


St. Pancras Campus.





St Pancras Campus is a new development nestled between King's Cross and Camden Town, designed for working, making, and living.

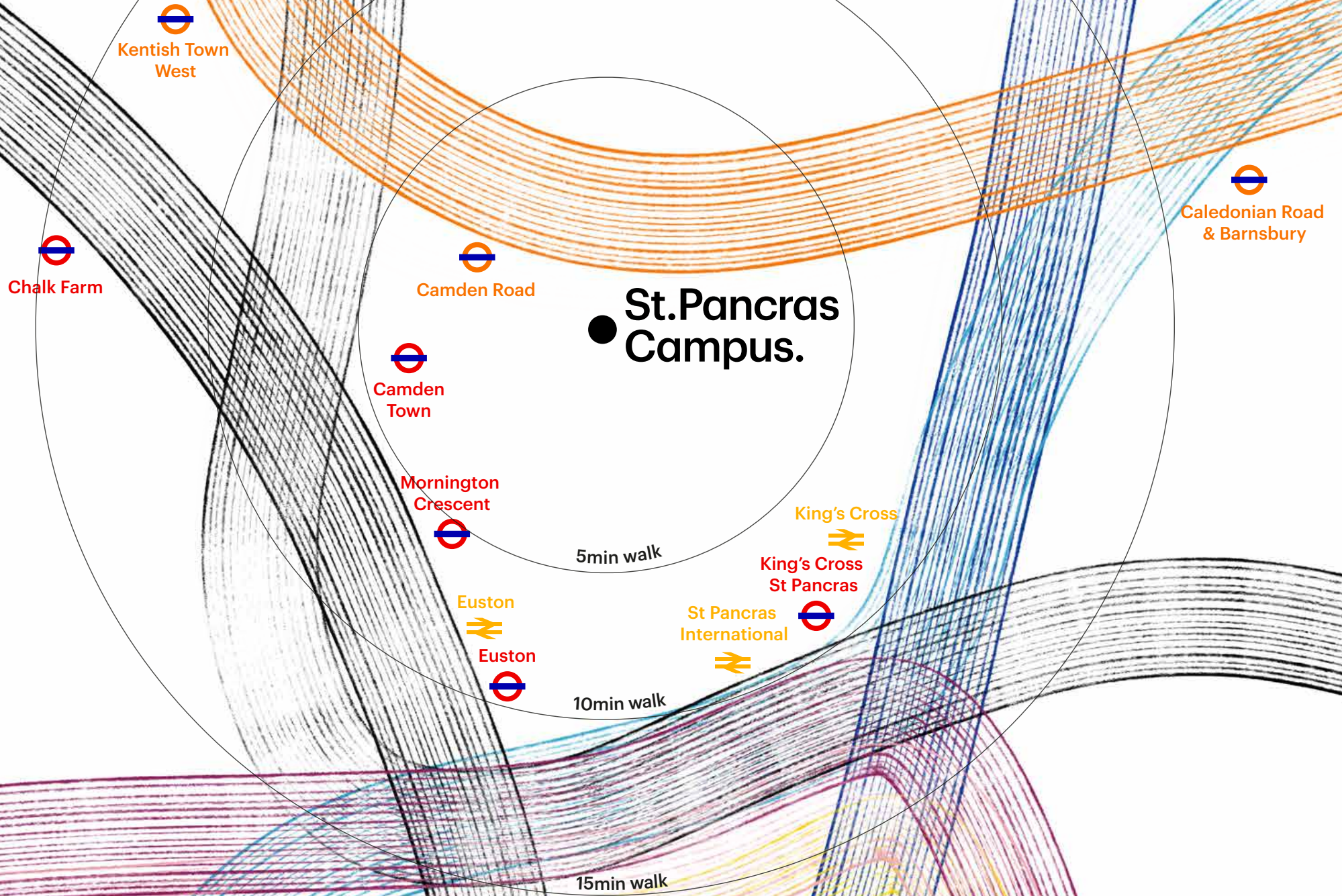
The main building offers 130,000 sq ft of modern, light-filled offices with a further 30,000 sq ft of workshop / maker spaces targeting the creative and knowledge-based communities.

A communal roof terrace with pavilion and generous balconies overlook a pocket park at the heart of the scheme. Two smaller buildings provide 33 apartments.





Wonderfully located



Great connections



Camden Town 5min
Euston 1min
King's Cross St Pancras 5min
Tottenham Court Road 7min
Leicester Square 9min
London Bridge 13min
Waterloo 15min

Camden Road 3min
Highbury & Islington 5min
Hampstead Heath 7min
Shepherds Bush (Westfield) 30min

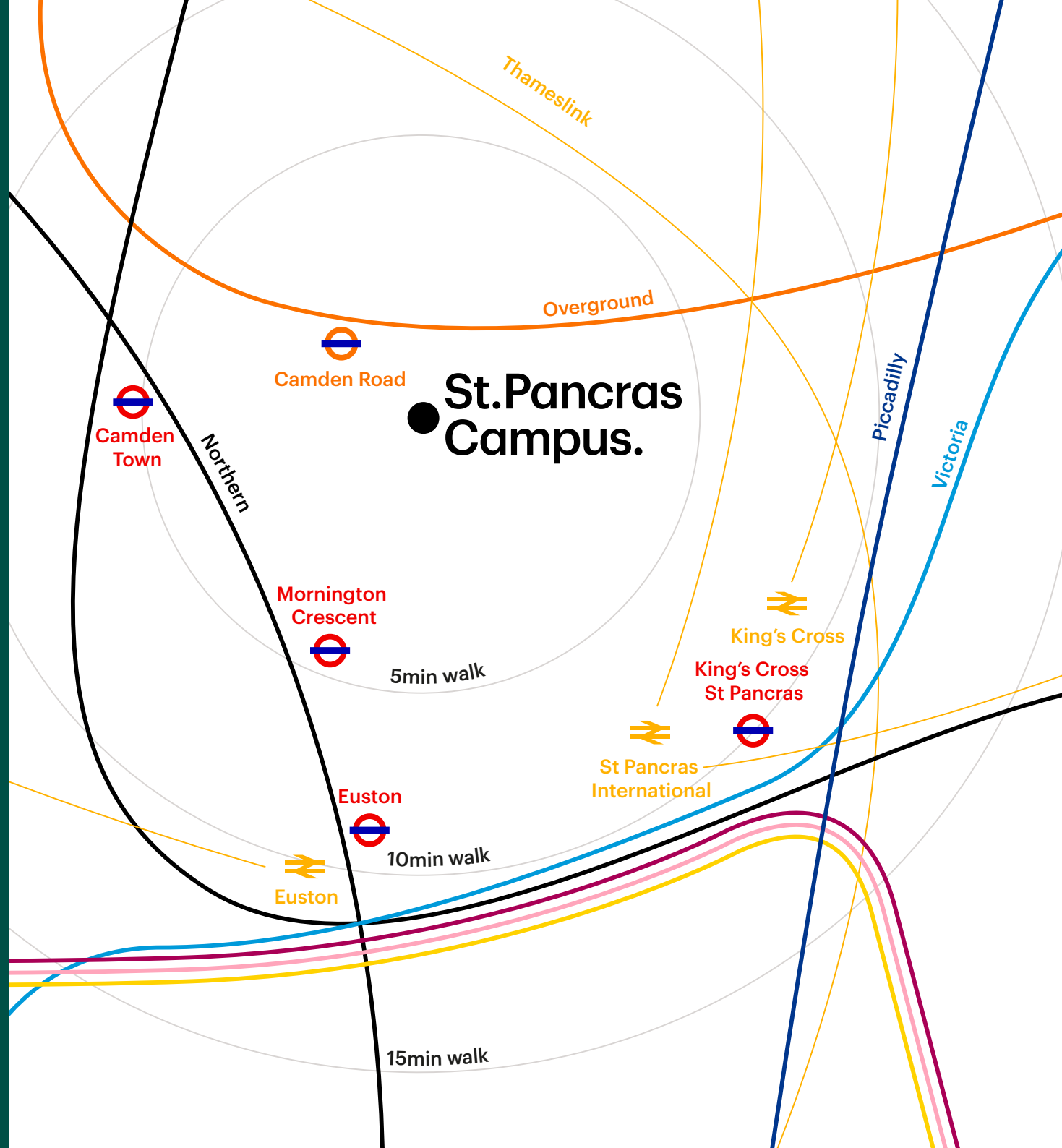
King's Cross St Pancras 10min
Oxford Circus 4min
Green Park 5min



St Pancras International 10min
Farringdon 4min
Stratford 7min
Luton Airport 22min
Gatwick Airport 44min
Heathrow Airport 47min
Brussels Midi 1h 56min
Paris Gare du Nord 2h 19min
Amsterdam Central 3h 57min

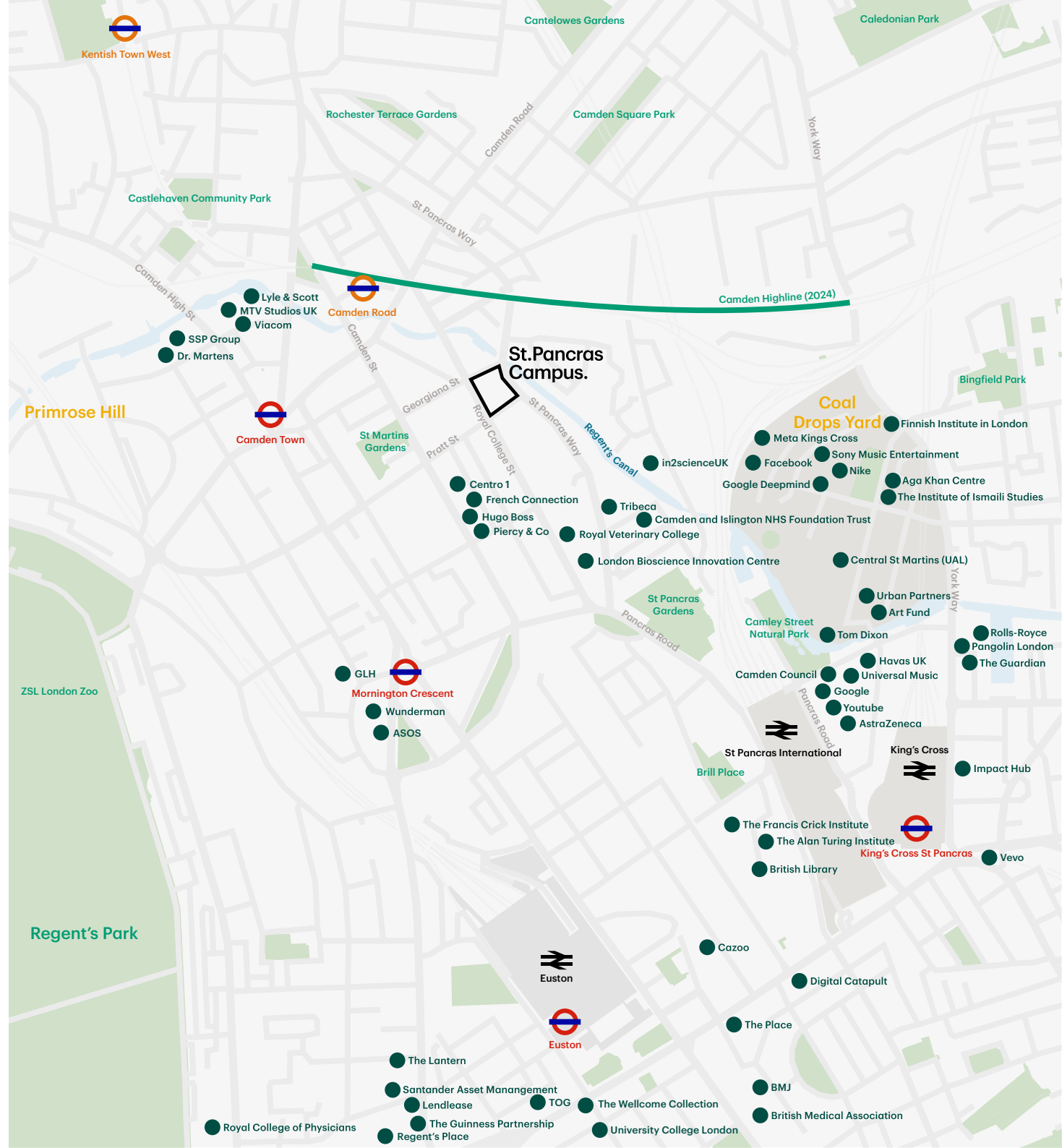
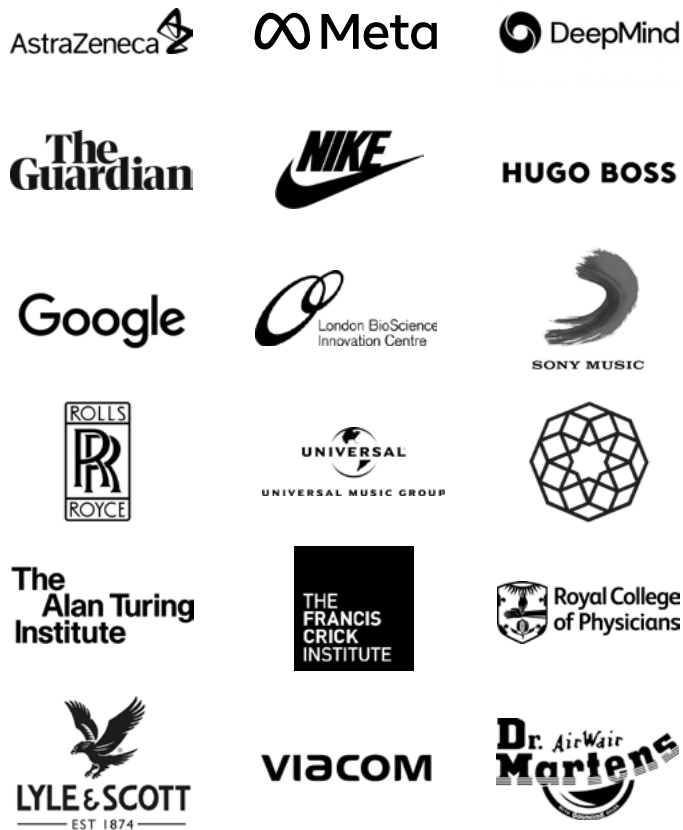
King's Cross 10min
Cambridge 50min
Edinburgh 4h 22min
Leeds 2h 12min

Euston 10min
Birmingham 1h 32min
Manchester 2h 11min
Liverpool 2h 21min



Business Quarter

St Pancras Campus lies in the heart of the Knowledge Quarter, a rapidly changing part of London but already established as a hub for employment, social and cultural activities, powered by the best local, national and international transport connections in London. This location is ideal for London's thriving contemporary new work culture—especially businesses looking for a stimulating place to grow.



Dining Leisure Hotels Fitness Culture



A stroll from the office...



Isla at the Standard



Food stalls at Camden Market



Lina Stores



Granary Square



Casa Tua



Bao King's Cross

Into the evening...



Coal Drops Yard



Prince Albert



Kings Place

KOKO



Camden Town and Kings Cross are an unbeatable 24-hour slice of the city. With dining, shopping, markets, nightclubs, music venues, pubs, cinemas, gyms, hotels and an abundance of green spaces on offer.



Granary Square



Decimo at the Standard

Green surroundings



Granary Square



Primrose Hill



Camden Highline (2024)



Regent's Canal

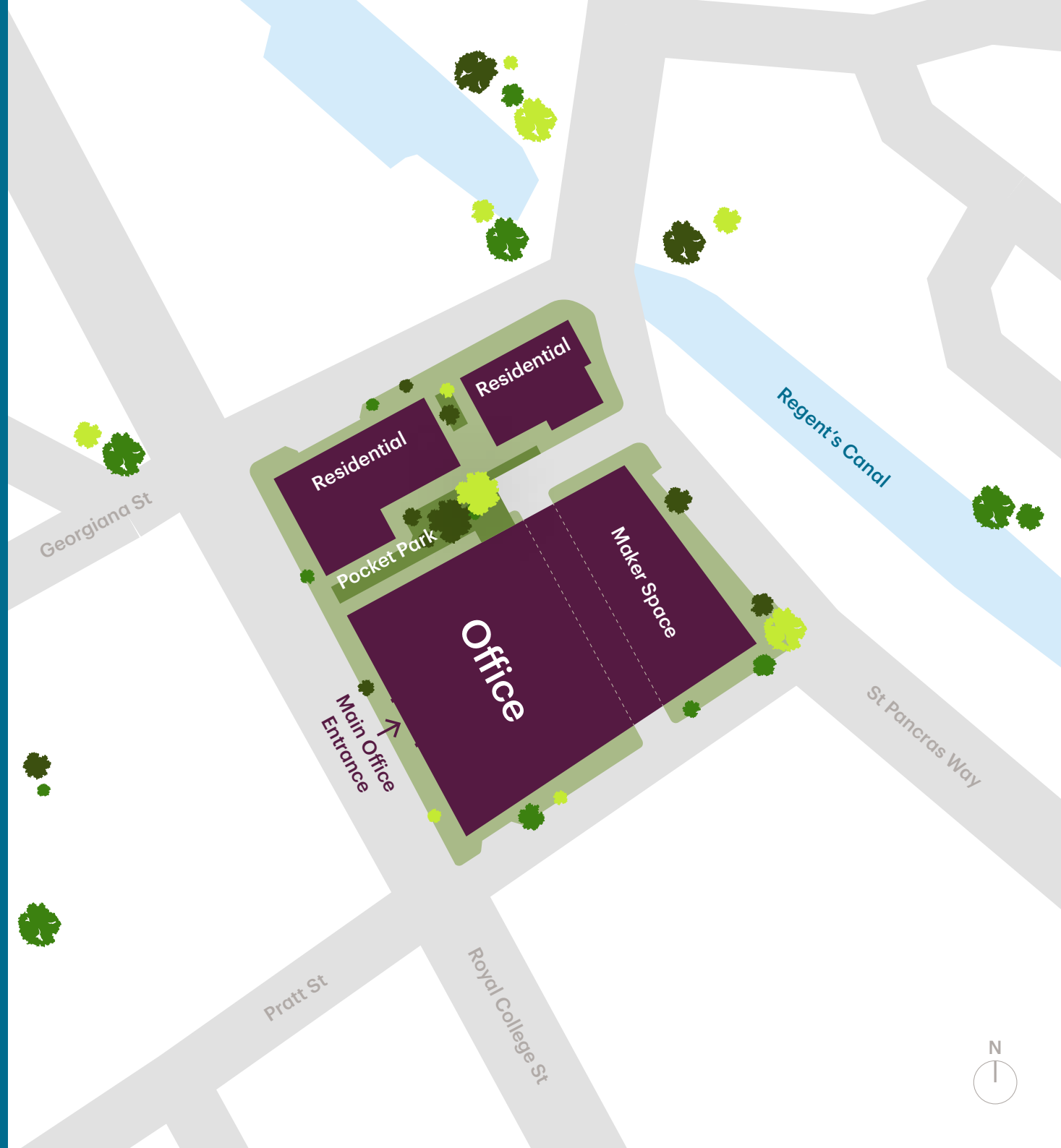


Ground Floor Masterplan

St Pancras Campus occupies a city block between Royal College Street to the west, and St Pancras Way to the east.

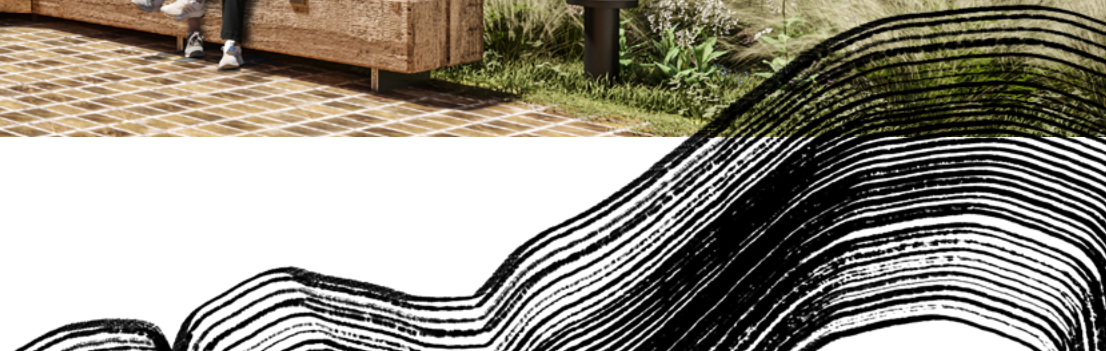
The main building offers workspace over seven storeys with efficient floors, including light industrial/maker spaces and retail on Ground floor. Two smaller residential buildings to the north provide 33 apartments.

The buildings are arranged around landscaped public spaces providing a pedestrian route across the site and a sheltered pocket park.





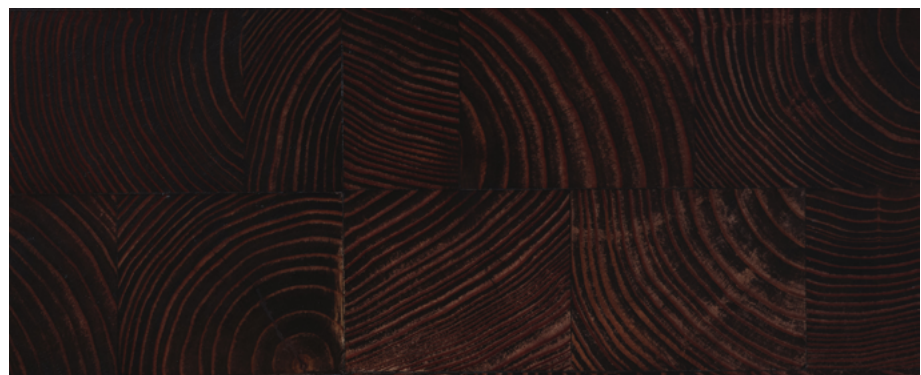
The pocket park animates the heart of the scheme, bringing amenity and people together, connecting St Pancras Campus into the neighbourhood.





The office building presents a distinguished facade to Royal College Street. Grey fluted columns establish the building's base and vertical rhythm. Inset pink masonry panels express floors behind, adding depth, texture and warmth to the facade.





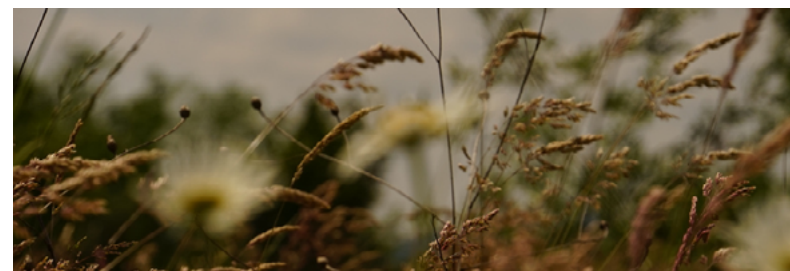
The reception's open character combines lounge areas and spaces for informal meetings. Natural materials predominate, including a rich end-grain woodblock floor and stained timber walls. It's a multi-tasking "living room" for today's flexible working, encouraging social interaction and offering space for occupier events.

Spacious, light, flexible office floors offer views over Camden. Open ceilings maximise each floor's height.

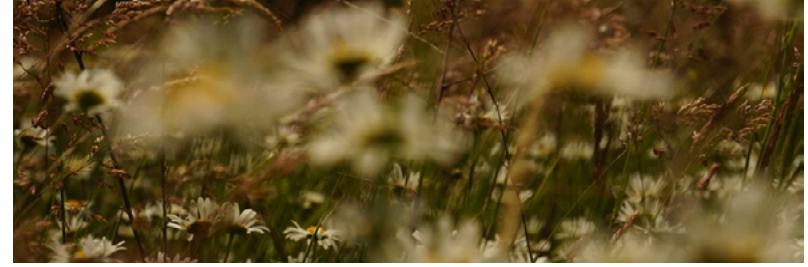




The fourth and fifth floors feature spectacular **roof terraces** that run the whole length of each floor offering views over Central London, Camden and Hampstead Heath.



The fifth floor also features a **communal club lounge** with access to the stunning terrace where occupants of the building can enjoy lunch or entertain.



Four split-level **maker spaces** at ground and basement levels overlooking St Pancras Way maintain the site's former provision of light industrial space. A service route runs through the block at ground floor.





Royal College St

Office Reception

Undercroft

Maker Space

St Pancras Way

Cycle store, showers and changing rooms

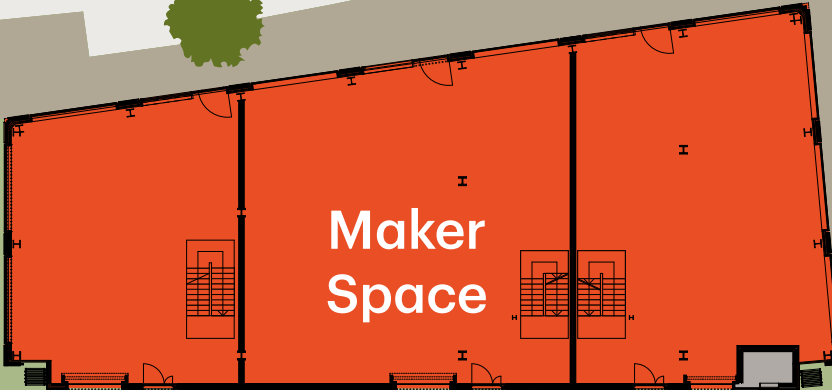
Georgiana St

Residential

Residential

Pocket Park

St Pancras Way



Undercroft



Royal College St

Pratt St



Schedule of areas

Level	Office		Terrace		Status
	sq ft	sq m	sq ft	sq m	
6	1,001	93	2,238	208	Communal
5	14,176	1,317	4,133	384	Let
4	20,688	1,922	3,638	338	Let
3	20,393	1,895	–	–	Let
3 (part)	6,000	557	–	–	Available
2	26,393	2,452	–	–	Available
1	26,296	2,443	–	–	Available
GF	3,457	321	–	–	Available
GF (maker space)	26,914	2,500	–	–	Available
Total	145,318	11,048	10,009	930	

Ground Floor

Office

3,457 sq ft (321 sq m)

Maker Space

Unit 1

NIA 7,569 sq ft (703 sq m)

B: 3,528 sq ft (328 sq m)

M: 1,739 sq ft (162 sq m)

GF: 2,302 sq ft (214 sq m)

Unit 2

NIA 8,627 sq ft (801 sq m)

B: 4,195 sq ft (390 sq m)

M: 1,542 sq ft (143 sq m)

GF: 2,890 sq ft (268 sq m)

Unit 3

NIA 4,109 sq ft (382 sq m)

B: 2,509 sq ft (233 sq m)

GF: 1,600 sq ft (149 sq m)

Unit 4

NIA 2,687 sq ft (250 sq m)

B: 1,640 sq ft (152 sq m)

GF: 1,047sq ft (97 sq m)



Floors 1-3

Office

Floor 1

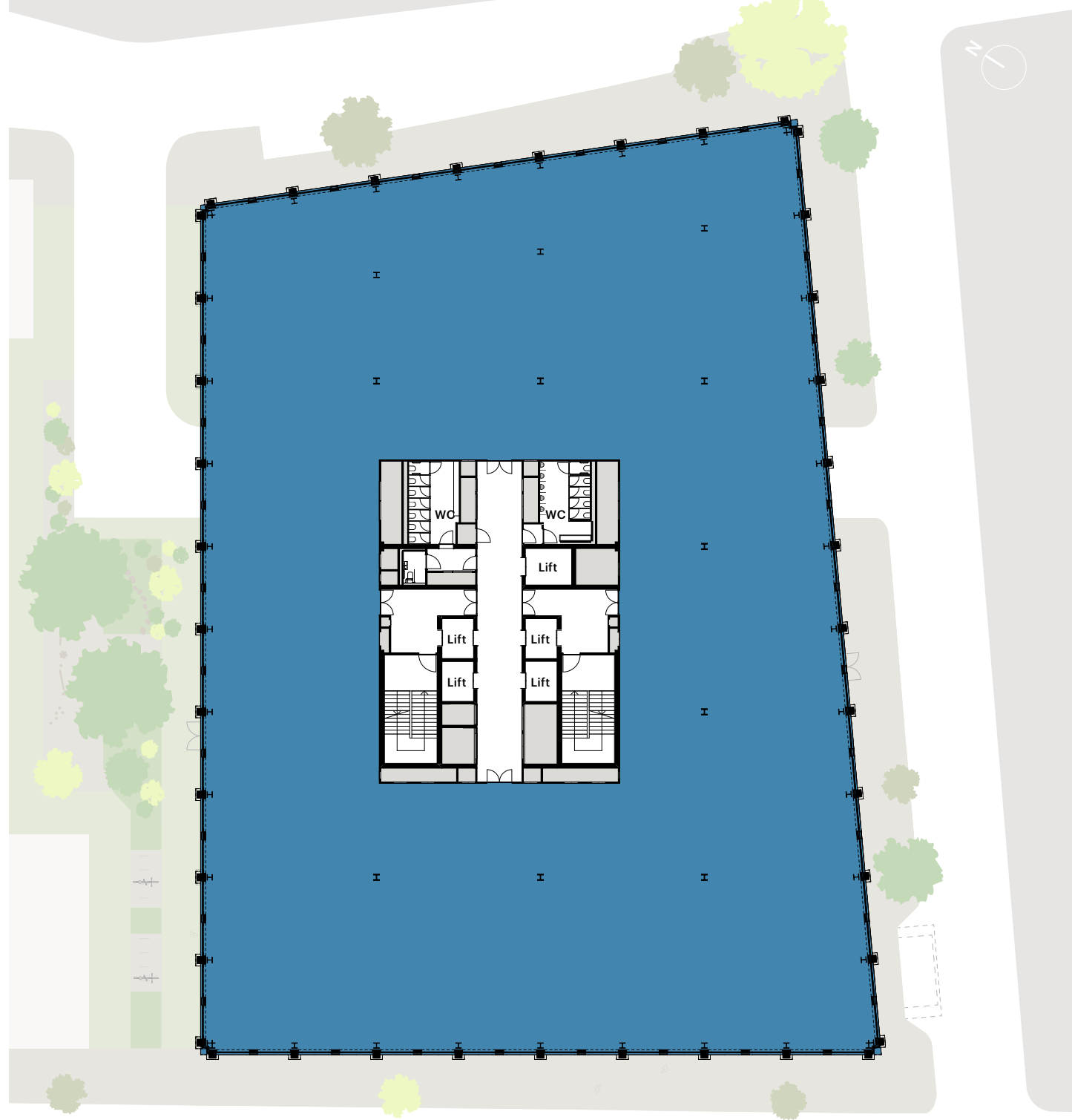
26,296 sq ft (2,443 sq m)

Floor 2

26,393 sq ft (2,452 sq m)

Floor 3

26,393 sq ft (2,452 sq m)



Floor 4

Office

20,688 sq ft (1,922 sq m)

Terraces

3,638 sq ft (338 sq m)



Floor 5

Office
14,176 sq ft (1,317 sq m)

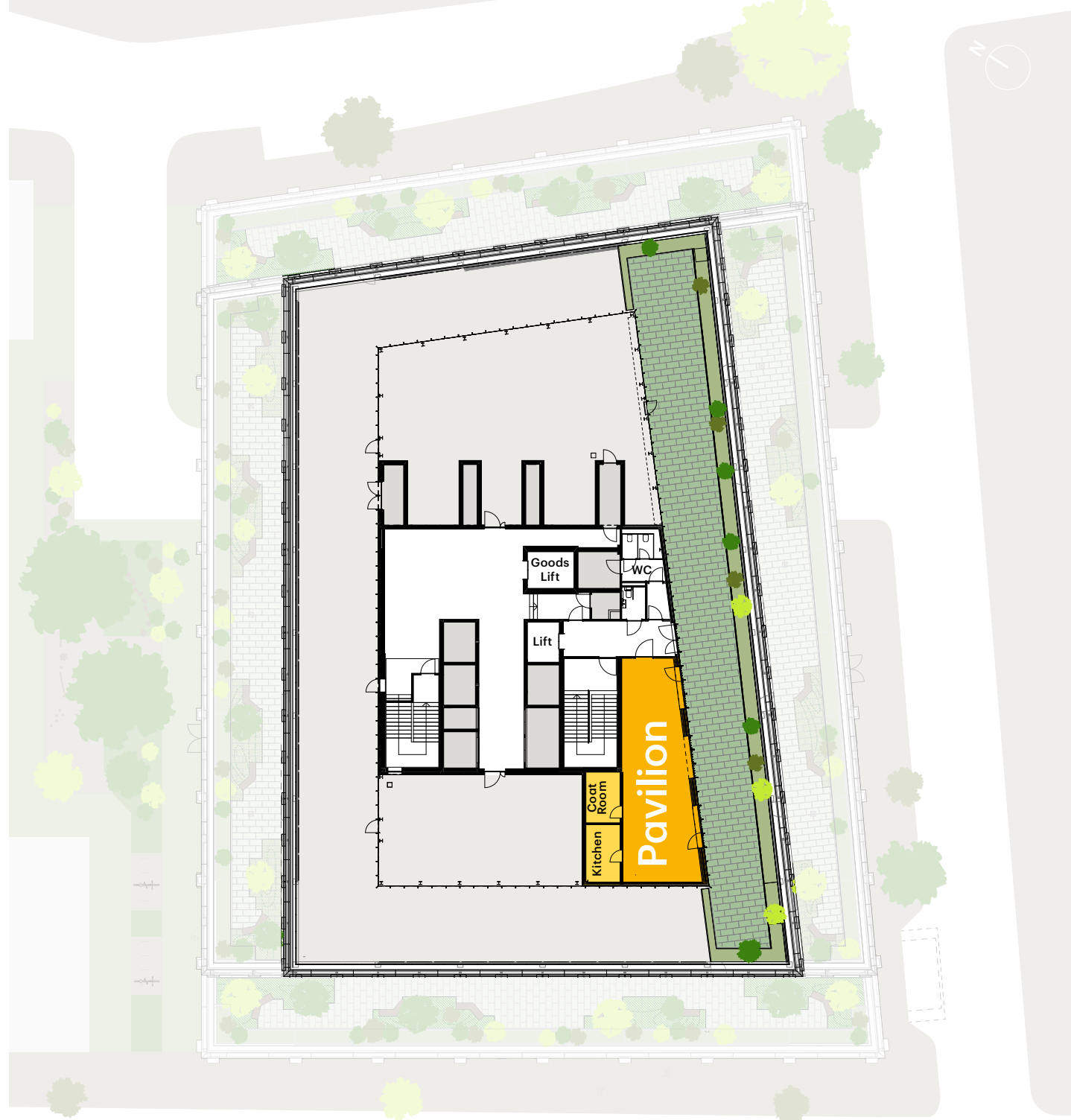
Terraces
4,133 sq ft (384 sq m)



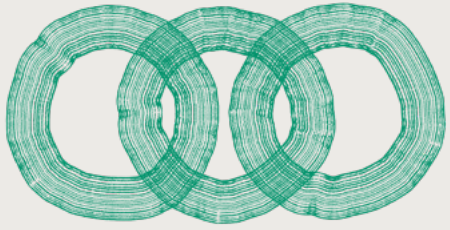
Floor 6

Terrace
2,238 sq ft (208 sq m)

Pavilion and Club Lounge
1,001 sq ft (93 sq m)



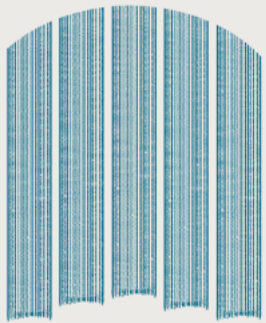
End of journey facilities



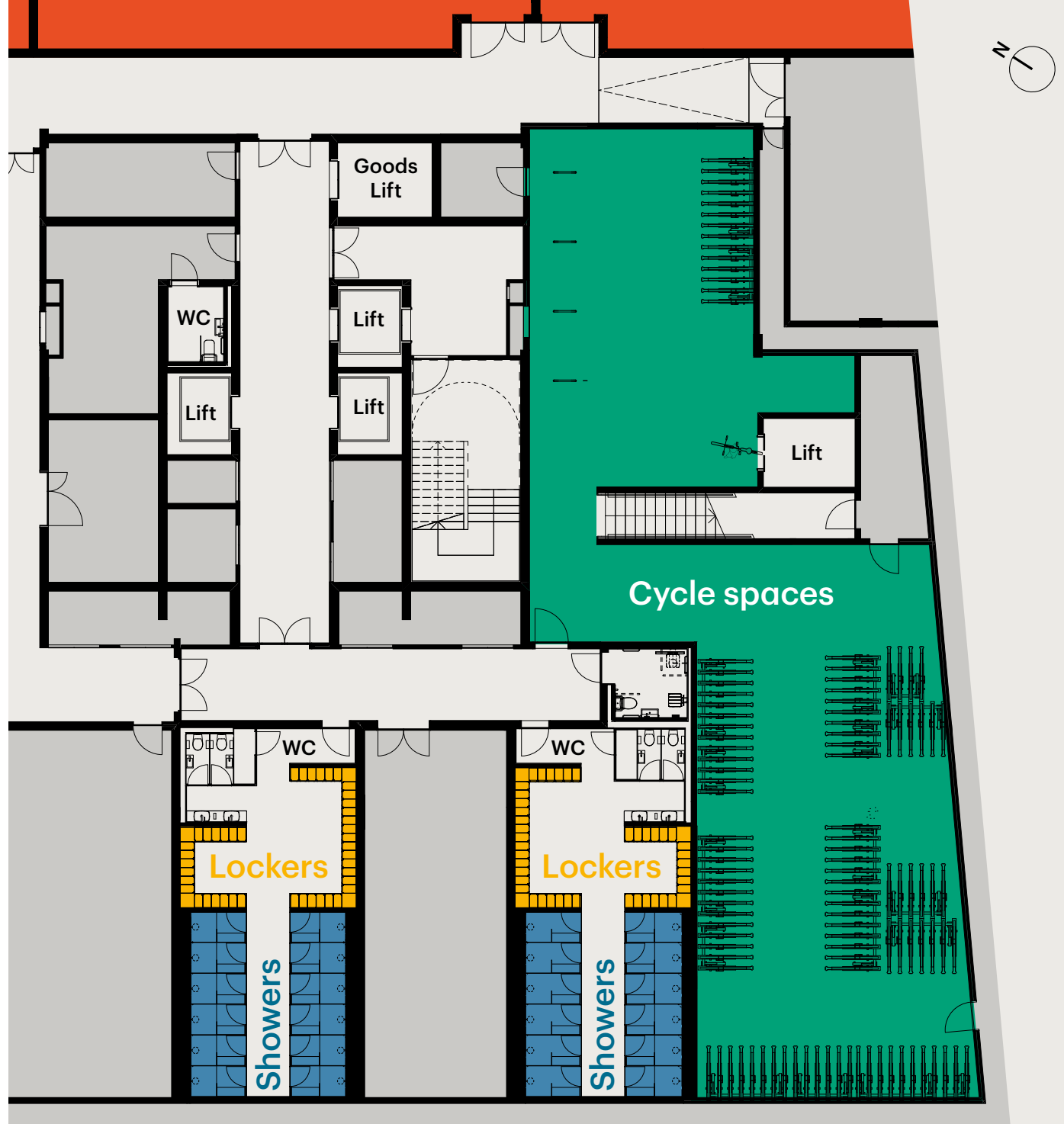
112 cycle spaces



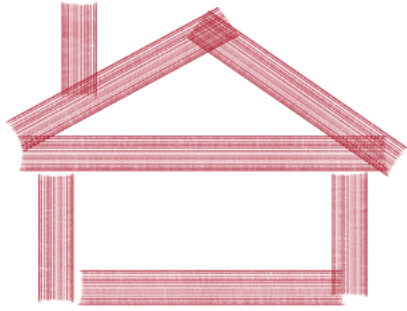
86 lockers



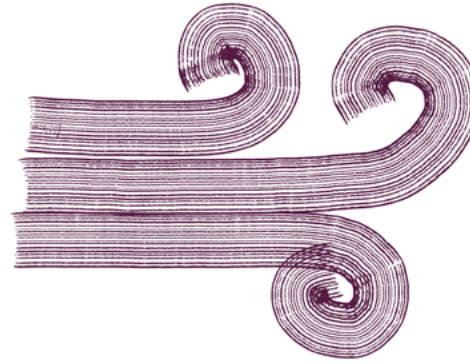
24 showers



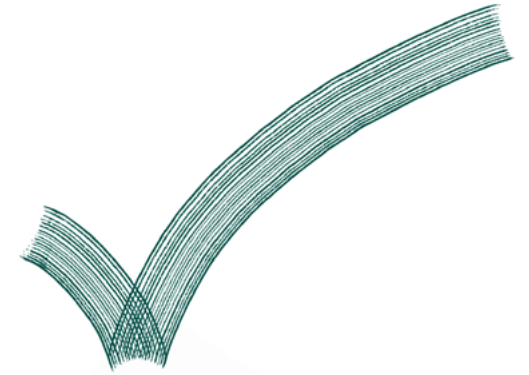
Sustainability & wellness



EPC B



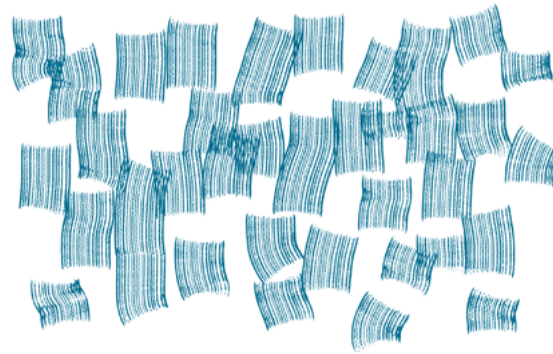
WELL Enabled



BREEAM 'Excellent' (Targetted)



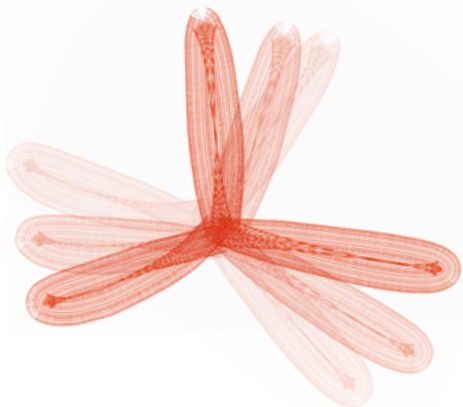
Pursuit of Net Zero Carbon under the UKGBC net zero framework



Blue and green roofs to attenuate rainwater runoff and enrich local ecology



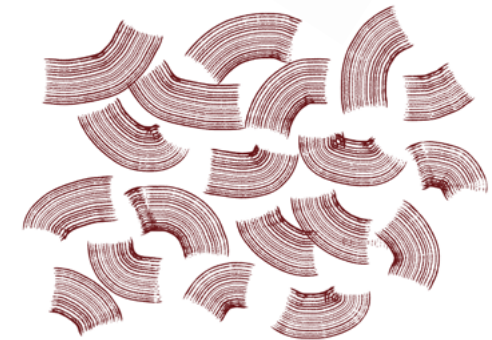
Terraces, roof gardens and communal pocket park



Fully electric building incorporating air source heat pumps



Photovoltaic panels on the roof



Cement replacement of 35% in pre-cast concrete planks to reduce embodied carbon and CO2 emissions

An integrated design philosophy: Caruso St John Architects

Caruso St John Architects were established in 1990 and has offices in London and Zurich. Projects range in scale from major urban developments and cultural projects to intricate interventions in complex historic settings.

The practice rose to prominence when it won the competition for the New Art Gallery Walsall in 1995 and in the UK is best known for its museum and gallery projects. These include the redevelopment of Tate Britain, Nottingham Contemporary and the V&A Museum of Childhood, as well as a series of galleries for Gagosian, in the UK and Europe.

In 2016 it won the UK's highest architectural accolade, the RIBA Stirling Prize, for Damien Hirst's Newport Street Gallery in south London. And in 2018, with artist Marcus Taylor, the practice was selected to curate the British Pavilion at the 16th International Architecture Exhibition – La Biennale di Venezia.

Caruso St John Architects have an impressive portfolio of commercial projects in Europe. Buildings include the award-winning Bremer Landesbank headquarters in Bremen. In 2022 the Swiss Life Arena in Zurich, home to the city's ice hockey team, was completed. Other projects in London, Antwerp, Cologne, Hamburg, Munich, Stockholm and Zurich illustrate a breadth of European experience few UK practices can match.

The practice has built a reputation in 33 years for intelligent, meticulous architecture inspired by local context. Its design philosophy integrates these qualities through challenging expectations, then exceeding them.

St Pancras Campus will be the practice's first major UK office-led, mixed-use scheme.



Newport Street Gallery

Bremer Landesbank Headquarters



St Pancras Campus: The design approach

St Pancras Campus occupies a city block where there is dramatic change in scale and character. It lies between King's Cross to the east, a dynamic new hub driving the new Knowledge Quarter, with its inherited infrastructure of railways and canals, and the Georgian terraces of Camden Conservation Area to the north and west.

The campus is a family of three buildings surrounding a green pocket park creating new public connections between Royal College Street, St Pancras Way and Georgiana Street.

Its design reflects the change in scale in the massing of its new buildings which rise from five-storey residential blocks at the campus' northern end, to a seven-storey office building to the south.

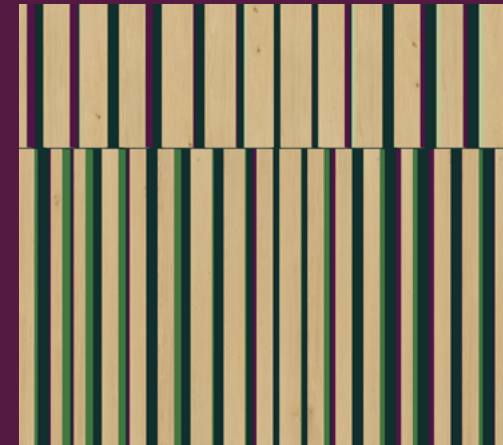
The office building is fitted within the city block and the grid of red brick Georgian streets. Larger light industrial buildings, with long

facades, some featuring red brick and stucco details lie to the south.

Masonry facades respond to these local cues while helping manage heating and cooling. Fluted white pre-cast concrete columns and inset red sandstone panels express in masonry the steel structure, adding rhythm, depth, colour and detail to generate an elegant, abstract classical character.

Sustainability is vital to the design approach, particularly the office's high-performance facade. Heating and cooling are all-electric, avoiding gas, and powered by on-site generation.

St Pancras Campus integrates new public space, homes, and workspaces, using an urban / architectural design approach that reinvigorates and reinvents the site's dynamic history with new, more sustainable, social, creative and economic activity.



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