

REGENT'S WHARF

**A NEW CANALSIDE CAMPUS FOR KING'S CROSS
UP TO 111,000 SQ FT AVAILABLE NOW**



ENTER 

[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[MAP](#)[KING'S CROSS](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

REGENT'S
WHARF

PACKING HOUSE

20

R
W

ETT YARD

WELCOME TO AN INSPIRING ECOSYSTEM

Hidden within the heart of King's Cross, through a discreet archway, Regent's Wharf is a destination in itself. Forged in a rich industrial heritage, a ground-breaking new campus has been created with the next generation of innovators in mind.

Victorian mills and warehouses connect with a stunning new building to create an interlinked campus surrounding a central courtyard, topped by terraces and fringed by a beautiful private garden.

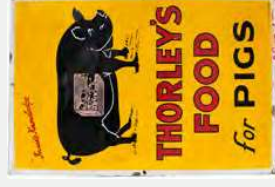
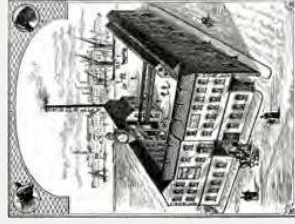
This is a dream opportunity for a business to inhabit a ready-made, flexible campus, or to be part of a wider, self-sustaining community by occupying a single building or individual floors.

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[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

TRADITIONS BREAKING

Limelight, novels and cakes for cattle... discover the makers and mavericks that created the illustrious history of Regent's Wharf.



1820

With the Industrial Revolution and the construction of the railways in North London, Regent's Canal became indispensable and played a fundamental role in the influence London had over the rest of Britain.

1849

As early as 1849 Regent's Wharf, set behind Victorian terraced housing, appeared on maps, depicting a timber yard which was home to 'Haggis and Sons The Caledonian Patent Sawing and Planing Mills'.

1857

By 1857, the site was taken on by Thorley's Food for Cattle with buildings used as stables, a spice mill, packing offices and warehouses. The site continued to attract a wide range of industries from packing to publishing, initially benefiting from the canal connections and more recently enjoying the central King's Cross location.

1892

Thorley's many successes were rewarded with a royal warrant in 1892 and the colours and iconic pig of this important contributor to British industrial heritage are honoured in the new Regent's Wharf brand, weaving the vibrant history of the site into the new campus and continuing the narrative of a place for pioneers.

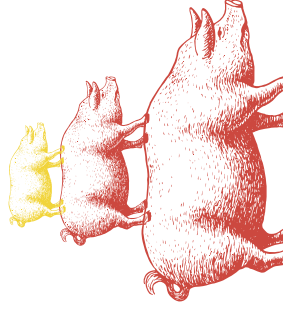


[INTRODUCTION](#)[HERITAGE](#)[—DEVELOPMENT—](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

4^{fo} BUILDINGS 111,000^{sq}_{FT} CONTEMPORARY SPACE PLUS COURTYARD & ROOF TERRACES

THINK LATERALLY

Cutting-edge workspace across 4 interconnected buildings with both CAT A and fully fitted options available.



THORLEY WORKS



Up to 61,500 sq ft of contemporary new-build office space with private gardens, balconies and two rooftop terraces overlooking Regent's Canal and the City.

THE CANAL BUILDING



28,700 sq ft of wow-factor warehouse offices with original steel columns, exposed beams and a spectacular canal-side frontage.

THE MILL



10,000 sq ft of well-connected workspace, with courtyard balconies and exposed brickwork.

THE PACKING HOUSE



Up to 7,500 sq ft of charming historic workspace topped with a stunning rooftop terrace.



INTRODUCTION

HERITAGE

—DEVELOPMENT—

KING'S CROSS

MAP

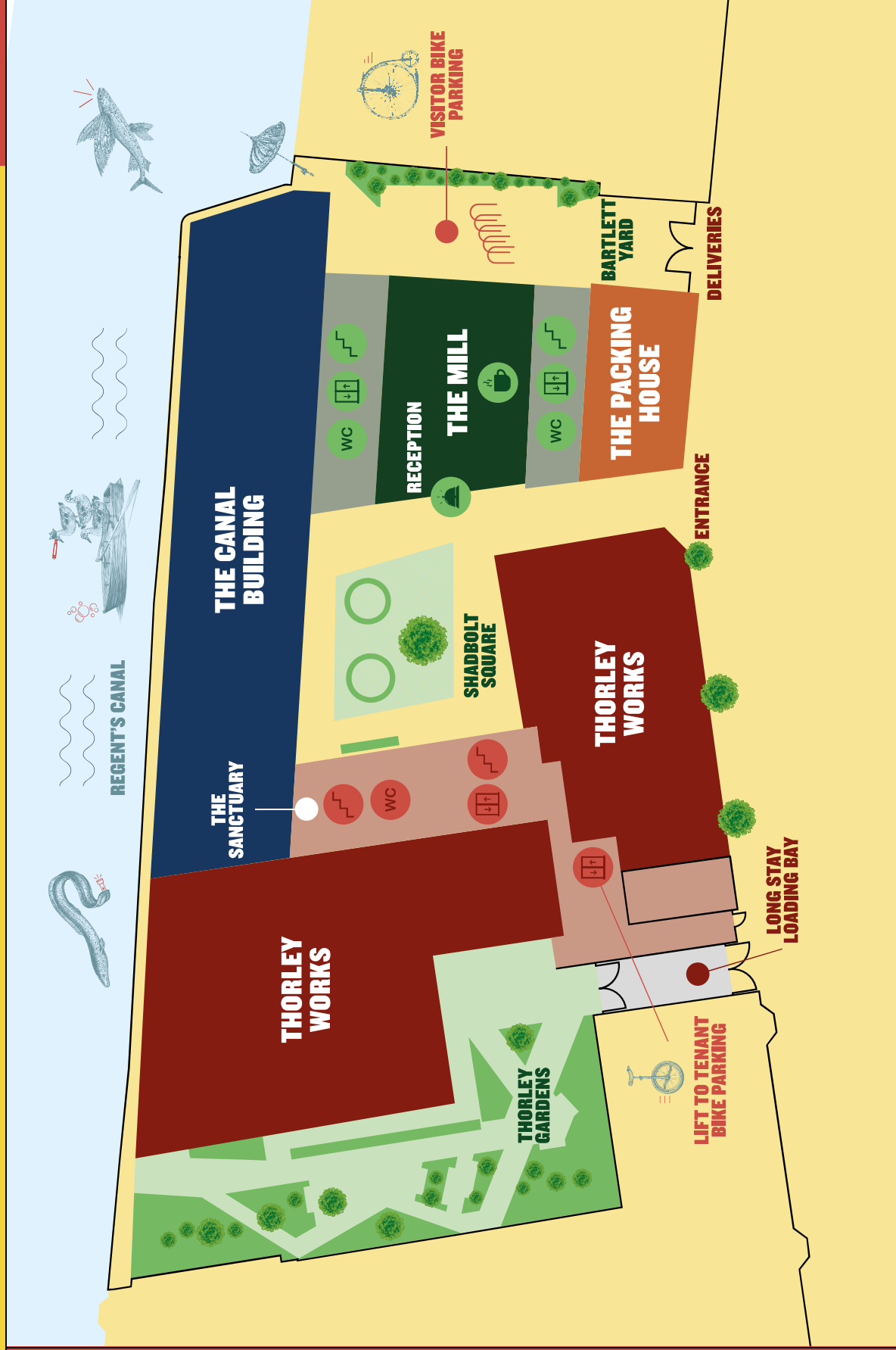
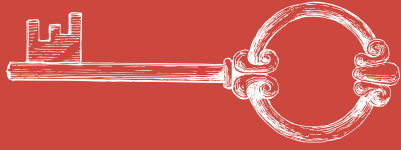
TRANSPORT

GALLERY

FLOORPLANS

CONTACT

CAMPUS MAP



[INTRODUCTION](#)[HERITAGE](#)[—DEVELOPMENT—](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

The Canal Building looking out to Regent's Canal



INTRODUCTION

HERITAGE

—DEVELOPMENT—

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT

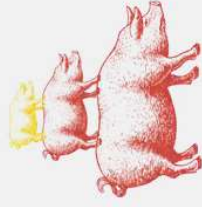
BUILDING HIGHLIGHTS



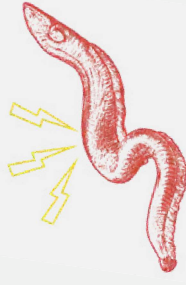
A flexible campus of
warehouse workspace
and contemporary offices



A hidden oasis at
the heart of King's Cross



Occupation density of 1:8
(new build) and 1:10 (heritage)



WiredScore Platinum



Four interlinked buildings around
a landscaped courtyard



The ability to accommodate laboratory
spaces with 3.5m floor to ceiling height
(at Thorley Works only)



Views over the canal and beyond
from both main workspaces

up to
6,900 sq ft

of mixed-use opportunities

up to
49,300 sq ft

of heritage warehouses

up to
16,100 sq ft

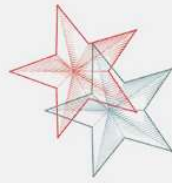
of gardens and terraces

up to
62,400 sq ft

of cutting-edge new build

[INTRODUCTION](#)[HERITAGE](#)[—DEVELOPMENT—](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

SUSTAINABILITY + WELLBEING



BREEAM Excellent—more than 16 tons of carbon emissions saved by using canal in construction



Carbon neutral, gas-free buildings procuring renewable energy



EPC A



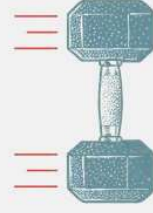
Parenting Room



Active Score Platinum—ample provision of showers, lockers, cycle parking, cycle charging and even Brompton bike lockers



WELL Gold Enabled—Waterside working with natural ventilation to the canal



Potential to create multi-purpose fitness suite



1,300% increase in greening and addition of 15 bird and bat boxes



[INTRODUCTION](#)

[HERITAGE](#)

[—DEVELOPMENT—](#)

[KING'S CROSS](#)

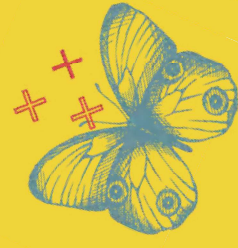
[MAP](#)

[TRANSPORT](#)

[GALLERY](#)

[FLOORPLANS](#)

[CONTACT](#)



UP TO
16,100 SQ FT
of **GARDENS
AND TERRACES**



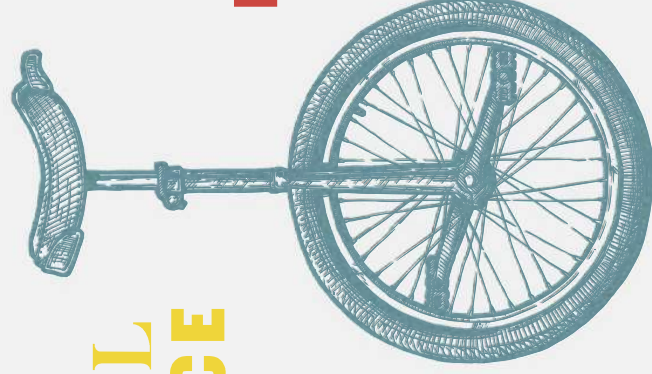
[INTRODUCTION](#)[HERITAGE](#)[—DEVELOPMENT—](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

COMMUTER FACILITIES

Regent's Wharf has been designed with its' occupiers in mind. Your commute will be all the smoother knowing you can shower, store, and charge - all at the office.

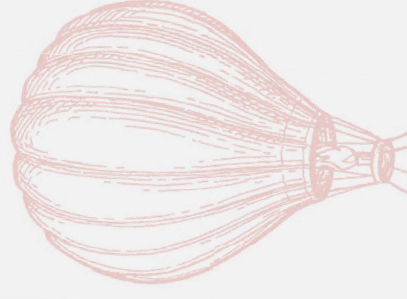
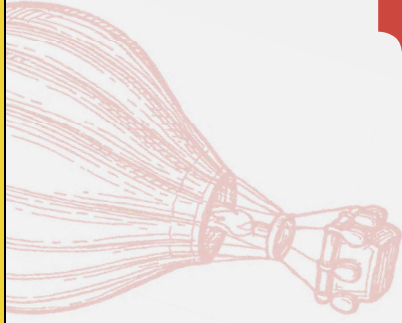
16 TOWEL
SHOWERS SERVICE
available

& 108 LOCKERS *for*
ACTIVE COMMUTERS



160 E-BIKE
LONG STAY & SCOOTER
CHARGING POINTS
34 SHORT STAY
CYCLE SPACES

BROMPTON
bike LOCKERS





[INTRODUCTION](#)

[HERITAGE](#)

[—DEVELOPMENT—](#)

[KING'S CROSS](#)

[MAP](#)

[TRANSPORT](#)

[GALLERY](#)

[FLOORPLANS](#)

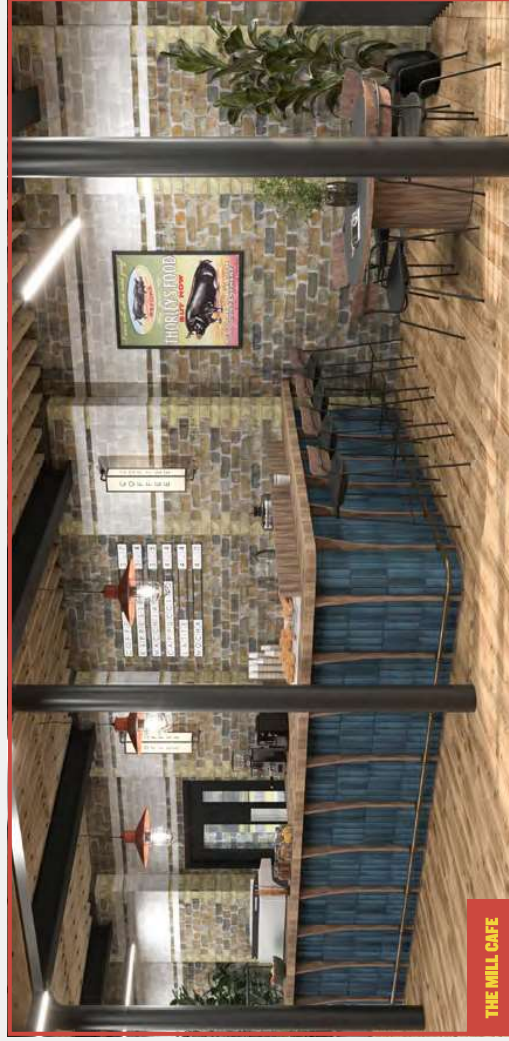
[CONTACT](#)



THE ENGINE ROOM EVENT SPACE



THE MILL RECEPTION



THE MILL CAFE



THE MILL TEA-POINT

[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[-KING'S CROSS-](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

INSIDERS' KING'S CROSS



With a privileged canal-side position, tucked away from the madding King's Cross crowds but just minutes from Granary Square and the stations, occupiers at Regent's Wharf can choose from lesser known local hotspots or join the throng for fun afterwork drinks and a lively atmosphere.





INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT



GRAB
a
COFFEE



HEAD OUT
for
LUNCH



IMPRESS
a
CLIENT



DRINKS
after
WORK





INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT



GRAB *a* COFFEE

- 1 RW Café
- 2 Pret A Manger
- 3 Nourished Communities
- 4 Costa Coffee
- 5 Keystone Coffee
- 6 Kiss the Hippo Coffee
- 7 Carhartt Coffee
- 8 Notes Coffee Roasters
- 9 Starbucks
- 10 Hermanos Colombian Coffee Roasters



HEAD OUT FOR LUNCH



IMPRESS A CLIENT



DRINKS AFTER WORK





INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT



HEAD OUT *for* LUNCH

- | | | | |
|----|-----------------------|----|------------------|
| 1 | RW Café | 11 | Rosa's Thai |
| 2 | Kaki | 12 | Nenno |
| 3 | Marathon Restaurant | 13 | Coqfighter |
| 4 | Merkato | 14 | Mildreds |
| 5 | Ekachai | 15 | Camino |
| 6 | Franco Manca | 16 | BAO |
| 7 | Nourished Communities | 17 | Canopy Market |
| 8 | BunCo | 18 | Waitrose |
| 9 | Tesco Express | 19 | Caravan |
| 10 | Supawan | 20 | Sons + Daughters |



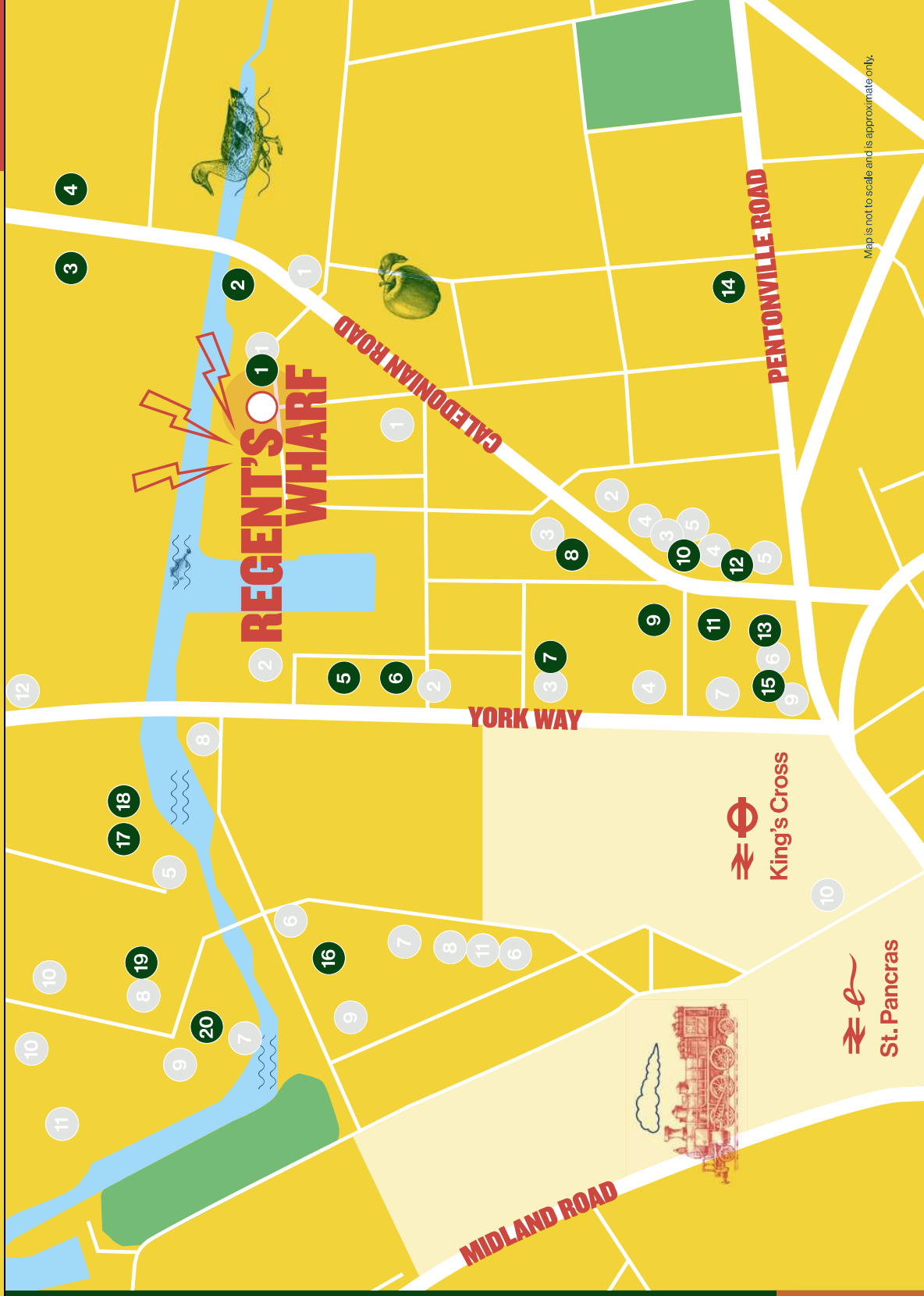
GRAB A COFFEE



IMPRESS A CLIENT



DRINKS AFTER WORK





INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT



IMPRESS *a* CLIENT

- | | |
|-------------------------------|----------------|
| 1 The Cross | 9 Hicce |
| 2 Rotunda | 10 Vermuteria |
| 3 Flat Iron | 11 Porte Noire |
| 4 Vitruvian | |
| 5 The Lighterman | |
| 6 German Gymnasium | |
| 7 The Coal Office | |
| 8 Granary Square
Brasserie | |



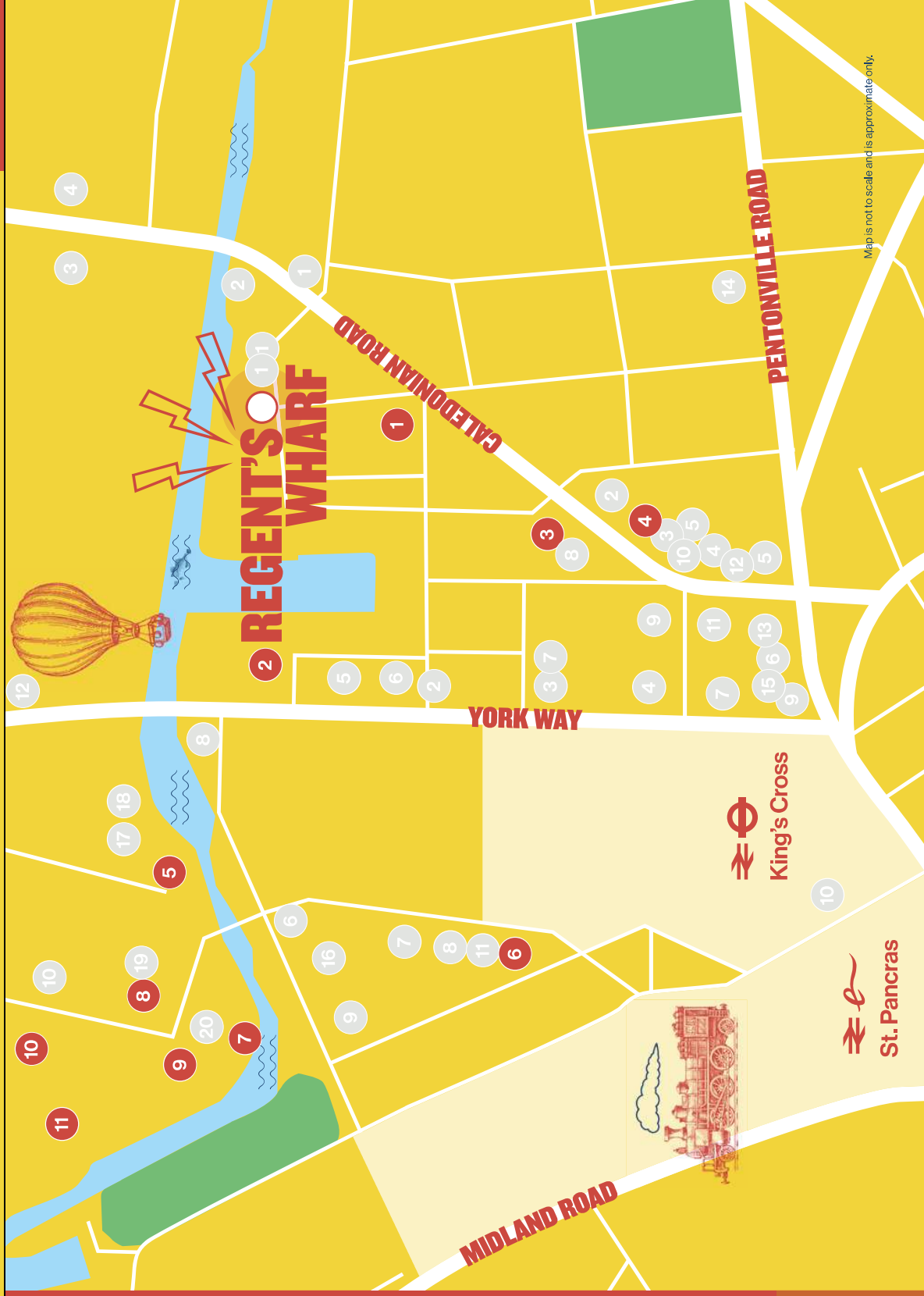
GRAB A COFFEE



HEAD OUT FOR LUNCH



DRINKS AFTER WORK





DRINKS *after* WORK

-

GRAB A COFFEE



HEAD OUT FOR LUNCH

IMPRESS A CLIENT



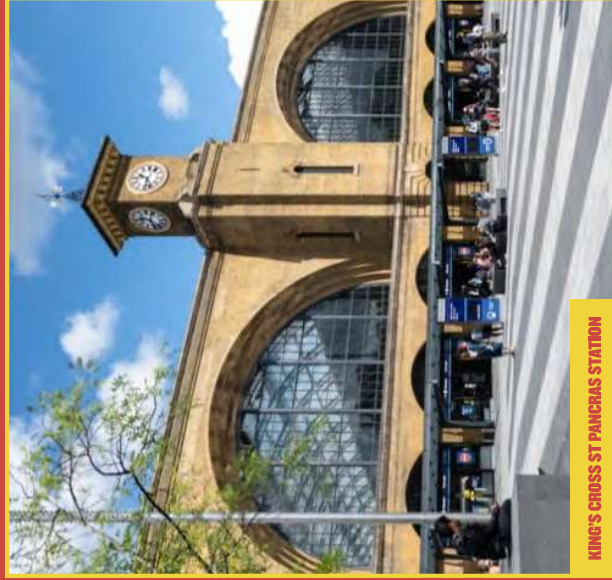
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[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[KING'S CROSS](#)[-MAP-](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

IN THE AREA



THE LIGHTERMAN



KING'S CROSS ST PANCRAS STATION



THORNHILL ARMS



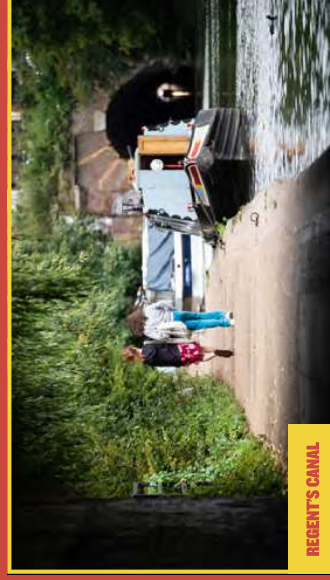
NOTES



COAL DROPS YARD



GERMAN GYMNASIUM



REGENT'S CANAL

[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[KING'S CROSS](#)[MAP](#)[-TRANSPORT-](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

EXPAND YOUR HORIZONS

Place your brand in the most connected destination in London, the UK and Europe.

6

6 Underground lines connecting to all corners of London

2

National mainline rail stations, plus Euston just 500m beyond

5

All five of London's international airports are within an hour – with direct services to Heathrow, Gatwick and Luton

14

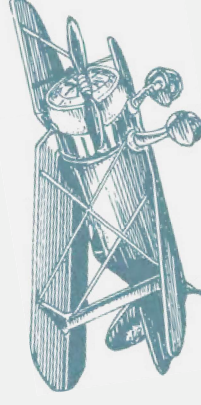
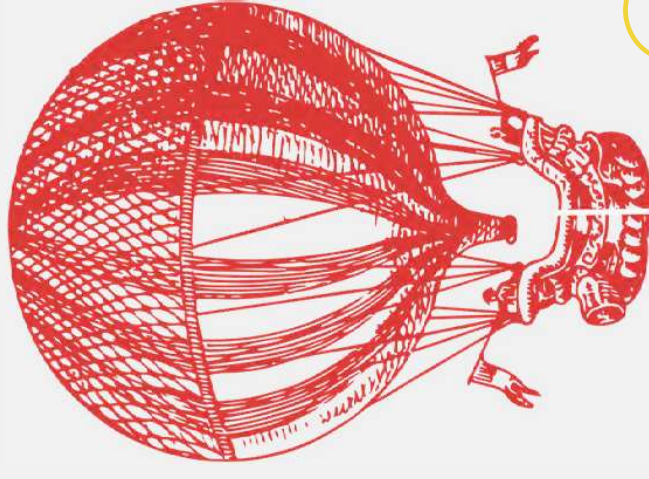
14 bus lines running here there and everywhere

e

International high-speed rail connecting London with Europe

800

800 cycle-space interchange including Santander and Brompton bike stands



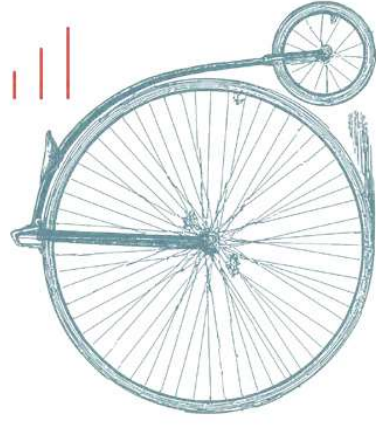


ON YOUR BIKE

With 194 cycle spaces on site, electric charging points, Brompton lockers and Regent's Wharf's very own TfL Santander bike stand, there's nothing standing in the way for peddle pushers.

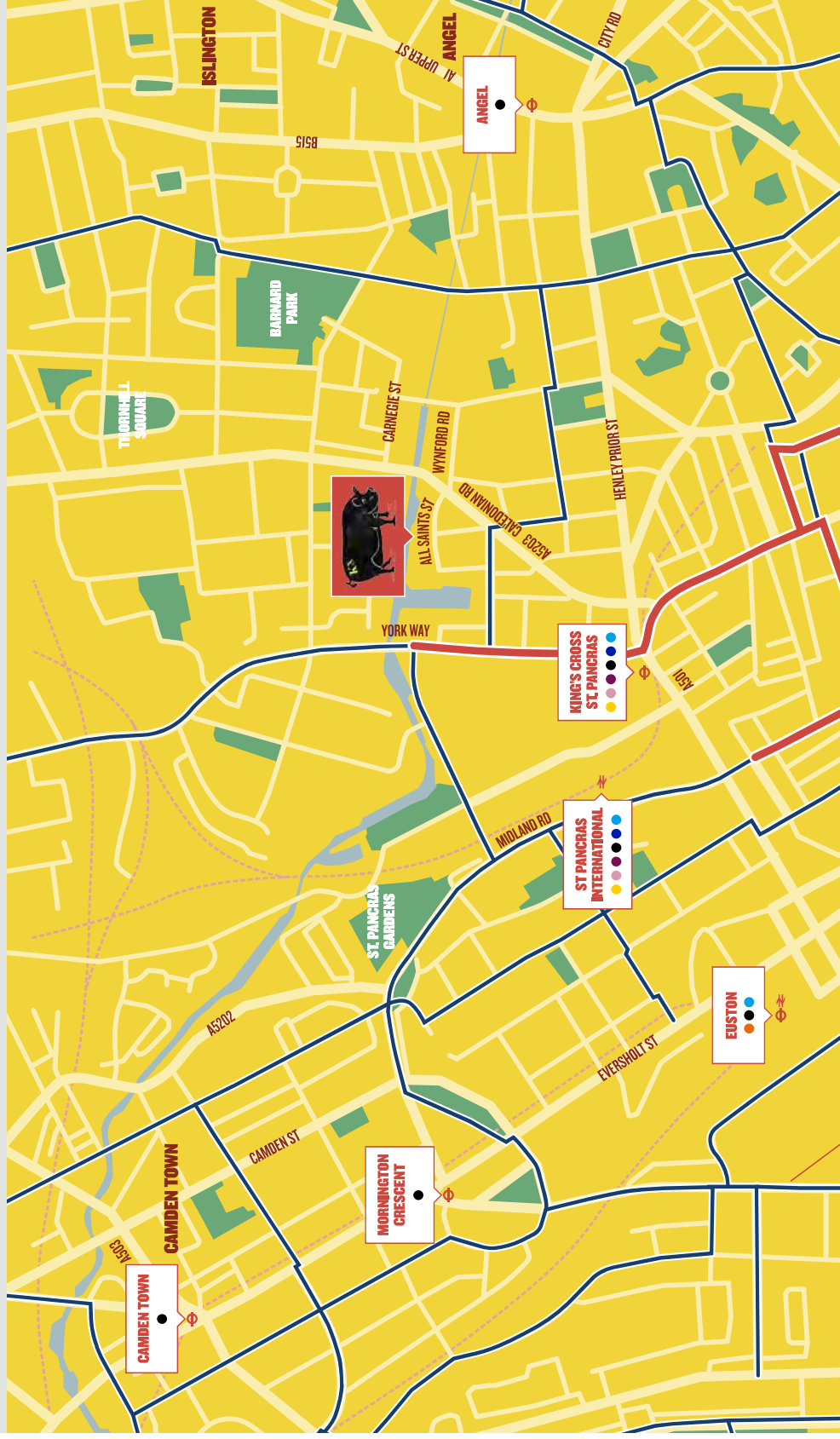
Despite being a key public transport hub, safe cycle routes run to and from King's Cross including along the canal which connects West to East and the Shoe Lane route through Midtown, piecing together narrow streets, blocked to motorists by bollards and emerging opposite St. Pancras Station.

Once complete the cycle interchange at King's Cross will provide 800 cycle spaces for commuters and cycling for your commute is made all the easier with a free cycle maintenance service, available at Lewis Cubitt Square on Wednesdays throughout the Summer.



ON YOUR BIKE

TAKE THE TUBE



Map is not to scale and is approximate only.



TAKE THE TUBE

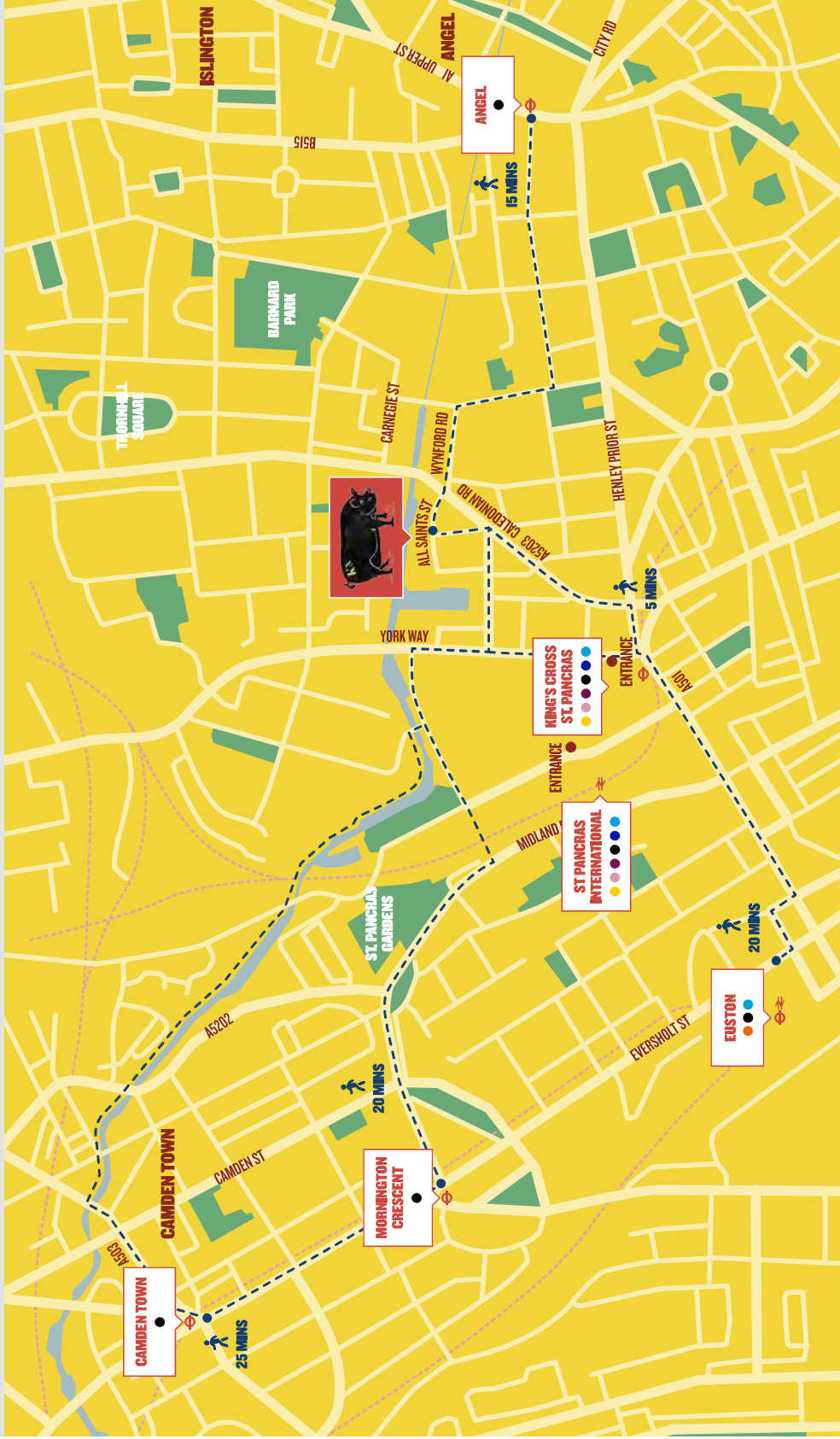
Under 10 minutes walk from Regent's Wharf, King's Cross St. Pancras Underground station links six London Underground lines – Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria. This makes it the biggest interchange on the London Underground.

Travel times by Tube

Euston	2 mins
Caledonian Road	2 mins
Oxford Circus	5 mins
Liverpool Street	8 mins
Bank	9 mins
Victoria	9 mins
Charing Cross	12 mins
Paddington	13 mins
Waterloo	15 mins
Canary Wharf	22 mins

ON YOUR BIKE

TAKE THE TUBE



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INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

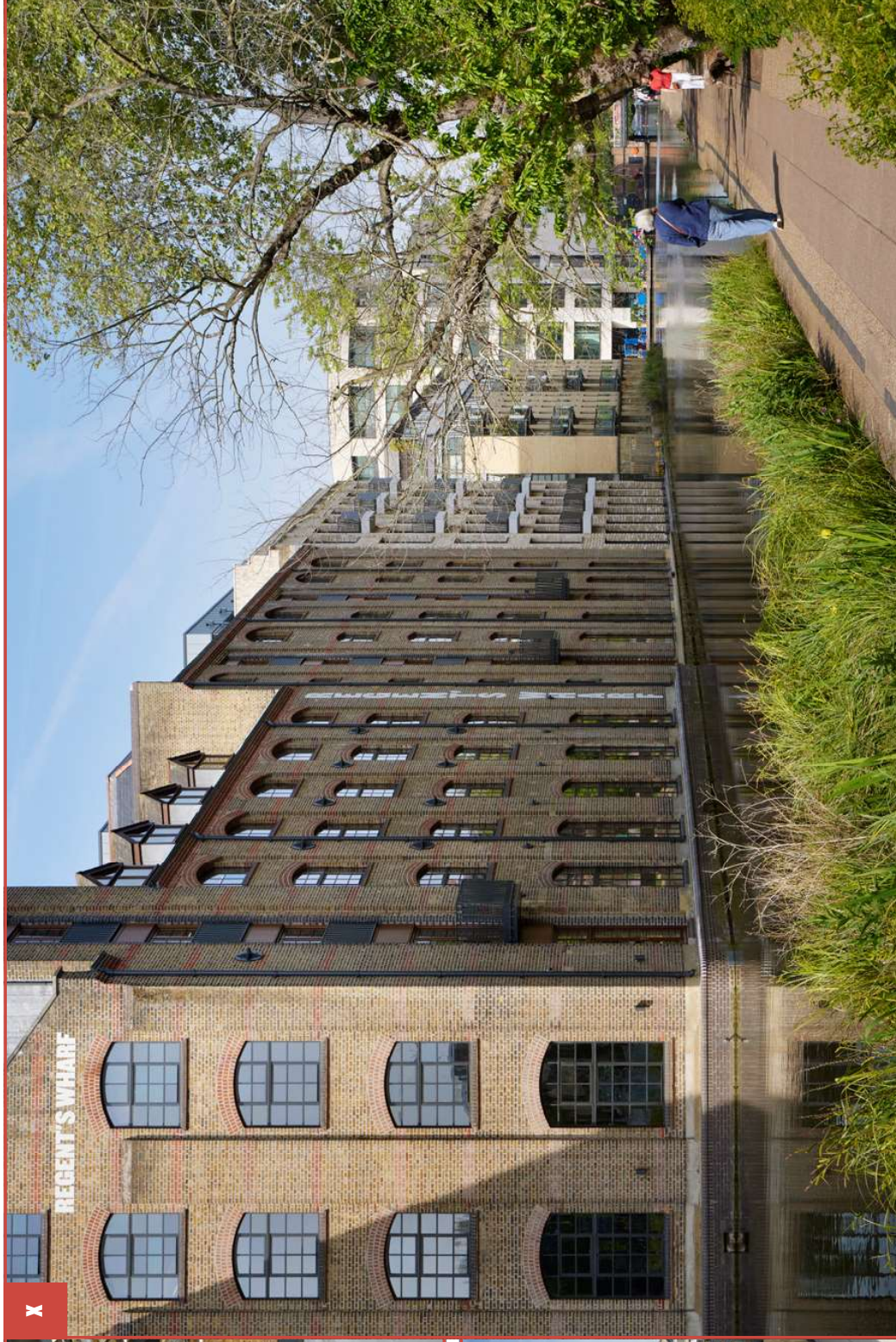
FLOORPLANS

CONTACT



THE PACKING HOUSE

X



PRIVATE 5TH FLOOR TERRACE



[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

AREA SCHEDULE



THORLEY WORKS

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	7,314	1,765	CAT A
4	10,752	78	CAT A
3	10,727	78	CAT A
2	11,165	78	CAT A
1	11,172	78	CAT A
G	6,152	5,866	CAT A
G	3,798	-	Retail/ Office
LG	453 874	-	Office Storage
Total	62,407	7,943	

*The 4th & 5th floors can be split to provide 4,950 sq ft and 1,654 sq ft respectively

**Affordable workspace

THE CANAL BUILDING

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
4*	6,604	-	CAT A
3	5,608	-	CAT A
2	5,588	-	CAT A
1	5,541	55	Fully fitted
G	5,372	-	CAT A
Total	28,713	55	

THE MILL

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	2,355	-	CAT A
4	1,938	-	CAT A
3	1,948	22	Fully fitted
2	1,894	23	Fully fitted
1	1,875	29	Fully fitted
G	1,435	2,605	Reception
LG	1,657	-	Event space
Total	13,102	2,679	

THE PACKING HOUSE

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	-	1,475	Communal roof terrace
4	1,295	269	CAT A
3 East	914	-	CAT A
3 West**	780	-	CAT A
2**	1,745	-	CAT A
1**	1,705	-	CAT A
G	1,084	-	Fully fitted
Total	7,523	1,744	



INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

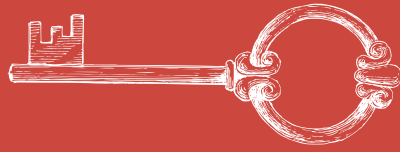
GALLERY

FLOORPLANS

CONTACT

FLOOR

GROUND



GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE





INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

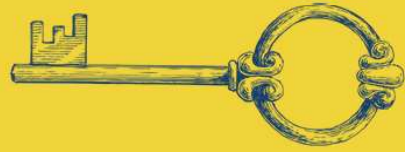
GALLERY

FLOORPLANS

CONTACT

GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE

ONE



LEVEL



**THORLEY
WORKS**

11172 sq ft office
78 sq ft outdoor space

**THE CANAL
BUILDING**

5541 sq ft office
55 sq ft outdoor space

THE MILL

1875 sq ft office
29 sq ft outdoor space

**THE PACKING
HOUSE**

1705 sq ft affordable workspace



INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

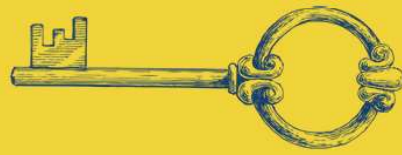
GALLERY

FLOORPLANS

CONTACT

TWO

LEVEL



GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE



**THORLEY
WORKS**

11165 sq ft office
78 sq ft outdoor space

**THE CANAL
BUILDING**

5588 sq ft office

THE MILL

1894 sq ft office
23 sq ft outdoor space

**THE PACKING
HOUSE**

1,745 sq ft affordable workspace



INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

FLOORPLANS

CONTACT

THREE



LEVEL

GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE



THORLEY WORKS

10,727 sq ft office
78 sq ft outdoor space

THE CANAL BUILDING

5,608 sq ft office

THE MILL

1,948 sq ft office
22 sq ft outdoor space

THE PACKING HOUSE

East 914 sq ft office
West 780 sq ft affordable workspace



INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

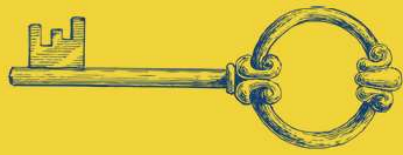
FLOORPLANS

CONTACT

GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE

FOUR

LEVEL



**THORLEY
WORKS**

10,752 sq ft office
78 sq ft outdoor space

**THE CANAL
BUILDING**

6,604 sq ft office

THE MILL

1,938 sq ft office

**THE PACKING
HOUSE**

1,295 sq ft office
269 sq ft outdoor space



INTRODUCTION

HERITAGE

DEVELOPMENT

KING'S CROSS

MAP

TRANSPORT

GALLERY

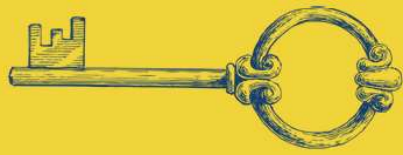
FLOORPLANS

CONTACT

LEVEL FIVE
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE
GROUND FLOOR

FIVE

LEVEL



[INTRODUCTION](#)[HERITAGE](#)[DEVELOPMENT](#)[KING'S CROSS](#)[MAP](#)[TRANSPORT](#)[GALLERY](#)[FLOORPLANS](#)[CONTACT](#)

PROPRIETORS OF PROGRESS



The development of Regent's Wharf is being undertaken by BGO on behalf of Welput.

Welput was formed in 2001 and is the largest unlisted specialist real estate trust that invests in Central London offices. It holds a diversified portfolio of ten Central London office properties valued at over £940 million (31 December 2022).

[welput.london](#)



BGO is a leading global real estate investment manager with \$83 billion of assets under management. The London team of BGO (formerly known as Grafton Advisors) is a leading manager and developer of real estate in Central London, having developed over 3.3 million sq ft since inception and currently with 1.2 million sq ft of commercial buildings under management (31 December 2022).

[bgo.com](#)

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Hawkins\Brown are an internationally-renowned award winning practice of over 250 architects, interior designers, urban designers and researchers. Founded in 1988, we bring a wealth of experience designing and delivering innovative and socially sustainable buildings across multiple sectors. People are at the heart of everything we do, from our design approach to the way our studio runs. Our talented designers bring a fresh and collaborative approach to each new design challenge, creating places with personality and purpose that are well-made, well-used and well-loved.

[hawkinsbrown.com](#)



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