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.

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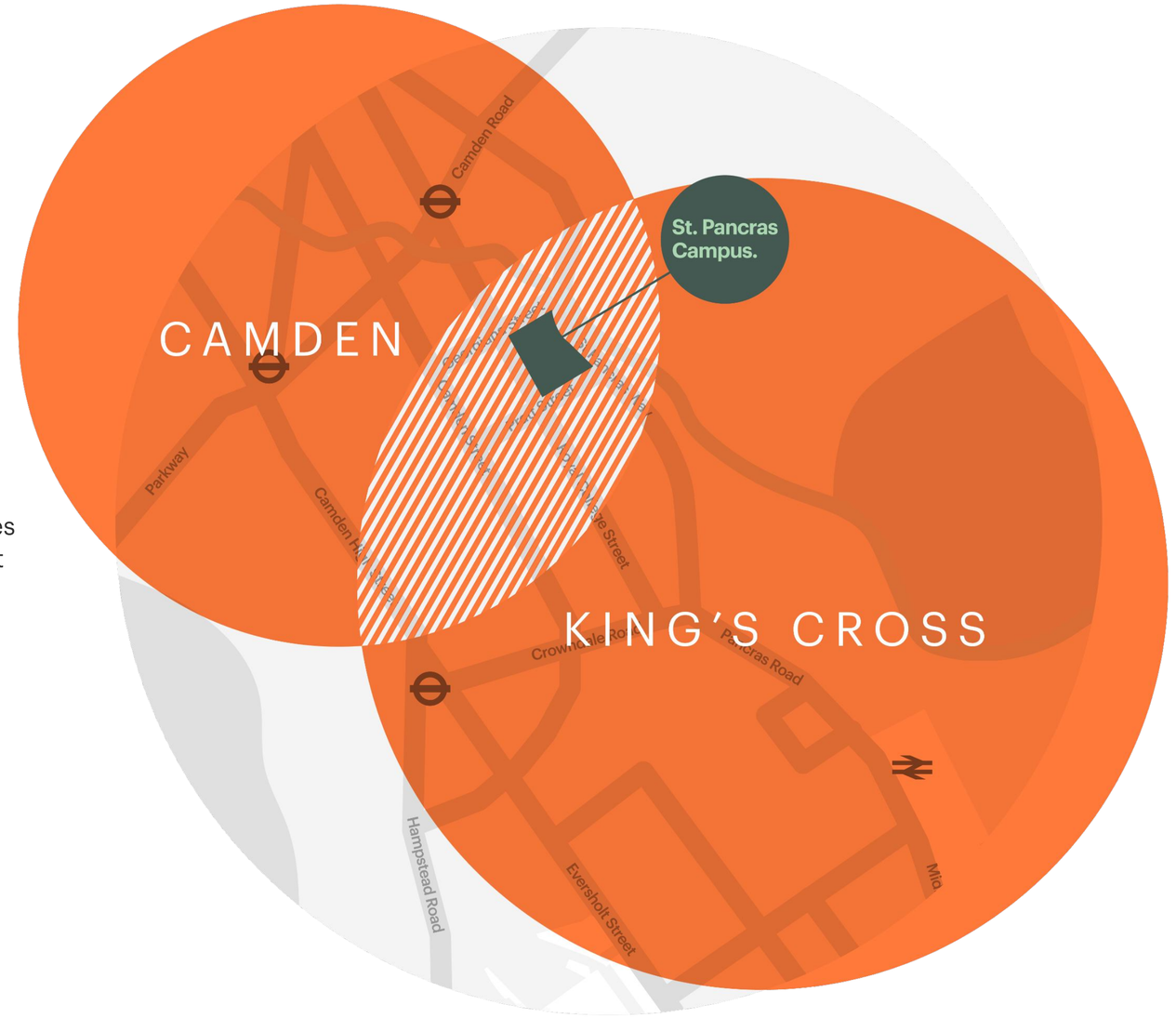


Introduction

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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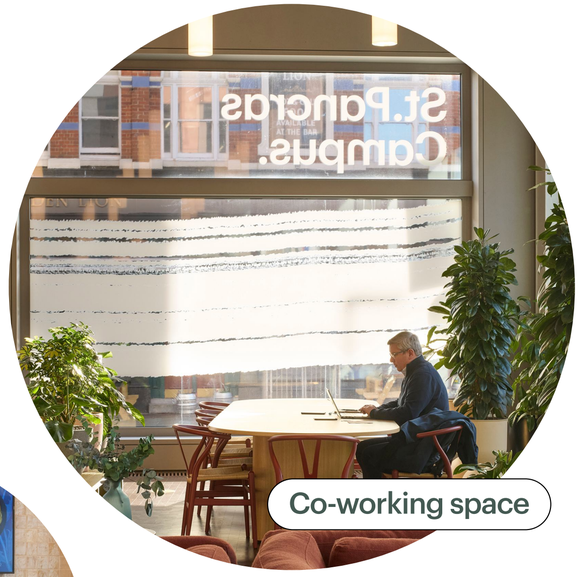


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Pavilion



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.

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

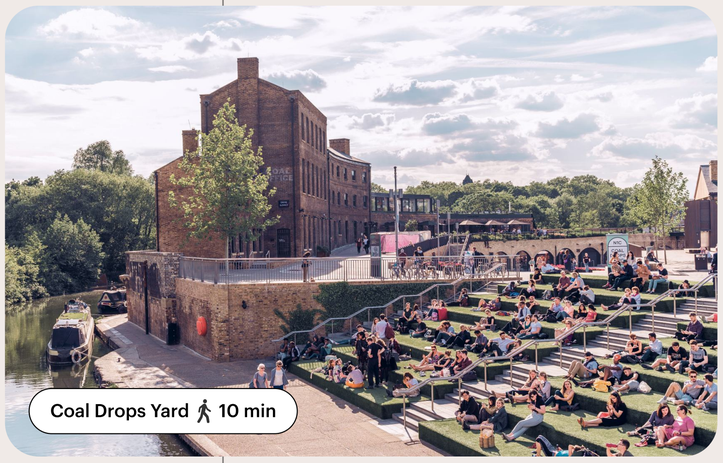
Lifestyle

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



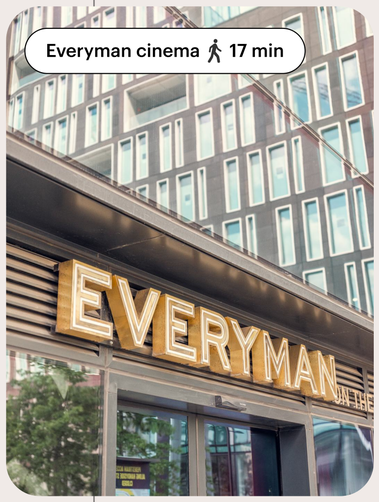
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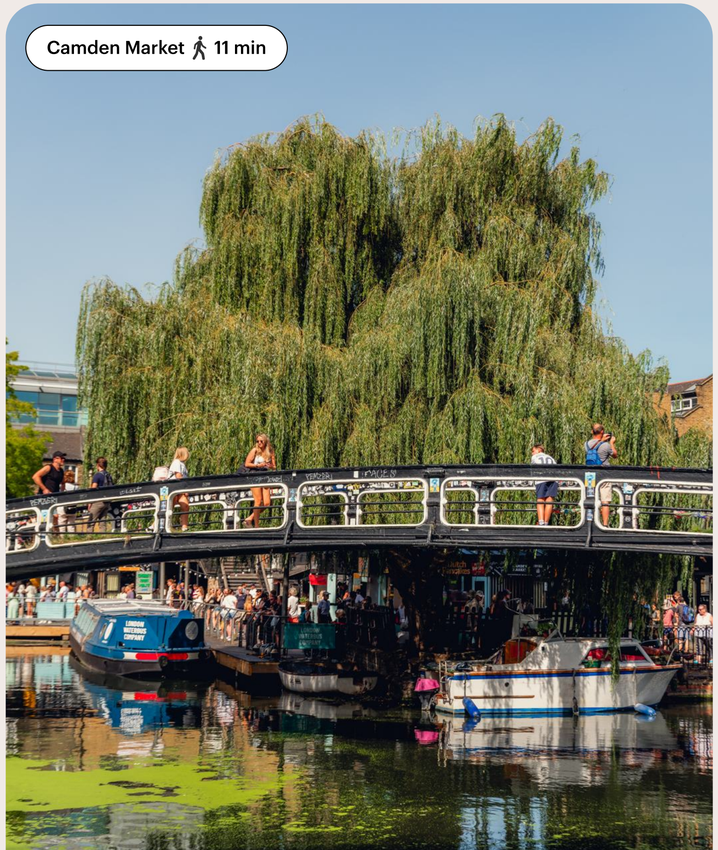
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Maker space Availability

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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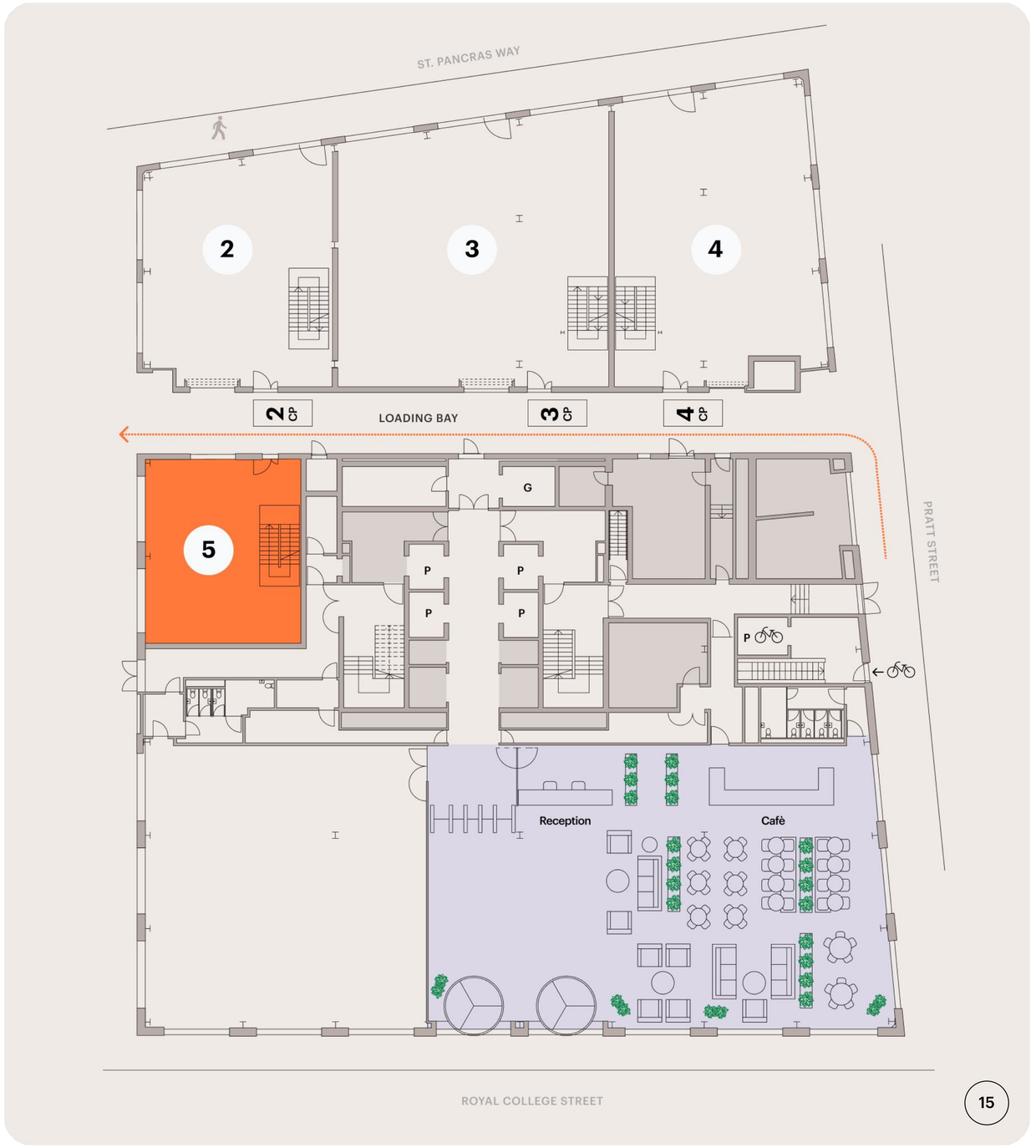
Maker unit Floorplan

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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