

# KING'S PLACE

KING'S CROSS, LONDON

MORE THAN  
JUST A  
WORKPLACE

**THE WORKPLACE,  
EVOLVED**

**8,019 SQ FT AVAILABLE**



**BRIGHTER, SMARTER AND  
IN TUNE WITH BUSINESS**

A beautifully designed office space that offers an inviting and energising atmosphere that will inspire your team and enhance their well-being.

Well-finished workspaces with generous space that offers a comfortable and productive environment. Its design and layout promote efficiency and collaboration, making it an ideal setting for work.

# WORKSPACE FOR THE NEW GENERATION



# A TOTALLY REIMAGINED AND REFRESHED RECEPTION



## SPACE & QUALITY

A prominent and welcoming reception sets the scene for the quality and serenity of the offices within. The reception is accessed via an impressive atrium shared with a cafe, restaurant and auditorium space.





**OFFICES THAT GO  
BEYOND EXPECTATION**

# LIGHT & BRIGHT




 **SIZE**  
8,019 sq ft

 **CEILING HEIGHT**  
raised floor to soffit 3.65m

 **RAISED ACCESS FLOOR**  
of 450mm

 **OCCUPANCY**  
1:10 ratio

 **AIR CON**  
Perimeter 2 pipe fan coil system

 **LIFTS**  
6 x 21 Passengers lifts  
1 x Goods lift  
2 x Car lifts

 **END OF JOURNEY**  
314 cycle spaces  
38 showers  
432 lockers

## EXCITING AND EFFICIENT WORKSPACE

Open plan with minimal columns and floor to ceiling glazing throughout, office space at Kings Place is light, impressive and an enticing working environment. The underfloor air displacement system makes for a clean and modern ceiling finish creating vastly superior floor to ceiling height.

**AND THAT VIEW!**

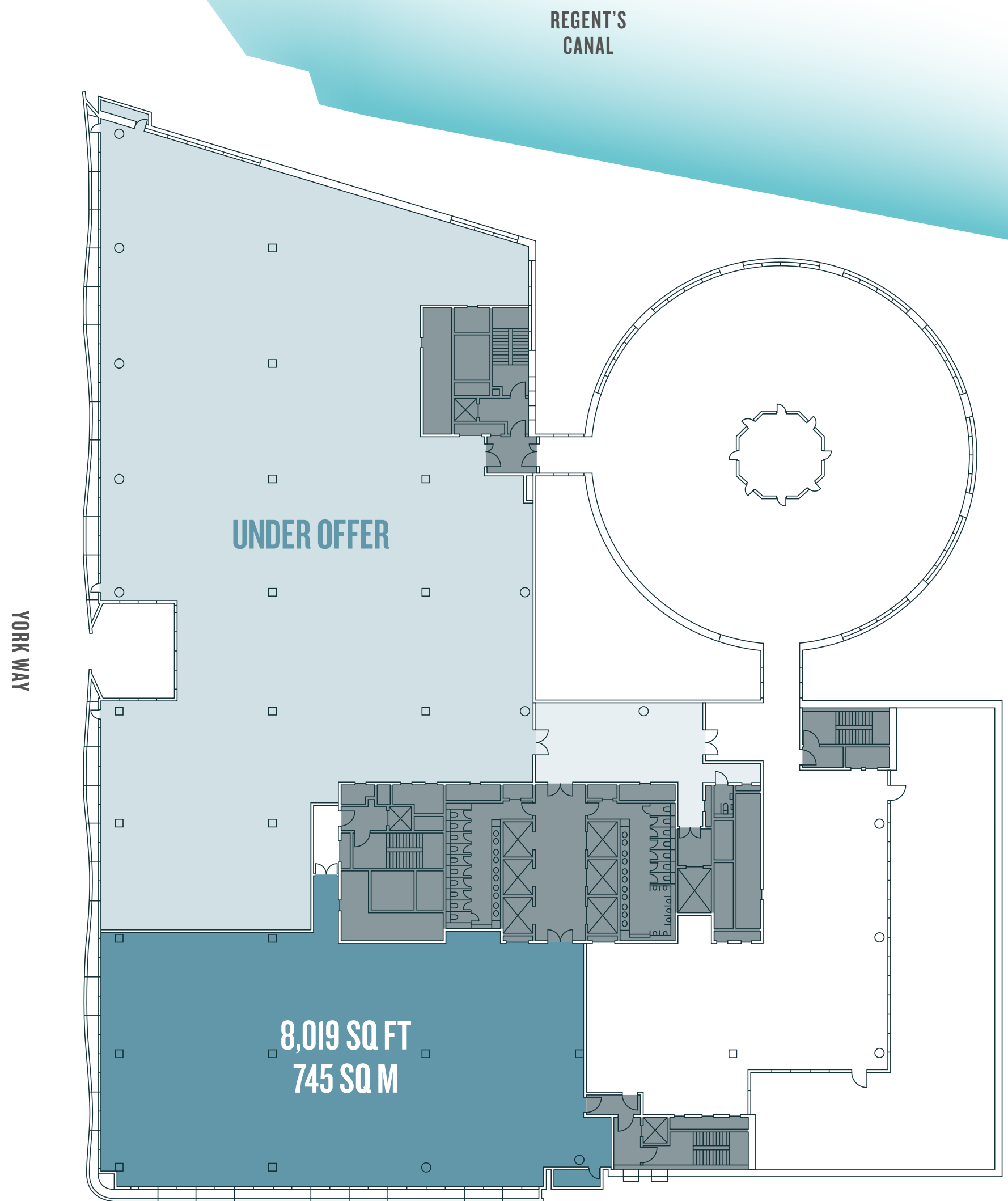


# AVAILABILITY

## 6TH FLOOR

8,019 SQ FT  
745 SQ M

N  
INDICATIVE ONLY  
NOT TO SCALE





**MORNING WORKOUT**  
8am

**SHOWER**  
8.45am

**COFFEE**  
9am

A VERSATILE SPACE OPEN TO ALL TENANTS, OFFERING A DEDICATED AREA TO RELAX, PRACTICE YOGA, OR ENGAGE IN INDEPENDENT WORKOUTS.



**SPACE TO  
RELAX AND  
UNWIND**

# THE RIGHT START TO EVERY WORKING DAY



## LOCKERS

432 lockers  
80 in male changing  
60 in female changing  
292 in gender neutral



## SHOWERS

38 x showers



## BIKE SPACES

314 cycle spaces  
7 cycle spaces to be demised  
to the part 6th floor



## MORNING WORKOUT

8am

## SHOWER

8.45am



## COFFEE

9am





ONSITE RESTAURANT - ROTUNDA



ONE OF MULTIPLE ROOMS AVAILABLE FOR HIRE ONSITE

# SO MUCH MORE TO ENJOY



ONSITE CAFE - GREEN & FORTUNE

## SIMPLY MORE PLACES TO EAT & DRINK, MEET AND ENJOY

Kings Place offers much more than just office space. Enjoy everything from quick bites at the patisserie to elegant restaurant dining or relaxed sundowners by the canal. It's also a vibrant cultural destination, home to a thriving arts and music scene—including London's first modern, purpose-built auditorium. This events space available for hire and is capable of hosting up to 400 people.



MORNING WORKOUT

8am

SHOWER

8.45am

COFFEE

9am



# KING'S CROSS

ALSO  
IN THE  
AREA

DISHOOM

BAO

FLAT IRON

わさび  
wasabi

LEON

barrafina

## A FOODIE HOTSPOT WITH SOMETHING FOR EVERYONE

King's Place is surrounded by endless options for cafés to pick up lunch and well known restaurants for something more decadent. With the likes of Granary Square and Coal Drops Yard within walking distance, you'll be spoilt for choice.



## A LOCATION THAT SIMPLY OFFERS... MORE

King's Cross is a vibrant and popular hub for big brands offering not only what they need, but also what their employees want.



ALSO  
IN THE  
AREA

SONY



Meta

HAVAS



The Guardian



CIRCLE

HAMMERSMITH & CITY

METROPOLITAN

NORTHERN

PICCADILLY

VICTORIA



LNER

LUMO

GRAND CENTRAL

HULL TRAINS

GREAT NORTHERN

THAMESLINK

EAST MIDLANDS

SOUTHEASTERN

EUROSTAR

# LONDON'S MOST CONNECTED WORKPLACE

SIX TUBE LINES, NINE RAIL LINES, WITHIN 10 MINUTES WALK. AND ALL FIVE LONDON AIRPORTS WITHIN ONE HOUR.

A well-connected office space near tube lines, rail, and airports offers easy access, efficient commuting, and a competitive edge for businesses. This prime location is a magnet for talent, clients, and partners, making it a strategic choice or contemporary business.



LUTON AIRPORT  
47 MINUTES

GATWICK AIRPORT  
53 MINUTES

HEATHROW AIRPORT  
55 MINUTES



KING'S CROSS STATION  
5 MINUTES

ST PANCRAS STATION  
7 MINUTES

EUSTON STATION  
18 MINUTES

GRANARY SQUARE  
4 MINUTES

COAL DROPS YARD  
5 MINUTES

BRITISH LIBRARY  
10 MINUTES

Neighbouring excellent amenities and cultural attractions, this vibrant workspace will help enhance employee well-being, and offers convenient options for leisure and entertainment, providing the crucial work-life balance.



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