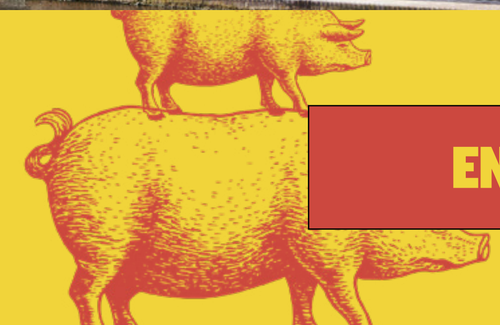
REGENT'S WHARF

A NEW CANALSIDE CAMPUS FOR KING'S CROSS
UP TO 8,103 SQ FT AVAILABLE NOW



ENTER

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 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.

VIEW OUR ONLINE VIRTUAL TOUR

TRADITION BREAKING SNOUT

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

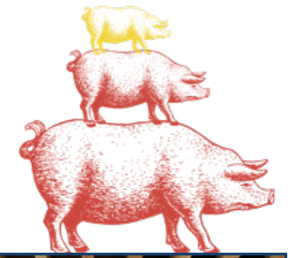
By 1857, the site was taken on by Thorley's Food for Cattle with buildings used as stables, a spice mill, packing offices and warehouses. The site continued to attract a wide range of industries from packing to publishing, initially benefiting from the canal connections and more recently enjoying the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



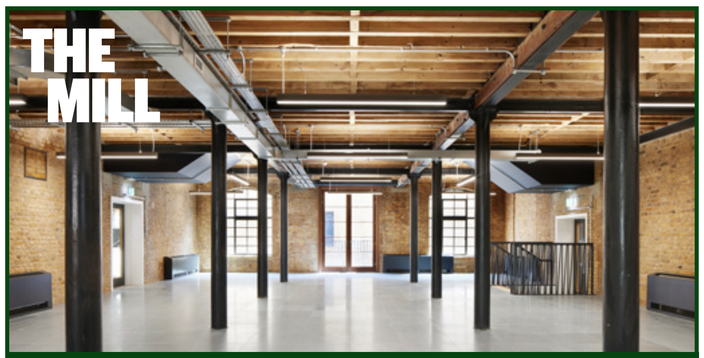
Cutting-edge workspace across 4 interconnected buildings with both CAT A and fully fitted options available.



Up to 61,500 sq ft of contemporary new-build office space with private gardens, balconies and two rooftop terraces overlooking Regent's Canal and the City.



28,700 sq ft of wow-factor warehouse offices with original steel columns, exposed beams and a spectacular canalside frontage.

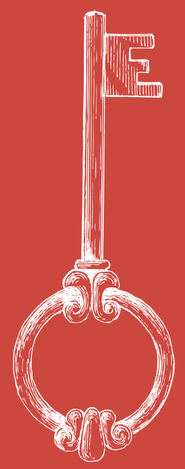


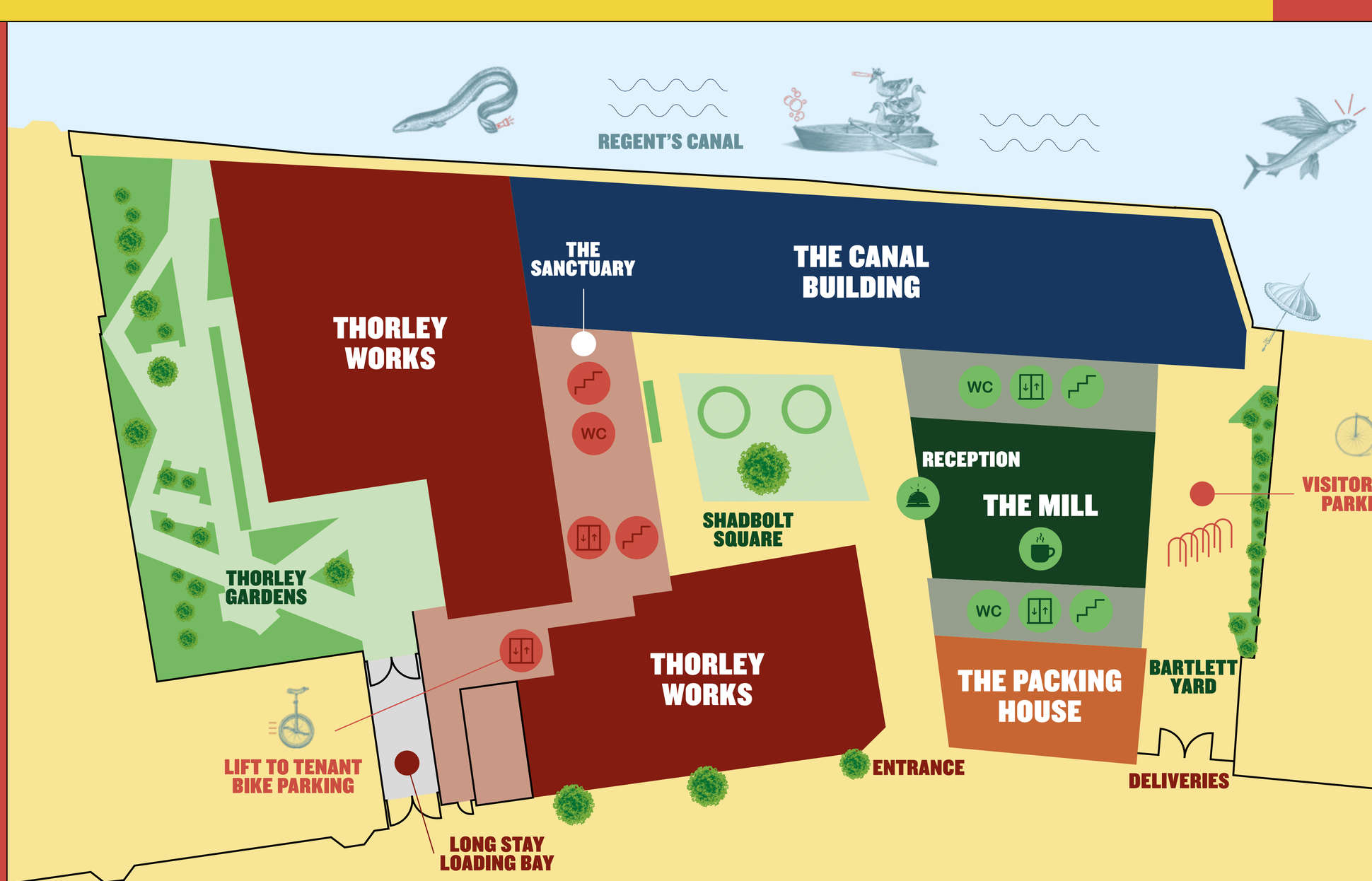
10,000 sq ft of well-connected workspace, with courtyard balconies and exposed brickwork.



Up to 7,500 sq ft of charming historic workspace topped with a stunning rooftop terrace.

CAMPUS MAP




REGENT'S CANAL
THE SANCTUARY
THE CANAL BUILDING
THORLEY WORKS
WC
SHADBOLT SQUARE
WC
RECEPTION
THE MILL
VISITOR BIKE PARKING
THORLEY GARDENS
THORLEY WORKS
WC
THE PACKING HOUSE
BARTLETT YARD
LIFT TO TENANT BIKE PARKING
ENTRANCE
DELIVERIES
LONG STAY LOADING BAY



The Canal Building looking out to Regent's Canal

BUILDING HIGHLIGHTS



A flexible campus of warehouse workspace and contemporary offices



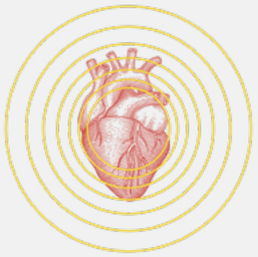
A hidden oasis at the heart of King's Cross



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



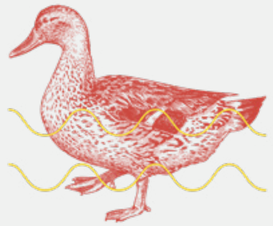
WiredScore Platinum



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

49,300 SQ FT

of heritage warehouses

up to

16,100 SQ FT

of gardens and terraces

up to

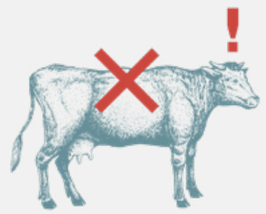
62,400 SQ FT

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



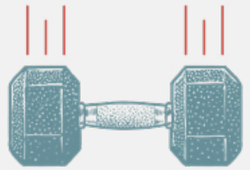
Parenting
Room



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 SHOWERS *TOWEL SERVICE available*

& 108 LOCKERS *for* ACTIVE COMMUTERS



160 LONG STAY

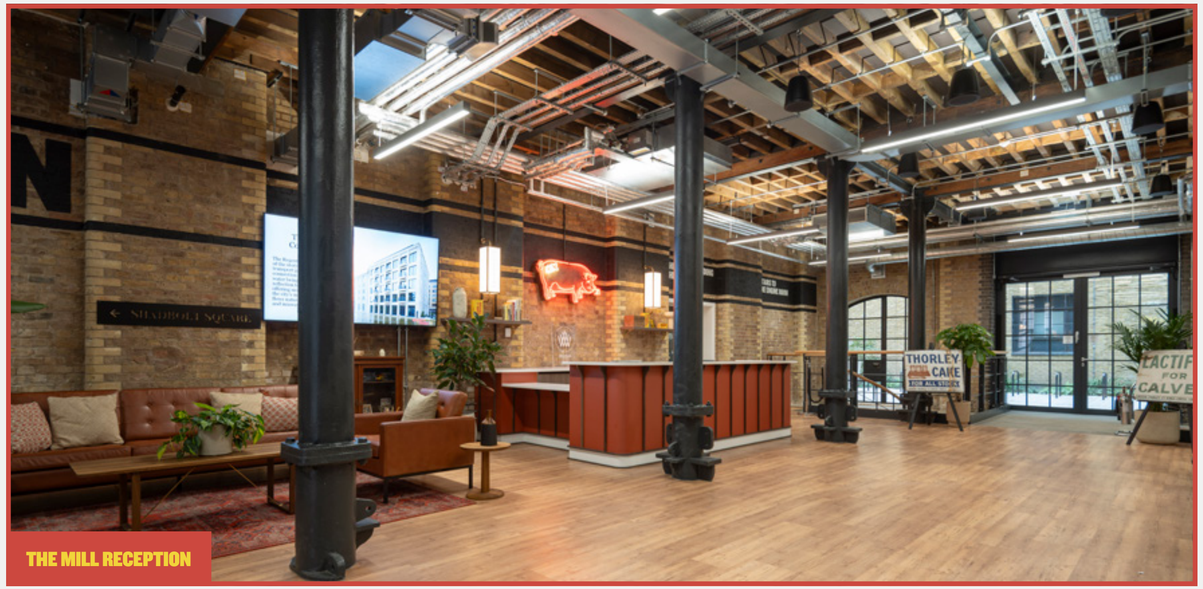
& 34 SHORT STAY CYCLE SPACES

and E-BIKE & SCOOTER CHARGING POINTS

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.



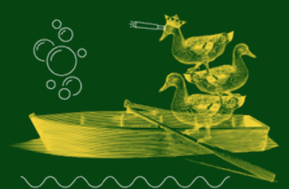








GRAB *a* COFFEE



HEAD OUT *for* LUNCH



IMPRESS *a* CLIENT



DRINKS *after* WORK

REGENT'S WHARF

MIDLAND ROAD

YORK WAY

CALEDONIAN ROAD

PENTONVILLE ROAD

King's Cross

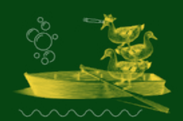
St. Pancras

Map is not to scale and is approximate only.



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



HEAD OUT FOR LUNCH



IMPRESS A CLIENT



DRINKS AFTER WORK





REGENT'S WHARF

MIDLAND ROAD

YORK WAY

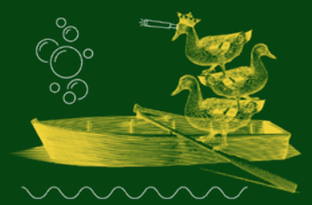
CALEDONIAN ROAD

PENTONVILLE ROAD

King's Cross

St. Pancras

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. Waitrose
19. Caravan
20. Sons + Daughters



GRAB A COFFEE



IMPRESS A CLIENT



DRINKS AFTER WORK

REGENT'S WHARF

MIDLAND ROAD

YORK WAY

CALEDONIAN ROAD

PENTONVILLE ROAD

King's Cross

St. Pancras







Map is not to scale and is approximate only.

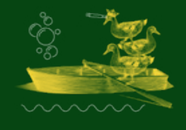


IMPRESS *a* CLIENT

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



GRAB A COFFEE



HEAD OUT FOR LUNCH



DRINKS AFTER WORK



Map is not to scale and is approximate only.

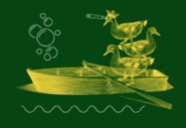


DRINKS *after* WORK

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



GRAB A COFFEE



HEAD OUT FOR LUNCH



IMPRESS A CLIENT



REGENT'S WHARF

MIDLAND ROAD

YORK WAY

CALEDONIAN ROAD

PENTONVILLE ROAD

King's Cross

St. Pancras



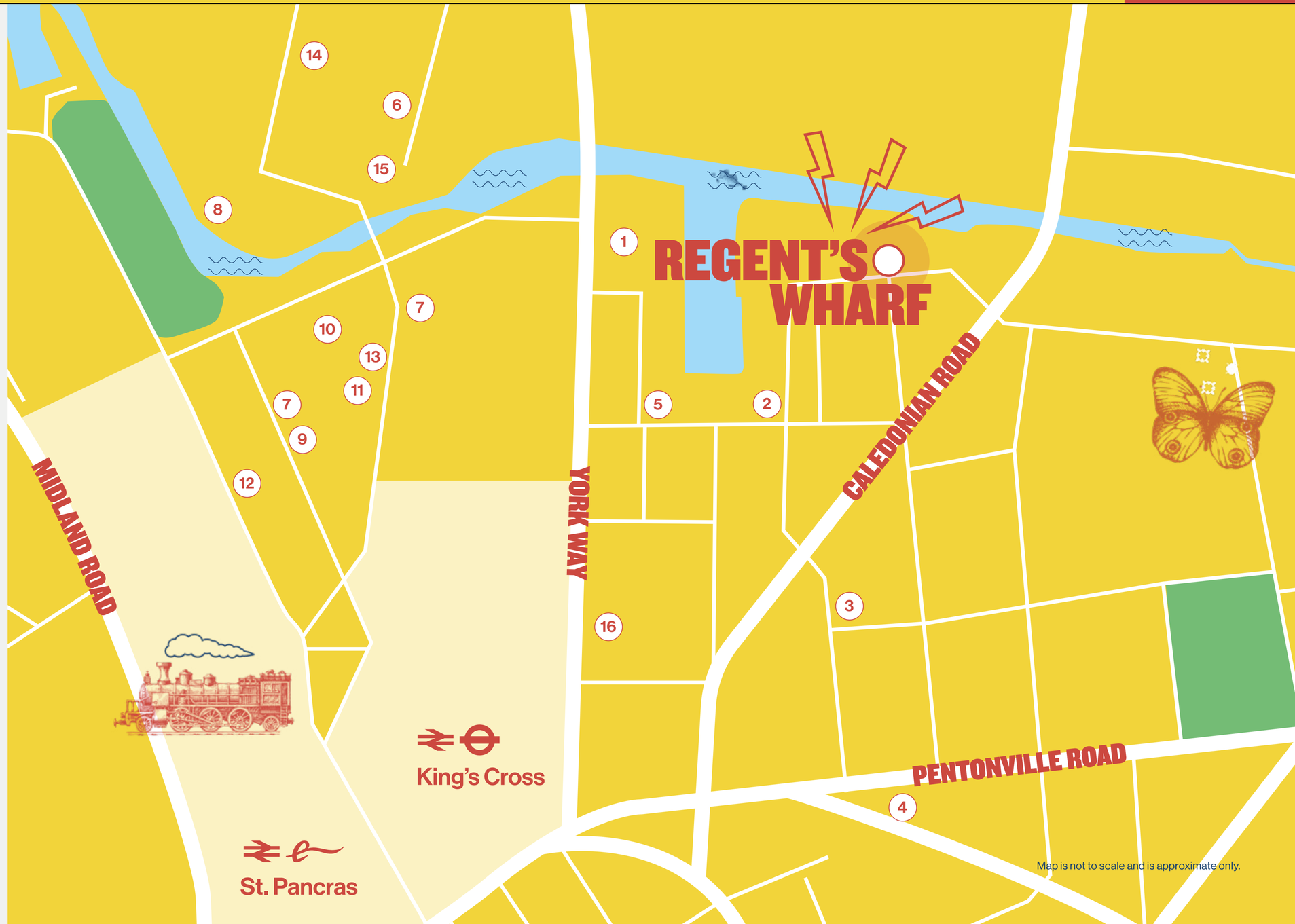
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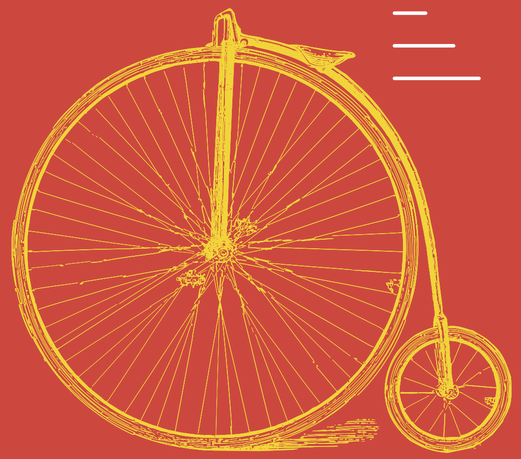
YOUR *local* NETWORK

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





IN THE AREA


THE LIGHTERMAN


KING'S CROSS ST PANCRAS STATION



THORNHILL ARMS


NOTES



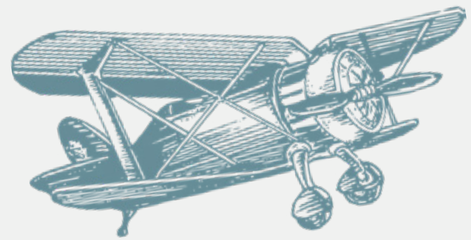
COAL DROPS YARD


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

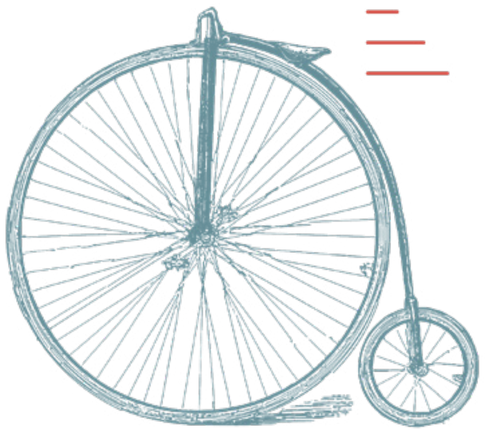
800 cycle-space interchange including Santander and Brompton bike stands

ON YOUR BIKE

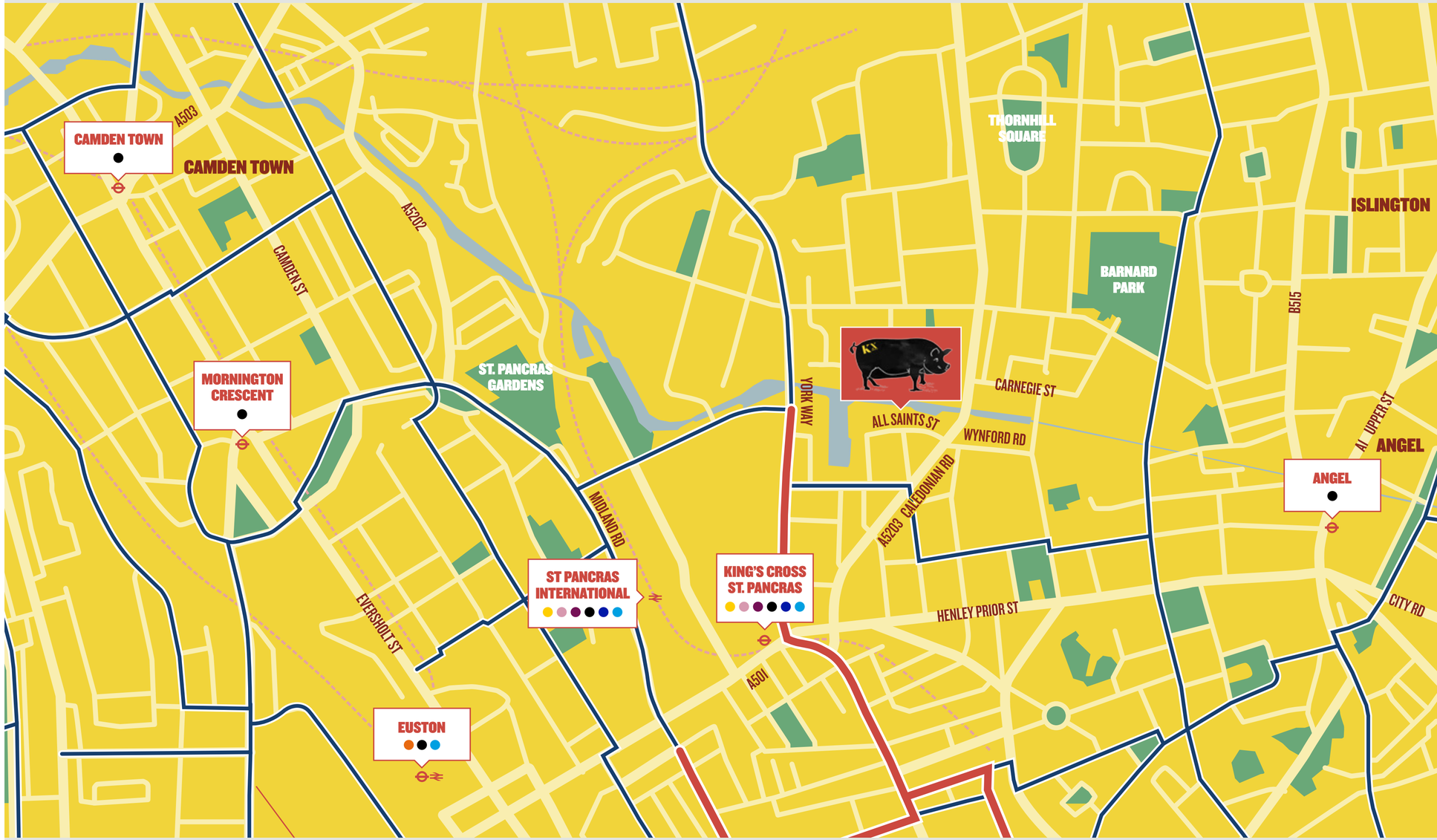
With 194 cycle spaces on site, electric charging points, Brompton lockers and Regent's Wharf's very own TfL Santander bike stand, there's nothing standing in the way for peddle pushers.

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 | TAKE THE TUBE



Map is not to scale and is approximate only.

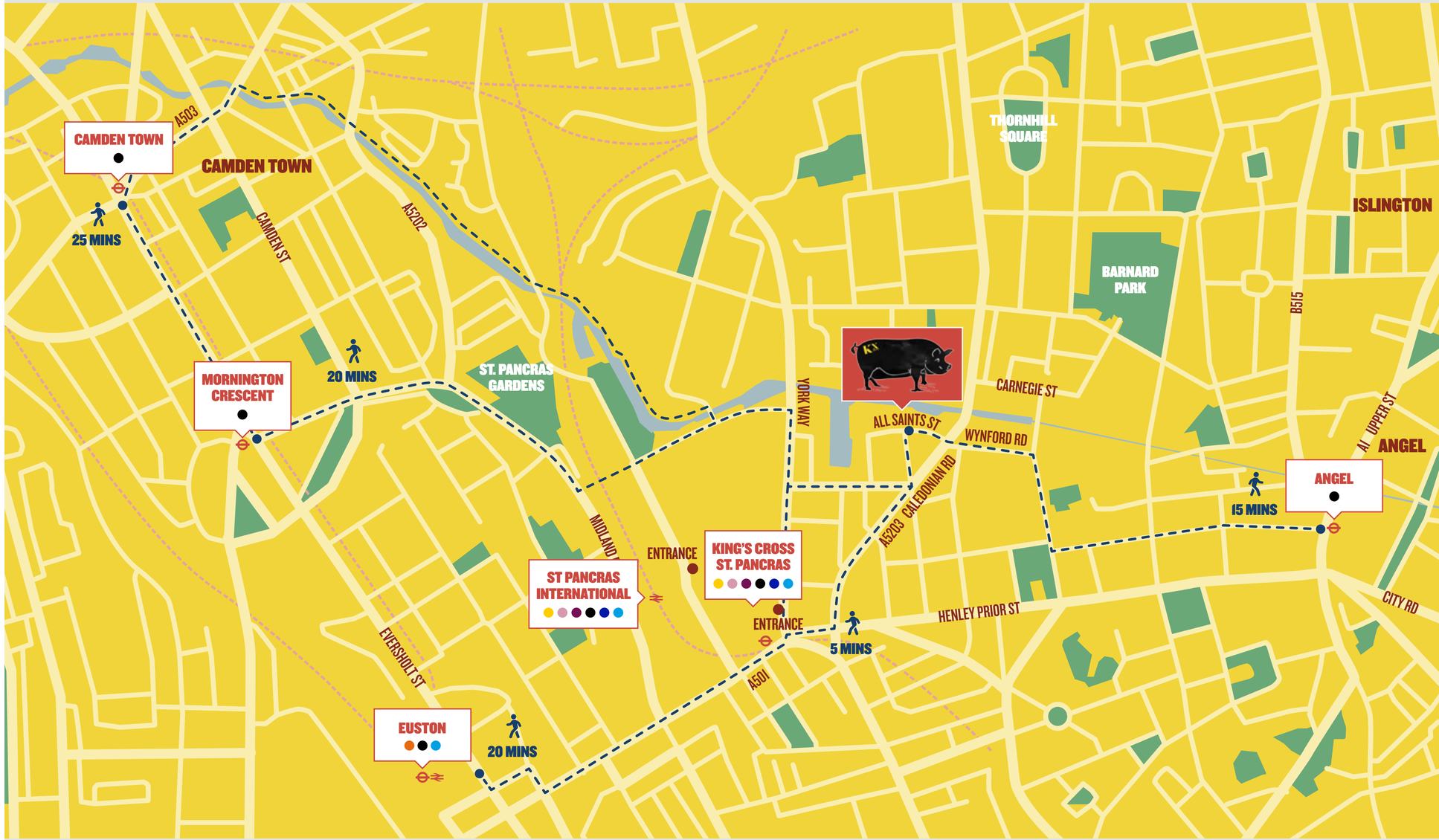
TAKE THE TUBE

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

ON YOUR BIKE | TAKE THE TUBE



Map is not to scale and is approximate only.


THE PACKING HOUSE


THE MILL


THORLEY WORKS


THE CANAL BUILDING


PRIVATE 5TH FLOOR TERRACE

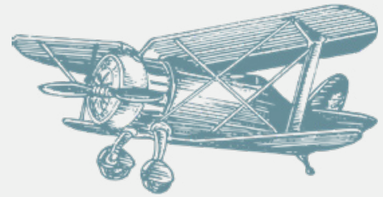

COMMUNAL TERRACE


THORLEY GARDENS



CANAL VIEW

AREA SCHEDULE



THORLEY WORKS

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	LET TO GIVENCHY		
4	UNDER OFFER		
3	UNDER OFFER		
2	UNDER OFFER		
1	LET TO BENDING SPOONS		
G	LET TO BENDING SPOONS		
G	UNDER OFFER		
LG	UNDER OFFER		
Total	**Fully let**	**-**	

THE CANAL BUILDING

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	UNDER OFFER		
4	UNDER OFFER		
3	LET TO MACHENTA		
2	UNDER OFFER		
1	LET TO GENOMICS		
G	LET TO SORDO MADALENO		
Total	**Fully let**	**-**	

THE MILL

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	LET TO ELASTICSTAGE		
4	LET TO ELASTICSTAGE		
3	LET TO RM WILLIAMS		
2	UNDER OFFER		
1	1,875	29	Fully fitted
G	Reception		
LG	Event Space		
Total	**1,875**	**29**	

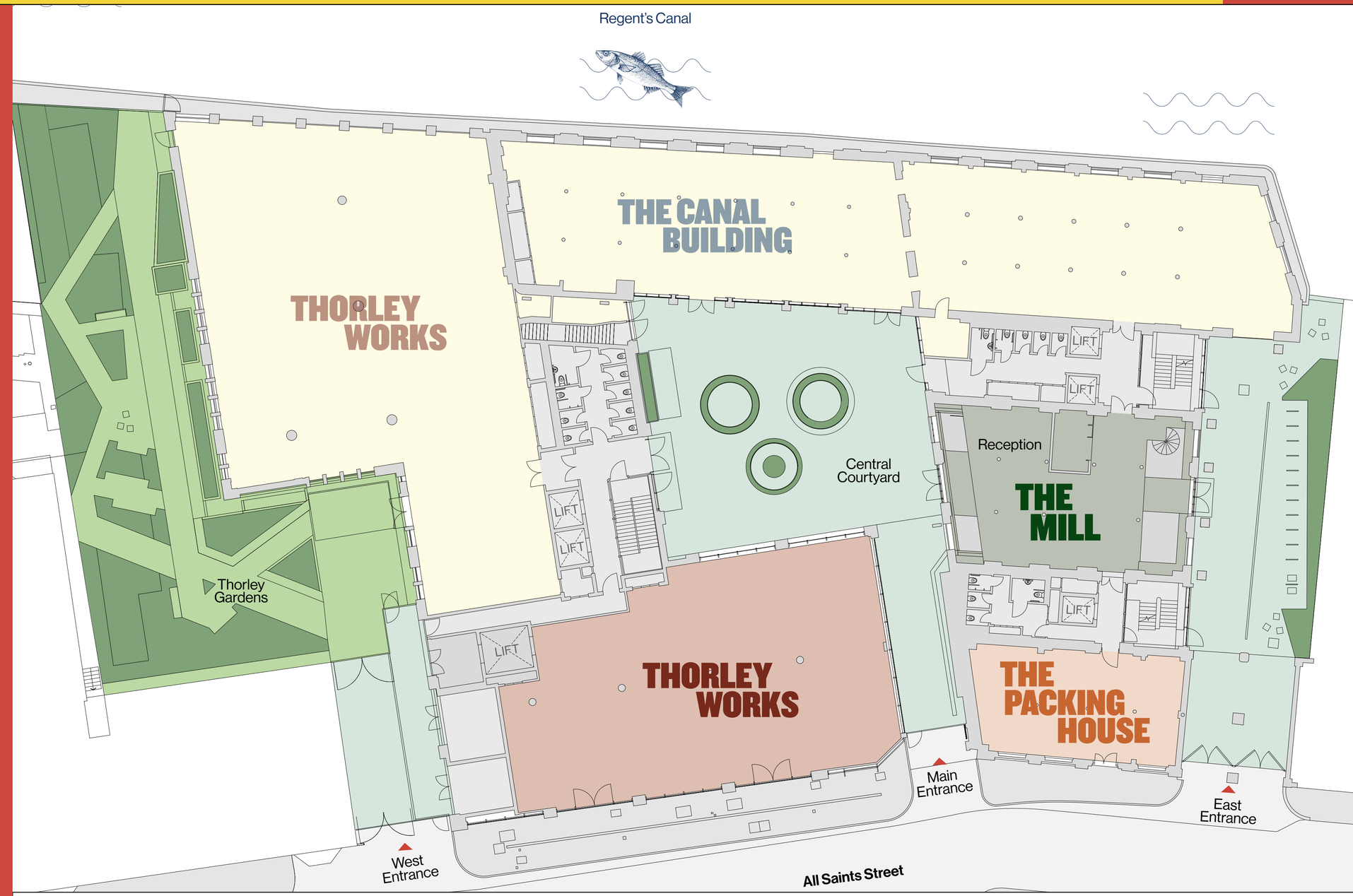
THE PACKING HOUSE

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	**6,228**	**1,475**	

*Affordable workspace

GROUND FLOOR





THORLEY WORKS Under offer
Part 1 Let to Bending Spoons

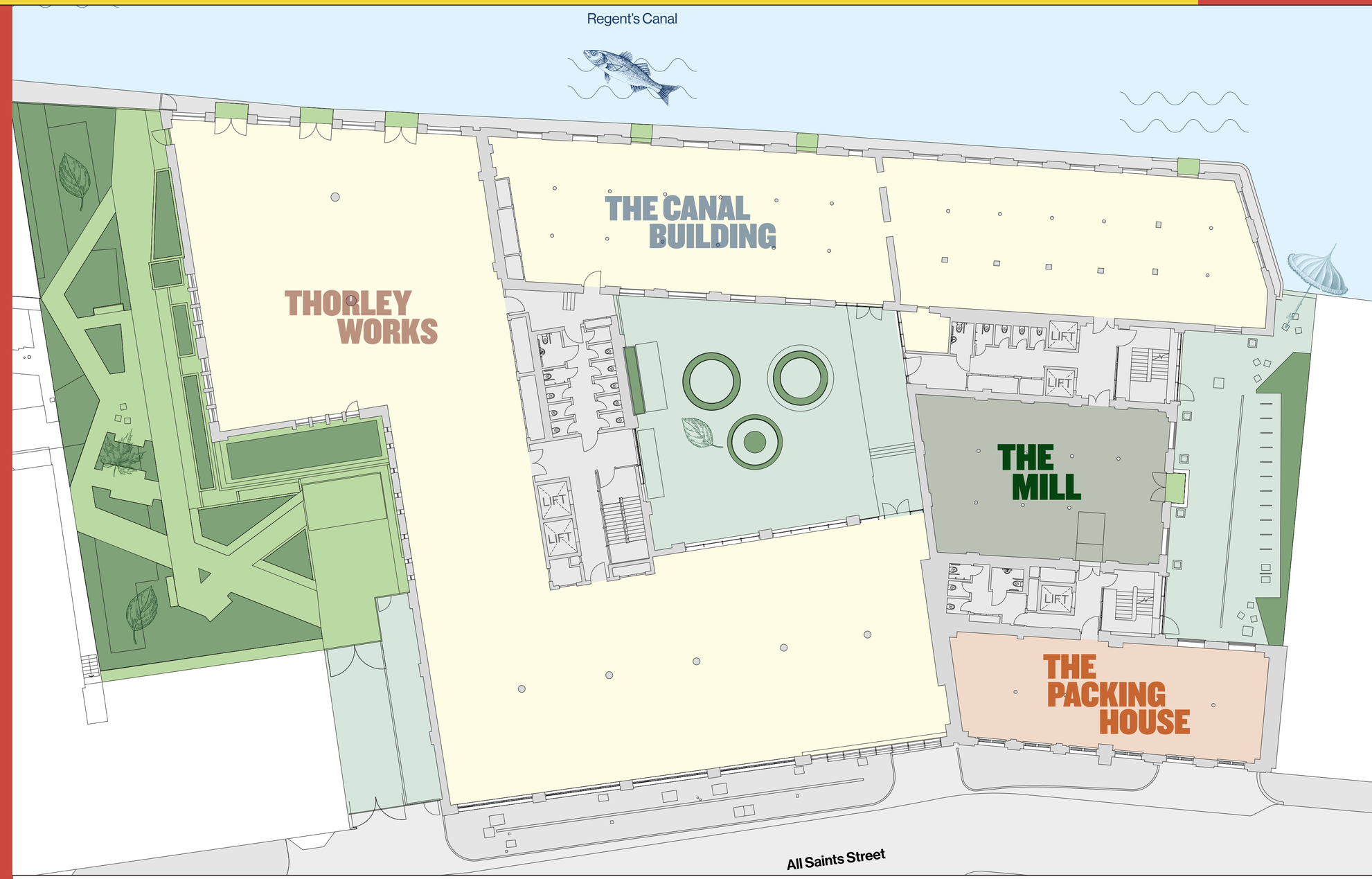
THE CANAL BUILDING Let to Sordo Madaleno

THE MILL Reception and outdoor space

THE PACKING HOUSE 1,084 sq ft reception

LEVEL ONE





THORLEY WORKS Let to Bending Spoons

THE CANAL BUILDING Let to Genomics

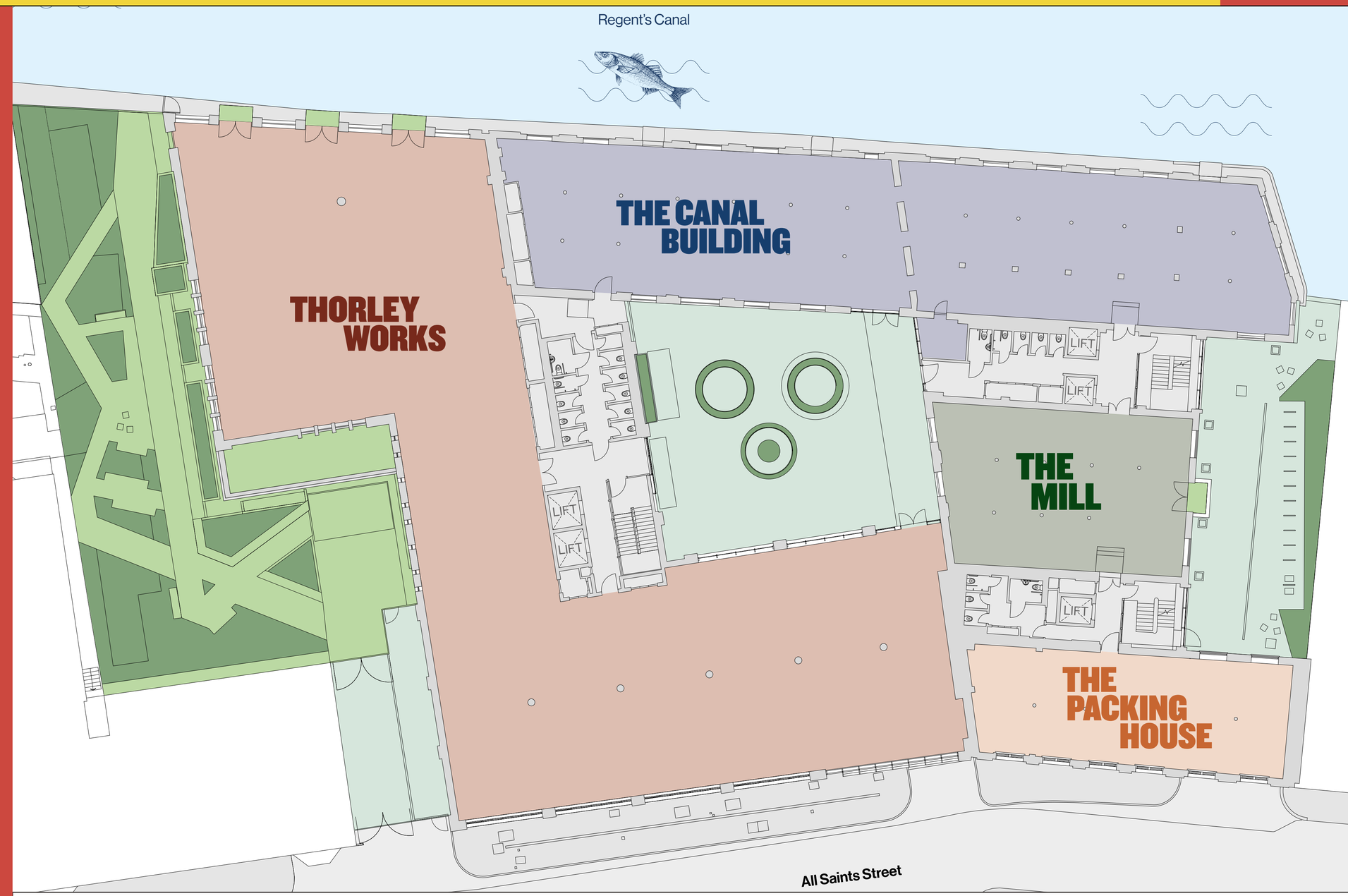
THE MILL 1,875 sq ft office
29 sq ft outdoor space

THE PACKING HOUSE 1,705 sq ft affordable workspace

LEVEL TWO



GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE



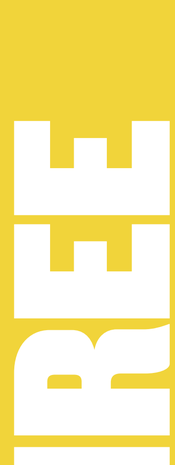
THORLEY WORKS Under offer

THE CANAL BUILDING Under offer

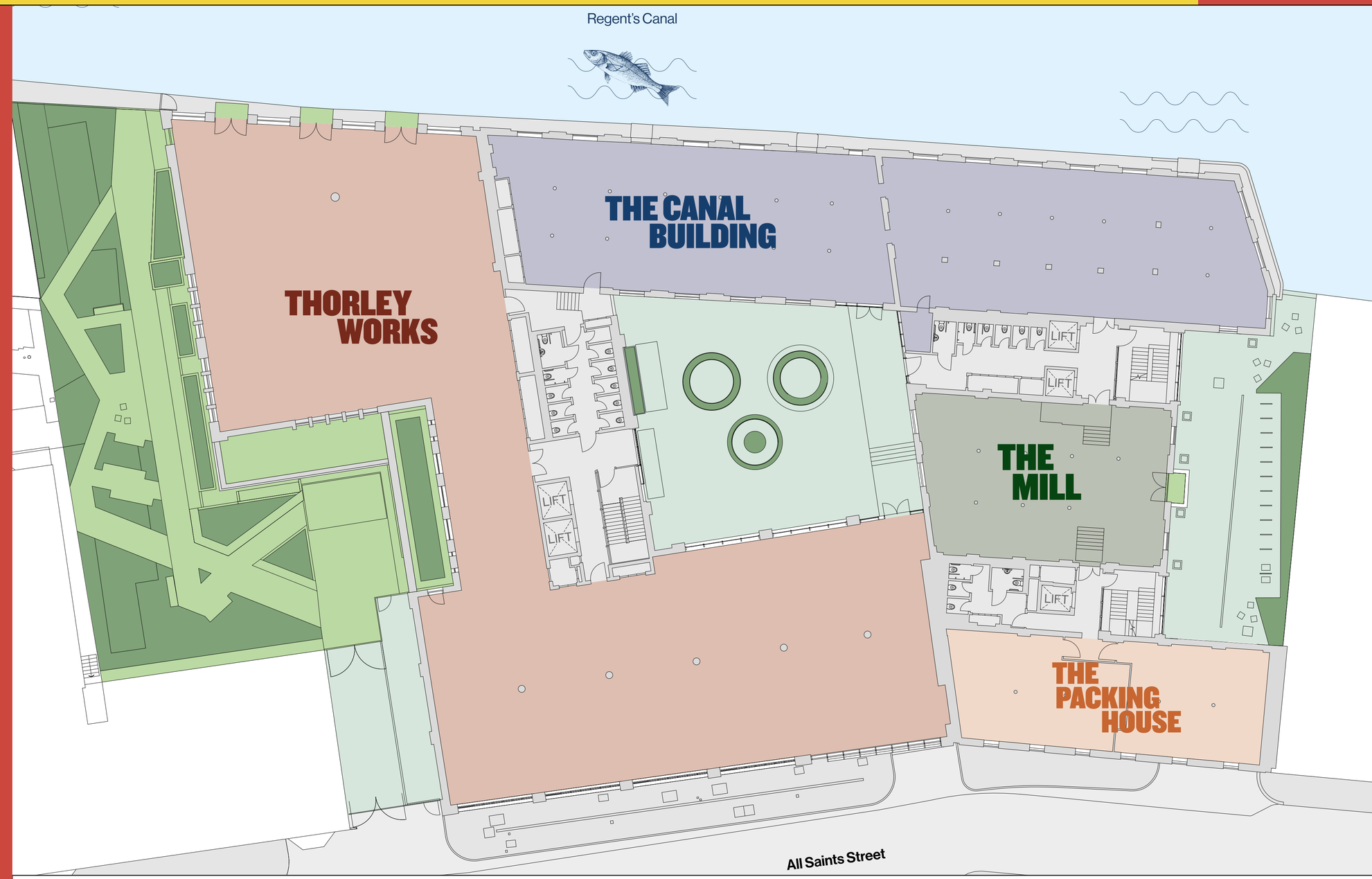
THE MILL Under offer

THE PACKING HOUSE 1,745 sq ft affordable workspace

LEVEL THREE



LEVEL FIVE
LEVEL FOUR
LEVEL THREE
LEVEL TWO
LEVEL ONE
GROUND FLOOR



THORLEY WORKS Under offer

THE CANAL BUILDING Let to Machenta

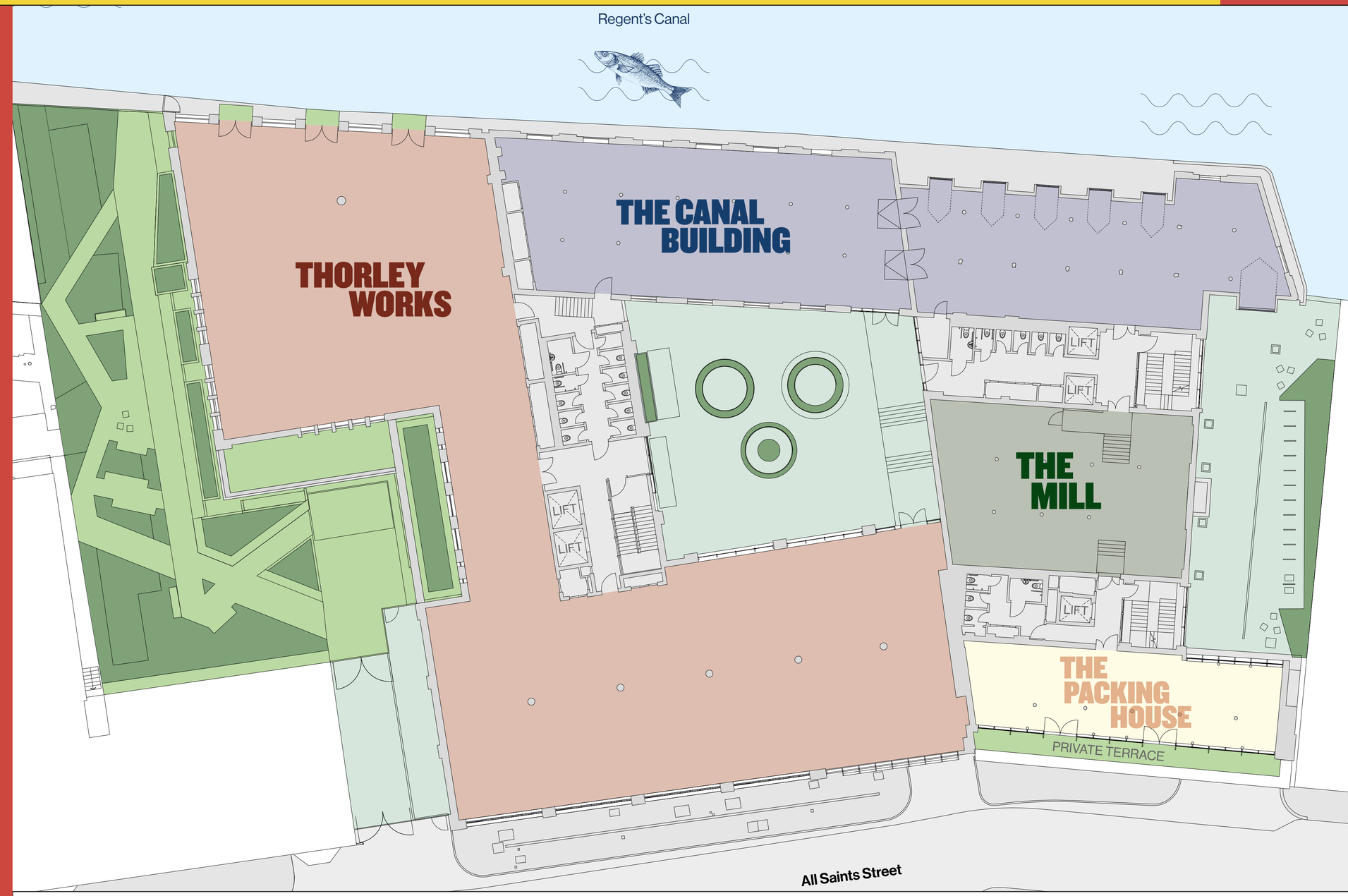
THE MILL Let to RM Williams

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

LEVEL FOUR



GROUND FLOOR LEVEL ONE LEVEL TWO LEVEL THREE LEVEL FOUR LEVEL FIVE



THORLEY WORKS Under offer

THE CANAL BUILDING Under offer

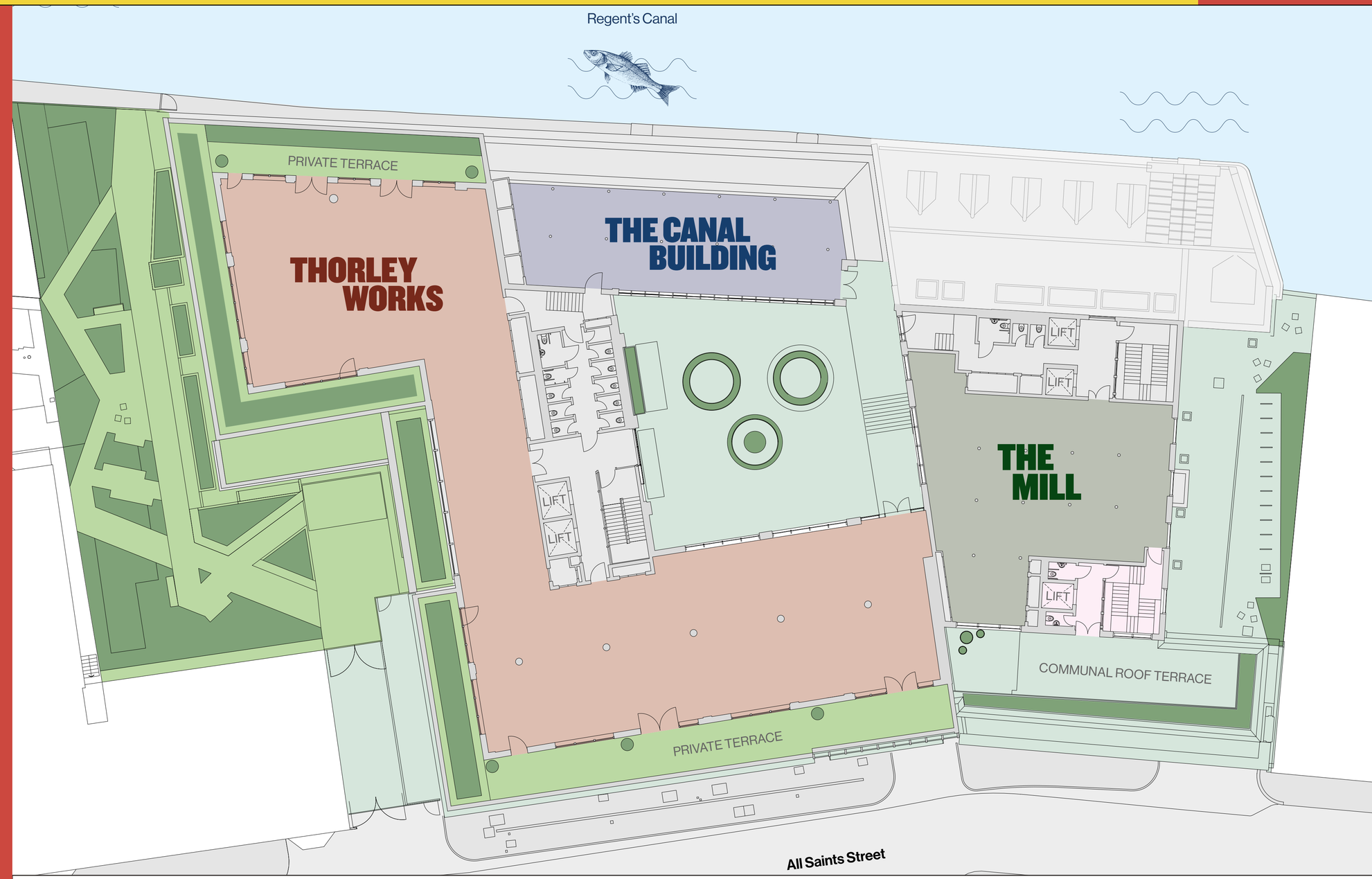
THE MILL Let to ElasticStage

THE PACKING HOUSE Let to ElasticStage

LEVEL FIVE



GROUND FLOOR
LEVEL ONE
LEVEL TWO
LEVEL THREE
LEVEL FOUR
LEVEL FIVE



THORLEY WORKS Let to Givenchy

THE CANAL BUILDING Under offer

THE MILL Let to ElasticStage

THE PACKING HOUSE 1,475 sq ft communal terrace

PROPRIETORS OF PROGRESS

welput
A fund managed by BGO

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

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).

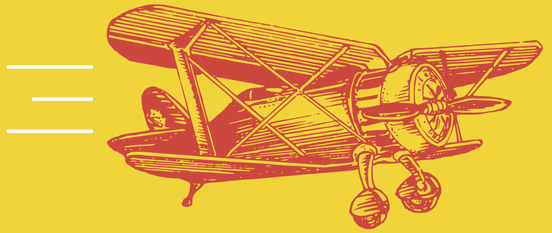
bgo.com

Merrik Baggallay
merrik.baggallay@bgo.com

Hawkins\Brown

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.

hawkinsbrown.com



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