SIX SIGNIFICANT OFFICE BUILDINGS

TOTALLING 827,000 SQUARE FEET

FROM 3,000 TO 405,000 SQUARE FEET
Over the past 5 years King’s Cross has gone from strength to strength, with over 2 million sq ft of office space committed to occupiers. Over the coming years, almost a further 1 million sq ft of available office space will be coming forward in and around Handyside Street, Canal Reach and Lewis Cubitt Park, alongside more shops, restaurants and homes.

This book provides an appetiser for some of the existing amenities and attractions that King’s Cross has to offer potential businesses and their employees. It also presents the current work in progress for some of our forthcoming office opportunities within King’s Cross. Finally, we tell you a bit about the existing businesses that have already moved in so far.
GRANARY SQUARE

A new capital square and the spiritual centre of King’s Cross. The perfect distillation of heritage, and creativity. At its head, the Granary Building, home of University of the Arts London and Central Saint Martins. A seamless blend of 19th century and 21st century industrialism and the setting for student fashion shows at London Fashion Week.

The square ahead reveals its secret, 1,080 choreographed fountains embedded in the paving to provide a constantly changing light and water show that never seems to repeat itself. Now – with the aid of the Granary Squirt app – fans can program their own patterns from their smartphones. The fountains and the sheer scale make it a natural playground. It has already hosted a range of festivals and it takes a lot to fill it up. More than 2,000 people can sit there in deckchairs to enjoy a concert or a summer movie without it ever feeling overcrowded.

The heritage buildings of Fish and Coal – from the high watermark of Victorian construction – curve sinuously around a canal bend, soon to be occupied by chef and healthy eating campaigner Jamie Oliver with a new pub, restaurant and a recipe studio above.

From 2016, the Lighterman – a new three storey waterside modern British restaurant of exposed brick, glass and steel on the east of Granary Square – will open a link between the canal and the square. The Lighterman will be a new dining room and bar named after the barge skippers who piloted their barges along the canal.

Two Granary Square is a handsome heritage building now home to ArtFund and the House of Illustration, the only museum dedicated to the much loved skills of the book illustrator. ArtFund is a charity that enables galleries and museums to acquire and show works that might otherwise have disappeared from public view. The House of Illustration hosts a rolling programme of exhibitions and workshops by the craft’s best known names like Quentin Blake, Lauren Child and rarities such as Winnie the Pooh artist E. H. Shepard’s sketches from the Great War. As well as the big spaces, the food and drink are an equal temptation. Yumchaa is dedicated to fine teas, the award winning Grain Store is the perfect bistro. Caravan is an all day explosion of lime, chilli, yam, ribeye, palm hearts and that’s just breakfast. The Benugo van is coffee and mouthwatering snacks for hungry people in a hurry.

The square’s Canalside Steps, a wide, monumental ghat staircase leading down to the water’s edge, provides eight levels of tiered seating and is ideal for smaller scale outside events like music recitals or summertime’s extraordinary floating cinema.

HANDYSIDE STREET

Sweeping across the centre of King’s Cross, this principal highway will be the home of Google’s new offices. Nearby is the Aga Khan Development Network’s Cultural Centre. Further on, the deep copper coloured R7 office building has a seven metre high lobby providing access to restaurants, shops and the three-screen Everyman Cinema. The Platform Theatre shares its four performance spaces with commercial companies where students and professionals work together on some mesmerizing public performances.

The ‘Ghat’ steps leading from Regent’s Canal to Granary Square

Quentin Blake at the House of Illustration

Benugo coffee - Granary Square

Platform Theatre – University of the Arts London

Everyman Cinema – Handyside Street
HANDYSIDE GARDENS + WHARF ROAD GARDENS

To the south of Handyside Street are the Handyside Gardens. This was the first public garden opened at King’s Cross and is linked to Regent’s Canal by the new Wharf Road Gardens, creating easy access to the tranquil Regent’s Canal.

Beautifully landscaped with a water rill trickling through it, the garden is a playground for children, and a green corner for everyone.

KING’S CROSS POND CLUB

A place where the art of nature and the art of man meet. It is both a natural, chemical-free swimming pond and an installation created by Ooze Architects and artist MarjeticaPotrč. Bathers swim surrounded by wild grasses and flowers while wetland plants filter the water for impurities.

RESIDENTIAL

Arthouse was King’s Cross’s first residential building with the ever-popular restaurant Greek Larder and its health club, Frame.

Further north, Urbanest and AKDN residential buildings provide well designed, housing for students. In addition, three further affordable residential buildings – Saxon Court, Rubicon Court and Roseberry Mansions provide social and elderly housing with small offices for enterprising start ups on their ground floors.

The next generation of new homes, R3 and R6, are already on their way.

LEWIS CUBITT PARK

This park is the principal green space at King’s Cross. Surrounded by trees, this is a great place to relax and for children to run and play.

At its northern corner is the Skip Garden – the original gardening guerrillas. Their name comes from the industrial skips they converted into giant planters that can be moved in moments on the back of a truck.

Now settled in the park, it serves deliciously wholesome food so fresh you can see the hole in the ground it came from. It also does valuable outreach work with local children.

LEWIS CUBITT SQUARE

With its wide spaces and dancing fountains, Lewis Cubitt Square has become the natural home of London’s greatest street food venue, KERB. Each weekday, half a dozen ever-changing stalls serve up the capital’s fastest and tastiest food.

There is a price to be paid for all that fabulous food and the KX Bootcamp is where you start paying. Martin Whitelock’s tyre-flipping, rope twirling, high intensity interval training is legendary for its calorie burning results.

Perhaps the most charming food venue here is Dishoom, a painstaking recreation of the Irani cafes once found everywhere in Bombay. A heady blend of nostalgia, the exotic and the familiar.

A few steps away, the Visitors Centre is the best way to keep to date with the rolling changes on the estate. In the same space King’s Cross’s own employment agency KX Recruit has found more than 100 jobs for local people.

Blue-flowered Leadwort

On the other side of the gardens, the Midland Goods Shed – the original King’s Cross station building while the current terminal was being built – is home to the Guardian Media Group and one of London’s largest Waitrose shops and the supermarket’s cookery school.

The square’s proportions make it a natural space for live music and outdoor events, like live coverage of Wimbledon tennis on to a huge screen in front of an audience in deck chairs.

Opposite the square on Stable Street, the Western Transit Shed hides an interior of light and space which is home to engineers Hoare Lea, digital profile specialists Zone and Argent LLP, the creators, crafters, and curators who turned around 67 acres of this long-neglected neighbourhood, making it one of the most sought after postcodes in the capital, N1C.

Set within beautiful squares and parks, there’s a wide selection of good quality independent and well-known bistros, bars and cafés. Grab-and-go food, as well as essentials, including banks, pharmacies and florists.

The King’s Cross Pond Club – Tapper Walk

London Fashion Week – Lewis Cubitt Square

Green Man Beer and Cider Festival – Lewis Cubitt Square

Dishoom – Stable Street
At Coal Drops Yard, original canal-side, Victorian brick arches, cobbled streets and iron girders meet the glass and steel of modern industrialism to create the setting for a unique, traffic-free shopping village where fashion independents meet mainstream. By 2018 the area will be open to the public, buzzing with street life, food stalls and more.

A collection of 60 stores set against a stunning backdrop. With a focus on craftsmanship and quality, retailers will showcase unique concepts. There will also be five flagship stores.
Once the tradesman’s entrance to the industries that lined its banks, we now have access to this hidden treasure and can appreciate the beauty of the waterway with its colourful narrowboats, ivy-clad walls and rich bird life.

Camley Street Natural Park flanks the northern corner of the Regent’s Canal as it makes its way beyond King’s Cross. This breathtakingly beautiful wilderness, created in 1984, is a two-acre nature reserve in one of the most densely populated parts of London. Now it’s opening up and improving all the time with steps, ramps, new moorings and three new bridges. The first of these – King’s Bridge – is already open and the second, Camley Street Bridge, on its way.

The Victorian arches along the towpath wall are being opened to connect the canal with the Coal Drops Yard shopping area.

The Victorian arches along the towpath wall are being opened to connect the canal with the Coal Drops Yard shopping area.

Gasholder Park

The starkly beautiful cast iron gasholder structures dominated the King’s Cross skyline for more than 150 years. After painstaking restoration they were re-erected to create Gasholder Park, which includes a spectacular sculpted canopy and landscaped garden leading down to Regent’s Canal.

Next door the triplet gasholders – now Gasholders London – have been reinvented by architects Wilkinson Eyre as a frame for a collection of homes with a breathtaking roof garden which takes in the whole 360˚ skyline beyond.

Apartments at the Plimsoll Building share the same skyline with beautifully crafted interiors, including its own fitness suite. It is also home to the King’s Cross Academy primary and nursery school and the Frank Barnes School for Deaf Children.

A restaurant, café, delicatessen and up-market boutique will cater for both local trade and the steady flow of walkers and cyclists along this section of the towpath.
**KING’S BOULEVARD**

The boulevard cuts north through the estate, a wide, tree-lined arterial road lined with shops and restaurants leading up to King’s Bridge and Granary Square, the very heart of King’s Cross. The best of the high street will be available here at ground level. To the east will be the new, much anticipated landmark, home of Google and their many experiences on the ground floor.

**PANCRAS SQUARE**

This contemporary garden square of green spaces and cascading waterfalls, surrounded by restaurants and cafés spills out onto the paving. Notes will take you from breakfast to supper with their acclaimed craft coffee choices. Kimchee’s healthy, traditional Korean cuisine is a refreshing change. At the head of the square is Five Pancras Square, home to Camden Council, which includes a world-class library, swimming pool and a leisure centre.

**BATTLE BRIDGE PLACE**

Set amid St Pancras and King’s Cross stations, this open, bustling square has one of the highest footfalls in the entire estate. Within a few steps, you’re at the astonishing reinvention of the German Gymnasium, the once ascetic birthplace of the modern Olympics. Modern day users, though, need deny themselves no longer. D&D London’s new destination restaurant – named after the building – is the perfect venue to break training, as are Vinoteca’s 90 seat restaurant and the relaxed Australian coastline vibe of Granger & Co.

**KING’S CROSS STATION**

This sympathetically restored Grade I listed architectural gem is a lot more than one of London’s busiest, best-connected transport hubs. Its stunning new Western Concourse is home to exclusive cosmetics outlets like Kiehl’s, the mouth-watering Hotel Chocolat, cult clothing classics at American Apparel and an urban village of cafés, bars, restaurants and retail essentials for shoppers in a hurry.

Next door, at the magically refurbished Great Northern Hotel, acclaimed chef Mark Sargeant has created a menu of British classics in the Plum and Spilt Milk brasserie.

**ST PANCRAS STATION**

Eurostar can whisk passengers to central Paris in just over two hours. But for those with a little more time on their hands, the refurbishment of this nearly lost Gothic icon is worth taking in. St Pancras is that rare thing: a destination that has become a destination event in its own right. Tea at Fortnum and Mason is a traditional treat and boutique retailers and well known names like Whistles, M.A.C. cosmetics, Hamleys, M&S, and Hatchards barely scrape the top of the tip of the retail iceberg.
A further 830,000 sq ft of office space is still available and due to be built at King’s Cross.

Over the next 3 years, Handyside Street and Canal Reach will see the same transformation that Pancras Square and the King’s Boulevard have seen – it will become home to over 9,000 office employees together with shops, bars, cultural attractions and homes.

In the following pages, the emerging design work for these offices is showcased – we have floorplates both large and small ranging from 3,000 sq ft in R8, all the way up to 30,000 sq ft in T2.
T2 and T3 are two buildings that have been designed ‘upside down’. Plant space has been allocated to back of house areas at ground and first floor freeing up usable space at the top of the building for office space and expansive roof terraces. High floor to ceiling dimensions and full height glazing throughout the building means maximum daylighting. The building also benefits from district cooling.

### T2
- **Size**: 235,888 sq ft
- **Typical Floor Size**: 30,000 sq ft
- **Office Floors**: 10
- **Status**: Completion Q4 2018
- **Architects**: Bennetts Associates

### T3
- **Size**: 170,310 sq ft
- **Typical Floor Size**: 23,000 sq ft
- **Office Floors**: 8
- **Status**: Completion Q1 2019
- **Architects**: Bennetts Associates

### T2/T3
- **Key Features**
  - BREEAM target ‘Outstanding’ (2014)
  - 3.1m floor to ceiling heights
  - Central atria
  - Terraces and gardens on upper levels
T3 GROUND FLOOR
3,587 sq ft // 333 sq m

T3 TYPICAL FLOOR (BASED ON FIFTH)
23,725 sq ft // 2,204 sq m

T3 CANAL REACH

For identification purposes only.
S1 HANDYSIDE STREET

S1 forms an architectural pair with adjacent Building S2 to complete this end of Handyside Street. Whilst S2 is pre-let to Google and due to complete in 2017, S1 is at a conceptual design stage and offers pre-let opportunities. The building includes eleven floors of Grade A office space with a peaceful, modern roof terrace overlooking the capital’s skyline. The façade has been designed in a contemporary style and clad in textured black stone which frames the building and contrasts with the white reveals around the window apertures. These reflect light deep into the office floorplan.

SIZE
175,000 sq ft

TYPICAL FLOOR SIZE
20,400 sq ft

OFFICE FLOORS
11

STATUS
Completion 2019

ARCHITECTS
Mossessian & Partners

KEY FEATURES
- Double height office reception lobby
- Flexible, open plan office space
- Balconies on various upper levels
- Generous landscaped gardens at roof level
- Dual access at ground floor from Handyside Street and Canal Reach
- Breeam target ‘Outstanding’ (2014)
- Circa 160 cycles – a dedicated access

The building includes eleven floors of Grade A office space with a peaceful, modern roof terrace overlooking the capital’s skyline. The façade has been designed in a contemporary style and clad in textured black stone which frames the building and contrasts with the white reveals around the window apertures. These reflect light deep into the office floorplan.
S1 HANDYSIDE STREET

GROUND
3,186 sq ft // 296 sq m

TYPICAL UPPER FLOOR
20,511 sq ft // 1,877 sq m
R7 is a highly flexible mixed-use building bringing 155,079 sq ft of office space to King’s Cross, along with a restaurant, an Everyman 3 screen cinema, gallery and a 7m high reception lobby.

Designed by Duggan Morris Architects, the building not only provides adaptable office space but it integrates the variety of shared spaces to encourage collaboration and community, including an active ground floor and communal roof terrace. It is a place where the barriers between work place and public space start to break down. R7 sets the tone for quality in the office environment throughout Handyside Street.

**SIZE**
150,000 sq ft

**TYPICAL FLOOR SIZE**
17,000 sq ft

**OFFICE FLOORS**
10

**STATUS**
Completion Q2 2017

**ARCHITECTS**
Duggan Morris Architects

**KEY FEATURES**
- BREEAM target ‘Outstanding’ (2014)
- 174 cycle spaces + facilities
- 7m high entrance lobby
- 3.1m floor to ceiling heights
- 6,000 sq ft roof terrace
- Balconies at every level
View of the AKDN building at the junction of Handyside Street with Lewis Cubitt Park and Square.
R8 offers space of 3,000 sq ft on self-contained floors. Made up of two buildings, R8 is built around a central courtyard designed by Tom Stuart-Smith which will itself be home to a cluster of business occupiers and offer opportunities for enlivenment and collaboration. The feel of the office space has been modelled on an industrial warehouse – with exposed finishes and high ceilings.

**SIZE**
66,000 sq ft

**TYPICAL FLOOR SIZE**
3,000 sq ft (offices) in 2 wings

**OFFICE FLOORS**
10 in 2 wings

**STATUS**
Completion Q3 2018

**ARCHITECTS**
Piercy & Company

**KEY FEATURES**
- 37,680 sq ft of offices
- 28,770 sq ft of small business units
- BREEAM target ‘Outstanding’ (2014)
R8 HANDYSIDE STREET

GROUND
Offices 7,586 sq ft // 705 sq m

TYPICAL UPPER FLOOR
Offices 3,425 sq ft // 318 sq m
Offices 3,077 sq ft // 286 sq m
Q1 HANDYSIDE STREET

Q1 is in the very early stages of design and we expect it to be a gem of a building. Totalling about 30,000 sq ft of self contained office space, it is being designed to have light and airy interior and come filled with character and with commanding views across Handyside Gardens to the south.

**SIZE**
30,000 sq ft

**TYPICAL FLOOR SIZE**
10,000 sq ft

**OFFICE FLOORS**
3

**STATUS**
Delivery 2018

**KEY FEATURES**
BREEAM target ‘Outstanding’ (2014)
Characterful
High bay ceilings

The King’s Cross success story turns a fresh page every day. So far more than 2 million sq ft of office buildings have been successfully let to world class businesses that recognise the area’s unique characteristics and benefits.

Internet giant Google is joining Universal Music, media multinational Havas, Bombardier, Guardian Media Group, Louis Vuitton and many more.

This mix is what makes King’s Cross more than an estate, more than just a new place – it’s what makes it authentic!
UAL

Central Saint Martins’, part of the University of the Arts London, alumni read like a Who’s Who of the celebrity catwalk: Alexander McQueen, Christopher Kane, Hussein Chalayan, Stella McCartney, John Galliano, Paloma Faith, Jarvis Cocker and hundreds more. In 2015, more than half of the 78 labels shown at London Fashion Week were from UAL alumni.

ARTFUND

This national fund raising charity helps museums and galleries buy and show works of art and heritage. They have aided galleries to show and acquire thousands of works by the likes of Lucian Freud, Damien Hirst, Rubens, Tintoretto and Michelangelo.

HOUSE OF ILLUSTRATION

Britain’s only gallery dedicated completely to the art of illustrators, storyboards, first sketches and finished works. From Quentin Blake’s magical images for Roald Dahl to Winnie the Pooh artist E.H Shepard’s First World War sketches.
JAMIE OLIVER GROUP

Britain’s best-known chef, a best-selling author, school meals saviour and nutrition campaigner, Jamie Oliver will transform the western end of Fish and Coal offices into a canalside pub. Next door on the upper floors will be the creative hub, where Jamie and his chefs create new recipes, while the lower level arches a new restaurant. FISH AND COAL OFFICES

GUARDIAN MEDIA GROUP

From 2016 an events and cultural space for public discussions and community gatherings. Part of the Guardian Media Group’s on-going commitment to provoking public debate.

The company was founded as the Manchester Guardian Ltd in 1907 and now owns various media operations including The Guardian and The Observer.

MIDLAND GOODS SHED

WAITROSE

One of London’s biggest Waitrose branches, with a cookery school attached, where you can take classes in how to prepare something new, or try out their dishes of the day.

AKDN

Dedicated to the study of Ismaili and other forms of the Muslim faith with a café, library and classrooms.

R1 HANDYSIDE STREET
ARGENT
More than developers, more than creators. Argent are Asset Managers, Development Managers and part owners of the estate. Moving their office here was never in question!  WESTERN TRANSIT SHED

ZONE
Digital creative agency Zone – which works with famous names like Coca-Cola, Tesco and Macmillan Cancer Support – shows clients how to use social media to boost their brands.  WESTERN TRANSIT SHED

HOARE LEA
Award-winning consulting engineers specialising in mechanical, electrical, and environmental engineering – has represented everyone from BP to the BBC.  WESTERN TRANSIT SHED

DISHOOM
A tribute to the lost Irani cafes of old Bombay. This is an authentic taste of a moment in India’s history brought up to date.  WESTERN TRANSIT SHED

KX RECRUIT
Dedicated to finding jobs for local people right where they live. This on-site agency has already filled more than 100 vacancies.  WESTERN TRANSIT SHED

BRAINLABS DIGITAL
A unique collection of mathematicians, linguists, and scientists who use their skills to provide wildly successful results for clients such as Unicef, BBC Worldwide and Moleskine.  SAXON COURT

SHINDENGEN
One of Britain’s leading suppliers of electronic and telecommunications equipment and a worldwide wholesaler of motor vehicle parts.  SAXON COURT

GLASS CANVAS
At the forefront of architectural visualisation on some of the world’s greatest buildings, Glass Canvas’s projects include icons like Wembley Stadium and The Reichstag in Berlin.  SAXON COURT

THE FINNISH INSTITUTE
Cutting edge thinking from Finland testing the boundaries of design, art and communication.  RUBICON COURT

WESTERN TRANSIT SHED

Dishoom – Western Transit Shed

right Dishoom – Western Transit Shed
LOUIS VUITTON

Louis Vuitton possesses the world’s most recognised monogram which appears on everything from luxury luggage, fashion, jewellery and even its own range of elegant city travel guides.

The stylish new space is only two hours by Eurostar from their global headquarters in Paris. Louis Vuitton is the brand that defines the very word luxury, now in a setting that redefines the word redevelopment.

THE OFFICE GROUP

Creative provider of flexible, design-led exquisite office space and a King’s Cross early adopter. Providing smart work spaces, meeting rooms and drop-in work spaces.

CSC

Trend trackers CSC are a network of researchers continuously monitoring the market to provide predictions about trends for the future of the workplace.
BOMBARDIER

International aerospace and rail manufacturer which specialises in sleek, smart transport solutions by land, by air. Bombardier is a Fortune Global 500 conglomerate company with headquarters in Canada.

ASTRAZENECA

One of the world’s leading international big pharma companies and innovators in UK research and development, creating new medicines.

VISTAPRINT

Already a leading online presence in marketing and promotional materials, this is their first bricks and mortar presence in Britain.

CIRCLE HOUSING

One of the not for profit organisations moving to King’s Cross. Circle Housing manages 65,000 homes, and provides services for more than 350,000 people across the UK.

AUTO TRADER

Britain’s best-known car sales platform with an online footprint larger than the whole of Sweden and has a market capitalisation of about £2 billion.

NEWDAY

One of the largest issuers of credit cards in the UK. NewDay is a new type of customer-focused financial service provider.

PRS FOR MUSIC

Representing more than 111,000 performers, songwriters, composers and publishers, the Performing Rights Society makes sure that artists - from complete unknowns to stars like Sam Smith - get their fair share of the £3.8 billion generated by the music industry every year.
HAVAS

Havas is a French multinational advertising and public relations company, headquartered in Paris. It operates in more than 100 countries and their client list is truly global: United Nations Foundation, Jack Daniels, Durex, Climate Reality, Coca-Cola, Sony, Virgin Mobile, Air France and many, many other household names.

UNIVERSAL MUSIC

Quite simply, home to the world’s A-Z of greatest artists, innovators and professionals. The most star-studded music group in the world with a catalogue stretching back over a century. There is barely a star worthy of the name who is not part of their network – from the Rolling Stones and the Beatles to Florence and the Machine, U2, Justin Bieber, Abba, Frank Sinatra, Ellie Goulding, and Robbie Williams.

Universal Music reception – Four Pancras Square

Universal Music’s Ellie Goulding performs on stage
GOOGLE

The much anticipated, much discussed new home for global web giant Google. They have already moved into Six Pancras Square while their HQ groundscraper building – eventually to be sited on King’s Boulevard – is built. They want this new building to stand for 100 years. In addition they have preleased S2 on Handyside Street.

In October 2014, according to the Interbrand ranking, Google was the second most valuable brand in the world (behind Apple) with a valuation of US$107.4 billion. A Millward Brown report from the same year puts the Google brand ahead of Apple’s.

LONDON BOROUGH OF CAMDEN

An amazing new centre for Camden London Borough, this innovative new community building houses not only a customer service centre but a public gym and leisure centre, two swimming pools, a library and a café.

“King’s Cross has continued to become one of the most exciting business destinations in London.”

RHIANNON BURY
PROPERTY WEEK
### OFFICES SIZE (NET) SQ FT SQ M FLOORS NO. STATUS

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The pre-let and speculative opportunities shown below represent the next generation of office buildings with active ground floor retail, all set within an engaging public realm.

**THE DEVELOPMENT PARTNERSHIP**

King’s Cross is being developed by the King’s Cross Central Limited Partnership, which brings together:

- **Argent King’s Cross Limited Partnership** comprises the BT Pension Scheme (managed by Hermes Investment Management) and members of Argent (Property Development) Services LLP, one of the UK’s best respected property development companies. Argent is also the Asset and Development Manager for King’s Cross.
- **AustralianSuper** Australia’s biggest superannuation/pension funds run only to profit members. The Fund manages more than $AUD91 billion of members’ assets on behalf of more than two million members from across 210,000 businesses. One in 10 working Australians is a member of AustralianSuper. King’s Cross is its first direct London investment and only its second in the UK.

### FROM 3,000 – 405,000 SQ FT

The Development Partnership brings together investors that are committed to delivering new and exciting developments in King’s Cross. The pre-let and speculative opportunities shown below represent the next generation of office buildings with active ground floor retail, all set within an engaging public realm.