St. Pancras Campus.

The campus for innovation. Powered by community.

Office space — **56,500 sq ft**
Maker space — **20,000 sq ft**
Now available

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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 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.

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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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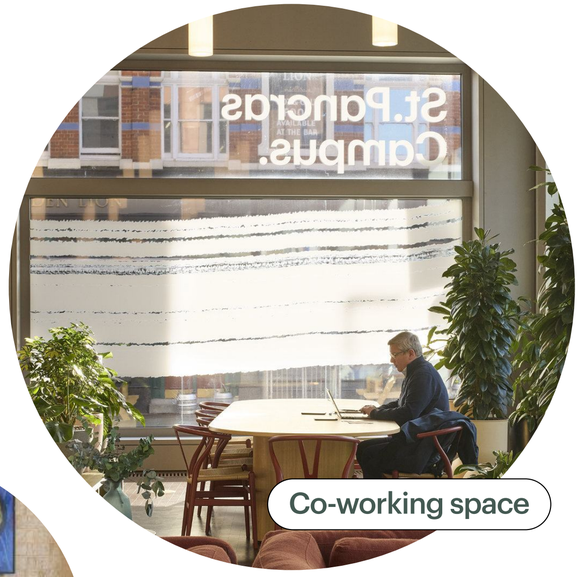
Pavilion



Co-working space



Communal terrace



Campus café



Commuter facilities



Pocket park

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.

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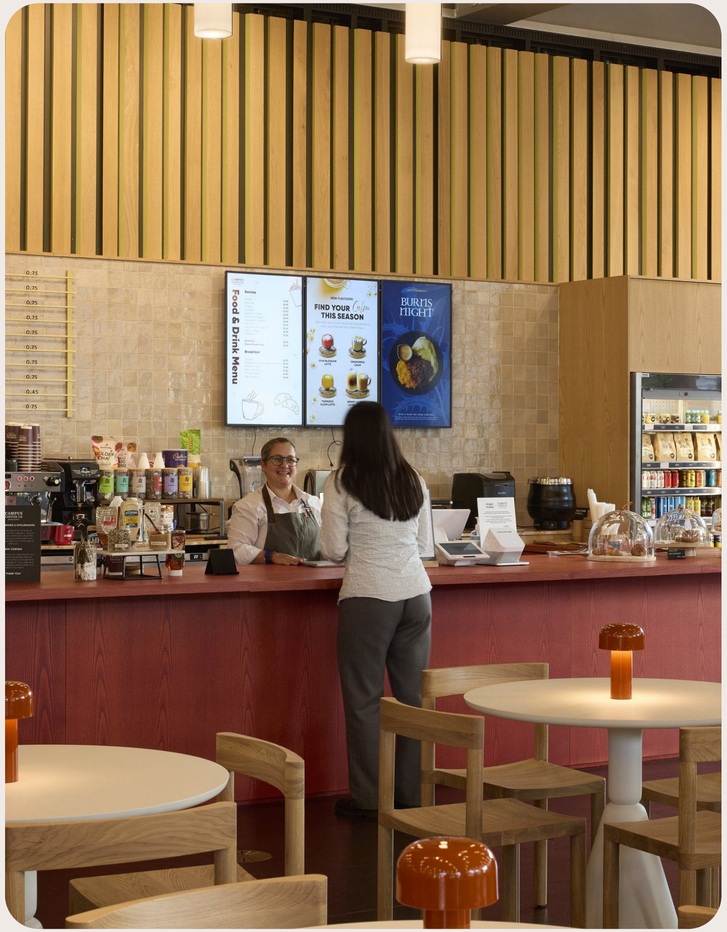

Campus café

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.

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Pavilion

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

St. Pancras Campus.



Communal terrace

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



Pocket park

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

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St. Pancras Campus.





86 lockers

24 showers

112 cycle spaces

Commuter facilities

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

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Location

Creativity thrives.
Innovation drives.

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.	Barrafina	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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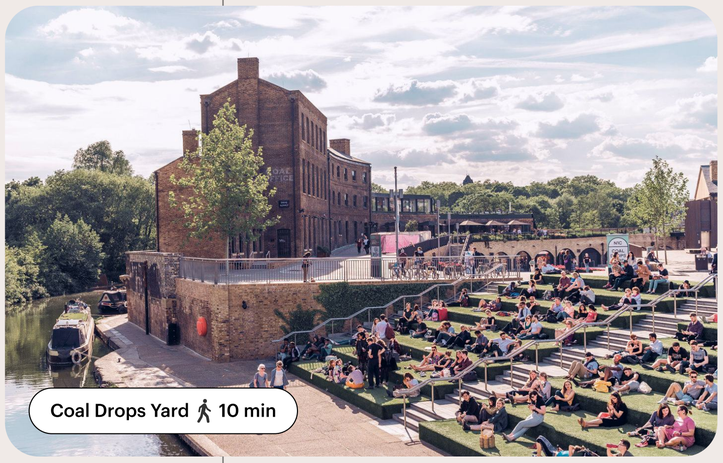





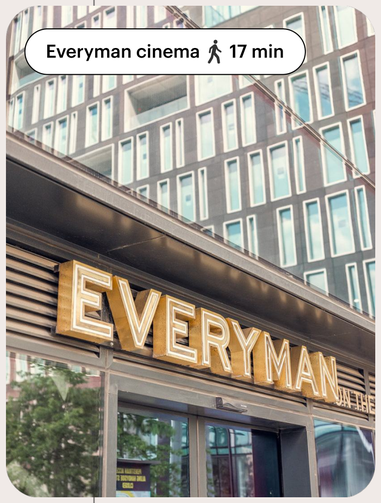

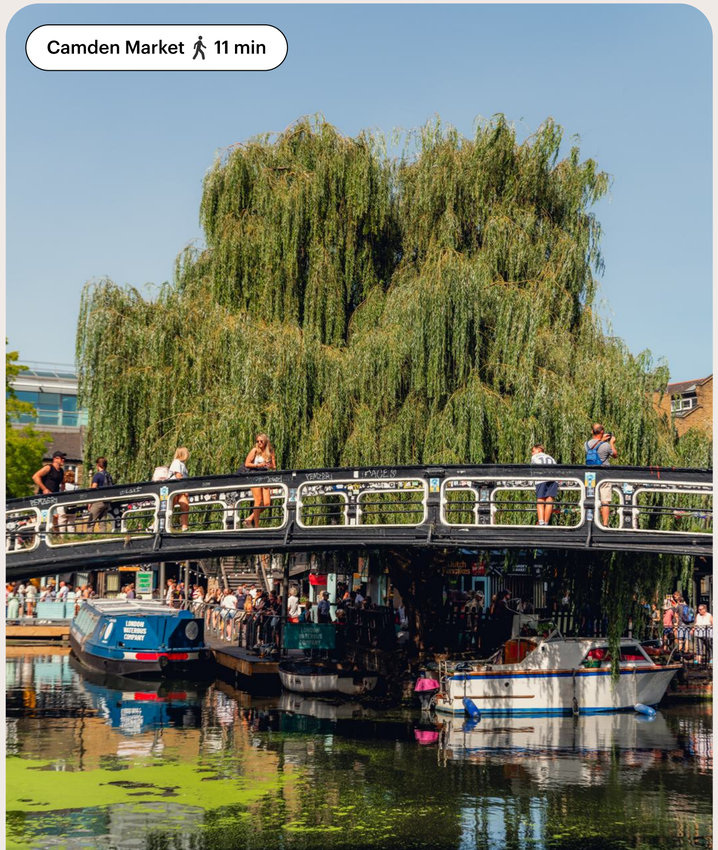

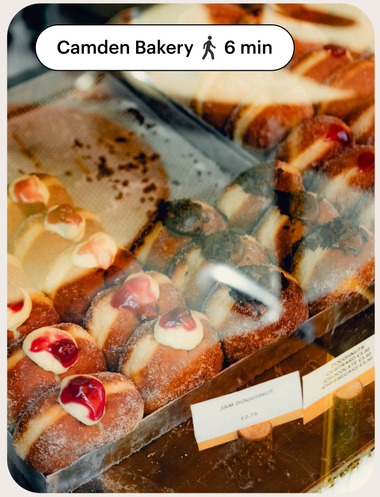



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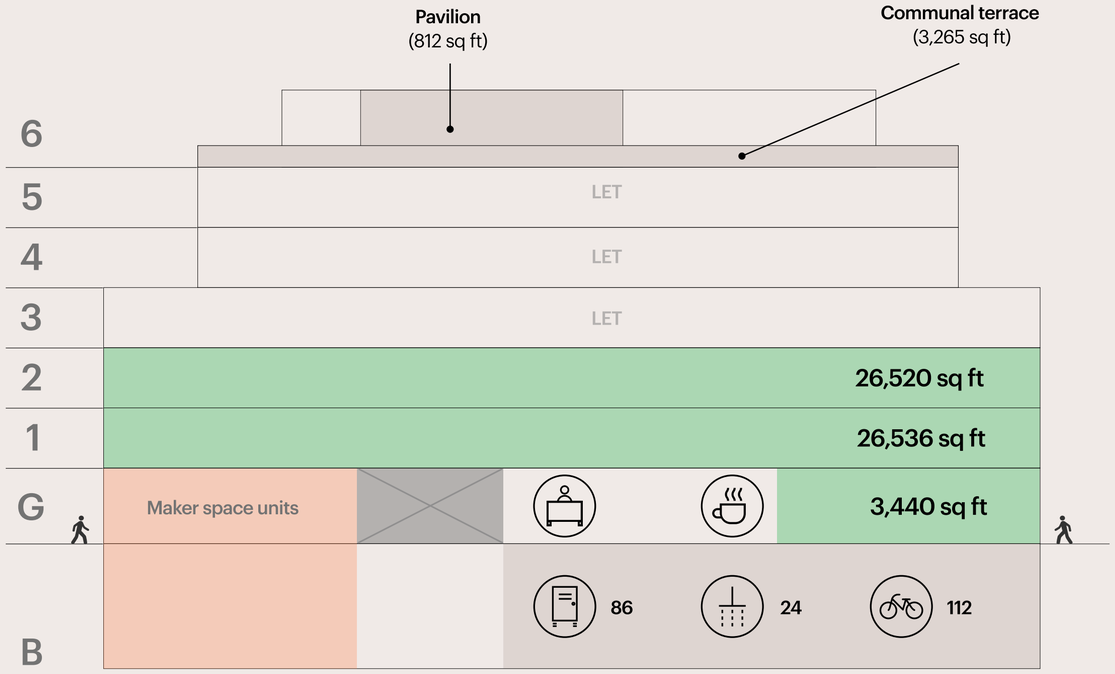
Office space

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.

Total office available **56,496 sq ft**

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Office.
Floorplan

G

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Specification:

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

Occupancy:
1 person/8m2

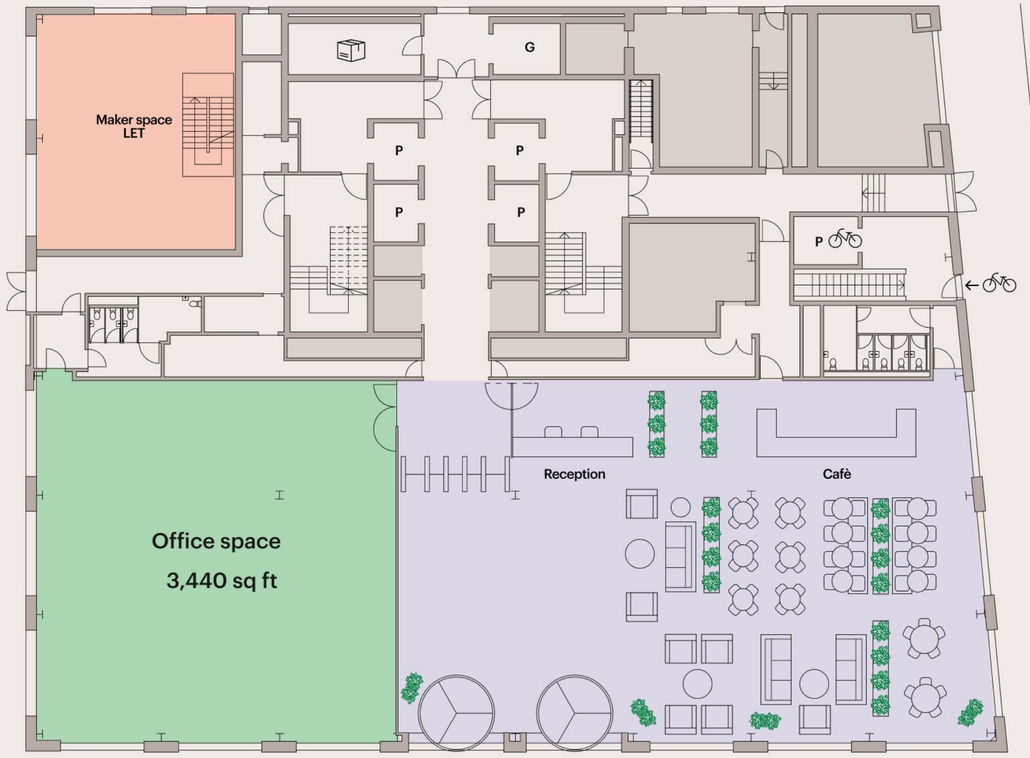
Floors:
End-grain wooden floor tiles

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

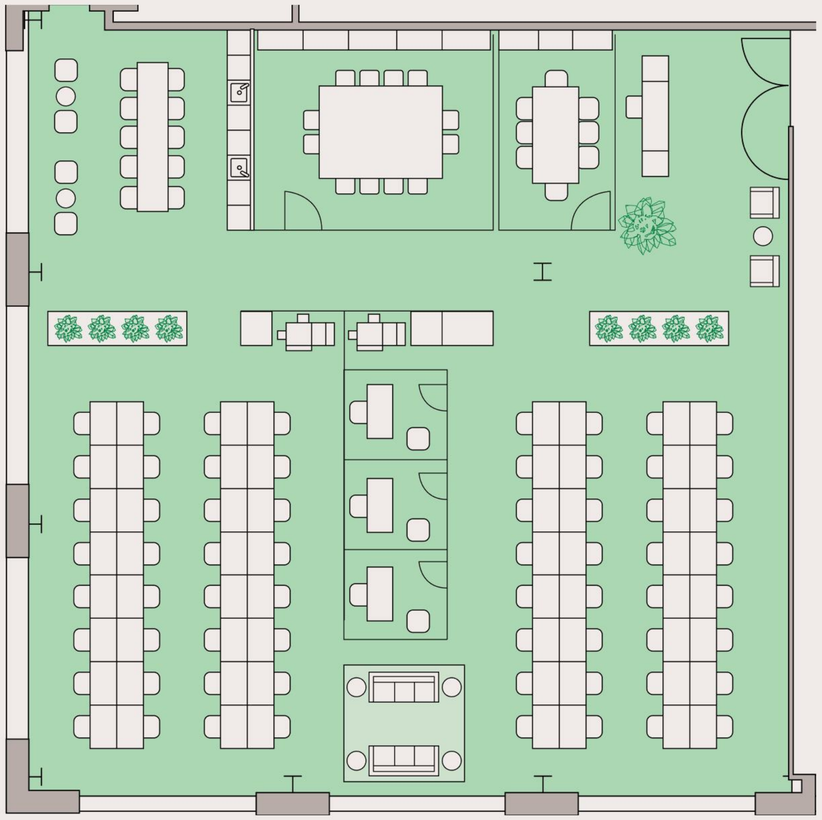


Office space	3,440 sq ft
Reception + café	

Office.
Spaceplan

G

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

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Office.
Floorplan
1 2

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

Specification:

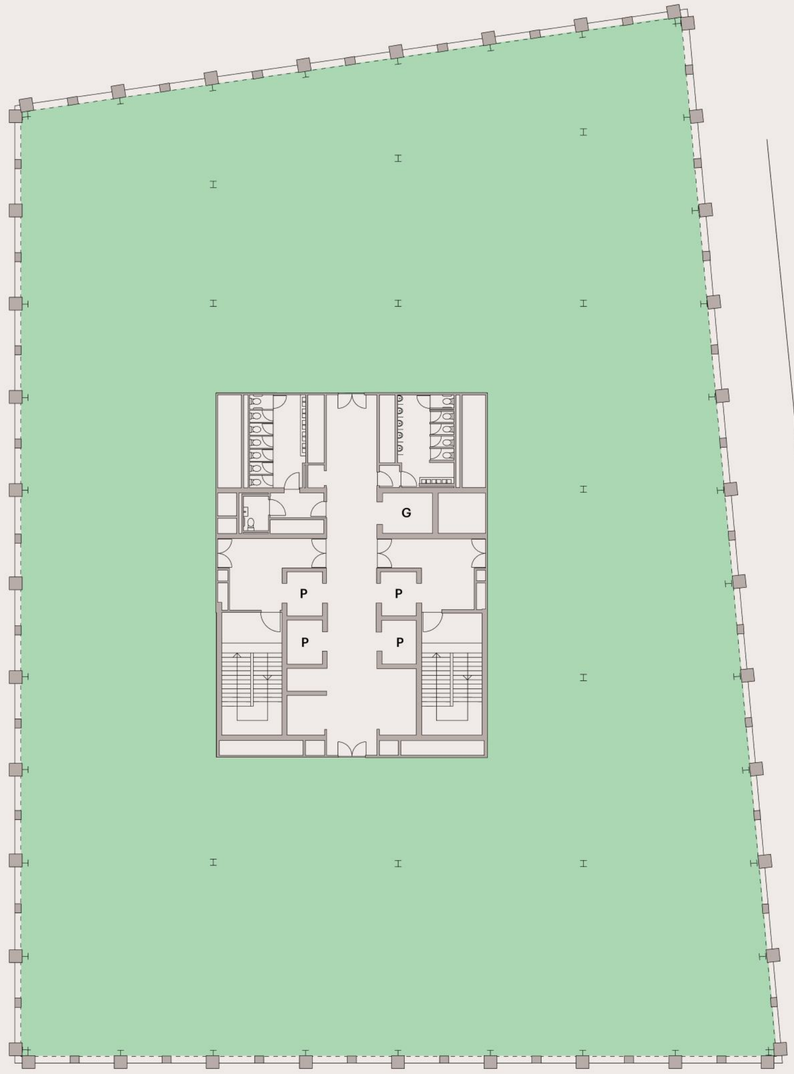
Floor to ceiling:
3.46m (2.81m underside of beam)

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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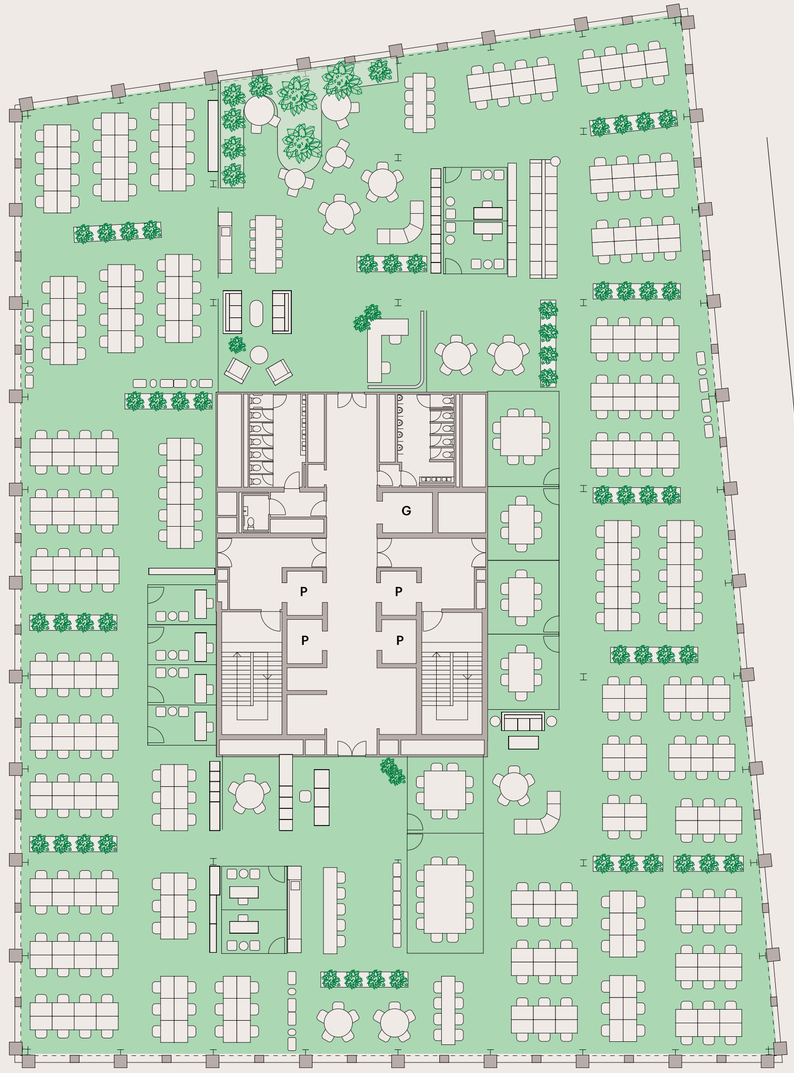
Office.
Spaceplan
1 2

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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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 panelling
- 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.

St. Pancras Campus.

Maker space Availability

2 3 4 5

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.

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



St. Pancras Campus.

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)



Unit 3



Dedicated loading and parking

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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**
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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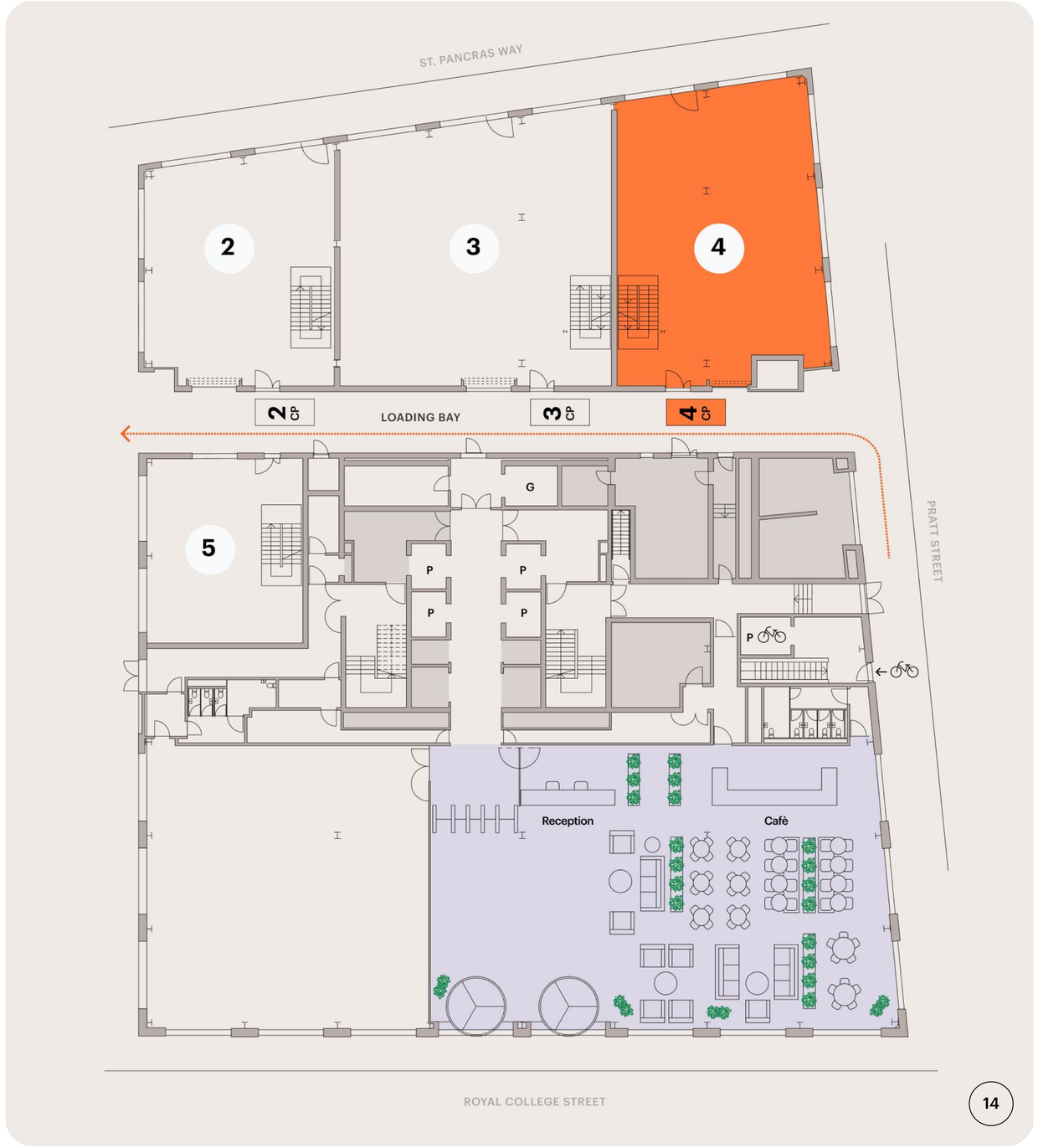
Maker unit Floorplan

4

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

Ground: 5.22 m
Basement: 3.55 m

Unit	sq ft
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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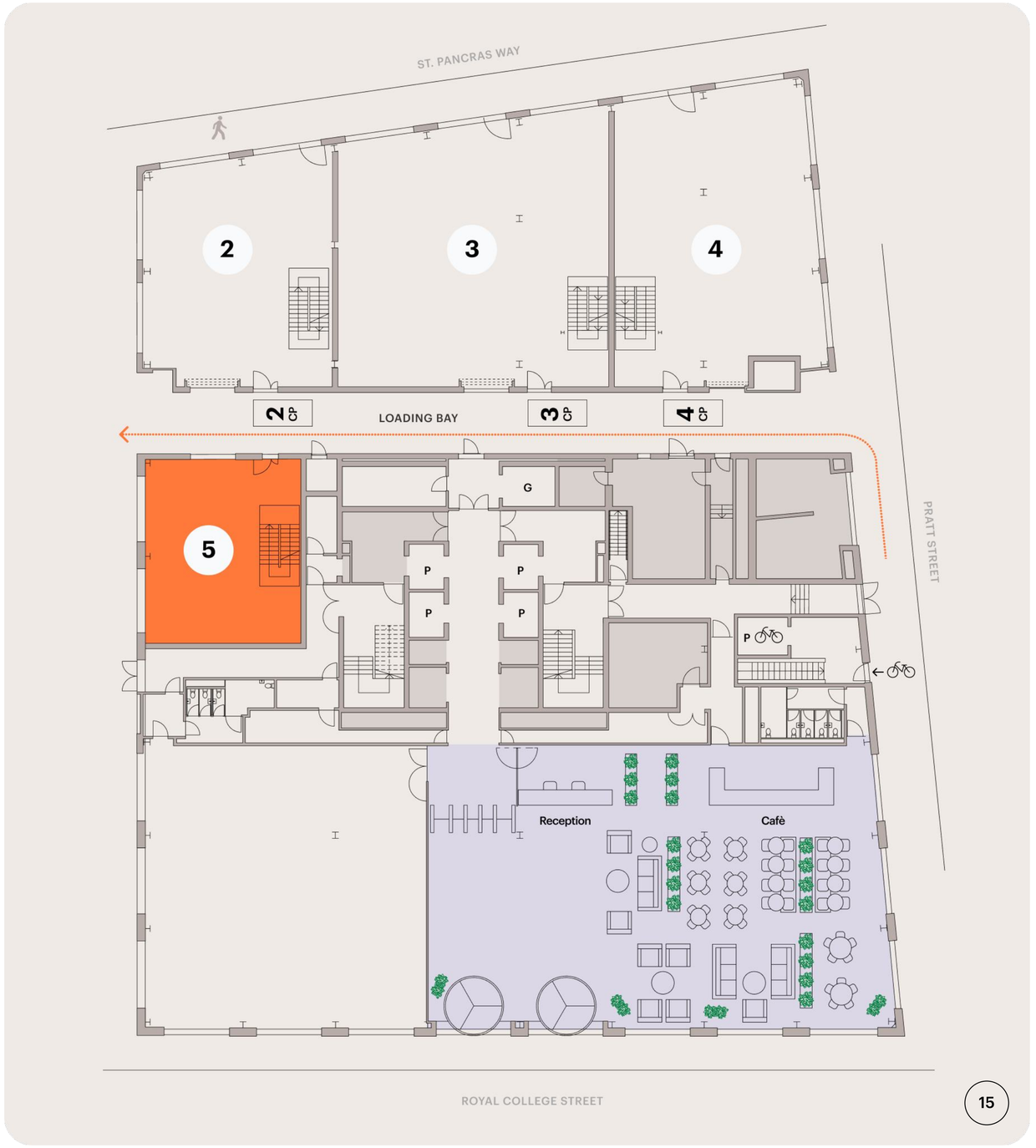
Maker unit Floorplan

5

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

Ground: 3.15 m
Basement: 4.78 m

Unit	sq ft
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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