
**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

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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 |

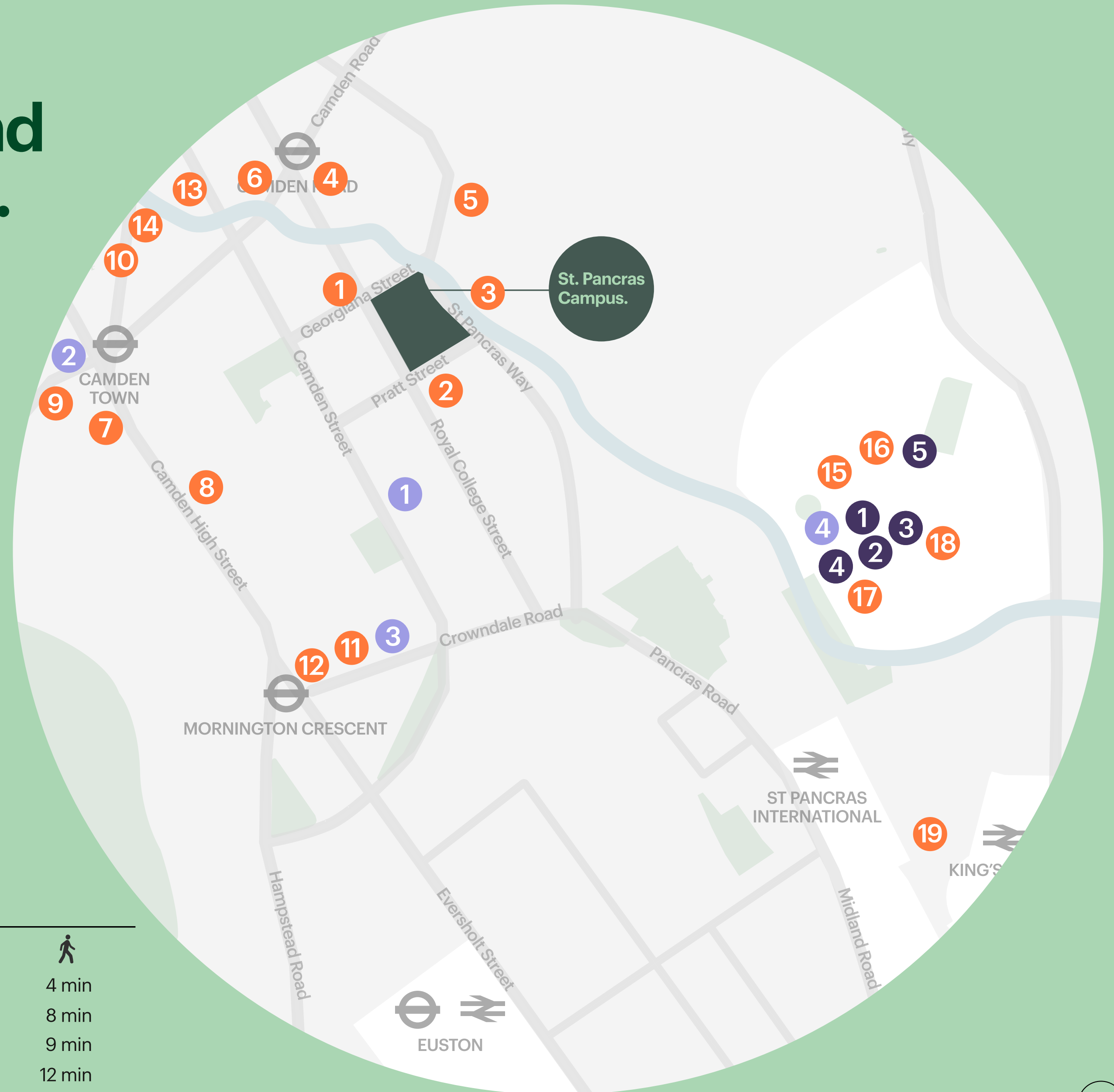
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Amenity

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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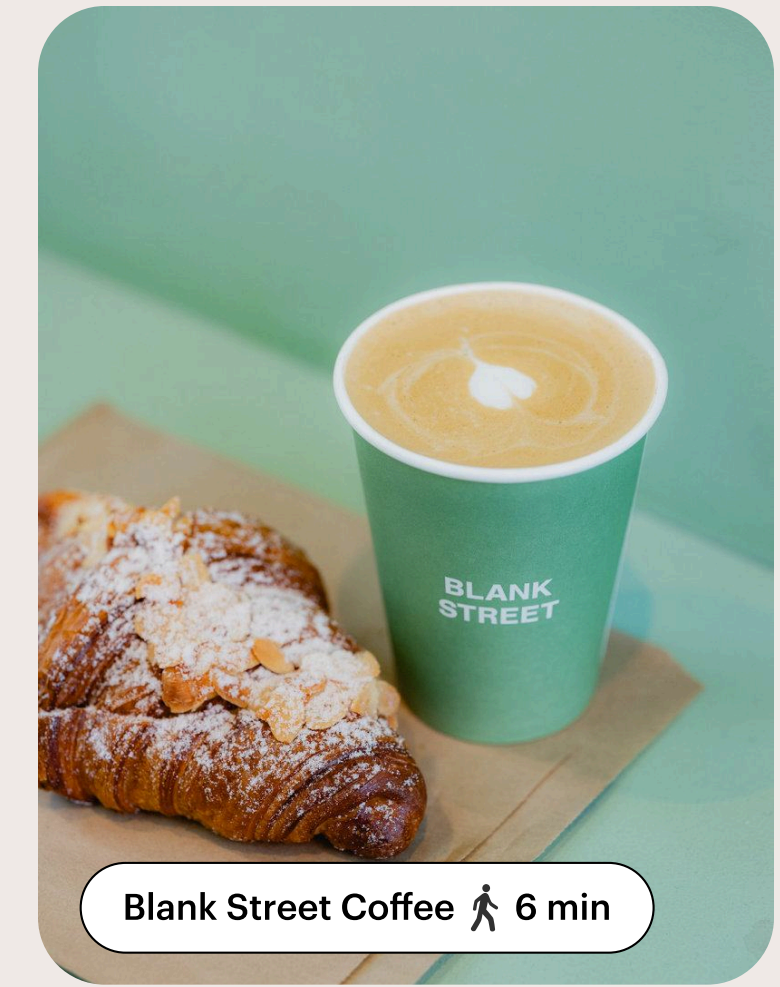
St. Pancras Campus.



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

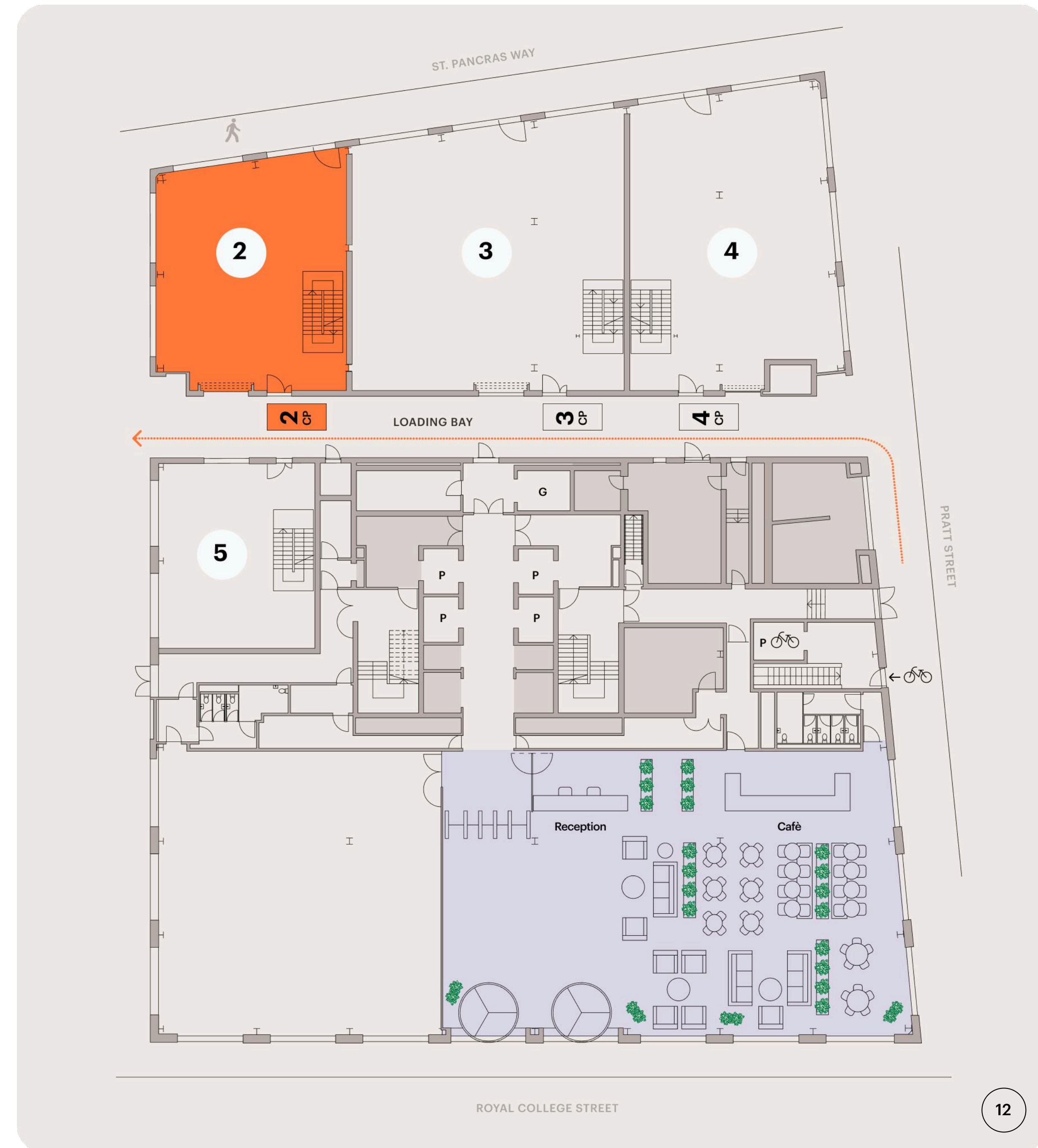
2

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

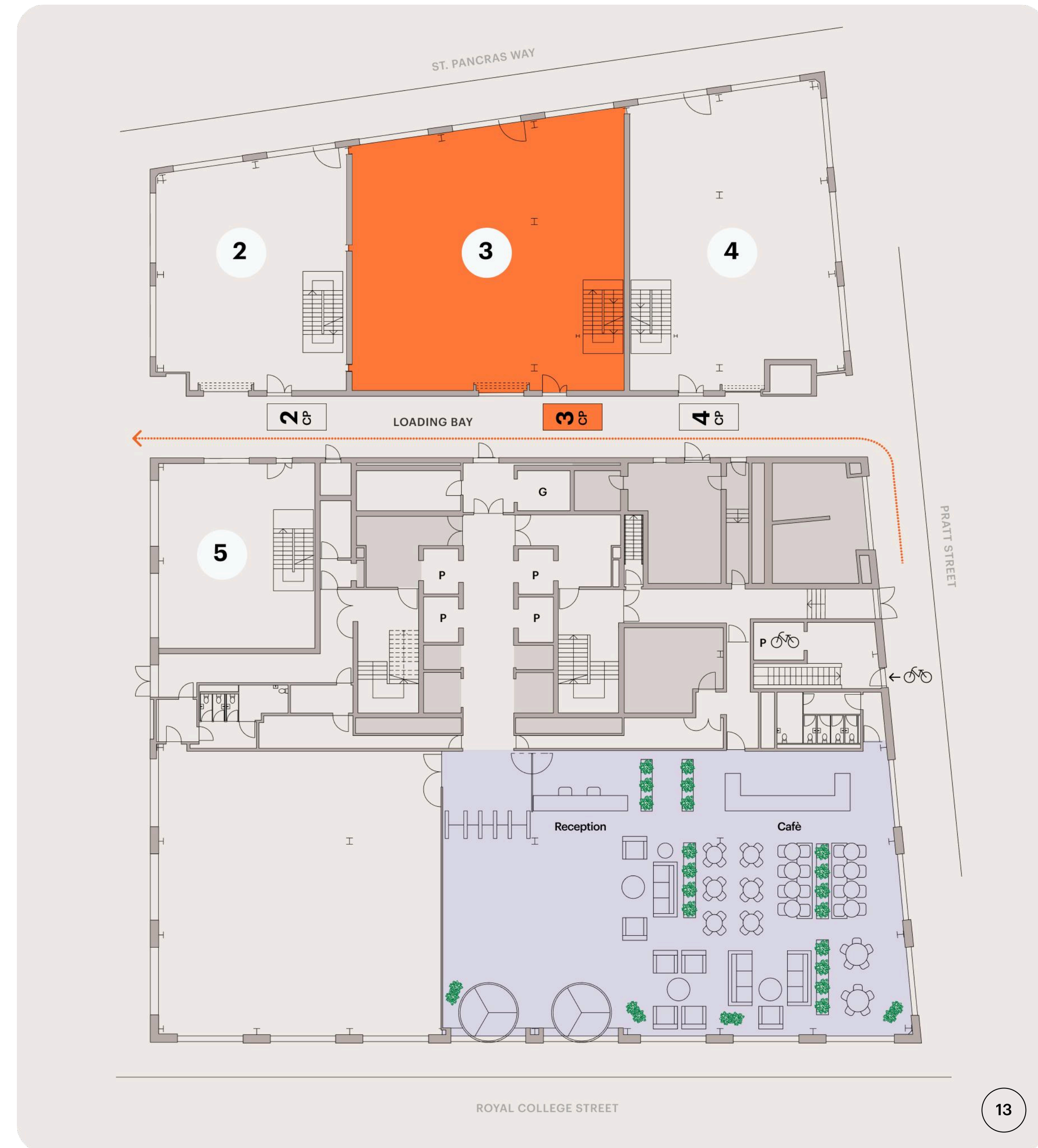
3

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

Ground: 4.80 m
Basement: 3.55 m

| Unit | sq ft |
|---|--------------|
| <input type="radio"/> Unit 2 | 4,250 |
| <input checked="" type="radio"/> Unit 3: | |
| Mezzanine | 1,692 |
| Ground | 2,907 |
| Basement | 4,130 |
| Total: | 8,729 |
| <input type="radio"/> Unit 4 | 6,945 |
| <input type="radio"/> Unit 5 | 2,965 |

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Maker unit Floorplan

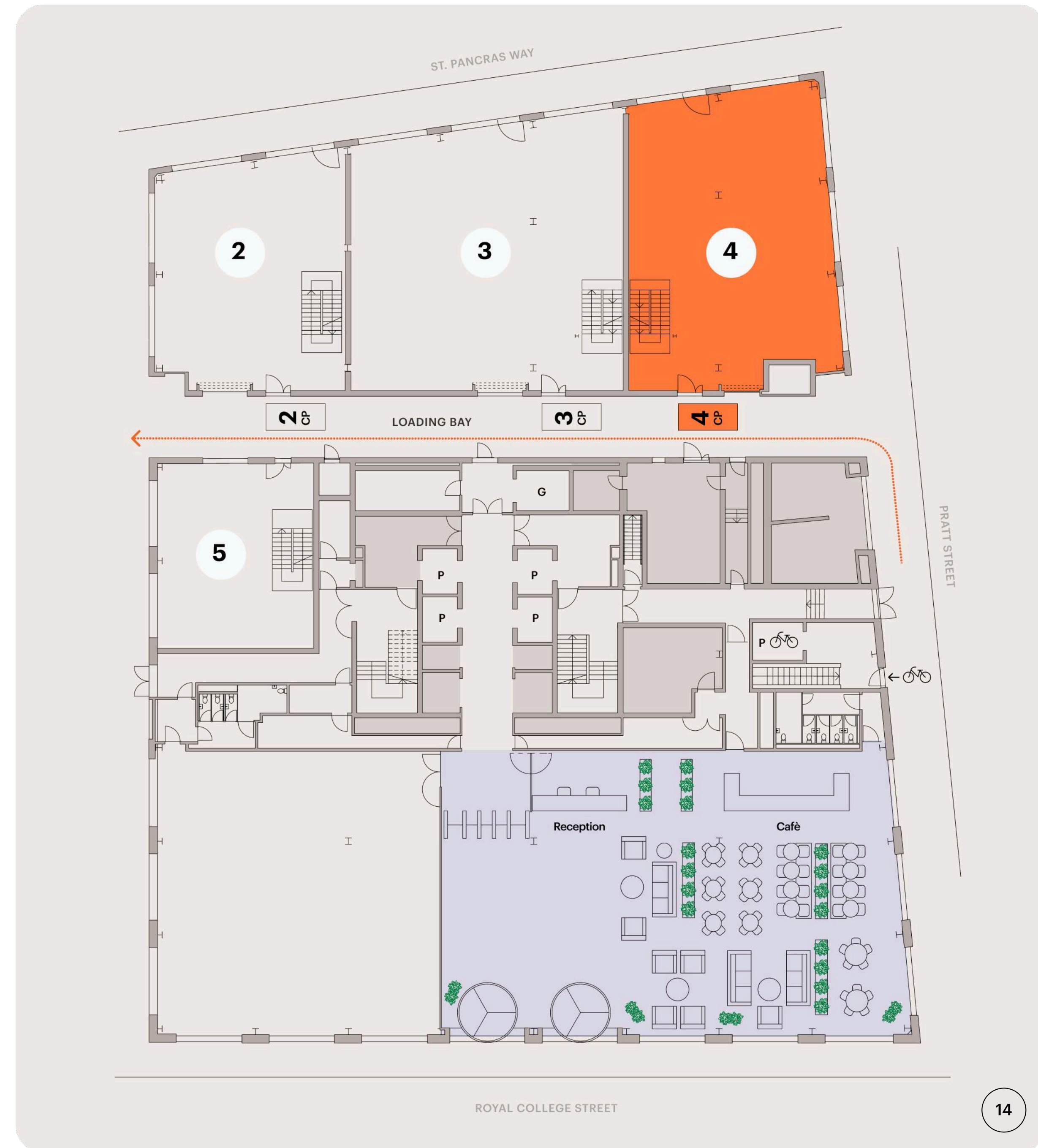
4

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

Ground: 5.22 m
Basement: 3.55 m

| Unit | sq ft |
|------------------|--------------|
| ○ 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

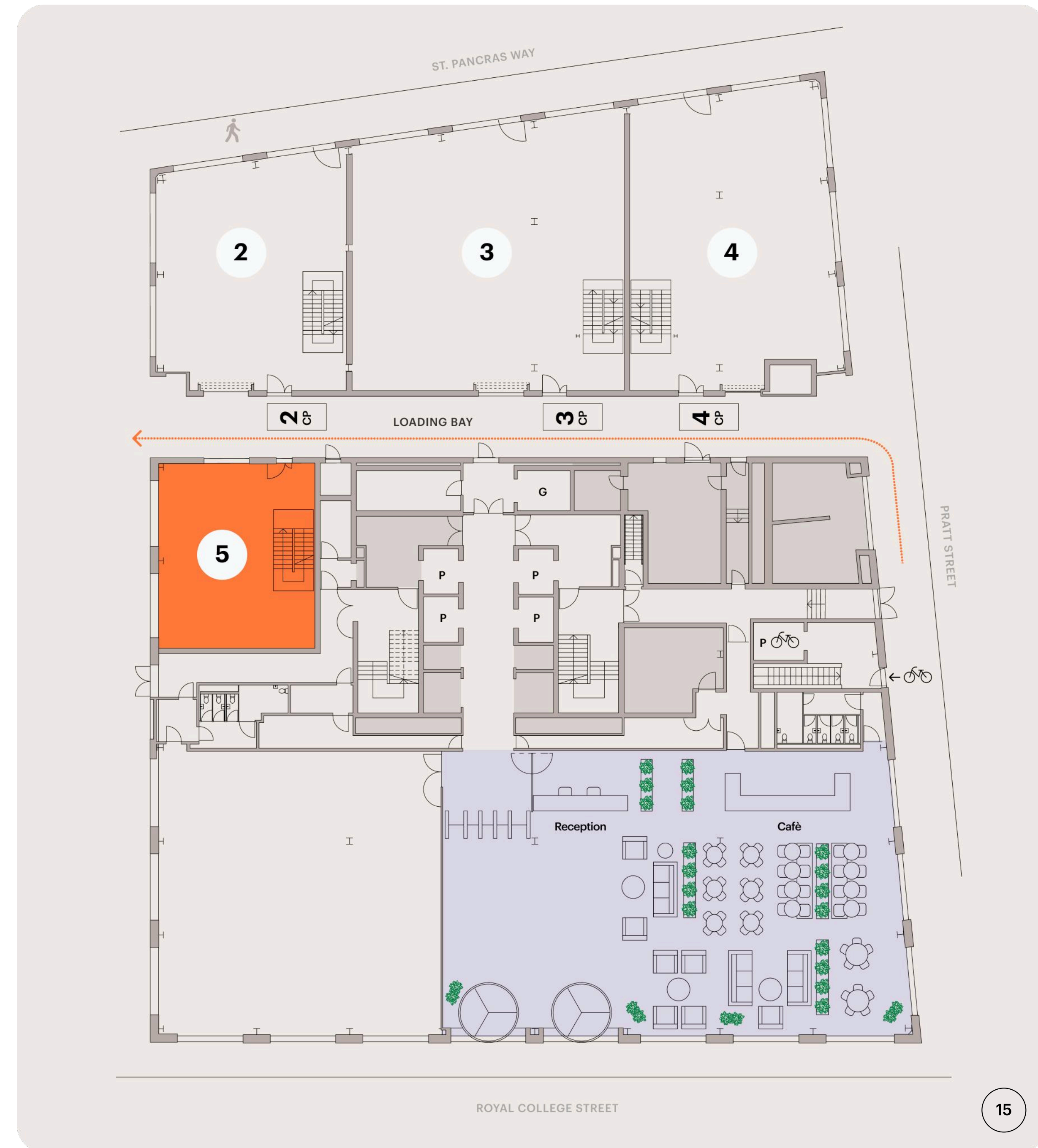
5

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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