

MAINFRAME

LONDON • NW1

MAINFRAME

24

www.mainframe.london

PIZZA PILGRIMS

GAIL'S

HOT PIZZA
COLD BEER

A REVITALISED ICON

8,274 sq ft to 36,021 sq ft of
office space available now.

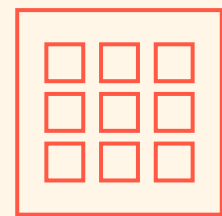
Flexible, iconic and hyper-connected,
amenity-rich Mainframe sits at the heart of
the King's Cross / Euston super-hub.

WORK. EXPERIENCE.

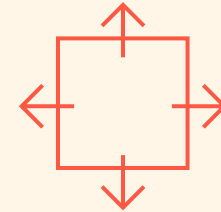


Introduction

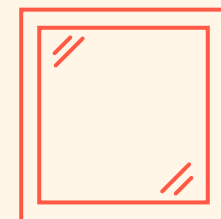
Mainframe's evolution is ready for yours



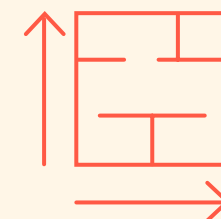
Comprehensively
refurbished
flagship building



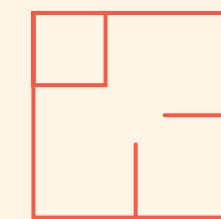
Island site with
panoramic views



Excellent
natural light



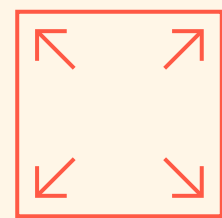
Up to 40,839 sq ft
available



Floor sizes range from
8,274 sq ft to 11,967 sq ft



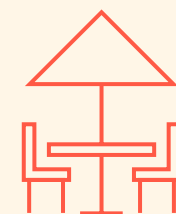
CAT A+ /
Managed Options



On-site flexible offices
and meeting rooms

GAIL's
PIZZA PILGRIMS

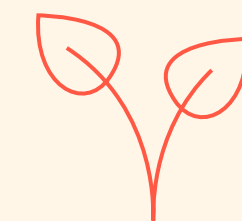
On-site
café and pizzeria



Communal roof garden and
private pocket terraces

1REBEL

Commuter suite, wellness
studio and on-site gym



Carbon neutral, EPC A,
BREEAM Excellent, and
WELL Platinum



Location

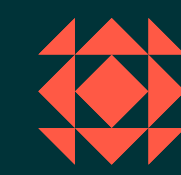
Clusters and connections

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LONDON • NW1



Cambridge 48mins	Oxford 52mins				
London City 39mins	Gatwick 42mins	Heathrow 42mins	Paris 2hr 27mins	Amsterdam 3hr 57mins	
Birmingham 1hr 27mins	Manchester 2hr 7mins	Leeds 2hr 37mins	Edinburgh 4hr 44mins		
Euston/King's Cross 1min	Oxford Circus 3mins	Tottenham Court Rd 5mins	Victoria 8mins	Liverpool Street 9mins	Paddington 12mins
London Bridge 12 mins	Waterloo 15mins	Canary Wharf 15mins	Whitechapel 16 mins	White City 22mins	

Travel times based on Google maps.
Estimates of station usage. ORR Data Portal. Retrieved 14 December 2023.



Location

Roti King
Next door



Pizza Pilgrims
Mainframe



Gail's
Mainframe



1Rebel
Mainframe





Location

Coal
Drops Yard
10 mins
Walk



Location

Join a world-class knowledge quarter



- St Pancras Campus
- RVC Royal Veterinary College University of London
- Camley Street
- LBIC
- DeepMind
- UNIVERSAL MUSIC GROUP
- Google
- Meta
- Art Fund
- COAL DROPS YARD
- uol: University of the Arts London
- IMPACT HUB
- AstraZeneca
- MSD
- parexel
- GoVAI
- ON24
- Crafts Council
- LIBRARY HS LIB
- OpenAI
- The Alan Turing Institute
- CATAPULT Digital
- GSK
- BeiGene
- nla
- THE BRONSWICK CENTRE
- BMA
- The British Museum
- SOAS University of London
- National Centre for Universities and Business
- Benevolent AI
- Syneos Health
- wellcome
- UCL
- Regent's Place
- ANTHROPIC
- synthesia
- Royal College of Physicians
- HS2 EUSTON
- THE FRANCIS CRICK INSTITUTE
- YouTube
- SAMSUNG
- TRIBECA—LONDON

THE BUILDING



MAINFRAME



24

From
8,274sqft
available
now

PIZZA PILGRIMS

ZUCCHINI NERANO



Entrance



Communal
roof garden

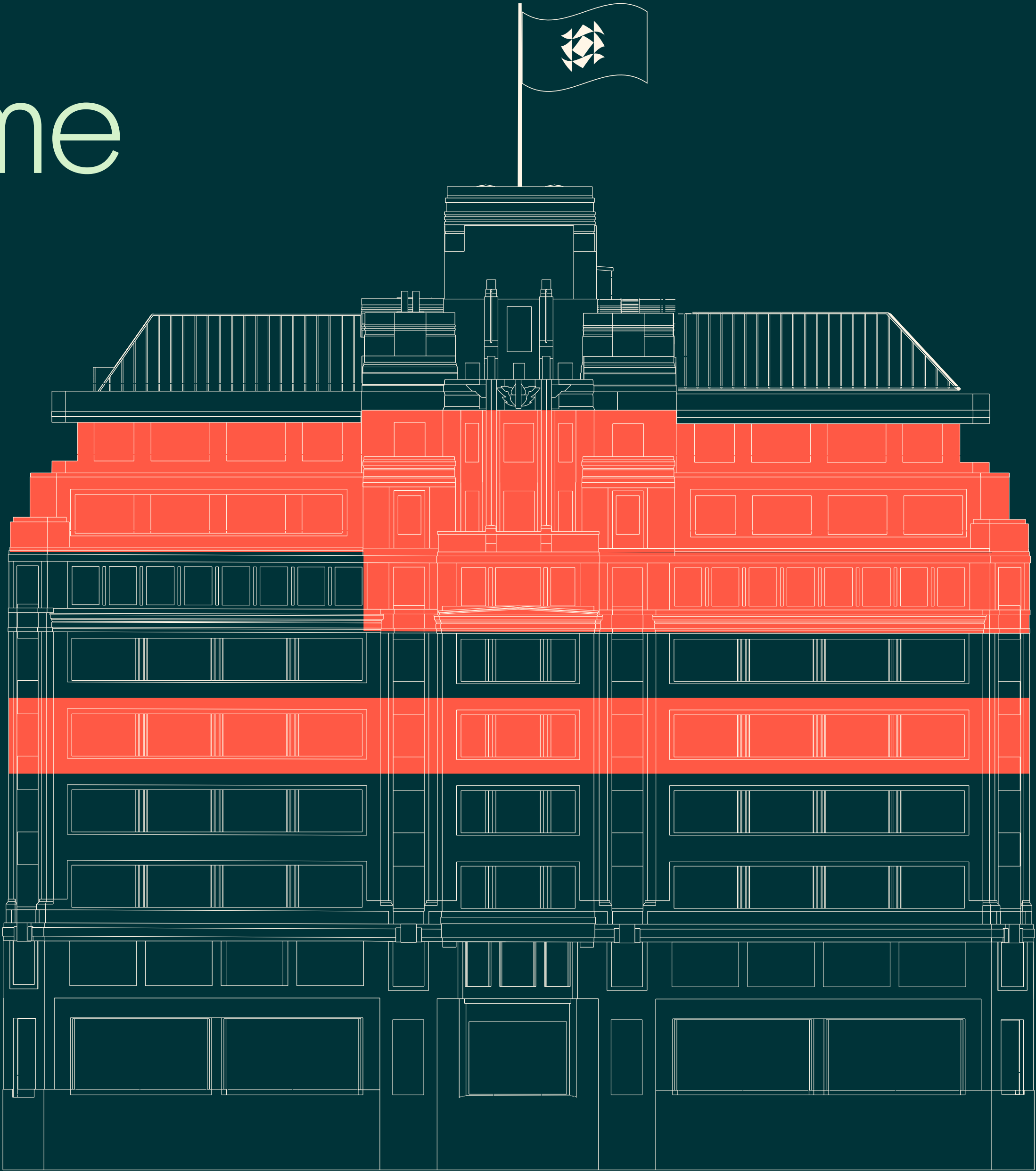


The Building

Availability at Mainframe

NET INTERNAL AREA				
Floor		Sq ft	Sq m	Available from
8th	PRIVATE POCKET TERRACE 	8,274	769	Available now CAT A
7th	PRIVATE POCKET TERRACE 	8,986	835	Available now CAT A
7th		COMMUNAL ROOF GARDEN / EVENT SPACE (1,345 sq ft)		
6th South		6,794	631	Available from January 2026
6th North		XCEDE		
5th		NUMERATOR		
4th		11,967	1,112	Available now CAT A
3rd		SNYK		
2nd		HALKIN		
1st		HALKIN		
Ground		HALKIN		
Retail		PIZZA PILGRIMS GAIL's		
Wellness		IREBEL		
Available		36,021	3,346	

Measurements are estimated Net Internal Areas, subject to final measurement.
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Reception

CAT A Ready Now



CAT A+ Available on Request

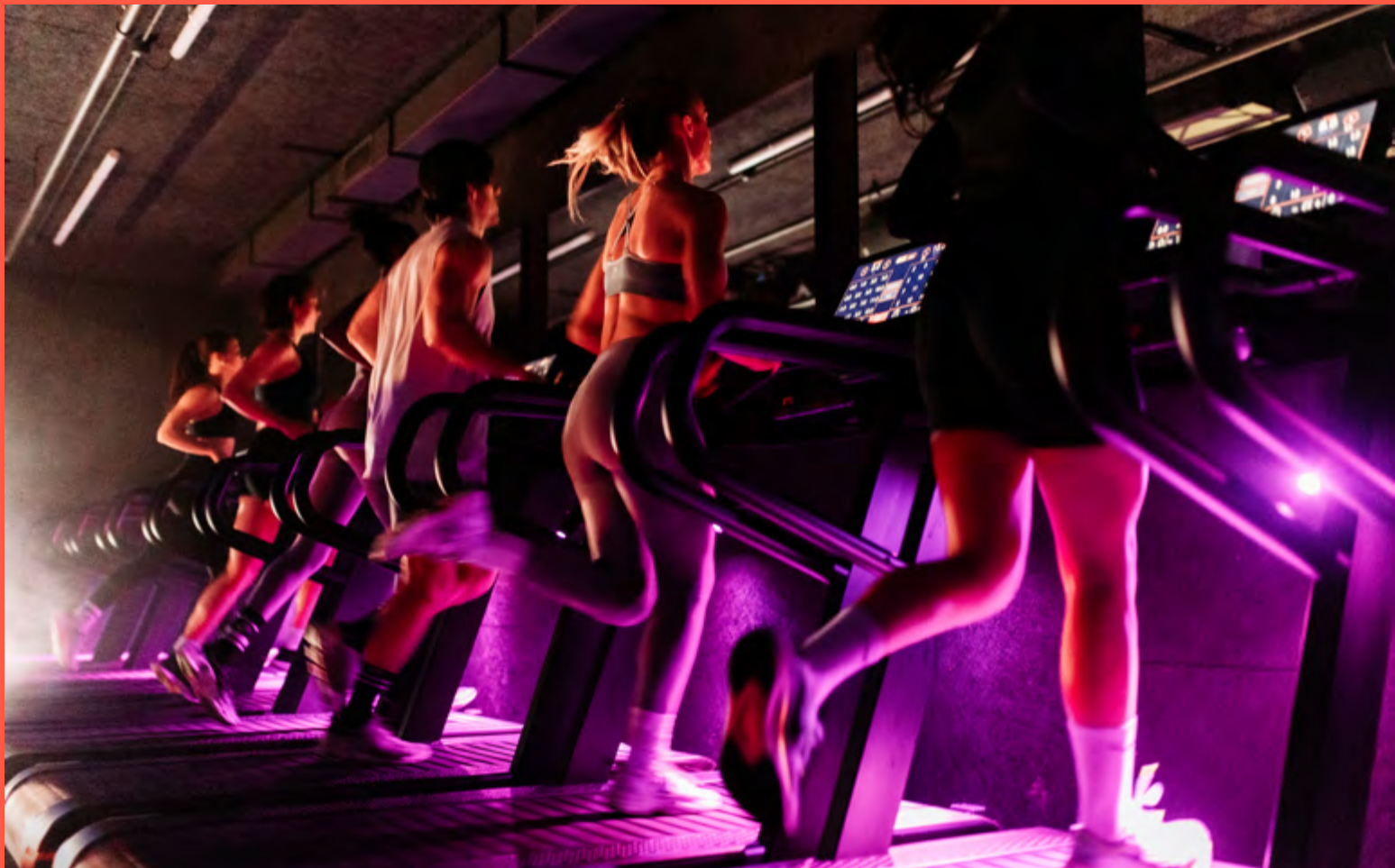




Over 18,500 sq ft of occupier amenity



Lockers and Changing Rooms



Mainframe has been re-purposed to meet the requirements of modern occupiers, with a focus on wellbeing.



58× Secure bike spaces with accessible space



Bike maintenance stand



15× Foldable bike lockers



Premium amenities from Halkin

REBEL

On-site boutique gym



Impressive communal roof garden



60× locker spaces



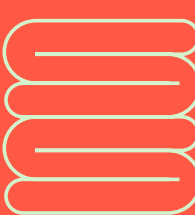
7× Showers



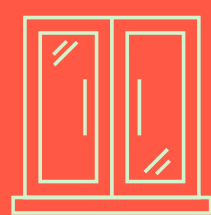
Vanity and hairdryer stations



46× Drying lockers



Towel service

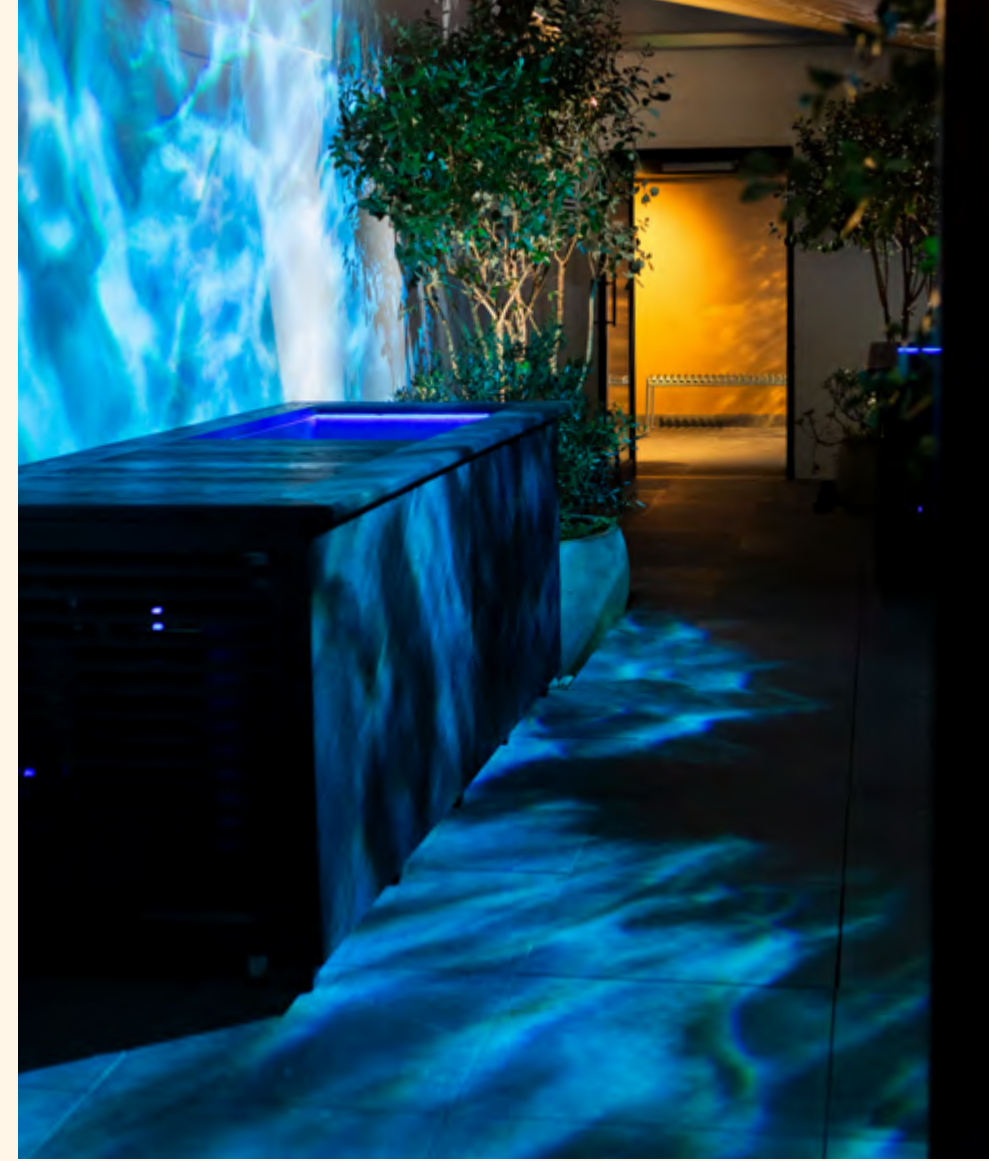


Dedicated cycle entrance



1Rebel at Mainframe

1Rebel's 11th studio features a Reshape and Reformer studio, along with the most stunning Reset yet.

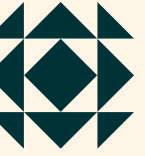


A new level of flexibility

Halkin is a leading flexible office provider in London, known for its portfolio of design-led, community-focused workspaces tailored to modern business needs.

Their latest offering at Mainframe introduces an elevated level of flexibility, with ad hoc access to premium amenities including event spaces, an auditorium, meeting rooms, and podcast studios.

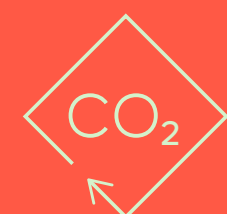
These services are available to all Mainframe occupiers on a preferential basis, making it easier than ever to scale, connect, and create.



The most sustainable way to create a new workspace is to use what's already there.

Retaining and refurbishing the existing building is equivalent to at least 13,500 tCO₂e saved vs building a new zero emissions building.

That's the same as:



The annual carbon associated with 1,040 UK citizens



Building 170 new homes



27 hectares of deforestation



Or 3 flights in a space shuttle

Mainframe has achieved the following minimum accreditations



Please note that these are high-level calculations based on estimates and comparable case studies and should not be relied upon for statutory reporting or financial decision-making.





Typical Floor Space Plan

DIMENSIONS

Workspace
11,832 sq ft / 1,099 sq m

Desks	114
Boardrooms (16P)	2
Meeting Rooms (10P)	2
Informal Meeting Areas	3
Zen Room	1
Seating Booths (4P)	2
Phone Booths (1P)	2
Dining / Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2

KEY

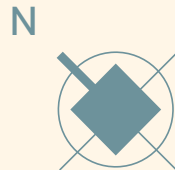


Lifts

Doric Way

Lancing Street

Eversholt Street



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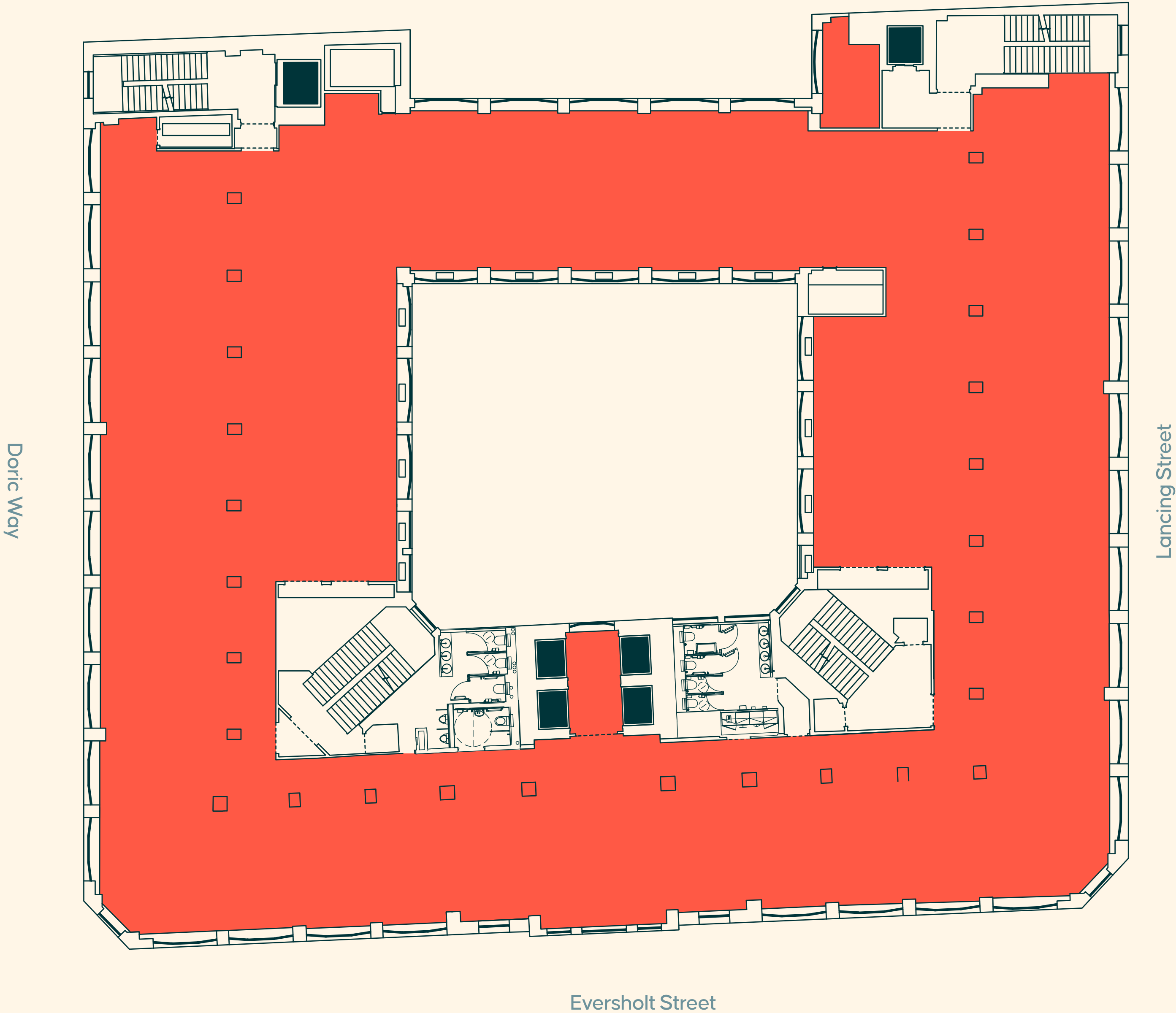
Fourth Floor

DIMENSIONS

Workspace
11,967 sq ft / 1,112 sq m

KEY

-  Workspace
-  Lifts



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Sixth Floor

[from January 2026]

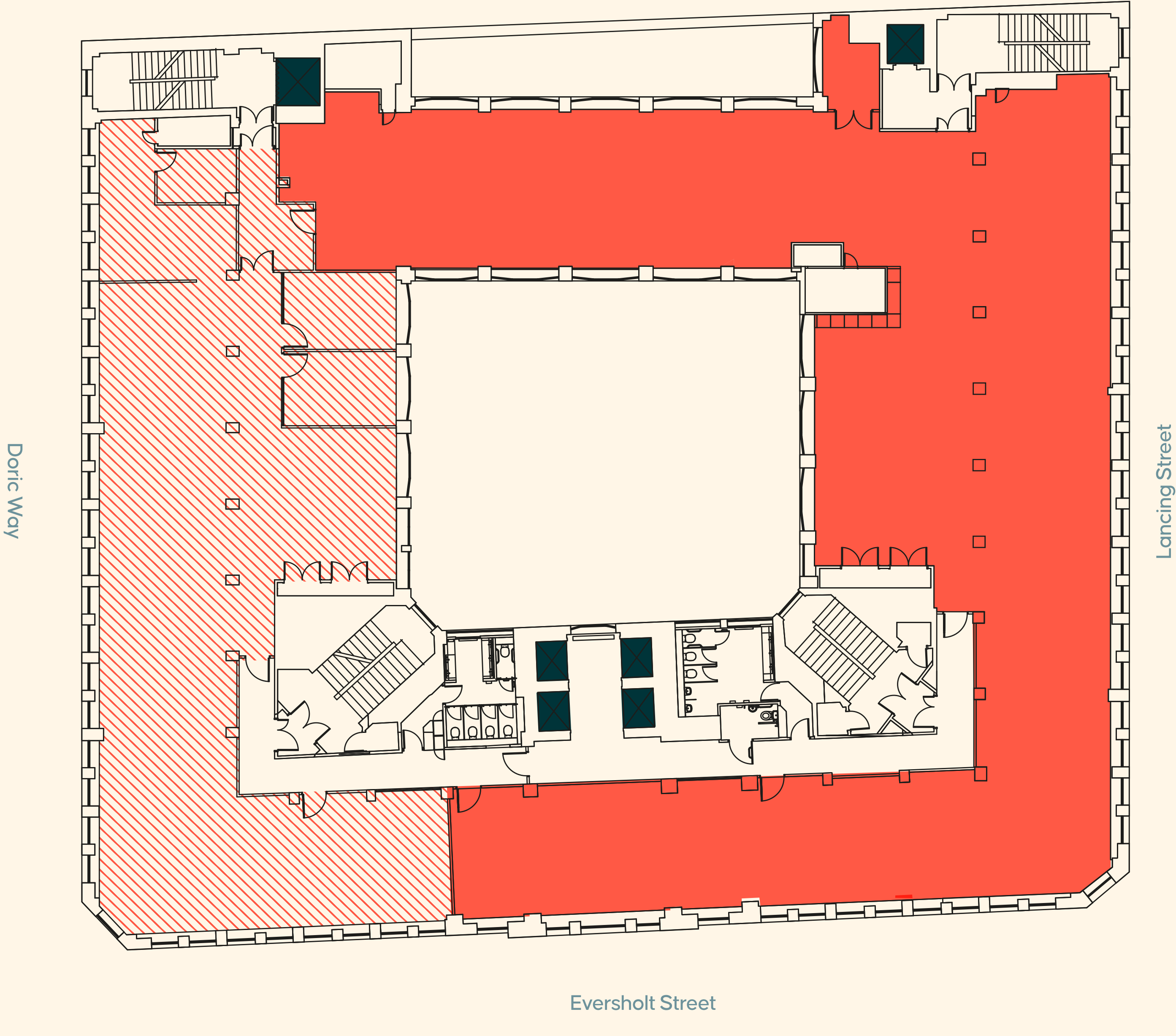
DIMENSIONS

6th Floor South
6,794 sq ft / 631 sq m

6th Floor North
Xcede (available January 2029)
3,889 sq ft / 361 sq m

- KEY
-  Workspace (6th Floor South)
 -  Xcede (6th Floor North)
Available January 2029
 -  Lifts

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Seventh Floor

DIMENSIONS

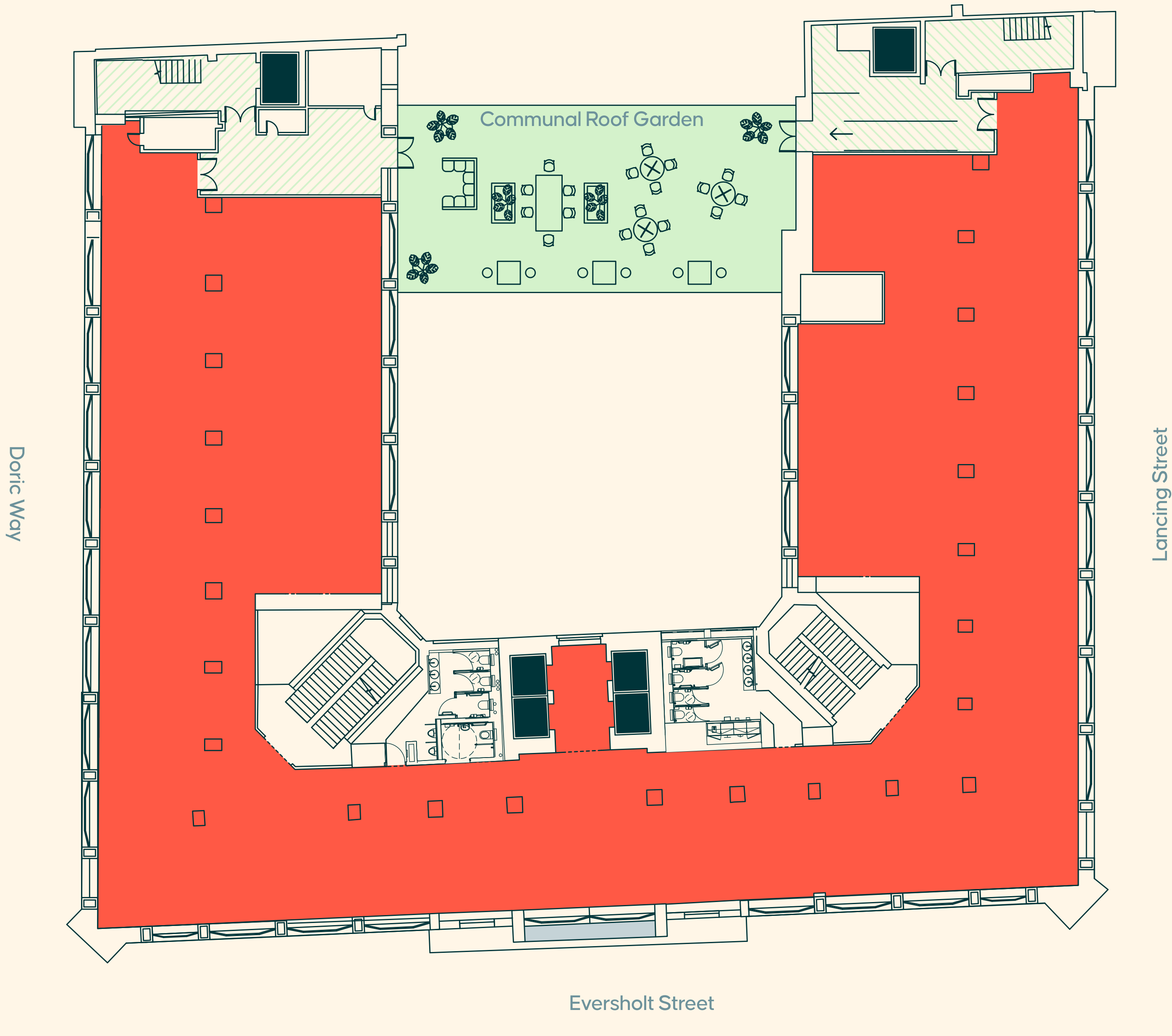
Workspace
8,986 sq ft / 835 sq m

Garden
1,345 sq ft / 125 sq m

KEY

-  Workspace
-  Lifts
-  Roof Garden
-  Private Terrace
-  Roof Garden Access

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Seventh Floor Indicative Space Plan

DIMENSIONS

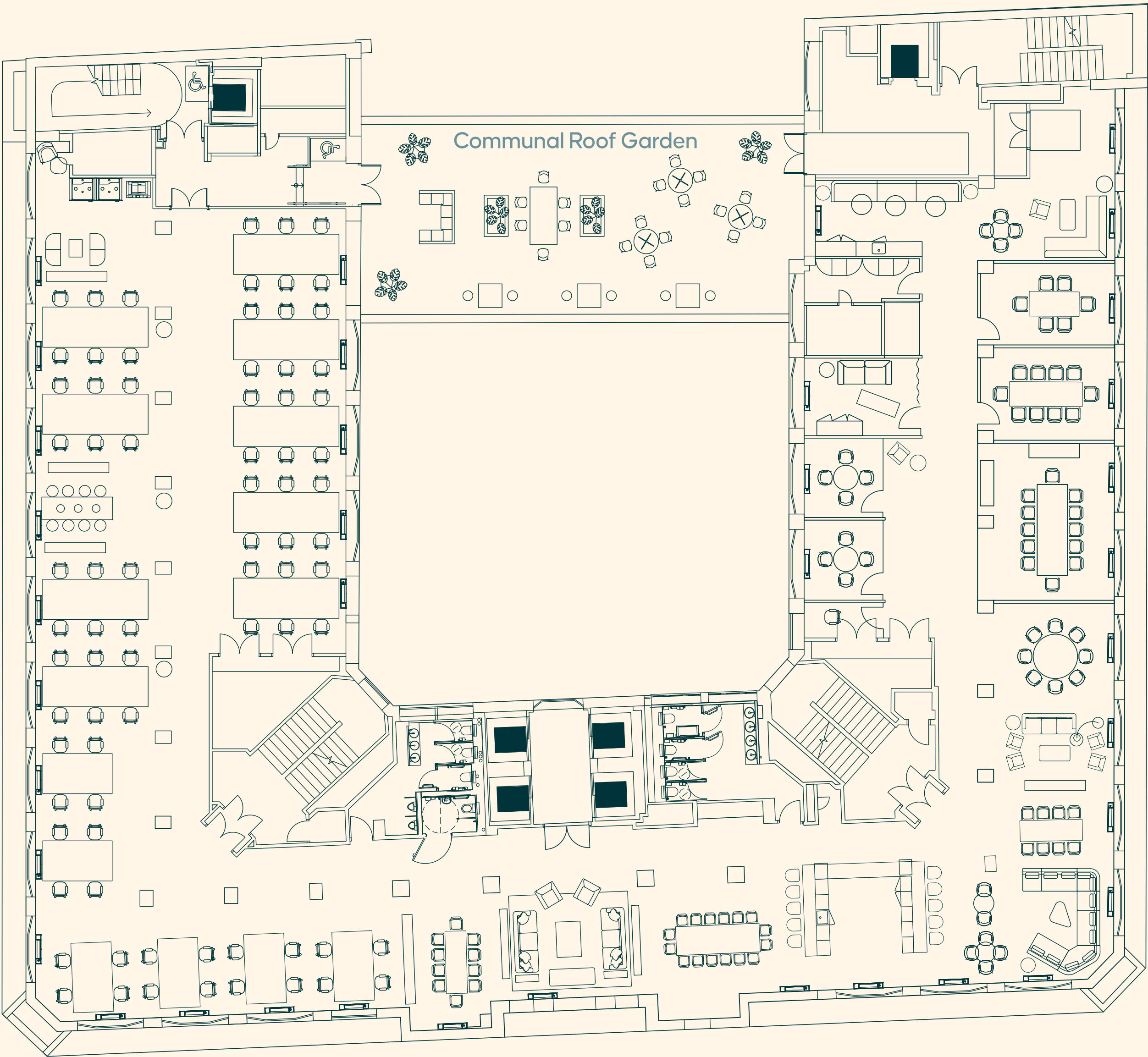
Workspace
8,986 sq ft / 835 sq m

Garden
1,345 sq ft / 125 sq m

KEY
 Lifts

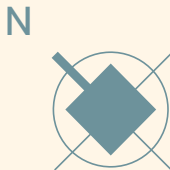
Desks	78
Meeting Rooms (12P)	1
Meeting Rooms (10P)	1
Meeting Rooms (6P)	1
Meeting Rooms (4P)	2
Informal Meeting Areas	5
Meeting Booth (4P)	1
Phone Booths (1P)	3
Collab Area	2
Hot Desk/Collab (10P)	1
Wellbeing Room	1
Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2

Doric Way



Lancing Street

Eversholt Street



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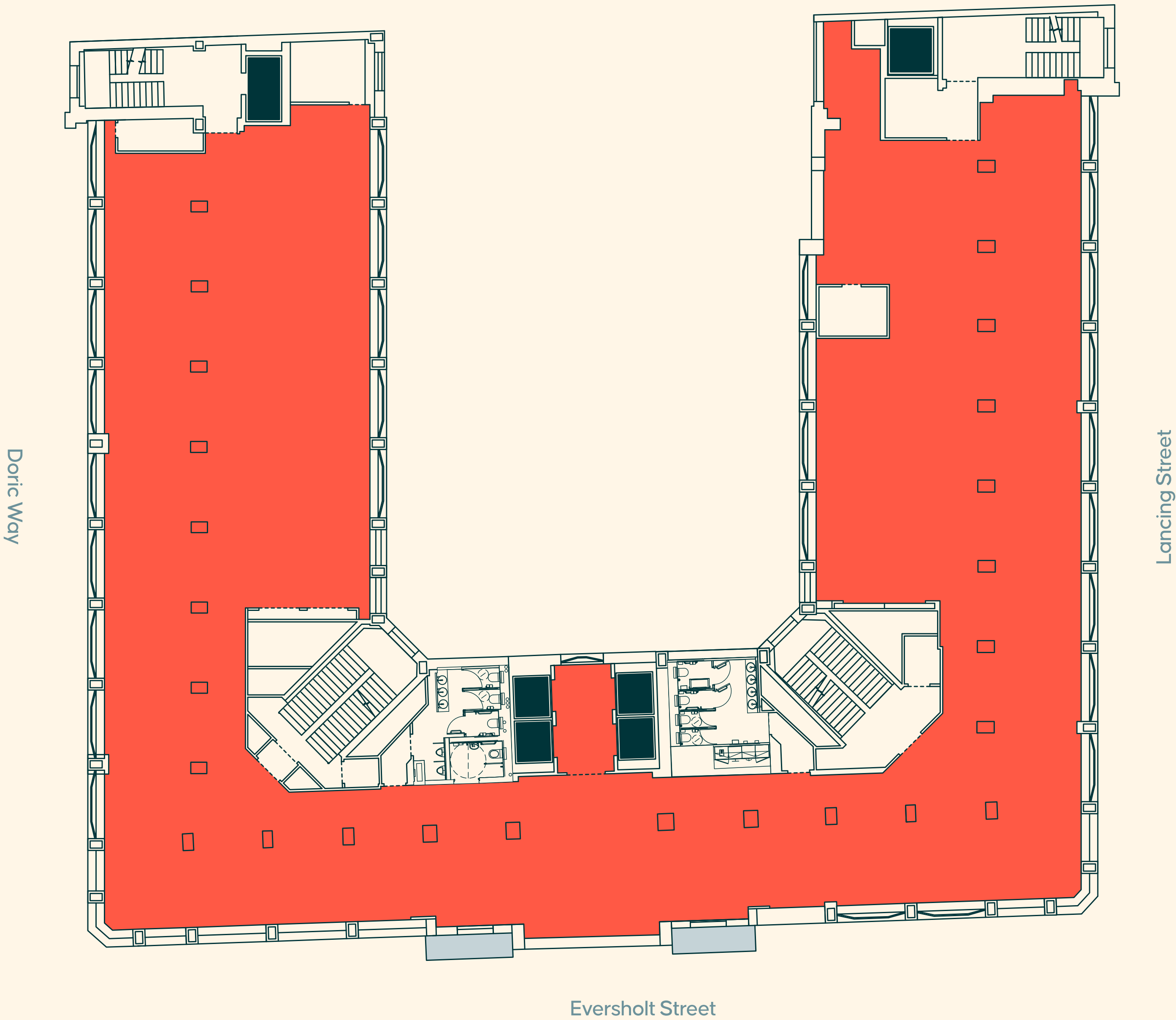


Eighth Floor

DIMENSIONS

Workspace
8,274 sq ft / 769 sq m

- KEY
-  Workspace
 -  Lifts
 -  Private Terrace



Measurements are estimated Net Internal Areas, subject to final measurement.
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View From The Communal Roof Garden

A development by:
ARAX PROPERTIES

www.mainframe.london



Get in touch with our leasing team to find out more

CBRE

Richard Howard

+44 (0) 7764 810 217
richard.howard@cbre.com

Harry Tentori MRICS

+44 (0) 7787 698 421
harry.tentori@cbre.com



Charlotte Ashton MRICS

+44 (0) 7541 958 117
charlotte.ashton@colliers.com

Max Chalk MRICS

+44 (0) 7522 867 157
max.chalk@colliers.com

HanoverGreen

Alex Kemp

+44 (0) 7881 610 962
akemp@hanovergreen.co.uk

Tom Wildash

+44 (0) 7825 454 808
twildash@hanovergreen.co.uk

Managed enquiries



Hugo Morrissey

+44 (0) 7894 229 796
Hugo.Morrissey@made-re.com

Stephanie Cowles

+44 (0) 7946 351 059
Stephanie.Cowles@made-re.com

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