RETAIL OPPORTUNITY AVAILABLE AT GASHOLDER PARK

King’s Cross
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The world may have transformed around them, but the body and scale of the gasholder guide frames has not changed. The hard work and vision of engineers and craftsmen past and present will be rewarded as the gasholder guide frames rise in their new location beside the Regent’s Canal.

Giving a new life to these remarkable Grade II listed structures demanded the expertise and passion of a highly skilled team at Shepley Engineers. The specialist contractors had to carefully dismantle the structures with 20-ton cranes and transport each section to the Shepley workshop in Yorkshire, where it took over two years to refurbish the 123 cast-iron columns.
Gasholder Park is destined to impress visitors, residents and office workers alike. Highlighted by its canal-side location and with four renovated Victorian gasholders at its heart, it combines world-class food, internationally acclaimed lifestyle stores and a stunning parkland setting.
Two available retail units:
Gasholder 10 – 4,721 sq ft
Gasholder 11 – 5,664 sq ft

South facing canalside location
The units are located within Gasholder Park with direct access to Regent’s Canal towpath
4.75 million people use the canal towpath annually
180 degree views over the park and canal
A stone’s throw from Tapestry and the Coal Drops Yard, directly connecting through to Granary Square
Option to split into smaller units
Covered outside seating areas

A place for people to taste, savour, socialise and impress, to grab a great meal or take home delights, Gasholder Park is where premium meets tranquil, creating an enchanting environment that gratifies all the senses, offering a welcoming experience like no other.

AVAILABLE FROM SUMMER 2017

AWAITING AMENDED DAY TIME CGI

CGI © VISUALISATION ONE
SURROUNDING RESTAURANTS

- BIG CHILL
- CASAVAN
- DISHOW
- DOE & MORGAN
- GERMAN GYMNASIUM
- OLE BAR
- GRANGER & CO
- GRAIN STORE
- KARPO AT THE MEADO HOTEL
- KINCH
- NOTES COFFEE

SURROUNDING RETAIL

- FRAME
- SPIRITLAND
- NIKE
- WAITROSE

TRAVEL TIMES

- EUSTON 2 MINS
- FARRINGDON 4 MINS
- OXFORD STREET 9 MINS
- VICTORIA 9 MINS
- LIVERPOOL STREET 11 MINS
- PADDINGTON 14 MINS
- CHARING CROSS 14 MINS
- WATERLOO 17 MINS
- CITY AIRPORT 34 MINS
- GATWICK AIRPORT 48 MINS
- HEATHROW AIRPORT 49 MINS
- STANSTED AIRPORT 55 MINS
- PARIS 2 HRS 16 MINS

SURROUNDING BUILDINGS

- The Plimsoll Building
  - 178 residential apartments
  - Completed 2015
- The Tapestry Building
  - 95 residential apartments
  - Completed 2016
- Gasholders London
  - 240 residential apartments
  - Completion due Q3 2017
- S1
  - 2,448 workers
  - Completion due 2019
- S2
  - 1,865 workers
  - Completion due Q2 2019
- T2
  - 1,832 workers
  - Completion due Q4 2018
- T3
  - 1,298 workers
  - Completion due Q1 2019
- Coal Drops Yard
  - 375 workers
  - Completion due Q3 2018

OCCUPIER NUMBERS (APPROX)

- The Plimsoll Building
  - 3,100 residents and workers
- The Tapestry Building
  - 220 residents
- Gasholders London
  - 240 residents
- S1
  - 2,448 workers
- S2
  - 1,865 workers
- T2
  - 1,832 workers
- T3
  - 1,298 workers
- Coal Drops Yard
  - 375 workers

SURROUNDING RETAIL

- FRAME
- SPIRITLAND
- NIKE
- WAITROSE
FLOOR SPACE (NIA)

Potential for subdivision:

- A 1,374.5 sq ft (127.7 sq m)
- B 1,439.1 sq ft (133.7 sq m)
- C 1,410.1 sq ft (131 sq m)

FLOOR TO CEILING HEIGHTS
3.8m & 3.4m

ASPECT
South / East

SEATING AREAS
To the South and East side

POWER
49 kVA power load available. A 100A TP+N cutout will be installed ready for Tenant distribution board and meter.

- 16 kVA / 100A cutout
- 17 kVA / 100A cutout
- 16 kVA / 100A cutout

WATER
22mm valved capped metered supply. Metered by landlord (located within landlord plantroom) and re-charged via the service charge.

CHILLED WATER FOR COOLING
Capped off 42mmø CHW supply and return with capacity for up to nominal 140 W / sq m cooling to the unit demise.

Served from plate heat exchanger providing a nominal 195kW of cooling (700kg/s at 8/14°C flow and return).

Metered by the landlord and re-charged via the service charge.

LOW TEMPERATURE HOT WATER FOR HEATING
Capped off 22mmø LTHW supply and return with capacity to provide nominal 120 W / sq m heating to the unit demise.

Served from plate heat exchanger providing a nominal 133kW of heating (0.96kg/s at 80/50°C flow and return).

Metered by the landlord and re-charged via the service charge.

PLANT / KITCHEN EXTRACT / RISER
None available. No cooking or extraction permissible.

GAS
None
FLOOR SPACE (NIA)
Potential for subdivision:
A 1,894.4 sq ft (176 sq m)
B 1,547.9 sq ft (143.8 sq m)
C 1,697.5 sq ft (157.7 sq m)

FLOOR TO CEILING HEIGHTS
3.8m

ASPECT
South / West

SEATING AREAS
To the South and West side

POWER
61kVA power load available. A 100A TP+N cutout will be installed ready for Tenant distribution board and meter.
A 23kVA / 100A cutout
B 19kVA / 100A cutout
C 19kVA / 100A cutout

WATER
22mm valved capped metered supply. Metered by landlord (located within landlord plantroom) and re-charged via the service charge.

GAS
None

CHILLED WATER FOR COOLING
Capped off 42mmø CHW supply and return with capacity for up to nominal 140 W / sq m cooling to the unit demise.
Served from plate heat exchanger providing a nominal 195kW of cooling (70kg/s at 8/14°C flow and return).
Metered by the landlord and re-charged via the service charge.

LOW TEMPERATURE HOT WATER FOR HEATING
Capped off 22mmø LTHW supply and return with capacity to provide nominal 120 W / sq m heating to the unit demise.
Served from plate heat exchanger providing a nominal 133kW of heating (0.96kg/s at 80/50°C flow and return).
Metered by the landlord and re-charged via the service charge.

PLANT/KITCHEN EXTRACT
None available. No cooking or extraction permissible.
The canal towpath joins Gasholder Park, to Coal Drops Yard, Granary Square and beyond.
The reinvention of historic buildings and structures, and creation of new public realm at King’s Cross is the cornerstone of the development’s future success.
TENURE
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 CHARGES
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.

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