

STARCROSS

YARD

STARCROSS STREET
EUSTON NW1



These images are CGI's, which are subject to change and therefore to be used for guidance purposes only



The Opportunity

Available in existing condition or refurbished to an enhanced shell and core specification.

Starcross Yard is an Edwardian, three-storey building with an attached multi-use space, previously used as a sports hall. The site was formerly occupied by the Maria Fidelis Lower School.

The main building benefits from many original features with exceptional floor to ceiling heights allowing good levels of natural daylight. The space will appeal to office occupiers and co-working/serviced office providers looking to create their own self-contained space whilst maintaining the building's characterful history.

There is potential to create a substantial roof terrace with 360-degree views across central London on the original rooftop playground, subject to planning and any other required consents.

The multi-use space can be utilised for a variety of commercial uses, although it must also be made available for non-commercial, community uses, offered at subsidised rates.

It is expected that the scheme in its entirety will create an interesting and vibrant new place, and applicants will be asked to demonstrate ways their operation would contribute to economic development and social value in the local area.

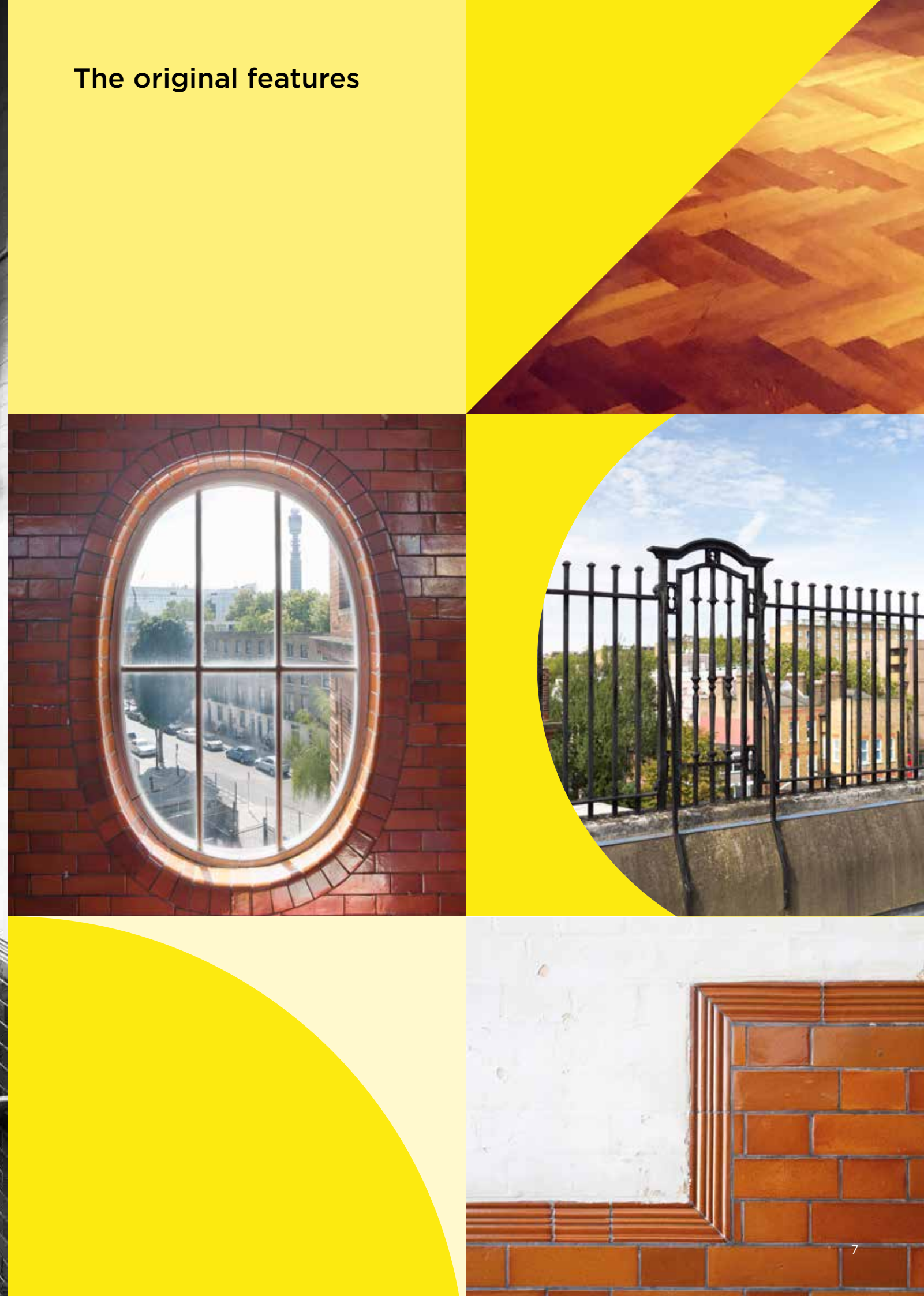
Starcross Yard will also benefit from new landscaped public spaces and enhanced on-site community facilities, including a new two-storey Construction Skills Centre to the rear of the site with a separate entrance.

Site vision



CGI of Architect's concept

The original features



The potential



CGI of a typical tenant's finish

The rooftop

Potential to create a substantial 8,008 sq ft/744 sq m roof terrace with 360-degree views across central London.



The multi-use hall

This space offers the opportunity to create a multi-use community facility, affordable workspace, or a variety of alternative uses subject to planning, including a gymnasium, event space, lecture theatre, or café/co-working facility.



CGI's of potential roof terrace and gym concept



Possible uses of the rooftop terrace



Possible uses of the multi-use hall

The Knowledge Quarter



Starcross Yard sits within the Knowledge Quarter – one of the greatest concentrations of world-class knowledge-building organisations to be found in any city, anywhere in the world.



WWW.
KNOWLEDGE
QUARTER.
LONDON



The much-loved Exmouth Arms is next door to the site, a great spot to catch up with colleagues over a craft beer. Regent’s Place is easily accessible on foot.



Euston station is around the corner while King’s Cross is less than a 10 minute walk away where you can choose from six underground lines to travel across London.



LOCAL OCCUPIERS

RESTAURANTS:

- 1 The Gilbert Scott
- 2 Honey & Co
- 3 German Gymnasium
- 4 The Savannah Bar & Restaurant
- 5 Mestizo Mexican Restaurant
- 6 The Place - Melia White House

BARS & PUBS:

- 1 The Euston Tap
- 2 Simmons Fitzrovia
- 3 The Albany
- 4 The Lucky Pig
- 5 Queens Head & Artichoke
- 6 The Remedy

WELLBEING:

- 1 FRAME King's Cross
- 2 Equilibrium Total Balance
- 3 Camley Street Natural Park
- 4 FLYKICK

CULTURE:

- 1 Regent's Place
- 2 Francis Crick Institute
- 3 British Library
- 4 Shaw Theatre
- 5 RIBA Architecture Gallery
- 6 The New Diorama Theatre
- 7 The Magic Circle
- 8 Coal Drops Yard

LOCAL BUSINESSES:

- 1 The Guardian
- 2 Vevo
- 3 Sony Music (arriving 2021)
- 4 Arcadis
- 5 Google HQ
- 6 ASOS
- 7 British Heart Foundation
- 8 Wellcome Trust
- 9 YouTube
- 10 Facebook
- 11 Arup
- 12 Balfour Beatty
- 13 HOK International
- 14 Debenhams

EDUCATION:

- 1 Royal College of Physicians
- 2 Royal College of General Practitioners
- 3 Farr Institute of Health Informatics
- 4 Institute of Minerals and Mining
- 5 University College London

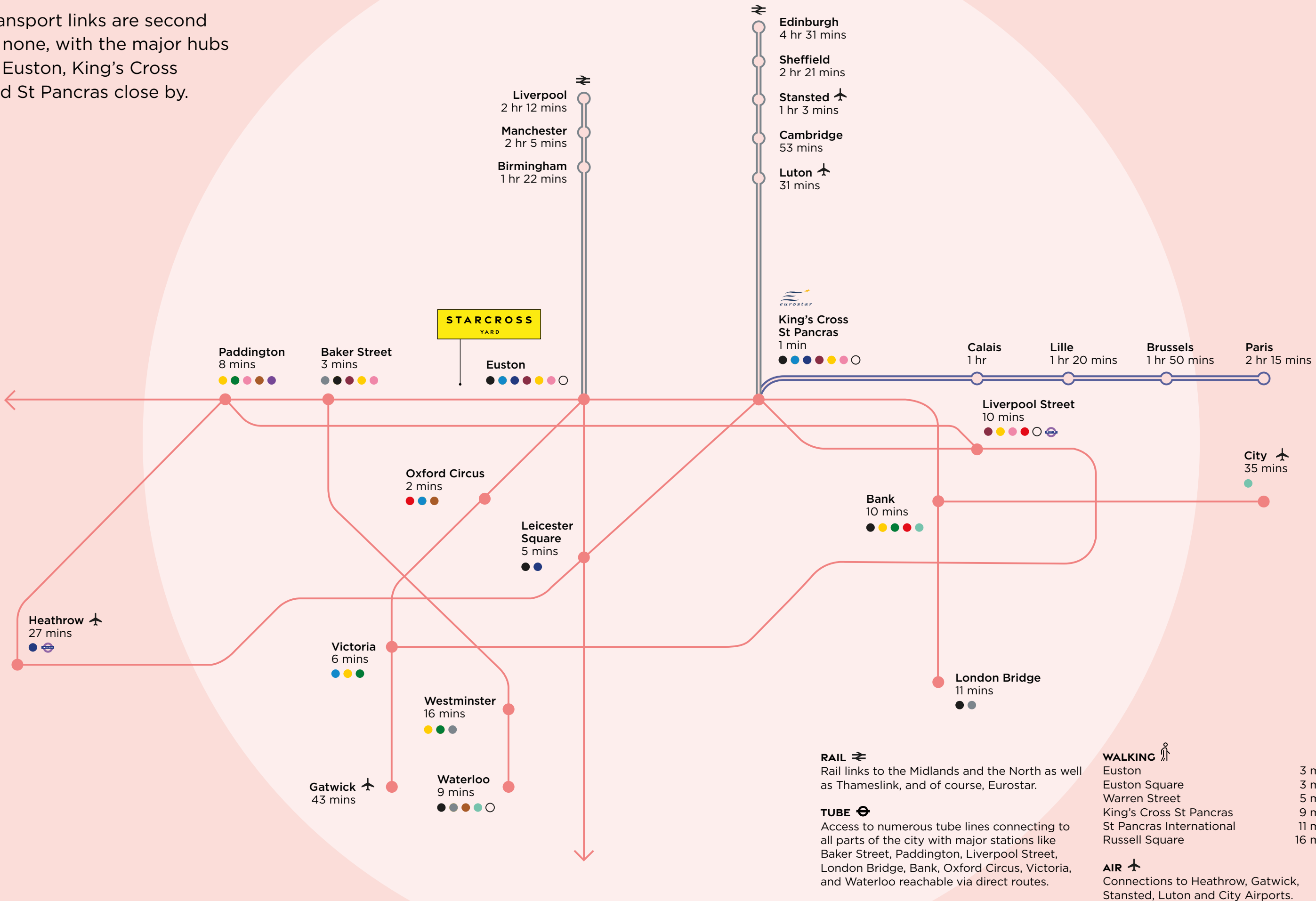
HOTELS:

- 1 The Grafton Hotel
- 2 St Pancras Renaissance Hotel
- 3 The Standard London



The right connections

Transport links are second to none, with the major hubs of Euston, King's Cross and St Pancras close by.



The proposed enhanced shell & core specification

Lift

Exposed air cooling

Exposed original ceiling

Floor to ceiling height 4m+

Potential roof terrace

Landscaped gardens

Multi-use hall

WCs

Cycle bays

Showers

Redesigned entrance

Secondary glazing

Schedule of areas

WORKSPACE		GIA		NIA	
Level		Sq ft	Sq m	Sq ft	Sq m
Second		8,783	816	5,554	516
First		9,709	902	6,135	570
Ground		9,774	908	5,759	535
Sub Total		28,266	2,626	17,448	1,621

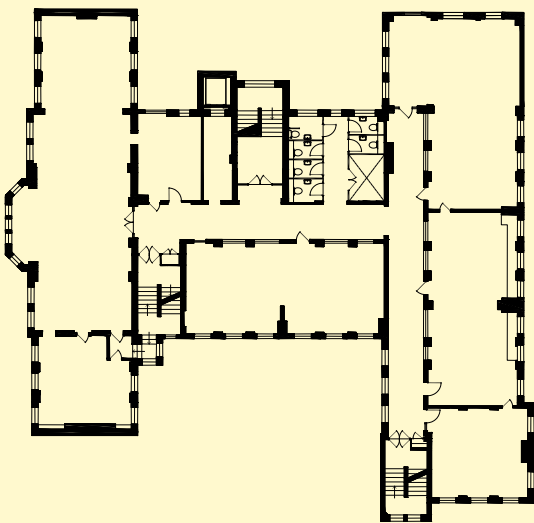
MULTI-USE HALL		GIA		NIA	
Level		Sq ft	Sq m	Sq ft	Sq m
Multi-use hall (ground floor)		4,284	398	2,992	278
Sub Total		4,284	398	2,992	278

Total		32,550	3,024	20,441	1,899
-------	--	--------	-------	--------	-------

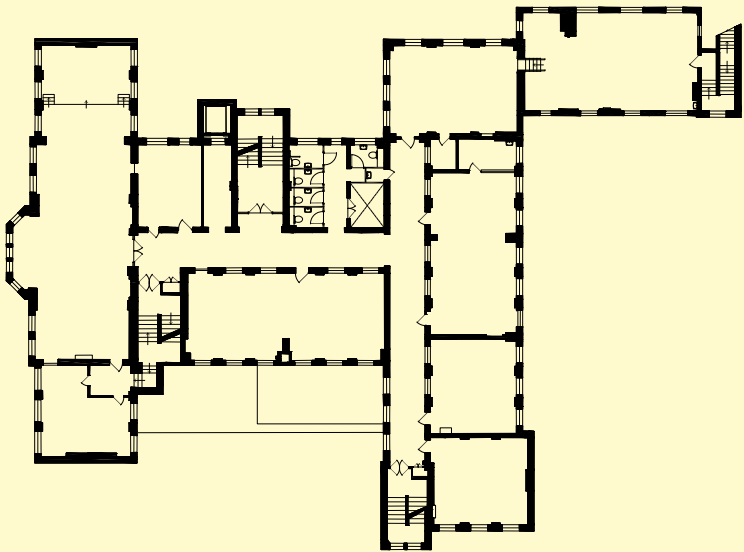
ROOF		Sq ft	Sq m
		8,008	744

The areas stated have been provided in accordance with the RICS Property Measurement Standards (2nd edition)

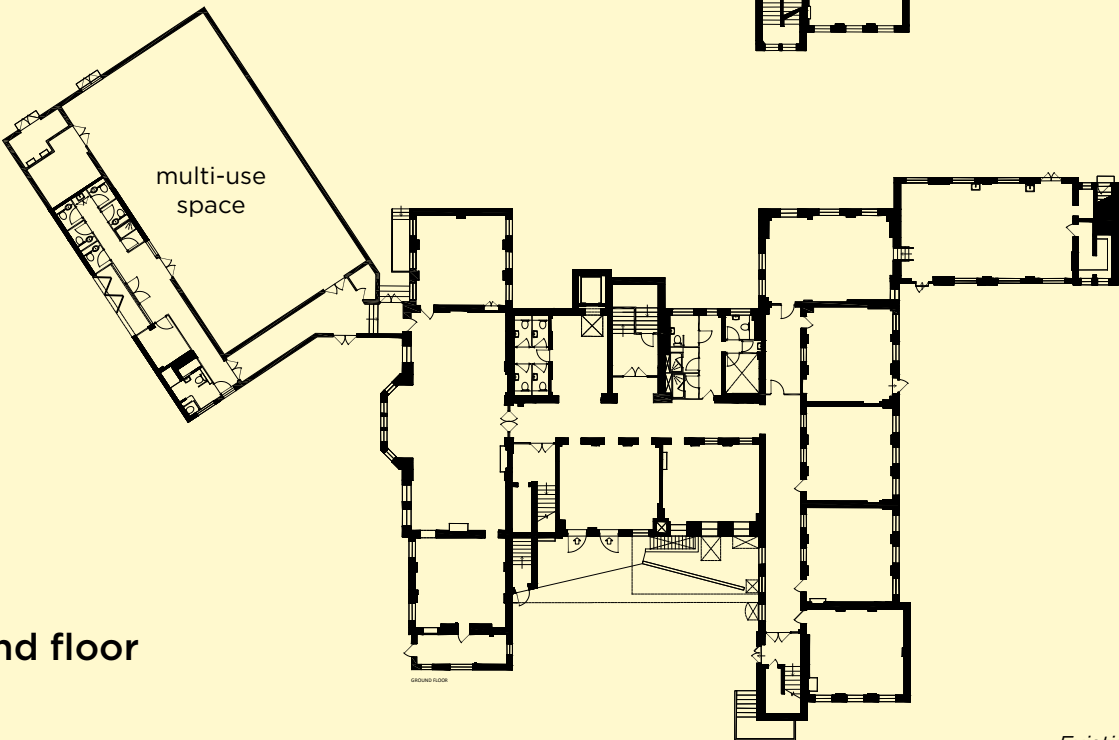
Second floor



First floor



Ground floor



Existing floor plans

THE PROPOSAL

A new 10 year lease contracted outside the Landlord & Tenant Act 1954 Part II (as amended) is available direct from the landlord.

PLANNING

A planning application was submitted on 16th July 2019. This includes the change of use of the former school building (Class D1) to office use (Class B1a) with associated external alterations, use of the existing ancillary gym building as multi-use community facility (Class D1/D2), erection of a two storey Construction Skills Centre (Class D1) and provision of public open space together with alterations to existing access arrangements.

THE LEASING OPPORTUNITY

Available in existing condition or refurbished to an enhanced shell and core specification. Further details upon application.

RENT

Upon application.

VIEWING

Strictly through sole letting agent.

TERMS

Upon application.

TIMING

Request for leasing offers by close of business on Friday 29th November 2019.

**Lambert
Smith
Hampton**

David Earle

+44 (0) 7850 056 626
dearle@lsh.co.uk

Jack Beckett

+44 (0) 7711 766 193
jwbeckett@lsh.co.uk

Craig Hinvest

+44 (0) 7938 378 982
chinvest@lsh.co.uk

On the instruction of:

LCR



Camden

Disclaimer

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. October 2019.

Visit www.starcrossyard.com
to access more information, plans
and details of the leasing proposal.