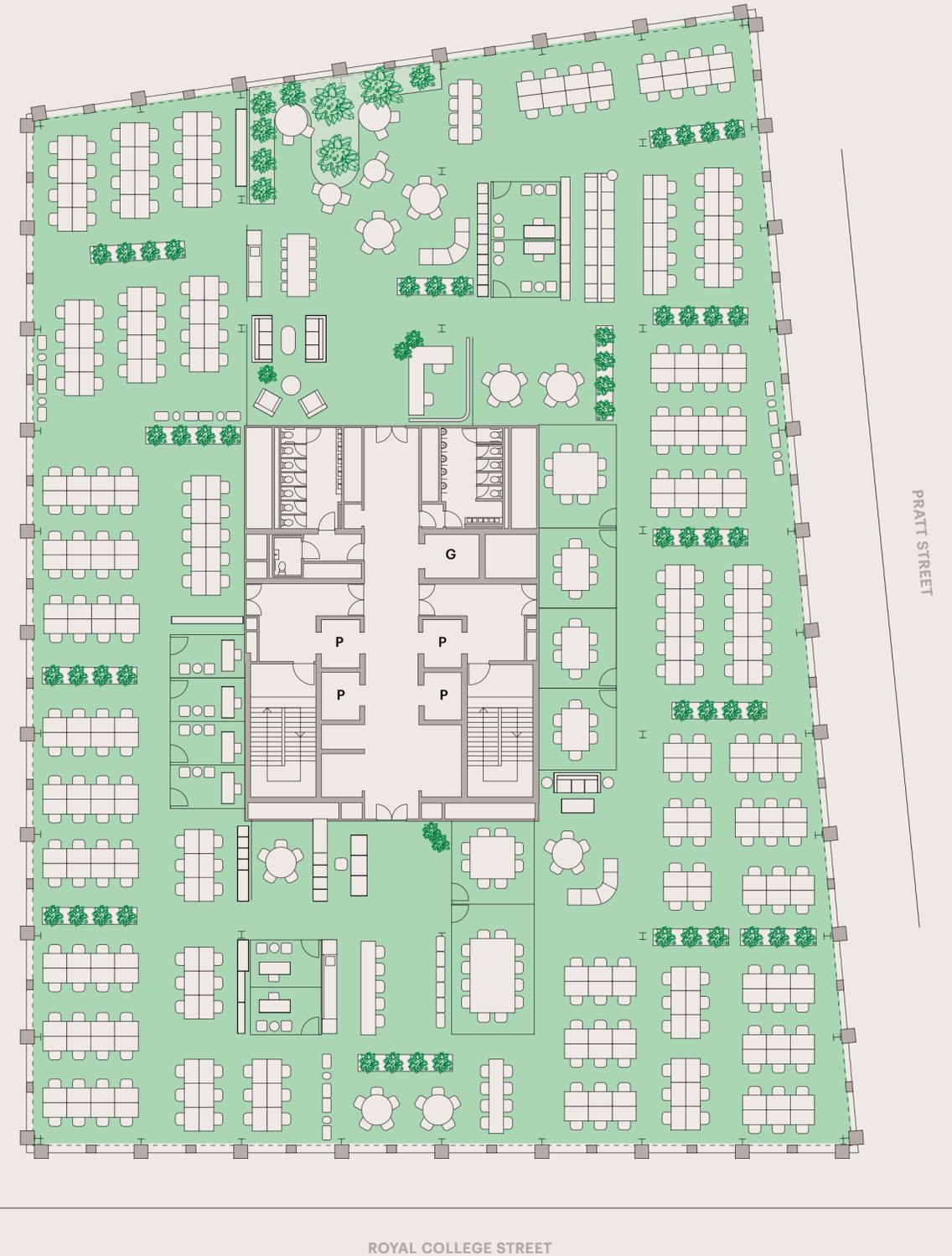
12 L/s per person (with additional 10% available at riser)



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



**St. Pancras
Campus.**



2nd floor

**St. Pancras
Campus.**



2nd floor

For further information

CBRE

Richard Howard
07764 810 217
Richard.Howard@cbre.com

Georgina Willoughby
07788 706 031
Georgina.Willoughby@cbre.com

Alex Rae
07824 417 097
Alexander.Rae@cbre.com

RX
LONDON

Alfie John
07377 855 814
Alfie.John@rx.london

Jordan Adair
07880 552 710
Jordan.Adair@rx.london

Amelia Royds
07984 888 063
Amelia.Royds@rx.london

**St. Pancras
Campus.**

100 Royal College St. NW1 0TH

A development by: **W • R E**

