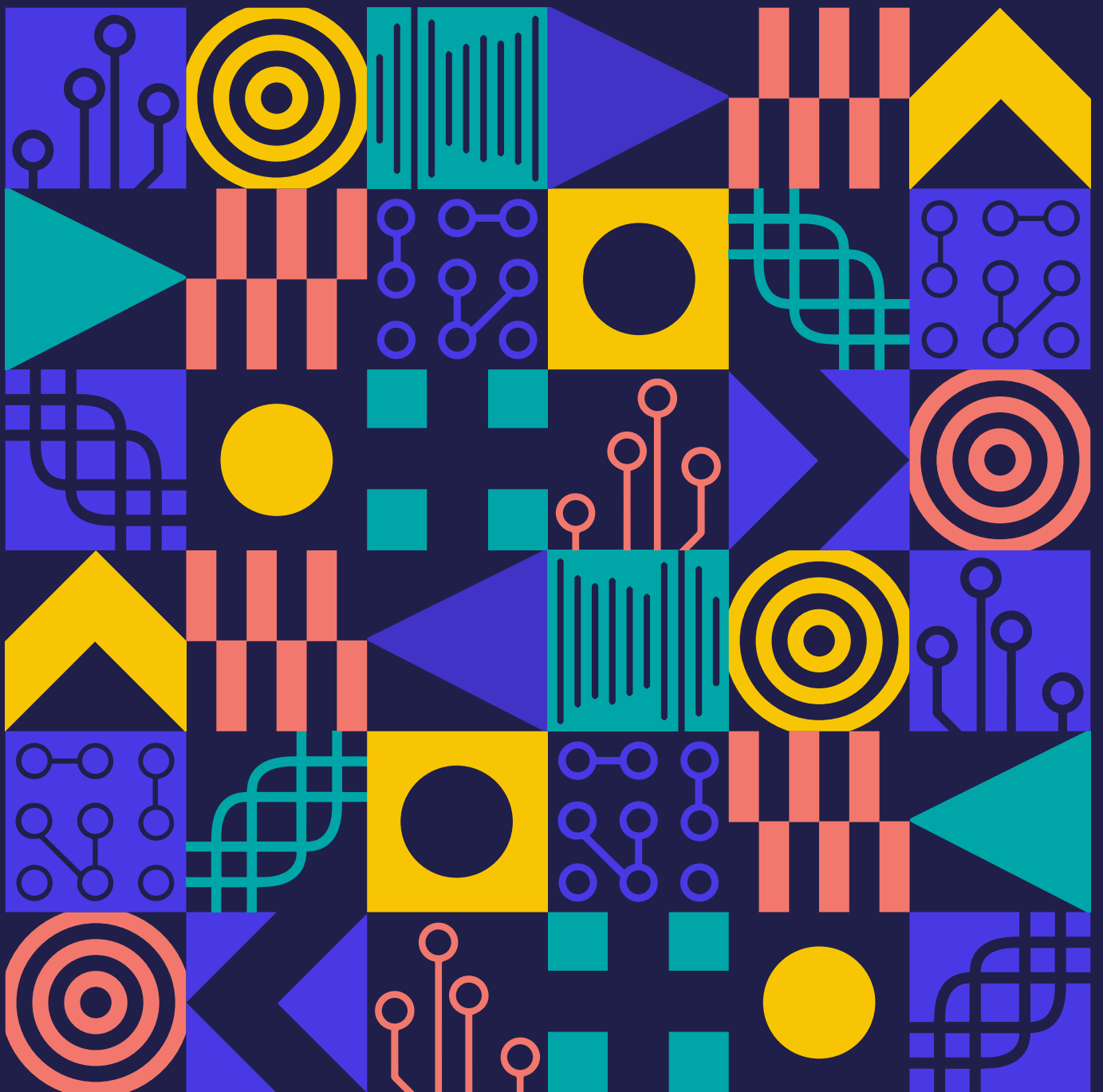


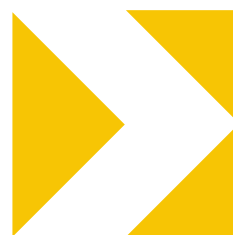
Bidborough Works

King's Cross





**Imposing Grade II Listed
building offering a unique
workspace opportunity**



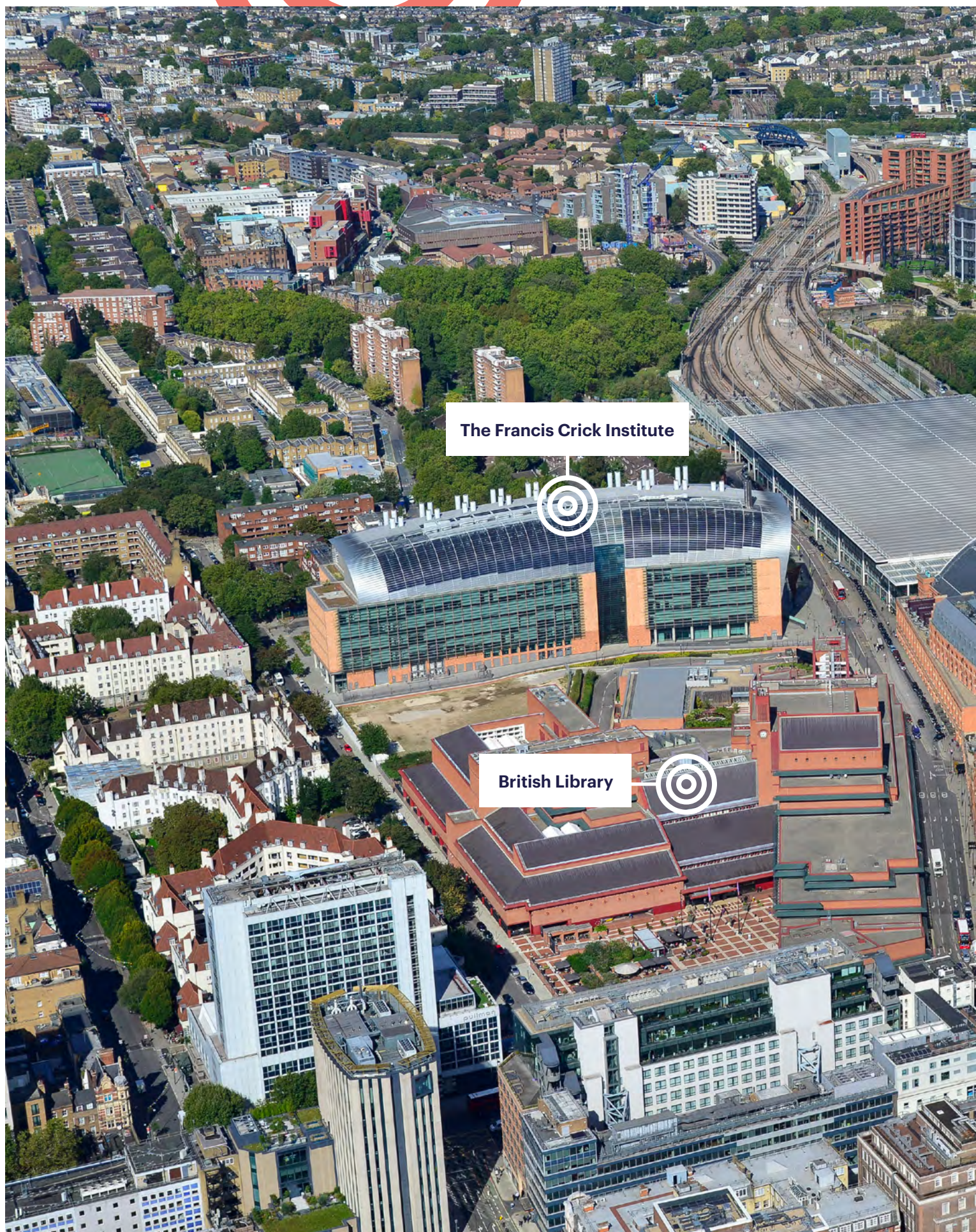


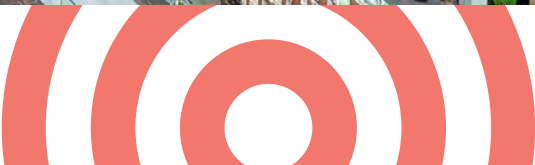
CGI of exterior for illustrative purposes.

Bidborough Works will provide 8,550- 37,093 sq ft of newly refurbished self-contained flexible CAT A workspace over lower ground, second and third floors with a new dedicated reception accessed via Bidborough Street. The building is due for completion in Q3 2022.

The building has a striking neoclassical facade and occupies an island site with natural light on all four elevations.

The area





The opportunity to create a unique and bespoke entrance

The entrance is offered in shell condition ready for the tenant to create their own bespoke space.

There is also potential scope for the tenant to install a club lounge area on the 2nd floor with direct access to the 3rd floor terrace, subject to planning and any other required consents.



CGI of reception for illustrative purposes.

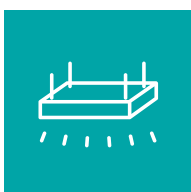


CGI of 2nd floor club lounge for illustrative purposes.

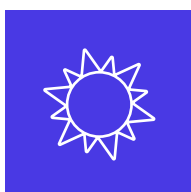
Specification



**Targeted BREEAM
Excellent**



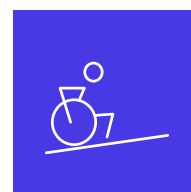
**New LED
lighting**



**Excellent levels
of natural light**



**Concealed ceiling
grid with plaster-board
margins**



**Accessible
facilities**



**Original parquet
flooring**



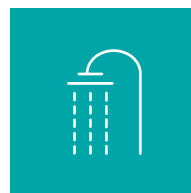
**Internal feature
staircase**



**28 secure
cycle racks**



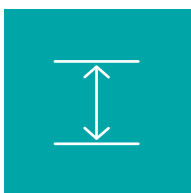
**New 2 x 8 person
passenger lifts**



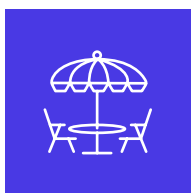
**Showers, lockers and
changing facilities**



**New four pipe fan
coil air conditioning
system**



**Floor to ceiling height
of 2.6m in open plan
office areas**



**4 external
terraces**



**Perimeter and
underfloor cable
management system**



**Occupational
density 1:8 sq m**



The third floor features four spacious terraces with views across London in all directions.

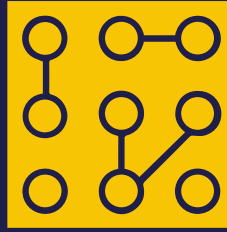


CGI of terrace for illustrative purposes.

The space



CGI of 3rd floor space for illustrative purposes.



Space designed for growth, collaboration and ideas sharing.

Bidborough Works provides the perfect base for a HQ office facility, a co-working operator, a bioscience or deep tech hub for innovation and entrepreneurship to connect, share and collaborate within the world's greatest knowledge cluster.

The lower ground floor is designated for affordable workspace which will appeal to ambitious start ups, fast growing scale-ups and SMEs.

Accommodation

Floor	sq ft	sq m
Third	12,186	1,132
Second	15,457	1,436
Ground (Reception)	900	84
Lower Ground	8,550	794
Total	37,093	3,446

The building will be independently measured on practical completion to verify the floor areas stated above.

Affordable workspace provision

Occupiers should be aware that 20% of the total NIA is required to be SME affordable workspace.

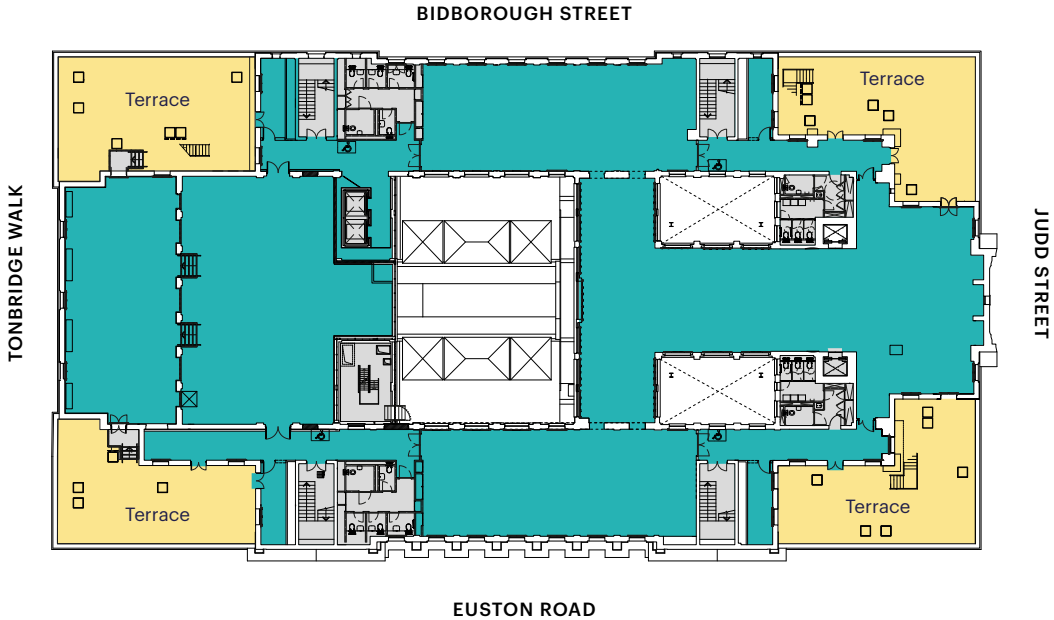


Take a tour

The accommodation

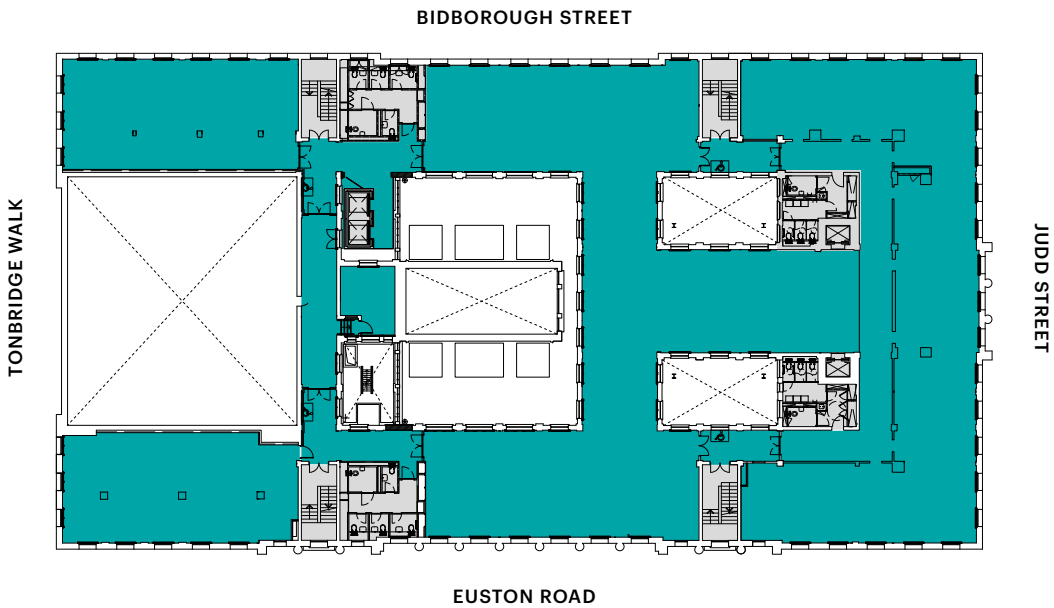
Third

12,186 sq ft / 1,132 sq m



Second

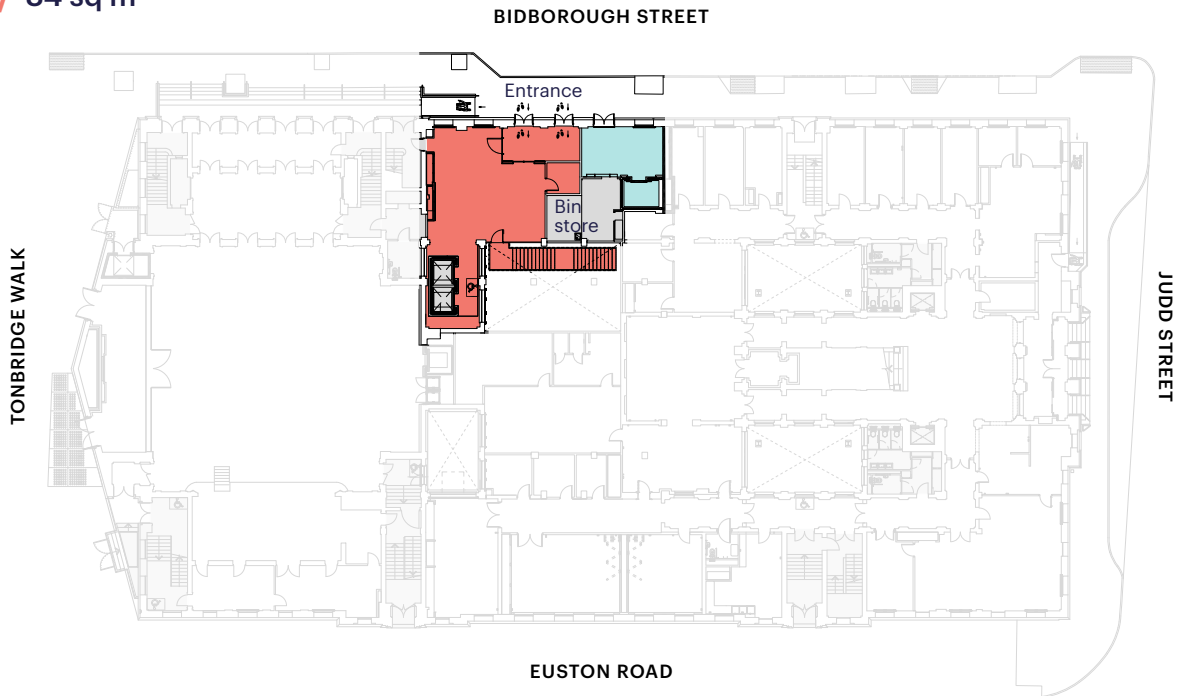
15,457 sq ft / 1,436 sq m



- Reception
- Office
- Communal bike racks/bike store
- Communal showers
- Terrace
- Covered outdoor spaces
- Shared corridor
- Core

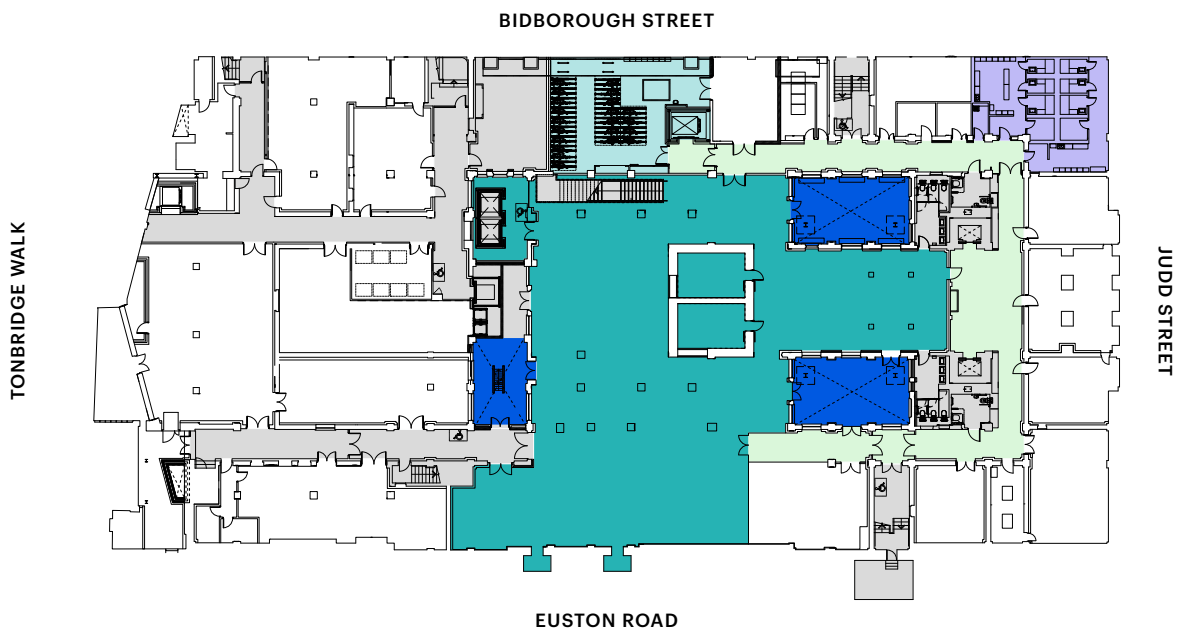
Ground (Reception)

900 sq ft / 84 sq m



Lower Ground

8,550 sq ft / 794 sq m



Plans not to scale. For indicative purposes only.

Within the heart of the Knowledge Quarter

The area has the densest concentration of scientific and knowledge based organisations anywhere in the world and is the UK's largest innovation district.



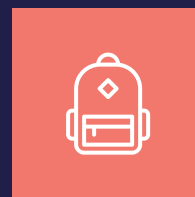
22
museums
and galleries



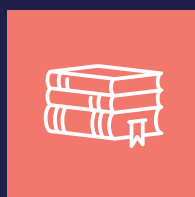
8
higher education
institutions



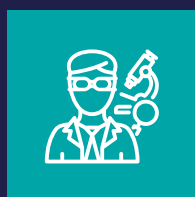
580
research
centres



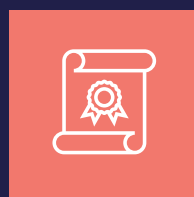
98,500
students within a
one mile radius



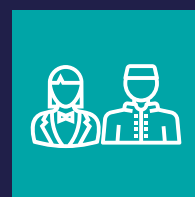
34
libraries
and archives



3,000
scientists



13,700
academics



57,000
staff within a
one mile radius

Tech, media & life sciences

- 1 The Guardian
- 2 Art Fund
- 3 Nike HQ
- 4 Universal Music
- 5 Vevo
- 6 Benevolent AI
- 7 Global Generation
- 8 in2 Science UK
- 9 The Alan Turing Institute
- 10 The Francis Crick Institute
- 11 Facebook
- 12 Google HQ
- 13 Samsung KX LDN
- 14 YouTube
- 15 Deepmind

Amenities

- 16 Mildreds
- 17 Dishoom
- 18 The Coal Office
- 19 German Gymnasium
- 20 The Lighterman
- 21 Caravan
- 22 Granary Square Brasserie
- 23 Everyman Cinema
- 24 St Pancras Renaissance
- 25 Great Northern Hotel
- 26 Standard Hotel
- 27 Anytime Fitness
- 28 Spiritland
- 29 Vinoteca
- 30 The Fellow





King's Cross is a vibrant, new city destination

The building is well connected to the London transport network, and is at the heart of the life sciences Golden Triangle – within an hour of both Oxford and Cambridge.

3 mins walk

King's Cross St Pancras

3 mins tube

Farringdon

8 mins tube

Liverpool Street

9 mins tube

Bank

10 mins Crossrail

Canary Wharf

12 mins Crossrail

Stratford

33 mins Crossrail

Heathrow

1hr mins train

Stansted

A leading social, retail & cultural destination



British Library



Coal Drops Yard



Granary Square



The Hansom at Renaissance Hotel



The Standard Hotel



King's Cross Station



The Francis Crick Institute

Get in touch

Affordable workspace provision

Occupiers should be aware that 20% of the total NIA is required to be SME affordable workspace.

Timing

Refurbishment works anticipated for practical completion in Q3 2022.

Viewings are strictly by appointment. For further information please contact the agents:

David Earle
07850 056626
dearle@lsh.co.uk

Craig Hinvest
07938 378982
chinvest@lsh.co.uk

**Lambert
Smith
Hampton**

For more information on the building and floor plans please visit:

bidboroughworks.co.uk

Bidborough Street, Kings Cross, London WC1H 9AU

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