

TO LET - OFFICE

THE JELlicOE

King's Cross, , N1C 4DF



Key Highlights

- 6,000 to 38,358 sq ft
- Located in the heart of King's Cross fronting onto Jellicoe Gardens
- Design features a striking geometric exterior, generous light-filled, double-height reception
- Communal roof terrace / event space
- Brand new office building designed by Piercy & Company Architects
- Shared amenity space including a gym, co-working facilities, lounges, meeting rooms and terraces on FORA floors

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Description

Brand new CAT A office space available over 9th - 11th floors directly from the Landlord.

The 12th floor will provide all tenants with a rooftop lounge, event space and terrace.

In addition to the available floors, occupiers will have access to shared amenity spaces across all five floors, hosted by FORA, a leading provider of premium office space. These include a cafe, lounges, indoor garden, terraces, co-working, individual working, bookable meeting rooms and event spaces.

Location

King's Cross is a 67-acre, mixed use neighbourhood with inspiring businesses, outstanding architecture, destination retail and dining, with a vibrant cultural scene.

In 2023, it was included in Timeout's list of the coolest neighbourhoods in the world. More than 18,000 people now work in King's Cross and it is home to International businesses Google, Meta, Sony Music, Havas, Nike, NewDay and Universal Music. With six tube lines, two rail stations and the Eurostar at hand, King's Cross is one of the best-connected hubs in the UK. And with five international airports within an hour, global travel is within easy reach.

Keen cyclists can also take advantage of the area's extensive bike-friendly routes and ample parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
11th	12,786	1,187.86	Under Offer
10th	12,786	1,187.86	Under Offer
9th	12,786	1,187.86	Under Offer
Total	38,358	3,563.58	

ESG

King's Cross was certified as a carbon neutral estate in 2021, with a commitment to delivering net zero as soon as possible.

- 100% renewable electricity
- Zero waste to landfill
- Cycle-first transport facilities

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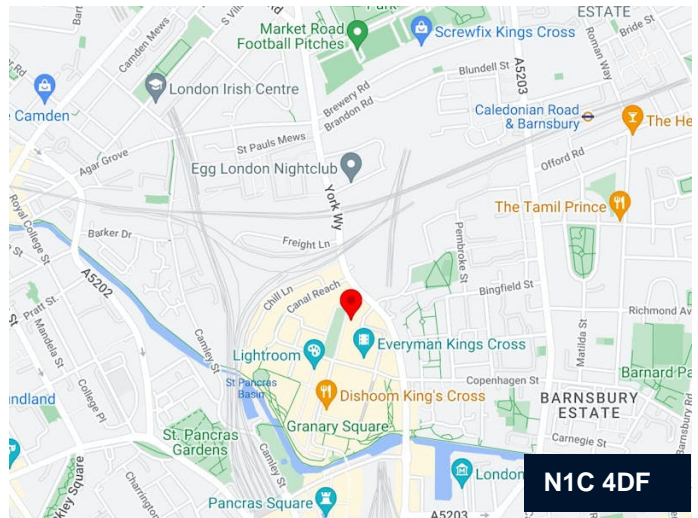
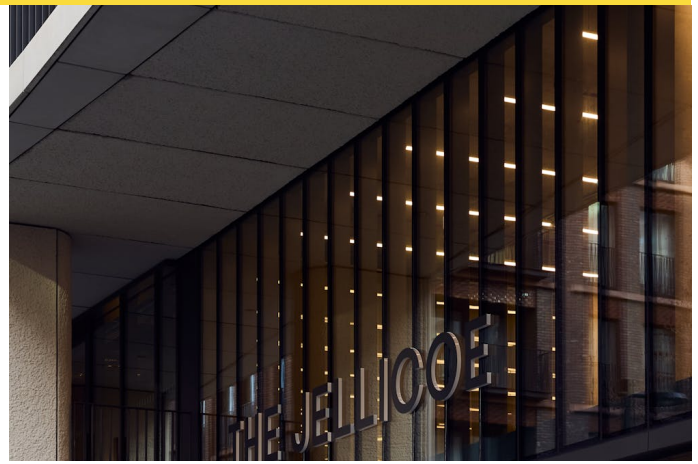
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