IN 2018, THE DOORS WILL OPEN AT COAL DROPS YARD, OFFERING VISIONARY RETAILERS THE CHANCE TO REINVENT AND REDEFINE THEIR CUSTOMER EXPERIENCE IN AN ATMOSPHERIC SETTING.
COAL DROPS YARD IS BEING REINVENTED AS A DYNAMIC RETAIL DESTINATION.

VICTORIAN ENGINEERING IS INTERWOVEN WITH CONTEMPORARY ARCHITECTURE, PROVIDING RETAILERS WITH THE FABRIC TO DELIVER A CAPTIVATING AND SENSORIAL EXPERIENCE.

THE FIVE LARGEST RETAIL UNITS ARE AVAILABLE NOW.
VICTORIAN LONDON WAS A CITY POWERED AND COLOURED BY COAL. KING’S CROSS WAS LONDON’S COAL STORE.

Behind the world-famous station lay Coal Drops Yard: grand brick viaducts from where the trains would unload into carts below. When the city’s dependency on coal declined, the viaducts fell into disuse.

Now, as part of the King’s Cross redevelopment, the grand arches, richly coloured brick and industrial ironwork have been rediscovered and reimagined by Heatherwick Studio, as a dramatic environment for visionary brands.
EXPLORE

KING’S CROSS IS THE LARGEST MIXED-USE DEVELOPMENT IN SINGLE OWNERSHIP TO BE MASTERPLANNED AND DEVELOPED IN CENTRAL LONDON FOR OVER 150 YEARS.
King’s Cross is central London’s most connected transport hub. Every year, more than 200 million people pass through King’s Cross, St Pancras and Euston stations. There are rail connections across Great Britain plus the UK’s only direct link to Europe. Six London Underground lines connect to every part of the city, and there are direct public transport links to three of London’s international airports.
BY 2020, KING’S CROSS WILL HAVE 1,900 NEW HOMES, 3.4 MILLION SQ FT OF OFFICES AND 500,000 SQ FT OF RETAIL SPACE.

40% of King’s Cross is open public space: leafy parks, landscaped gardens, converted Victorian gas holder frames and the transformed towpath by Regent’s Canal.

The centrepiece is Granary Square, already the host to family festivals and fashion shows and gateway to the world-renowned Central Saint Martins art and design college. It’s one of more than 20 historic buildings that have been restored or transformed.

The stations themselves have enjoyed their own revitalisation: brighter, lighter and home to retailers from great British names like Fortnum & Mason and Hamleys, to international fashion outlets including M.A.C and Whistles.

The retail heart of the whole neighbourhood will be Coal Drops Yard.
Coal Drops Yard was immediately fascinating to work on because the site is so unusual. This pair of long Victorian brick viaduct buildings were like vast chocolate Kit-Kat fingers held apart at an angle, not conforming to conventional ideas of how retail is set out. This gave the project exciting new possibilities. Our solution uses the inherent eccentricities of the original viaduct structures to transform them into a vibrant new place for London.

THOMAS HEATHERWICK
2016

Whether you’re an established global brand, an emerging designer or an independent retailer, Coal Drops Yard offers opportunities to create an unforgettable experience for your customers.
HEATHERWICK STUDIO HAS PRESERVED AND ENRICHED THE HISTORIC ARCHITECTURE OF COAL DROPS YARD, WHILE ACCENTUATING THE DRAMA WITH CONTEMPORARY DESIGN.

Each unit has its own character, ideally suited to brands with a creative edge. Fashion, food, lifestyle, culture and crafts will be natural partners here, in a carefully curated mix of up to 65 units.
COAL DROPS YARD IS DESIGNED TO BECOME A PLACE WHERE RETAILERS CAN TRULY CONNECT WITH CUSTOMERS TO CREATE AN IMMERSIVE RETAIL EXPERIENCE.

Shoppers won’t just view the products; they’ll be able to touch, taste and test items, through engaging store design, customer service and events that bring brands, and their products, off the shelves and into vivid life.

Inclusive and multisensory, it will be a place of passionate and knowledgeable shopkeepers, masters of their own craft, revealing insights into how a product was made and sharing their stories.
COAL DROPS YARD AND KING’S CROSS HAVE HOSTED LONDON FASHION WEEK CATWALK SHOWS SINCE 2010, PROVIDING A SPECTACULAR SETTING FOR COLLECTIONS FROM PAUL SMITH, ALEXANDER MCQUEEN AND MARY KATRANTZOU. The latter are both graduates from Central Saint Martins art and design college, the lauded art school and fashion academy, which is next door.
Coal Drops Yard will provide an eclectic mix of retail and leisure destinations, making it a magnet for visitors from London, across the UK and the globe. It is for everyone to experience. There is free-flowing and continual access from all areas of King’s Cross and directly from the towpath of Regent’s Canal and Gasholder Park. Whichever route you take into Coal Drops Yard, the first sight is captivating.
DISCOVER

THE FIVE LARGEST, MOST DRAMATIC RETAIL OPPORTUNITIES IN COAL DROPS YARD

COAL DROPS YARD IS ACCESSIBLE FROM EVERY DIRECTION

THE YARD, VIADUCT AND UPPER LEVEL ARE ALL WELL-CONNECTED VIA BRIDGES, STAIRS AND LIFTS, MAKING THE CIRCULATION WITHIN THE SPACE FLUID AND THE BUILDINGS AND PUBLIC REALM EASY TO NAVIGATE.

COAL DROPS YARD IS ACCESSIBLE FROM EVERY DIRECTION
At this symbolic heart, stitching together the old structures, is a spectacular new outdoor covered space created by a bold and unexpected intervention into the heritage site.

THOMAS HEATHERWICK
2016

"DELIGHT"
UNIT 1

UPPER LEVEL

19,964 SQ FT / 1,864 SQ M

RETAIL SPACE OVER ONE LEVEL

PERMITTED USE
A1

APPROX. NET INTERNAL AREA
19,964 sq ft / 1,864 sq m
Area of headroom 1.5m+

NUMBER OF TRADING FLOORS
One

MAXIMUM CEILING HEIGHT
2.8m in existing roof pitch, to 8m maximum

CUSTOMER ENTRANCES
From all levels via feature core

SHOPFRONT GLAZING

LOADING
Retail space: 4kN/m²
Potential kitchen area: 5kN/m²
Potential storage area: 5kN/m²

GOODS LIFT
1 x 26-person/2000kg
Operating at a rated speed of 1m/s
Car size: W 2,350mm, D 1,700mm, H 2,200mm

SERVICES

ELECTRICITY SUPPLY
354 KVA Three phase supply

GAS SUPPLY
300kW, 27m³/hr

WATER SUPPLY
42mm capped supplies (2l/s)

HEATING/HOT WATER
225kW LTHW Load. Dedicated plate heat exchangers installed by landlord with valved and capped connections

COOLING
259kW CHW Load. Dedicated plate heat exchangers installed by landlord with valved and capped connections

COOKING EXTRACT
Duct size 975mm x 450mm

NOTE: Floor plans are for illustration purposes. Not to scale. All dimensions and measurements are for guidance only.
UNIT 2
EASTERN COAL DROPS / SOUTH
12,053 SQ FT / 1,120 SQ M
RETAIL SPACE OVER THREE LEVELS

PERMITTED USE
A1

APPROX. NET INTERNAL AREA
12,053 sq ft / 1,120 sq m

NUMBER OF TRADING FLOORS
Three: Yard, Mezzanine, Upper Viaduct (plus access taken via Viaduct Level)

MAXIMUM CEILING HEIGHT
Yard Level – 2.9m (with exception of atrium space)
Mezzanine Level – 2.5m
Upper Viaduct Level – 2.9m to underside of trusses on 3m structural grid, increases to 6.8m in between trusses

CUSTOMER ENTRANCES
Yard Level – south and west elevations
Viaduct Level – south elevation

LOADING
4kN/m²

SERVICES
ELECTRICITY SUPPLY
212 KVA Three phase supply

GAS SUPPLY
300Kw, 27m³/hr

WATER SUPPLY
54mm capped supply. (2l/s)

HEATING/HOT WATER
181kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections

COOLING
166kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections

COOKING EXTRACT
2no. Kitchen extract ducts in chimney installed by landlord and capped at high level.
Duct size 975mm x 450mm.

NOTE: Shade variation in plans denotes level change. Internal structure walls have been identified with a keyline. Floor plans are for illustration purposes. Not to scale. All dimensions and measurements are for guidance only.
VIEW SOUTH TOWARDS COAL DROPS YARD
FROM LEWIS CUBITT SQUARE
UNIT 3
EASTERN COAL DROPS / NORTH
7122 SQ FT / 662 SQ M
RETAIL SPACE OVER THREE LEVELS

PERMITTED USE
A1

APPROX. NET INTERNAL AREA
7122 sq ft / 662 sq m

NUMBER OF TRADING FLOORS
Three: Yard, Mezzanine, Viaduct / Upper Viaduct

MAXIMUM CEILING HEIGHT
Yard Level – 2.5–4.1m
Mezzanine Level – 2.2–2.6m
Viaduct Level – 4.3m
Upper Viaduct Level – 3.2m to underside of trusses on 3m structural grid, increases to 8.4m in between trusses

CUSTOMER ENTRANCES
Yard Level – west elevation
Viaduct Level – west elevation

SHOPFRONT GLAZING
9.9m (w) x 5.5m (h)

LOADING
4kN/m²

SERVICES
ELECTRICITY SUPPLY
126 KVA Three phase supply

GAS SUPPLY
300kW, 27m³/hr

WATER SUPPLY
42mm capped supply. (2 l/s)

HEATING/HOT WATER
93kW LTHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections

COOLING
95kW CHW Load. Dedicated plate heat exchanger installed by landlord with valved and capped connections

COOKING EXTRACT
Kitchen extract duct in chimney installed by landlord and capped at high level
Duct size 975mm x 450mm

NOTE: Shade variation in plans denotes level change. Internal structure walls have been identified with a keyline. Floor plans are for illustration purposes. Not to scale. All dimensions and measurements are for guidance only.
UNIT 4
RESTAURANT

VIEW NORTH-EAST TOWARDS
COAL DROPS YARD
FROM GASHOLDER PARK
UNIT 4
(RESTAURANT)
WESTERN COAL DROPS / SOUTH

5,771 SQ FT / 536 SQ M

RESTAURANT SPACE OVER TWO LEVELS AND THREE UNITS IN BAGLEY WALK ARCHES

YARD LEVEL
2,483 SQ FT / 230 SQ M

VIADUCT / UPPER VIADUCT LEVEL
258 SQ FT / 24 SQ M AND 2,193 SQ FT / 203 SQ M

YARD LEVEL – BAGLEY WALK ARCHES
1,096 SQ FT / 101 SQ M

PERMITTED USE
A3 / A4

APPROX. NET INTERNAL AREA
5,771 sq ft / 536 sq m

NUMBER OF TRADING FLOORS
Two: Yard, Viaduct / Upper Viaduct

MAXIMUM CEILING HEIGHT
Yard Level – 6m
Yard Level (Bagley Walk Arches): 3m
Viaduct Level – 4.9m (entrance area only)
Upper Viaduct Level – 4m to underside of trusses on 3m structural grid, increases to 7.6m in between trusses

CUSTOMER ENTRANCES
Yard Level (Western Coal Drops)
- east and south elevations
Yard Level (Bagley Walk Arches)
- north elevation
Viaduct Level – east elevation

SERVICES

ELECTRICITY SUPPLY
WCD: 127 KVA Three phase supply
BWA: 30 KVA Three phase supply

GAS SUPPLY
300kW, 27m3/hr

WATER SUPPLY
WCD: 54mm capped supply. (2l/s)
BWA: 28mm capped supply. (2l/s)

HEATING/HOT WATER
WCD: 159kW LTHW Load. BWA: 17kW LTHW Load. Dedicated plate heat exchangers installed by landlord with valved and capped connections

COOLING
WCD: 92kW CHW Load. BWA: 9kW CHW Load. Dedicated plate heat exchangers installed by landlord with valved and capped connections

COOKING EXTRACTION SUPPLY
Kitchen extract duct in chimney installed by landlord and capped at high level. Duct size 975mm x 450mm

NOTE: Shade variation in plans denotes level change. Internal structure walls have been identified with a keyline. Floor plans are for illustration purposes. Not to scale. All dimensions and measurements are for guidance only.

This unit includes three units in Bagley Walk Arches. Dotted line does not represent outdoor retail space.
The heavenly thing about working with these existing structures has been taking their quirks and treating them like godsend that can add richness and texture and true variety to the public space and retail. There will be a huge range of differently sized and configured spaces with the emphasis on discovery rather than conformity. Visitors will always find something interesting to see and it should be equally stimulating for retailers to respond to the aspects of the original buildings that we have retained and the contemporary elements that have been added.

THOMAS HEATHERWICK
2016
UNIT 5
WESTERN COAL DROPS / NORTH

2,842 SQ FT / 264 SQ M
RETAIL SPACE OVER ONE LEVEL

PERMITTED USE
A1–A4

APPROX. NET INTERNAL AREA
2,842 sq ft / 264 sq m

NUMBER OF TRADING FLOORS
One: Viaduct

MAXIMUM CEILING HEIGHT
4.8m to underside of trusses
on 3m structural grid, increases
to 8.4m in between trusses

CUSTOMER ENTRANCE
Viaduct Level – east elevation

SHOPFRONT GLAZING
11.8m (w) x 3.4m (h)

LOADING
4kN/m²

SERVICES

ELECTRICITY SUPPLY
52 KVA Three phase supply

GAS SUPPLY
None

WATER SUPPLY
28mm capped supplies (2l/s)

HEATING/HOT WATER
50kW LTHW Load. Dedicated plate
heat exchanger installed by landlord
with valved and capped connections

COOLING
38kW CHW Load. Dedicated plate heat
exchanger installed by landlord with
valved and capped connections

COOKING EXTRACTION SUPPLY
None

NOTE: Floor plans are for illustration purposes. Not to scale.
All dimensions and measurements are for guidance only.
Coal Drops Yard is managed and maintained by King’s Cross Estate Services. Our aim is to work with retailers to shape the way the shopper experience at Coal Drops Yard evolves.

It’s an approach that ensures retailers get the support they need to thrive, in an environment they can thrive in.
ENGAGE

COAL DROPS YARD

TENURE

The new shop units within Coal Drops Yard are available to let by way of effective full repairing and insuring leases for terms to be agreed. In accordance with the other lettings at King’s Cross, the leases will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

SERVICE CHARGE & INSURANCE

The service charge and insurance will be charged separately from rent.

BUSINESS RATES

Each new shop unit will be assessed for business rates. Interested parties are advised to verify any figures provided with the local authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be available on request.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

By appointment through joint agents: Cushman & Wakefield and Nash Bond.

Opening hours
Coal Drops Yard will be open every day apart from Christmas Day. Mon-Sat 1000-1900. Sun 1100-1700. Restaurant opening hours will be agreed separately.

Deliveries
Deliveries take place between 0600 and 1000.

Storage
Storage requirements to be designed within the demise. There is no additional storage on site.

Utilities
All units are equipped with electricity, water, heating (LTHW) and communications fibres. Maximum loads may apply; further information on a unit by unit basis.

Waste
Waste is collected several times a day. Waste costs charged on a unit by unit basis to reflect the volume of waste produced.

Amenities
There is extensive bicycle parking on site, plus staff showers, lockers and changing facilities.

Property Misdescriptions Act 1991 / Misrepresentation Act 1967. Cushman & Wakefield and Nash Bond act for themselves and for the vendors of this property whose agents they are, given notice that: These particulars do not form any part of any offer or contract; the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, and any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representations or warranty whatsoever in relation to this property.