

REGENT'S WHARF



**A NEW CANALSIDE CAMPUS FOR KING'S CROSS
UP TO 111,000 SQ FT AVAILABLE NOW**





WELCOME TO AN INSPIRING ECOSYSTEM

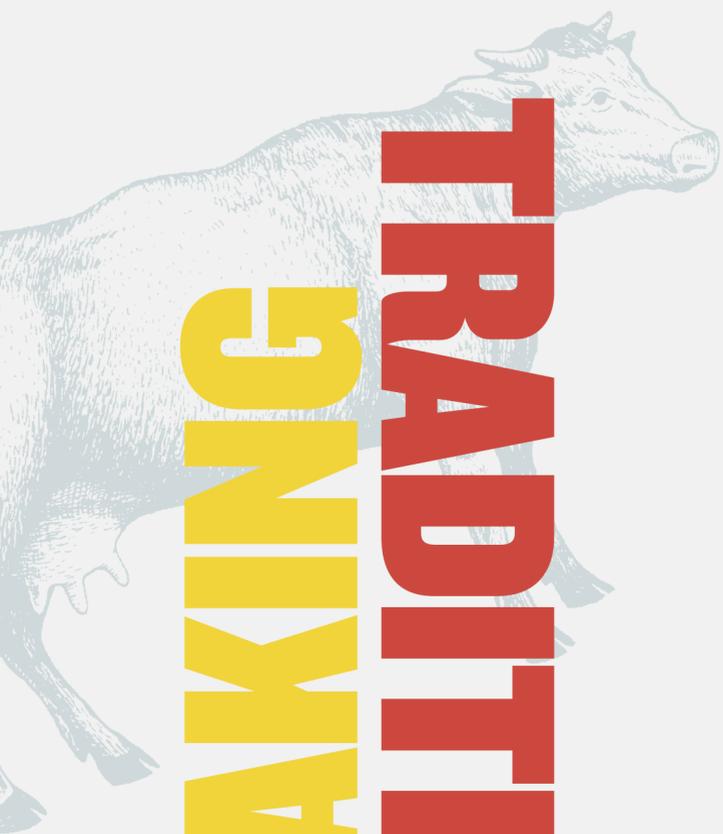
Hidden within the heart of King's Cross, through a discreet archway, Regent's Wharf is a destination in itself. Forged in a rich industrial heritage, a ground-breaking new campus has been created with the next generation of innovators in mind.

Victorian mills and warehouses connect with a stunning new building to create an interlinked campus surrounding a central courtyard, topped by terraces and fringed by a beautiful private garden.

This is a dream opportunity for a business to inhabit a ready-made, flexible campus, or to be part of a wider, self-sustaining community by occupying a single building or individual floors.

R
W

LETT YARD



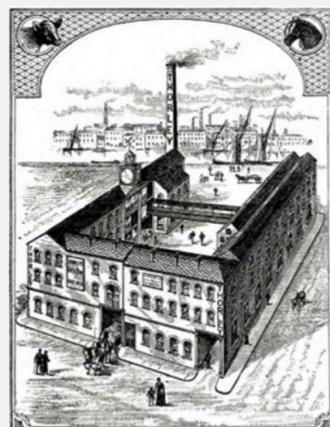
BREAKING TRADITIONS

Limelight, novels and cakes for cattle... discover the makers and mavericks that created the illustrious history of Regent's Wharf.



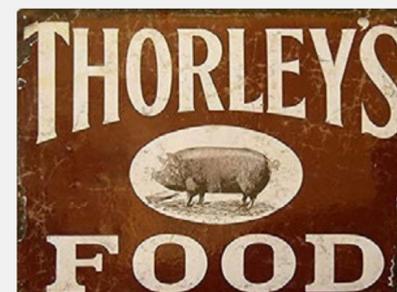
1820

With the Industrial Revolution and the construction of the railways in North London, Regent's Canal became indispensable and played a fundamental role in the influence London had over the rest of Britain.



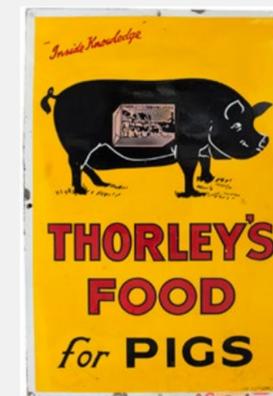
1849

As early as 1849 Regent's Wharf, set behind Victorian terraced housing, appeared on maps, depicting a timber yard which was home to 'Haggis and Sons The Caledonian Patent Sawing and Planing Mills'.



1857

By 1857, the site was taken on by Thorley's Food for Cattle with buildings used as stables, a spice mill, packing offices and warehouses. The site continued to attract a wide range of industries from packing to publishing, initially benefiting from the canal connections and more recently enjoying the central King's Cross location.



1892

Thorley's many successes were rewarded with a royal warrant in 1892 and the colours and iconic pig of this important contributor to British industrial heritage are honoured in the new Regent's Wharf brand, weaving the vibrant history of the site into the new campus and continuing the narrative of a place for pioneers.

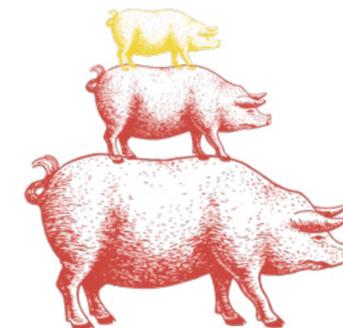




4 BUILDINGS
111,000 SQ
 FT
of CONTEMPORARY
SPACE
 PLUS COURTYARD
 & ROOF
 TERRACES

THINK LATERALLY

Cutting-edge workspace across 4 interconnected buildings with both CAT A and fully fitted options available.





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The Canal Building looking out to Regent's Canal



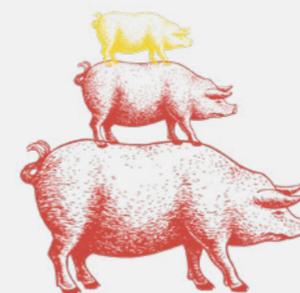
BUILDING HIGHLIGHTS



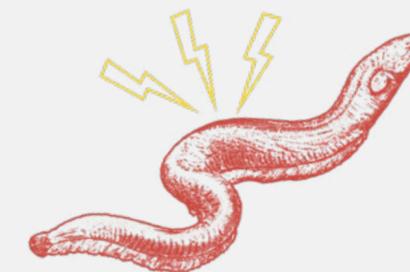
A flexible campus of warehouse workspace and contemporary offices



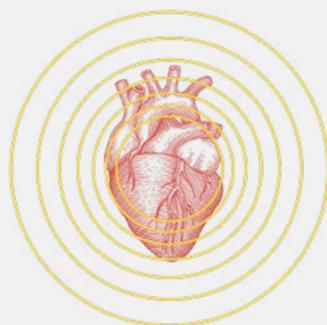
A hidden oasis at the heart of King's Cross



Occupation density of 1:8 (new build) and 1:10 (heritage)



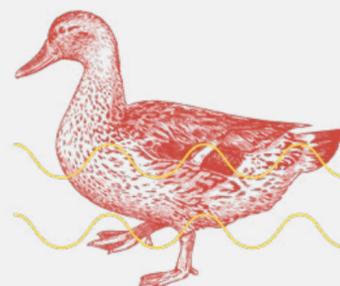
WiredScore Platinum



Four interlinked buildings around a landscaped courtyard



The ability to accommodate laboratory spaces with 3.5m floor to ceiling height (at Thorley Works only)



Views over the canal and beyond from both main workspaces

up to **6,900** SQ FT

of mixed-use opportunities

up to **16,100** SQ FT

of gardens and terraces

up to **49,300** SQ FT

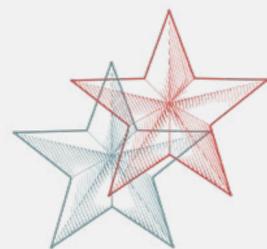
of heritage warehouses

up to **62,400** SQ FT

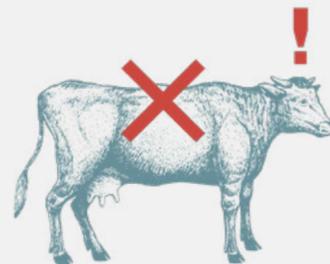
of cutting-edge new build



SUSTAINABILITY + WELLBEING



BREEAM Excellent – more than 16 tons of carbon emissions saved by using canal in construction



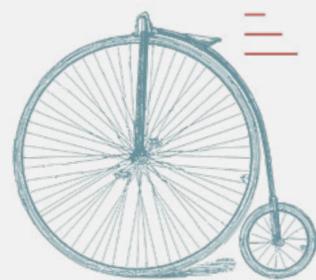
Carbon neutral, gas-free buildings procuring renewable energy



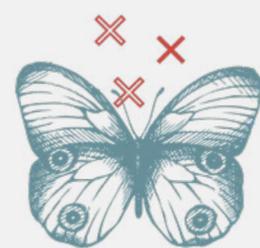
EPC A



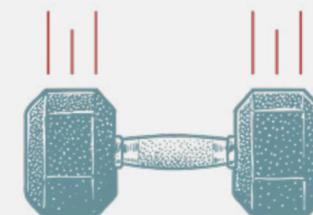
Parenting Room



Active Score Platinum – ample provision of showers, lockers, cycle parking, cycle charging and even Brompton bike lockers



WELL Gold Enabled – Waterside working with natural ventilation to the canal



Potential to create multi-purpose fitness suite



1,300% increase in greening and addition of 15 bird and bat boxes





UP TO
16,100 SQ FT
of **GARDENS**
AND TERRACES





COMMUTER FACILITIES

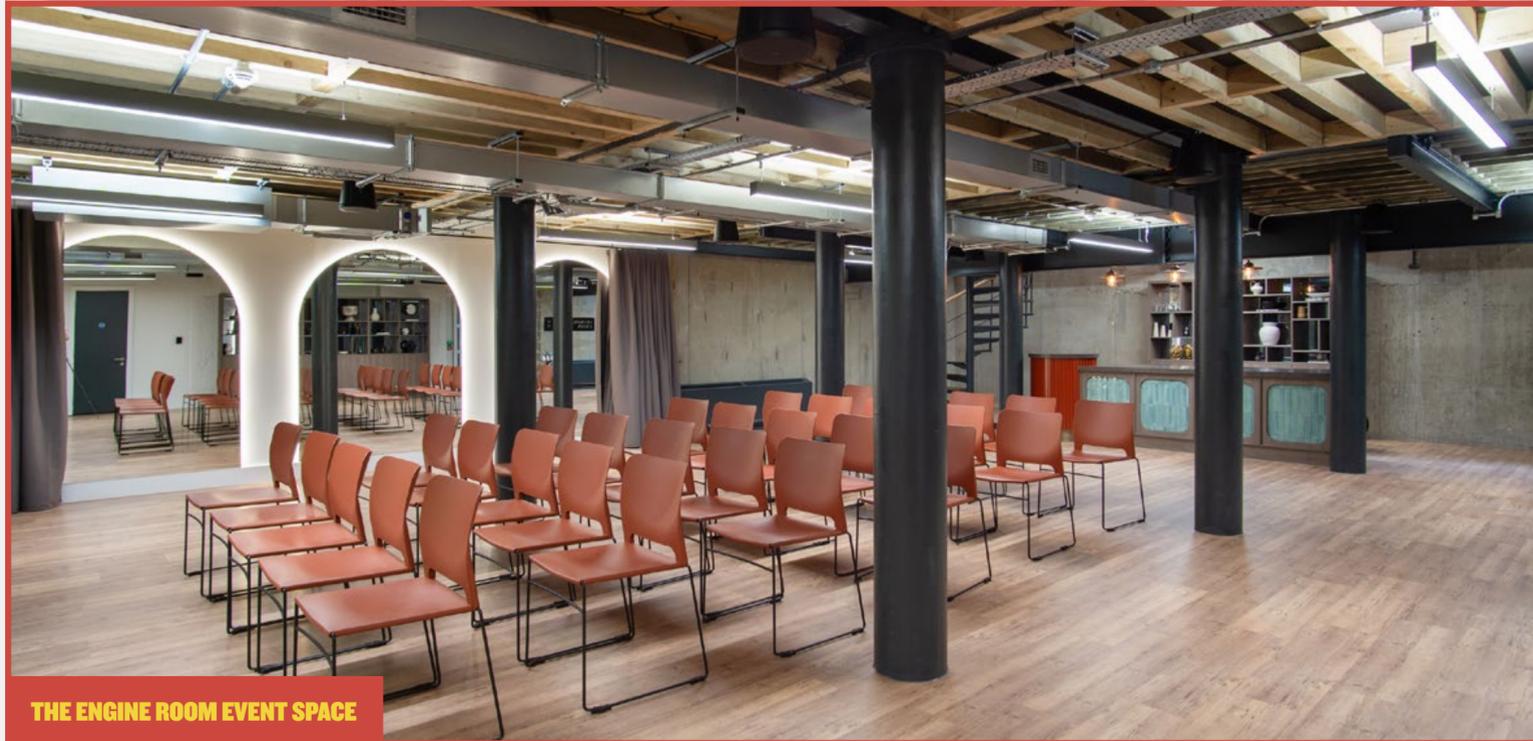
Regent's Wharf has been designed with its' occupiers in mind. Your commute will be all the smoother knowing you can shower, store, and charge - all at the office.

16 TOWEL SERVICE
SHOWERS *available*
& 108
LOCKERS *for*
ACTIVE COMMUTERS

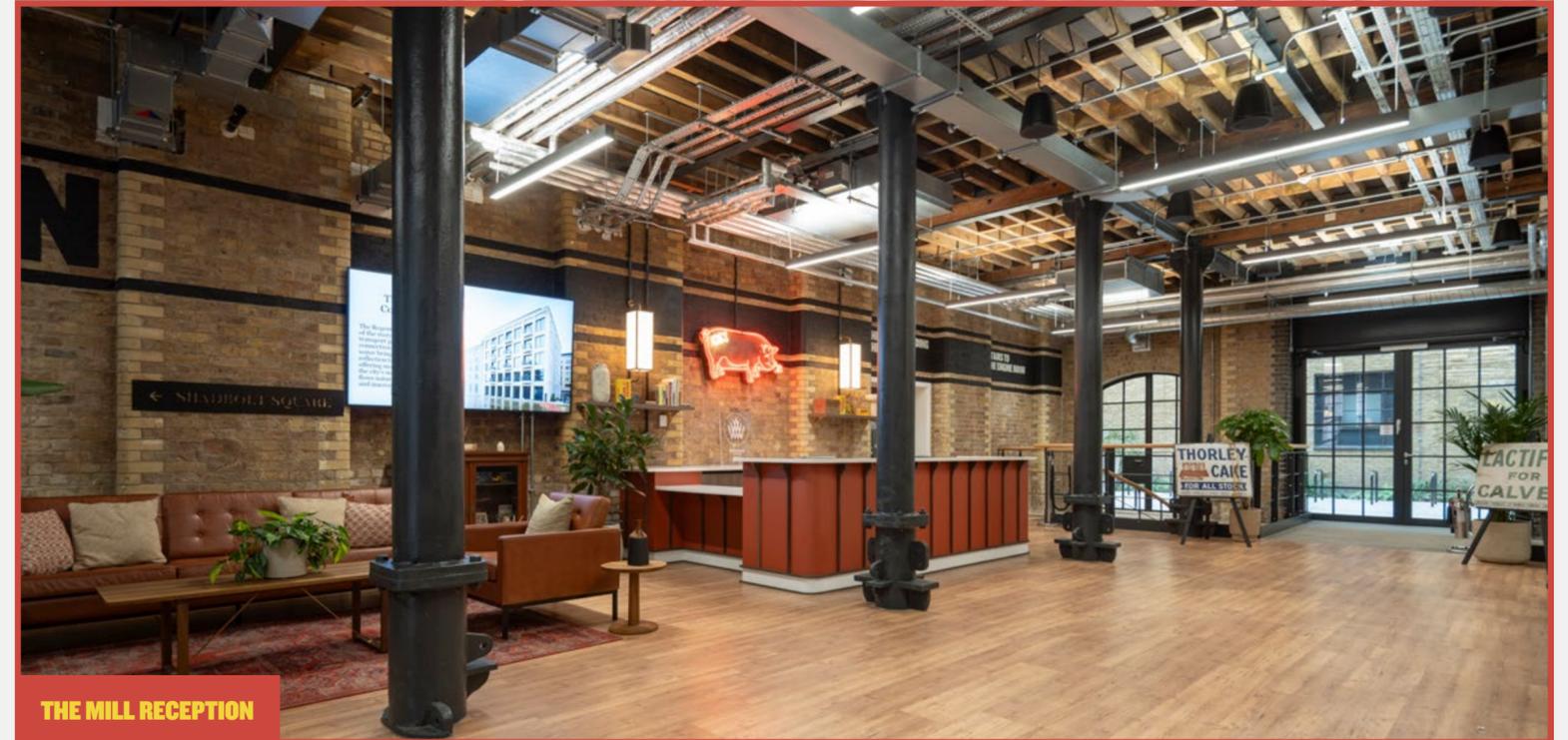


160 E-BIKE
LONG STAY & *and* SCOOTER
CHARGING POINTS
34 SHORT STAY
CYCLE SPACES
BROMPTON
bike LOCKERS





THE ENGINE ROOM EVENT SPACE



THE MILL RECEPTION



THE MILL CAFE



THE MILL TEAPOINT



INSIDERS' KING'S CROSS



With a privileged canalside position, tucked away from the madding King's Cross crowds but just minutes from Granary Square and the stations, occupiers at Regent's Wharf can choose from lesser known local hotspots or join the throng for fun afterwork drinks and a lively atmosphere.

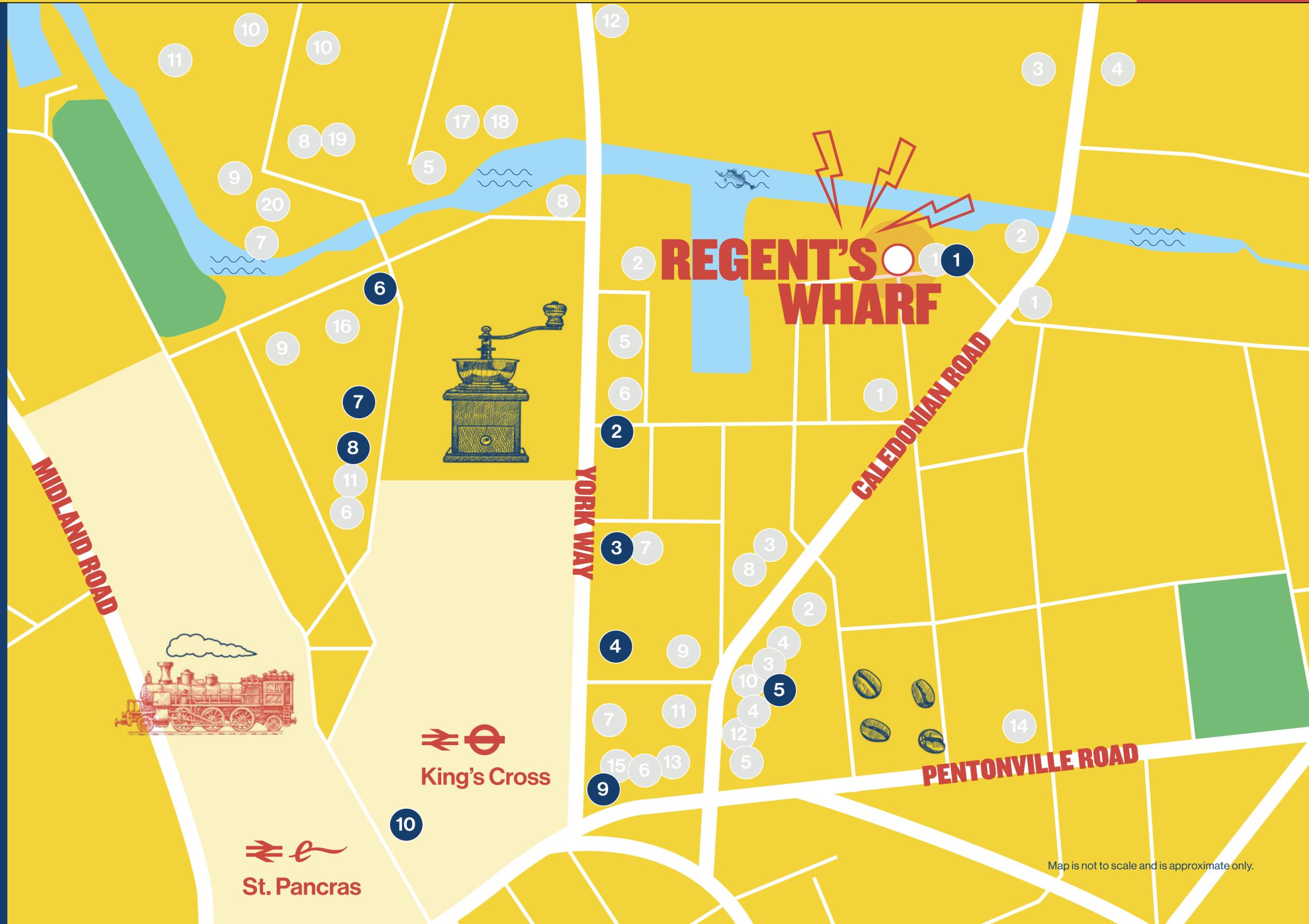






GRAB *a* COFFEE

- 1 RW Café
- 2 Pret A Manger
- 3 Nourished Communities
- 4 Costa Coffee
- 5 Keystone Coffee
- 6 Kiss the Hippo Coffee
- 7 Carhartt Coffee
- 8 Notes Coffee Roasters
- 9 Starbucks
- 10 Hermanos Colombian Coffee Roasters



Map is not to scale and is approximate only.



HEAD OUT *for* LUNCH

- ① RW Café
- ② Kaki
- ③ Marathon Restaurant
- ④ Merkato
- ⑤ Ekachai
- ⑥ Franco Manca
- ⑦ Nourished Communities
- ⑧ BunCo
- ⑨ Tesco Express
- ⑩ Supawan
- ⑪ Rosa's Thai
- ⑫ Nenno
- ⑬ Coqfighter
- ⑭ Mildreds
- ⑮ Camino
- ⑯ BAO
- ⑰ Canopy Market
- ⑱ Caravan
- ⑳ Sons + Daughters



Map is not to scale and is approximate only.



IMPRESS *a* CLIENT

- 1 The Cross
- 2 Rotunda
- 3 Flat Iron
- 4 Vitruvian
- 5 The Lighterman
- 6 German Gymnasium
- 7 The Coal Office
- 8 Granary Square Brasserie
- 9 Hicce
- 10 Vermuteria
- 11 Porte Noire



Map is not to scale and is approximate only.



DRINKS *after* WORK

- 1 The Thornhill Arms
- 2 King Charles I
- 3 Simmons
- 4 St. Elmo's
- 5 Scottish Stores
- 6 Bar Pepito
- 7 The Fellow
- 8 The Gas Station
- 9 Sweetwater & Nola's
- 10 Spiritland
- 11 Vinoteca
- 12 Two Tribes Brewery



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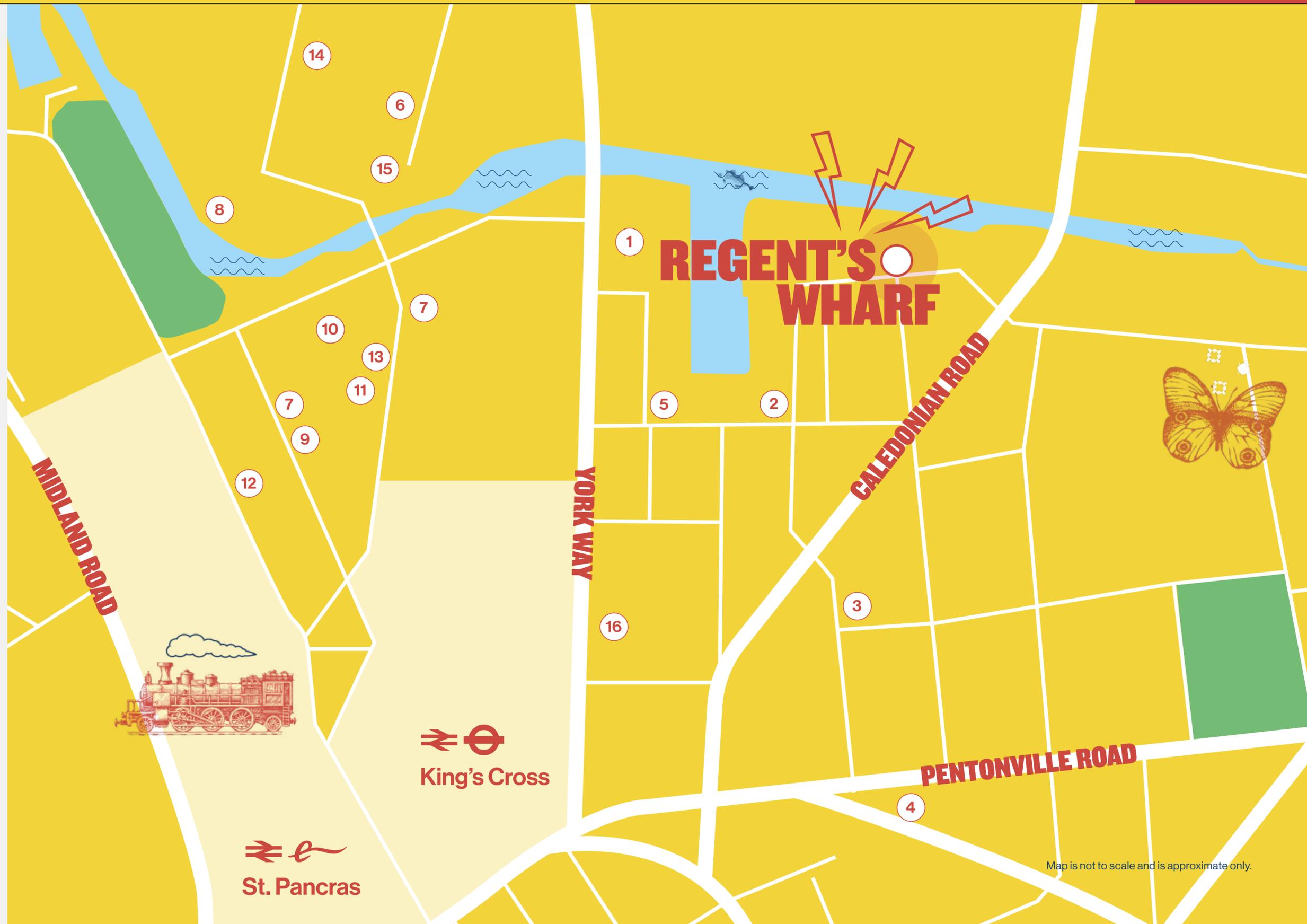


YOUR *local* NETWORK

In the heart of King's Cross yet tucked away in a calm canalside position, Regent's Wharf is just 5 minutes' walk from Europe's most connected transport hub. Home to worldwide brands, global tech giants and the best talent around, the regeneration of King's Cross has established the area as one of London's most exciting cultural and social destinations.

LOCAL OCCUPIERS

- | | |
|-----------------------|------------------|
| 1 Eagle Genomics | 9 Nike |
| 2 LFS | 10 Universal |
| 3 Hope & Glory | 11 Havas |
| 4 XERO | 12 YouTube Space |
| 5 Macmillan Education | 13 AstraZeneca |
| 6 ArtFund | 14 Hoare Lea |
| 7 Google | 15 UAL |
| 8 TomDixon. | 16 Impact Hub |



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IN THE AREA



THE LIGHTERMAN



KING'S CROSS ST PANCRAS STATION



THORNHILL ARMS



NOTES



COAL DROPS YARD



GERMAN GYMNASIUM



REGENT'S CANAL



EXPAND YOUR HORIZIONS

Place your brand in the most connected destination in London, the UK and Europe.

6

6 Underground lines connecting to all corners of London

2

National mainline rail stations, plus Euston just 500m beyond

5

All five of London's international airports are within an hour – with direct services to Heathrow, Gatwick and Luton

14

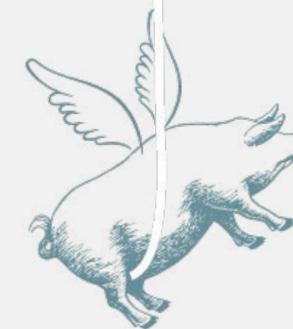
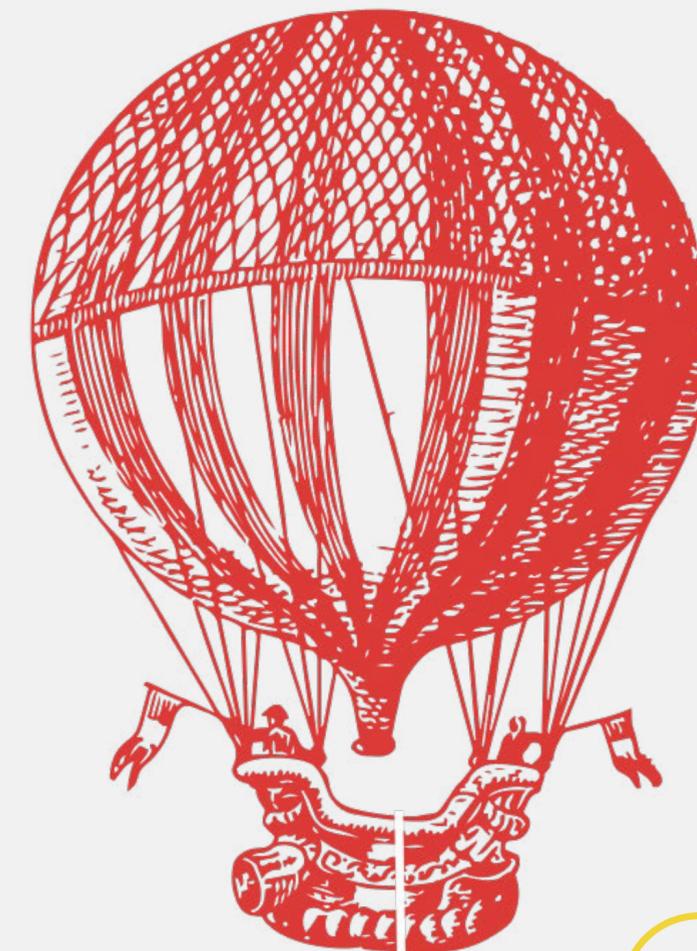
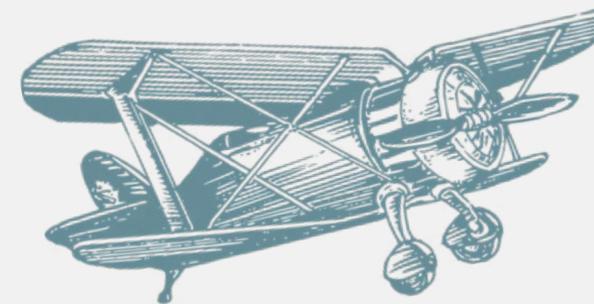
14 bus lines running here there and everywhere



International high-speed rail connecting London with Europe

800

800 cycle-space interchange including Santander and Brompton bike stands



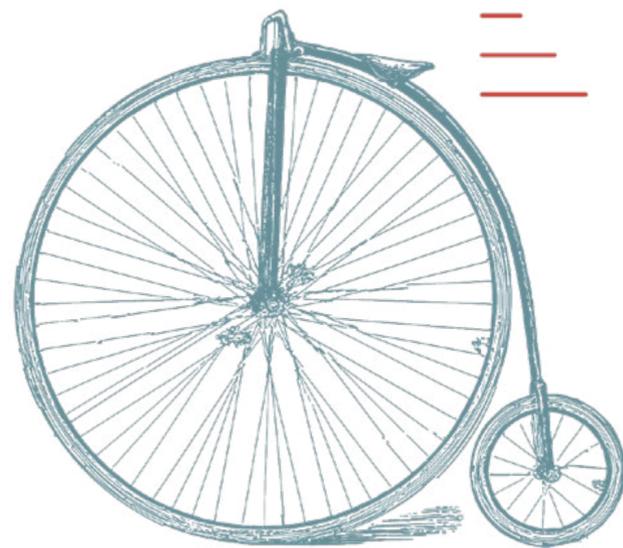


ON YOUR BIKE

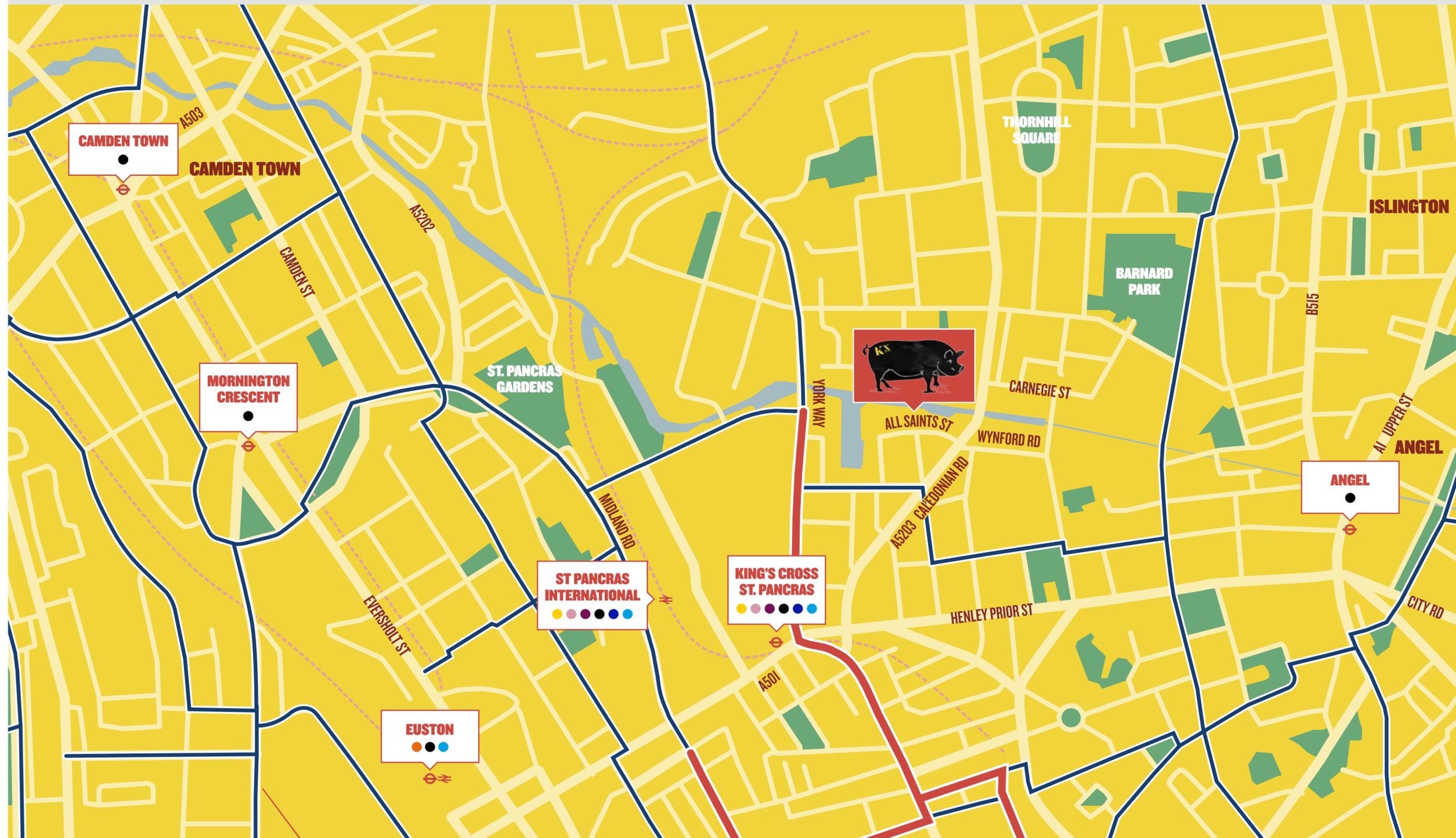
With 194 cycle spaces on site, electric charging points, Brompton lockers and Regent's Wharf's very own TfL Santander bike stand, there's nothing standing in the way for peddle pushers.

Despite being a key public transport hub, safe cycle routes run to and from King's Cross including along the canal which connects West to East and the Shoe Lane route through Midtown, piecing together narrow streets, blocked to motorists by bollards and emerging opposite St. Pancras Station.

Once complete the cycle interchange at King's Cross will provide 800 cycle spaces for commuters and cycling for your commute is made all the easier with a free cycle maintenance service, available at Lewis Cubitt Square on Wednesdays throughout the Summer.



ON YOUR BIKE



Map is not to scale and is approximate only.



TAKE THE TUBE

Under 10 minutes walk from Regent's Wharf, King's Cross St. Pancras Underground station links six London Underground lines – Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria. This makes it the biggest interchange on the London Underground.

Travel times by Tube

Euston	2 mins
Caledonian Road	2 mins
Oxford Circus	5 mins
Liverpool Street	8 mins
Bank	9 mins
Victoria	9 mins
Charing Cross	12 mins
Paddington	13 mins
Waterloo	15 mins
Canary Wharf	22 mins

TAKE THE TUBE



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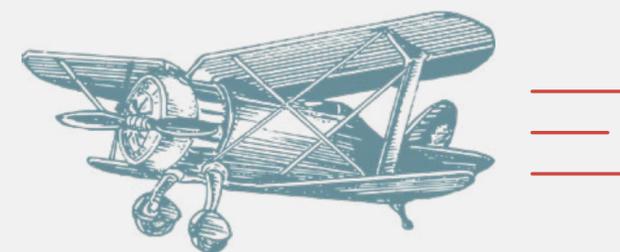
~~[GALLERY](#)~~

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AREA SCHEDULE



THORLEY WORKS

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	7,314	1,765	CAT A
4	10,752	78	CAT A
3	10,727	78	CAT A
2	11,165	78	CAT A
1	LET TO BENDING SPOONS		
G	LET TO BENDING SPOONS		
G	3,798	-	Retail/Office
LG	453 874	-	Office Storage
Total	45,083	1,999	

THE CANAL BUILDING

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
4*	6,604	-	CAT A
3	5,608	-	CAT A
2	5,588	-	CAT A
1	LET TO GENOMICS		
G	LET TO SORDO MADALENO		
Total	17,800	-	

THE MILL

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	2,355	-	CAT A
4	1,938	-	CAT A
3	1,948	22	Fully fitted
2	1,894	23	Fully fitted
1	1,875	29	Fully fitted
G	1,435	2,605	Reception
LG	1,657	-	Event space
Total	13,102	2,679	

THE PACKING HOUSE

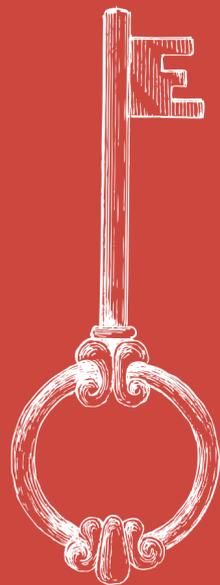
Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	-	1,475	Communal roof terrace
4	LET TO ELASTICSTAGE		
3 East	914	-	CAT A
3 West**	780	-	CAT A
2**	1,745	-	CAT A
1**	1,705	-	CAT A
G	1,084	-	Fully fitted
Total	76,228	1,475	

*The 4th & 5th floors can be split to provide 4,950 sq ft and 1,654 sq ft respectively

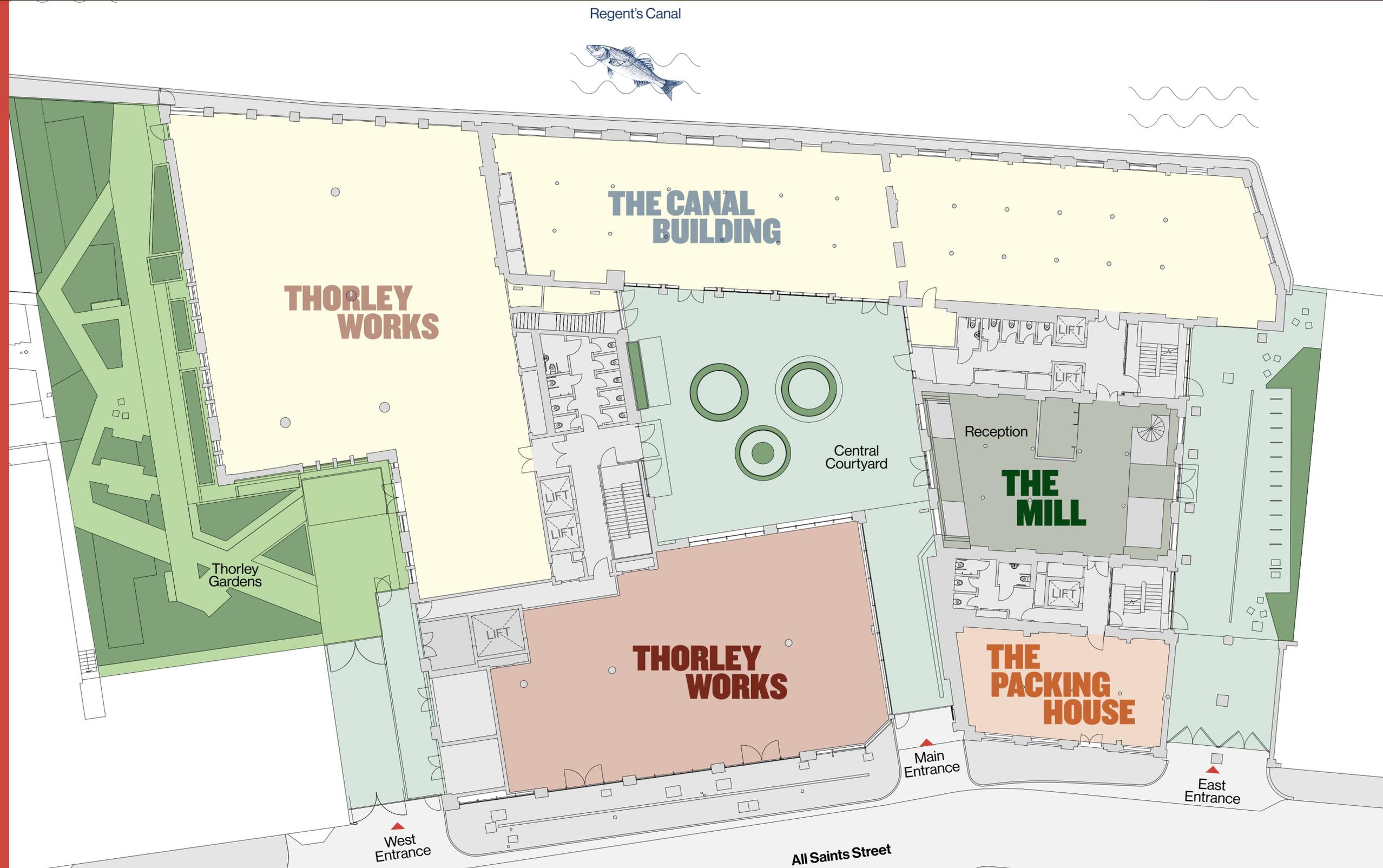
**Affordable workspace



GROUND FLOOR



GROUND FLOOR



THORLEY WORKS 3,798 sq ft office
Part 1 Let to Bending Spoons

THE CANAL BUILDING Let to Sordo Madaleno

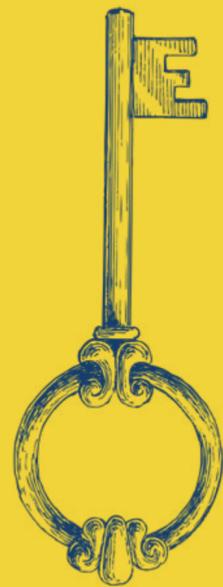
THE MILL 1,435 sq ft reception
2,605 sq ft outdoor space

THE PACKING HOUSE 1,084 sq ft reception

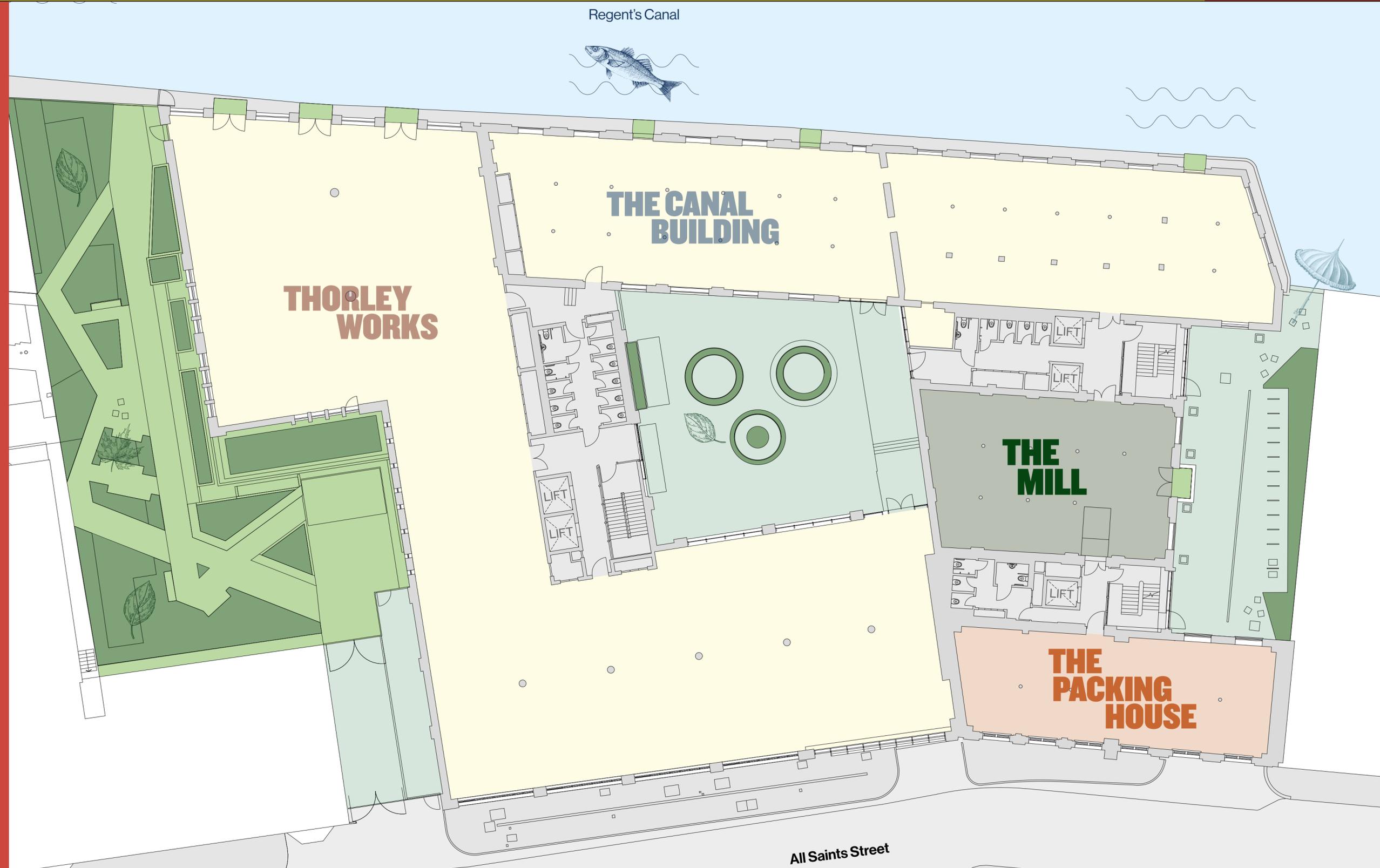


ONE

LEVEL



LEVEL ONE



THORLEY WORKS Let to Bending Spoons

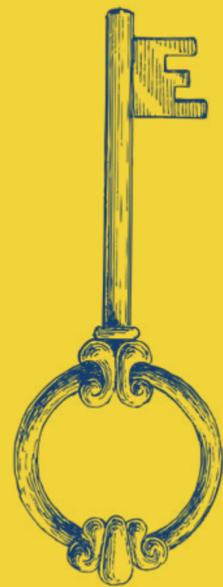
THE CANAL BUILDING Let to Genomics

THE MILL 1,875 sq ft office
29 sq ft outdoor space

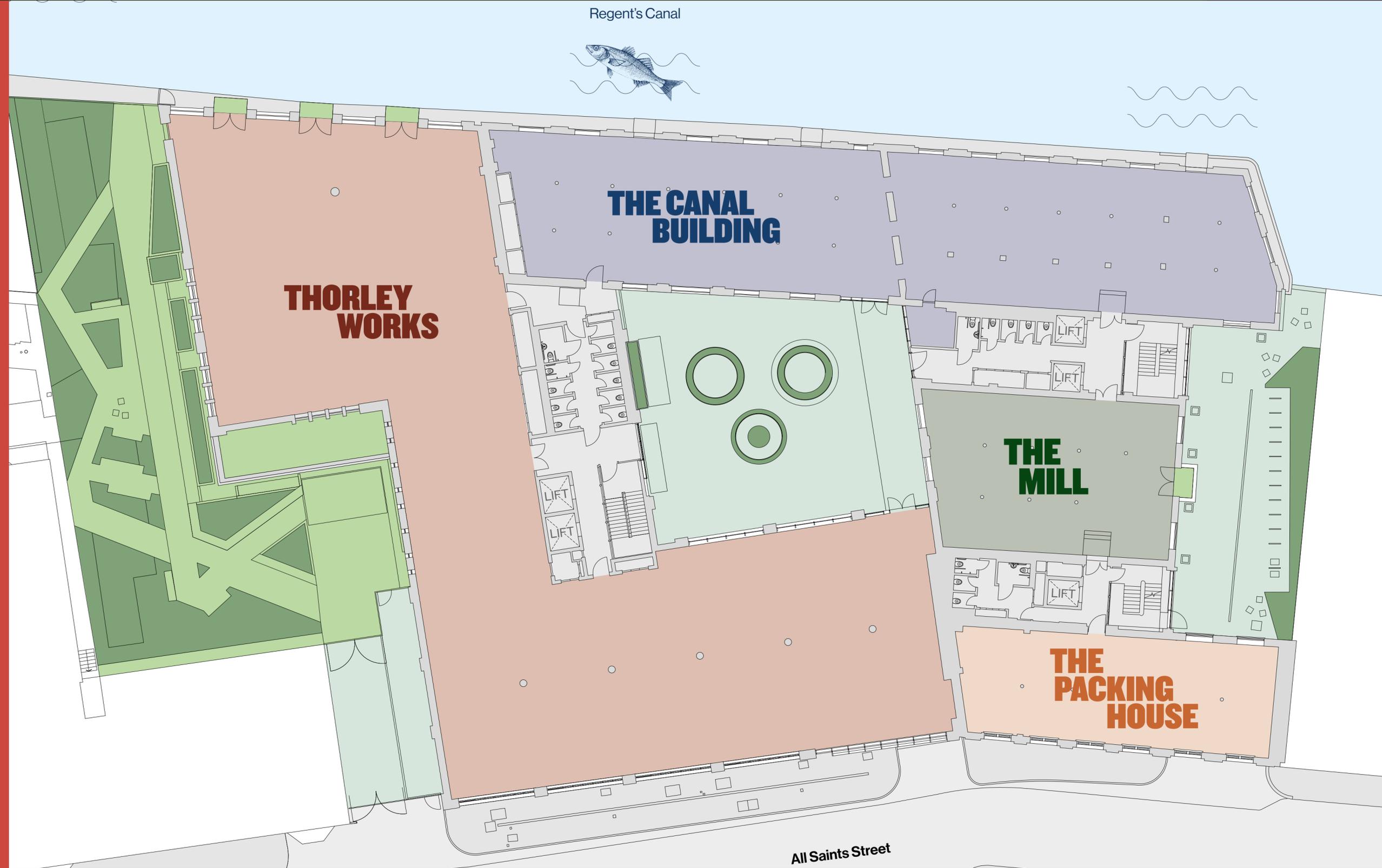
THE PACKING HOUSE 1,705 sq ft affordable workspace



LEVEL TWO



LEVEL TWO



THORLEY WORKS 11,165 sq ft office
78 sq ft outdoor space

THE CANAL BUILDING 5,588 sq ft office

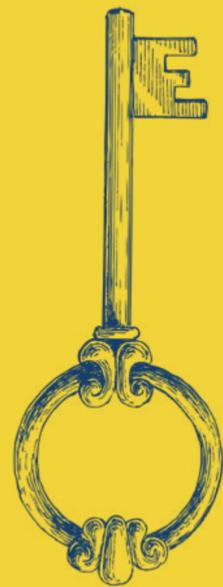
THE MILL 1,894 sq ft office
23 sq ft outdoor space

THE PACKING HOUSE 1,745 sq ft affordable workspace

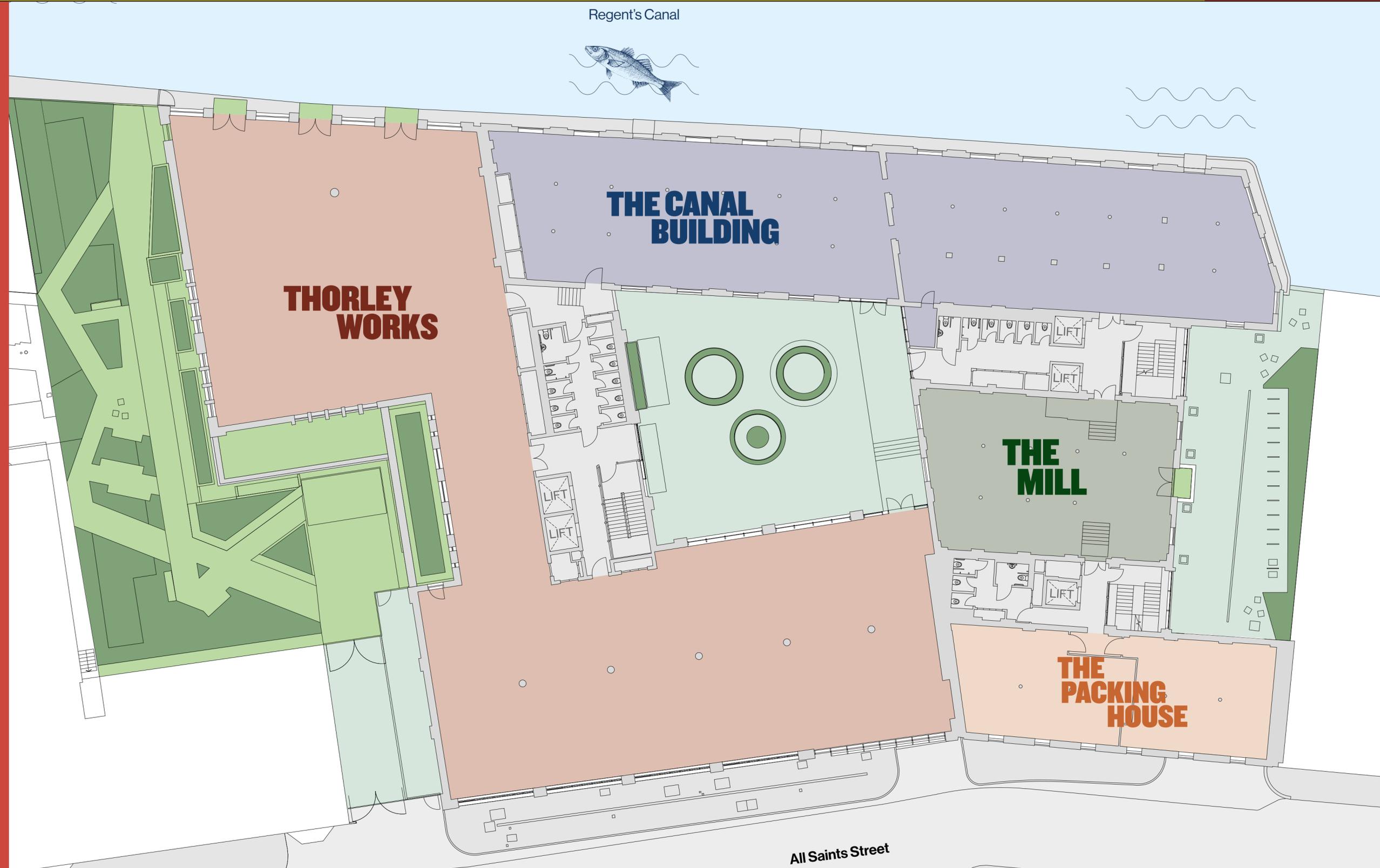


LEVEL THREE

LEVEL



LEVEL THREE



THORLEY WORKS 10,727 sq ft office
78 sq ft outdoor space

THE CANAL BUILDING 5,608 sq ft office

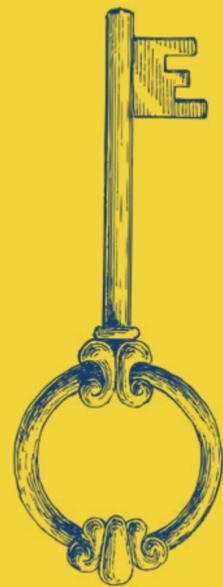
THE MILL 1,948 sq ft office
22 sq ft outdoor space

THE PACKING HOUSE East 914 sq ft office
West 780 sq ft affordable workspace

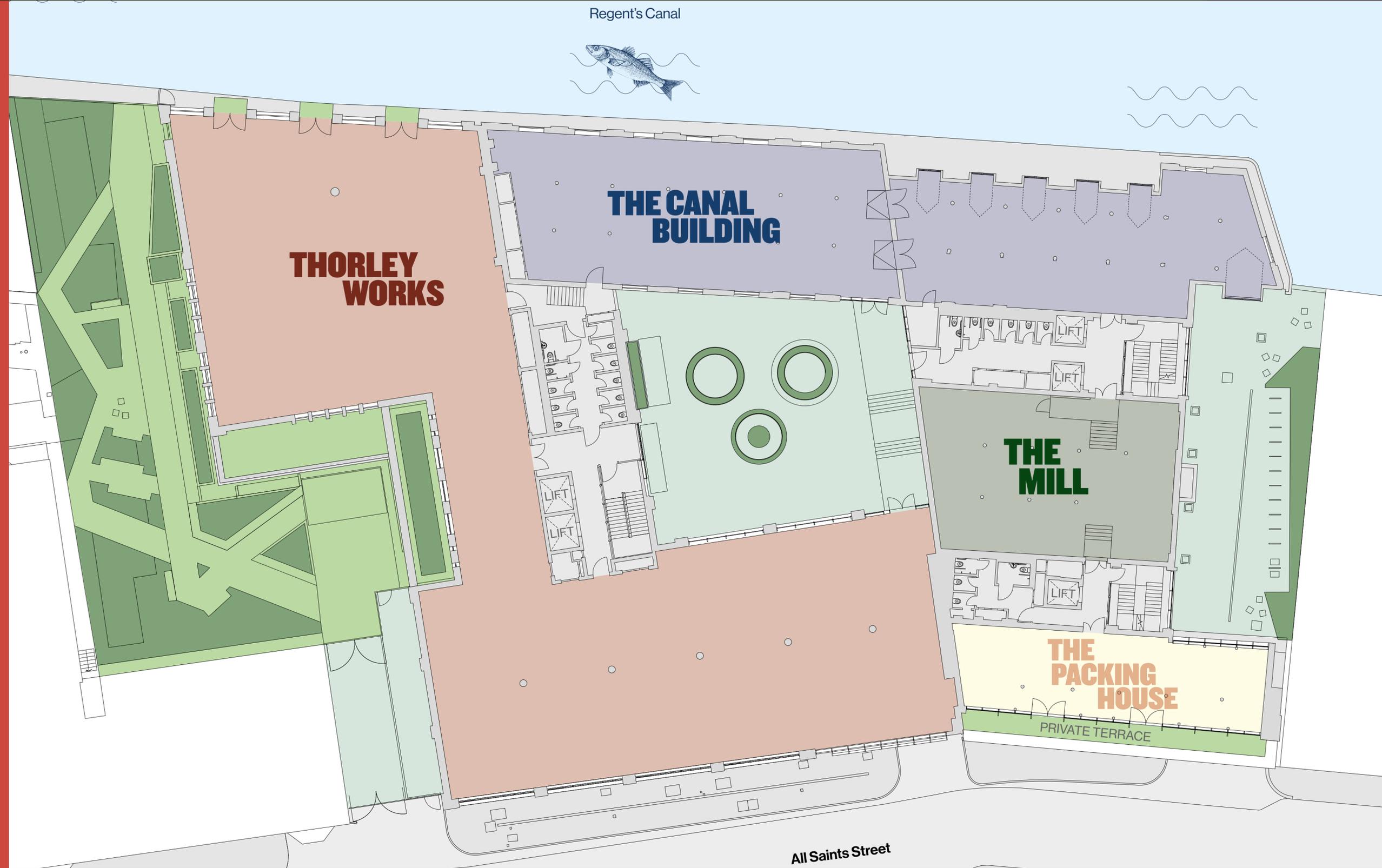


LEVEL

FOUR



LEVEL FOUR



THORLEY WORKS 10,752 sq ft office
78 sq ft outdoor space

THE CANAL BUILDING 6,604 sq ft office

THE MILL 1,938 sq ft office

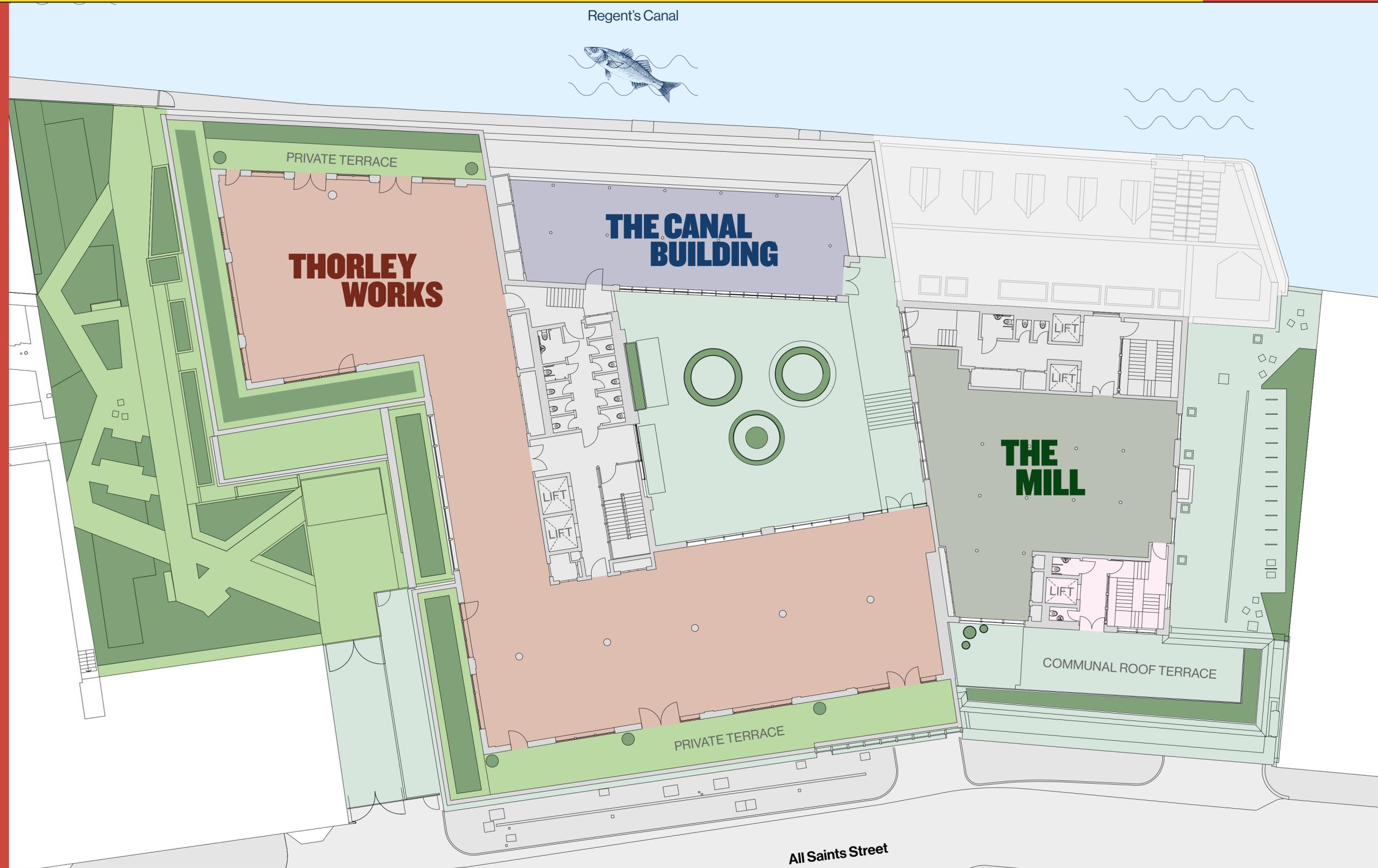
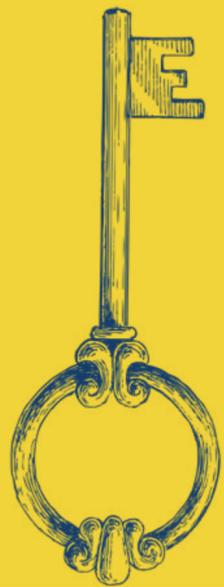
THE PACKING HOUSE Let to ElasticStage



LEVEL FIVE

FIVE

LEVEL



THORLEY WORKS 7,314 sq ft office
1,765 sq ft outdoor space

THE CANAL BUILDING 6,604 sq ft office

THE MILL 2,355 sq ft office

THE PACKING HOUSE 1,475 sq ft communal terrace



PROPRIETORS OF PROGRESS



The development of Regent's Wharf is being undertaken by BGO on behalf of Welput.

Welput was formed in 2001 and is the largest unlisted specialist real estate trust that invests in Central London offices. It holds a diversified portfolio of ten Central London office properties valued at over £940 million (31 December 2022).

welput.london



BGO is a leading global real estate investment manager with \$83 billion of assets under management. The London team of BGO (formerly known as Grafton Advisors) is a leading manager and developer of real estate in Central London, having developed over 3.3 million sq ft since inception and currently with 1.2 million sq ft of commercial buildings under management (31 December 2022).

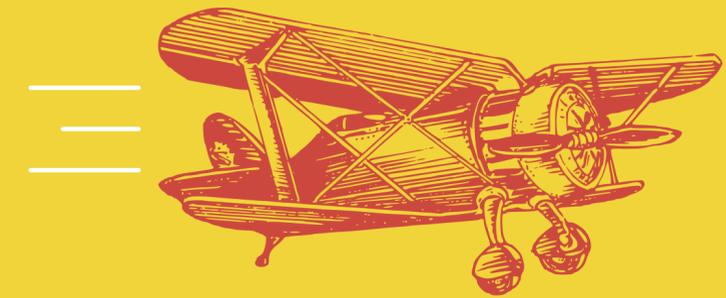
bgo.com

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Hawkins\Brown are an internationally-renowned award winning practice of over 250 architects, interior designers, urban designers and researchers. Founded in 1988, we bring a wealth of experience designing and delivering innovative and socially sustainable buildings across multiple sectors. People are at the heart of everything we do, from our design approach to the way our studio runs. Our talented designers bring a fresh and collaborative approach to each new design challenge, creating places with personality and purpose that are well-made, well-used and well-loved.

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