

OVERVIEW



**KINGS
CROSS**

“King’s Cross is a vibrant area with a distinct character and lots of energy. In the past ten years it has completely transformed into not only a key office district for London, but a thriving residential neighbourhood.”

Sadiq Khan, Mayor of London

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Chairman's Letter

AN EXTRAORDINARY PART OF LONDON

Twenty years ago, Argent published its Principles for a Human City about King's Cross. This landmark document set out some of the values that have underpinned the design, development and management of King's Cross ever since. These principles – including the creation of a robust urban framework and a lasting new place; promoting accessibility; harnessing the value of heritage, a vibrant mix of uses; and committing to long-term success – are as important and relevant today as they were then.

Sustainability has also been important, from day one. This can be seen in the careful repurposing of historic buildings, the promotion of public transport, walking and cycling, extensive brown and green roofs and planting. In addition, major investment into our dedicated district energy network which incorporates some of the most advanced combined heat, power and cooling technology.

This long-term approach has enabled King's Cross to achieve carbon neutrality in 2021. Every building within our ownership has been certified as a CarbonNeutral® Development by Natural Capital Partners, and our energy supplies, both electricity and gas, are now from 100% renewable sources. We've also taken responsibility for all embodied and past operational emissions through verified carbon offsetting projects, and we are planting new UK forests to offset the emissions from current and future building projects.

Achieving carbon neutrality is the result of years of work for our team, together with our partners, stakeholders and occupiers, and is also a major step towards our goal of becoming net zero as soon as possible. We are now working directly with green gas producers and solar farm developers to support the creation of new renewable energy infrastructure for the UK.

When the masterplanning work started 20 years ago, no one would have predicted that we would live through a global pandemic. However, the early decision to dedicate more than 40% of the 67-acre Estate to streets, squares, parks and gardens has proved to be one of the key assets in helping our customers cope with, and recover from, the impacts of Covid-19.

At a time when being outdoors has never been more valued, our wealth of space has meant that we have been able to offer flexible solutions to our occupiers and desirable alfresco experiences for our visitors. We have also continued to enhance the public realm. The iconic Granary Square, which I was proud to open a decade ago, is now fully pedestrianised. A new footbridge, Esperance Bridge, crossing the canal, offering direct access from Pancras Square into Coal Drops Yard, has been installed and, working together with the Aga Khan Development Network, we have created the tranquil Jellicoe Gardens. I would like to pay tribute to the Argent asset management team, our estate managers, Savills, and the King's Cross Estate Services team. All of them have done an incredible job during this most challenging of times to ensure the King's Cross Estate remains accessible, safe and welcoming to all.

Left
Revellers gather for Summer Love, the free open-air film festival from Everyman at Granary Square.

While other central locations saw residency decline during the pandemic, at King's Cross it increased. We now have over 1,100 homes and more than 600 additional residences under construction. From affordable rentals to extra care housing, accessible accommodation for key workers and first-time buyers, to shared ownership and exceptional homes for market sale, we want King's Cross to continue to be a place where people come together to live.

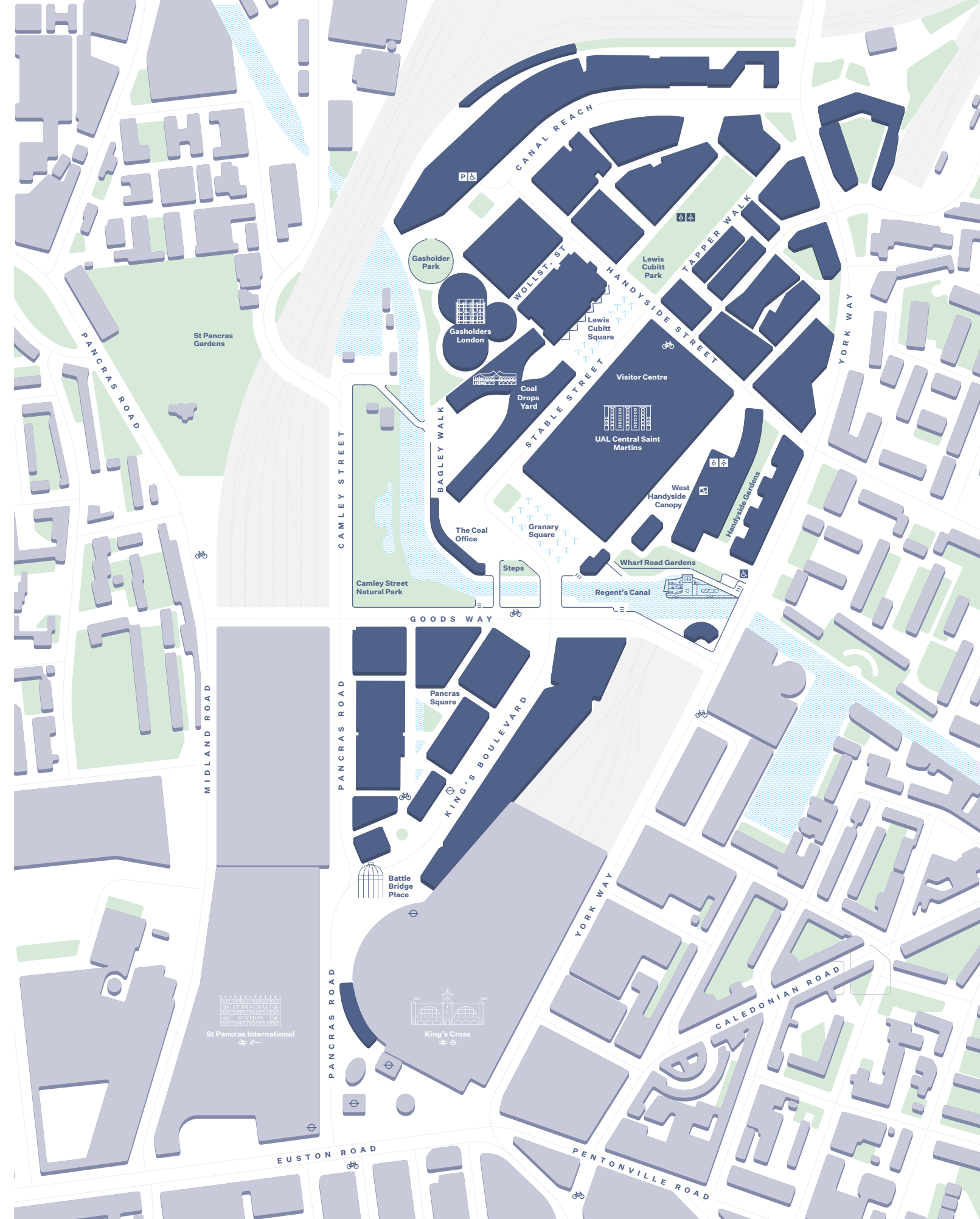
The King's Cross commercial offer has continued to be a great success. Our workspaces are fully let and we are proud to have over 120 businesses based here, such as Google, Meta, Nike and Sony Music. Fully let does not mean complacent. We are at the forefront of delivering innovative, flexible office space most notably with our partnership with The Office Group (TOG). As well as extending their offer to the entirety of the 55,000 sq ft Gridiron Building, One Pancras Square, we have signed a management agreement with TOG which will see us work together to create a first-of-its-kind, purpose-built flex workspace for the King's Cross neighbourhood. This latest project will help ensure that King's Cross continues to build and support its diverse ecosystem of businesses and is able to meet the demand for smaller, adaptable workspaces.

Coal Drops Yard, the retail and dining heart of King's Cross, exemplifies the rich variety of our occupiers. Global brands such as Paul Smith, COS and Tom Dixon sit alongside entrepreneurial ventures such as dried flower artist Roseur and authentic Japanese restaurant, Hiden Curry. When the pandemic struck, we were one of the first to give all our occupiers a rent-free period, demonstrating our commitment to support and work collaboratively through this unprecedented period. The strength of our hospitality offer, and the resilience and creativity of these businesses, have ensured that footfall returned swiftly to the Estate and, in Coal Drops Yard, now exceeds the pre-pandemic levels of late 2019. Our innovative, free programme of arts and culture has also continued to attract visitors and enrich people's experience. Our residents, workers, students, shoppers and visitors all access and enjoy our permanent art installations, temporary exhibits, live music and performances.

It is a privilege and pleasure to chair the King's Cross Central Limited Partnership and to have been part of the transformation over the past 20 years. King's Cross has a distinctive sense of place and community. It is regularly held up as a benchmark for development and regeneration in London; and we often welcome visitors from cities across the world to share our approach to place-making, social value and our path to net zero carbon. I look forward to King's Cross continuing to be a place where people and the planet can flourish together.



Sir David Clementi
Chairman, King's Cross Central Limited Partnership,
December 2021





About King's Cross

WELCOME TO THE NEIGHBOURHOOD

King's Cross is London's boldest neighbourhood. A destination for independently minded people and innovative businesses.

It is the place our residents call home, where the brightest minds in business collaborate, where students start their futures, and where people from across London and beyond come together.

In 2021, we celebrated a decade since the opening of the first building and public realm at King's Cross. Over the past 10 years, King's Cross has become renowned for its inclusive public spaces, world-class heritage and architecture, as well as its iconic retail and dining offer, exciting

events, attractions and cultural scene. During this period, King's Cross has also been London's fastest-growing district, bringing new jobs, homes and amenities to the capital.

Today, King's Cross is entering into its final phases of development, and we are focused on delivering lasting positive outcomes for all. We are one of the first destinations in the UK to become carbon neutral and we are on a pathway to become net zero as soon as possible.

All of this is testament to the pioneering attitude that has always been, and remains, an intrinsic part of the fabric of King's Cross.

Left
A bird's eye view of Granary Square, spanning Esperance Bridge, Granary Building, and the Everyman Summer Love Film Festival.

Right
Soaking in the views of Bagley Walk, a landscaped elevated parkway built on an old railway viaduct.



By 2024, King's Cross will be the largest mixed-use development in single ownership to be masterplanned and developed in central London for over 150 years.

67
ACRES

4,250,000 SQ FT
OF OFFICE SPACE

42,000
PEOPLE LIVING AND WORKING

50
NEW AND RESTORED BUILDINGS

8,000,000 SQ FT
GROSS MIXED-USE

450,000 SQ FT
OF SHOPS, RESTAURANTS, CAFES AND BARS

1KM
OF CANAL SIDE

3 MAINLINE STATIONS

6 TUBE LINES

20 NEW STREETS

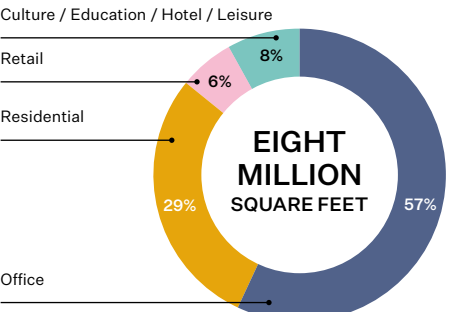
CLOSE TO
1,700
NEW HOMES

10 NEW PUBLIC PLACES

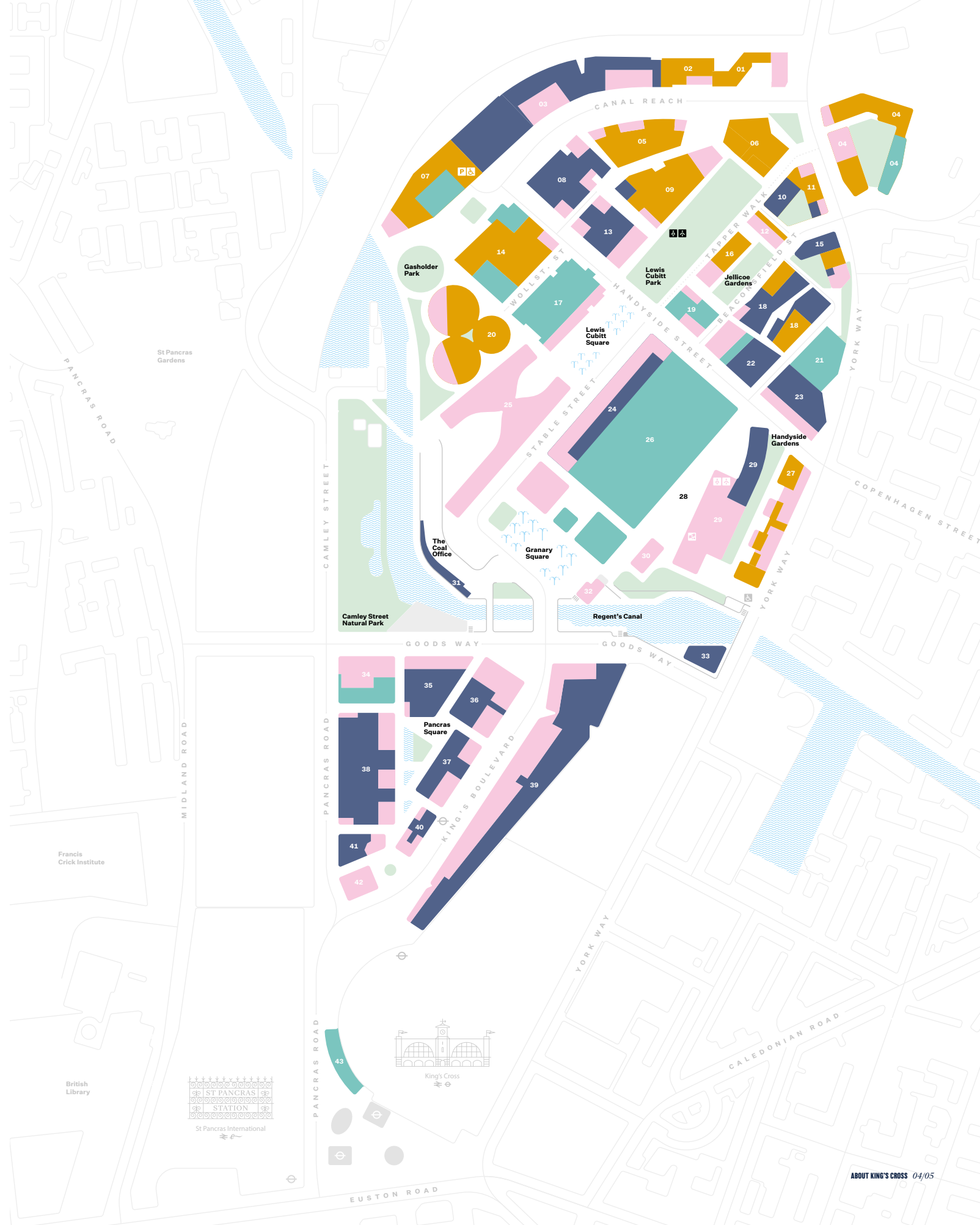
26 ACRES OF PUBLIC SPACE

50 new and restored buildings and structures, 20 new streets and 10 new public spaces have been created.

Outline planning permission approximate use allocation

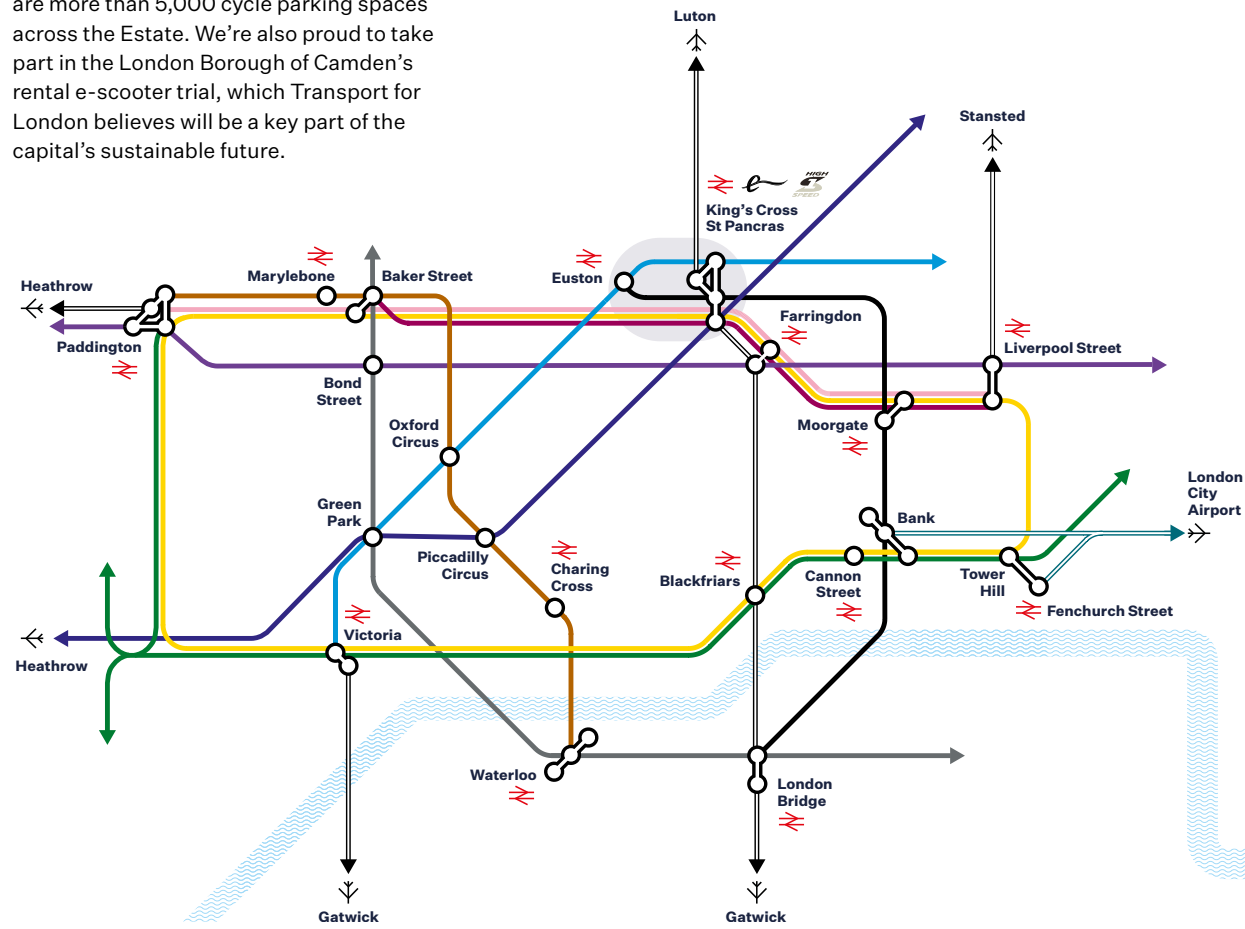


- 01 Urbanest** Student Housing and Restaurant
- 02 Victoria Quarter** Student Housing and Leisure
- 03 11-21 Canal Reach** Office
- 04 Triangle Site** Residential, Retail and Leisure
- 05 One Keswidee Square** Office, Retail and Restaurant
- 06 Cadence** Residential
- 07 Tapestry** Residential, Retail, Restaurant, Sports Hall, Energy Centre and Car Park
- 08 4 Handyside Street** Office, Retail and Restaurant
- 09 Capella** Residential, Retail and Leisure
- 10 Roseberry Mansions** Residential
- 11 Saxon Court** Office and Residential
- 12 Fenman House** Residential and Retail
- 13 8 Handyside Street** Office, Retail and Bar
- 14 The Plimsoll Building** Residential, Education and Leisure
- 15 Rubicon Court** Office and Residential
- 16 Luma** Residential, Retail and Restaurant
- 17 10 Lewis Cubitt Square** Office, Retail and Leisure
- 18 R8** Office, Residential and Retail
- 19 AGA Khan Development Network** Retail and Education
- 20 Gasholders London** Residential, Retail and Restaurant
- 21 King's Cross Sports Centre** Leisure
- 22 R7** Office, Retail and Leisure
- 23 22 Handyside Street** Office
- 24 Western Transit Shed** Office, Residential Marketing Suite, KX Visitor Centre, Retail and Restaurant
- 25 Coal Drops Yard** Retail, Restaurant and Bar
- 26 The Granary Complex** Restaurant, Education and Leisure
- 27 Arthouse** Residential, Retail, Restaurant and Leisure
- 28 West Handyside Canopy** Events Space
- 29 Midland Goods Shed** Office, Retail and Education
- 30 Two Granary Square** Office and Culture
- 31 Fish & Coal** Office, Retail and Restaurant
- 32 The Lighterman** Restaurant and Bar
- 33 F Zone** Restaurant and Bar
- 34 Five Pancras Square** Office and Leisure
- 35 Four Pancras Square** Office and Restaurant
- 36 Three Pancras Square** Office, Retail and Restaurant
- 37 Two Pancras Square** Office, Retail and Restaurant
- 38 Six Pancras Square** Office, Retail and Restaurant
- 39 A Zone** Office and Retail
- 40 One Pancras Square** Office and Restaurant
- 41 Seven Pancras Square** Office and Restaurant
- 42 German Gymnasium** Restaurant
- 43 Great Northern Hotel** Restaurant and Hotel



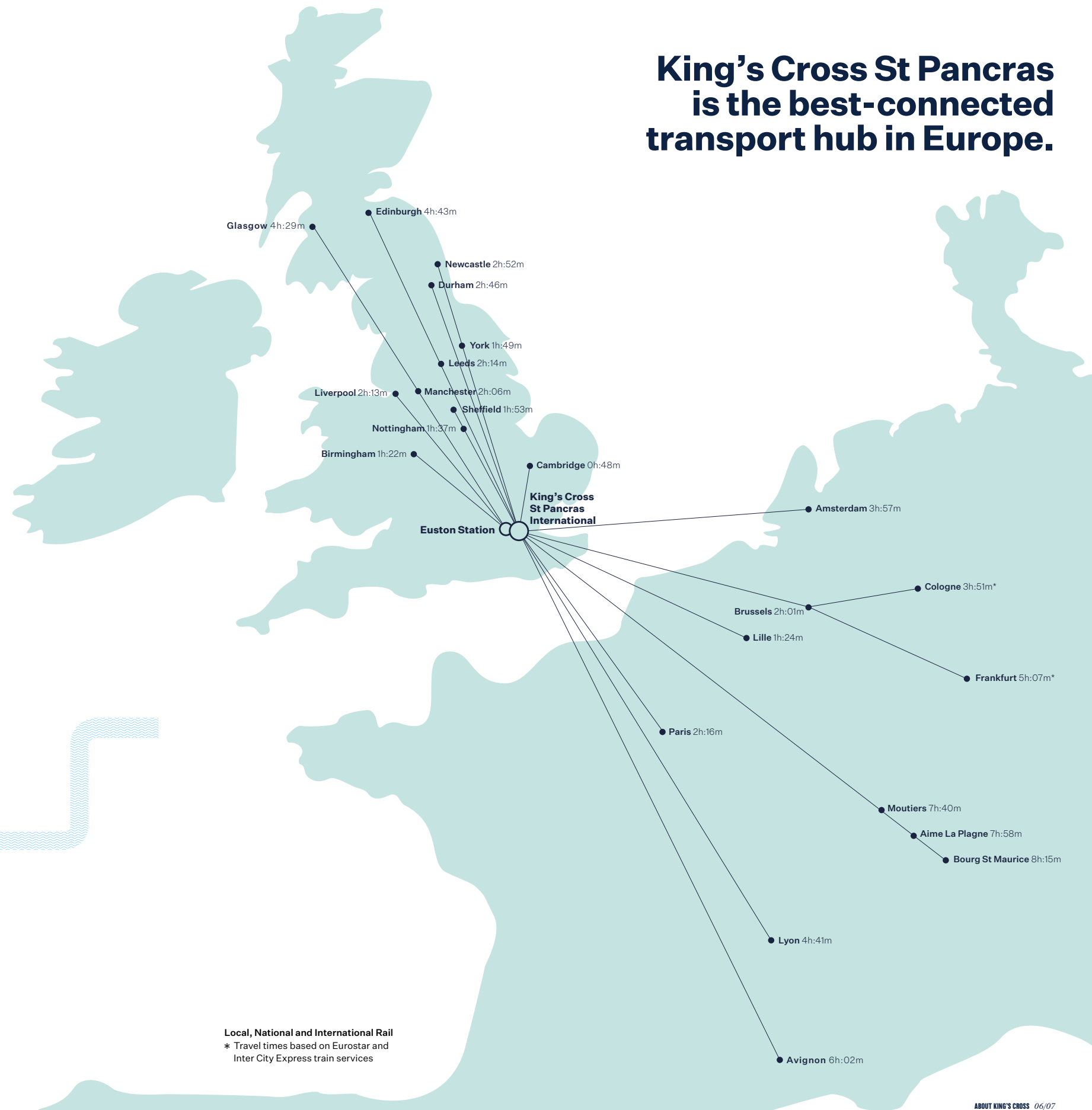
King's Cross St Pancras is the best-connected transport destination in Europe. It links six London underground lines with two national mainline train stations and international high-speed rail. London's five international airports are equally accessible; all are less than an hour away with direct services to Heathrow, Gatwick and Luton.

On the Estate itself, streets and public spaces give priority to pedestrians and active forms of transport such as bikes. King's Cross has been named the UK's most cycle friendly development by Club Peloton, not surprising given that there are more than 5,000 cycle parking spaces across the Estate. We're also proud to take part in the London Borough of Camden's rental e-scooter trial, which Transport for London believes will be a key part of the capital's sustainable future.



- Underground Lines**
- Victoria
 - Piccadilly
 - Hammersmith & City
 - Circle
 - Metropolitan
 - Northern
 - Bakerloo
 - District
 - Jubilee
 - DLR
 - Elizabeth Line (service available from 2022)

King's Cross St Pancras is the best-connected transport hub in Europe.



Local, National and International Rail
 * Travel times based on Eurostar and Inter City Express train services



WHERE PEOPLE AND PLANET FLOURISH

At King's Cross, our vision is to create a place where people and the planet can flourish. As the Estate enters its final phases of development and construction, we have defined our sustainability goals. These will support us in delivering lasting positive outcomes for all those who live, study and work in the neighbourhood and the local area. From creating jobs and nurturing skills, to inspiring cities around the world to accelerate towards net zero, we are committed to encouraging sustainable development wherever and whenever we can.

The most urgent issue is the climate emergency. With the built environment responsible for almost 40% of carbon emissions globally, we recognise that

it is our responsibility to help cut global emissions to zero – and do so fast. In November 2021, we were proud that King's Cross was verified as carbon neutral. This is a significant milestone on our pathway to become net zero as early as we can.

We want to ensure that King's Cross remains an outstanding place and one that will make future generations proud. To enable us to do this, we are working together with our businesses and community organisations, Camden and Islington councils, and our education partners, the King's Cross Academy, Frank Barnes School for Deaf Children and Central Saint Martins, part of the University of the Arts London.

Left
Relaxing by Gasholders Building on a spring afternoon - the iconic canal-side apartments at King's Cross.

Right
Planted at King's Cross showcases leading sustainable design brands that place nature at their core.

Far right
A perfect perching spot to read in Gasholder Park.





ENVIRONMENTAL, SOCIAL AND GOVERNANCE

From the outset, we placed a serious focus on securing positive social and environmental outcomes. Our approach to stewardship is therefore to take a long-term view, to deliver lasting impact and to empower our neighbourhood to be a force for good.

Central to this are the ways in which we have shaped an overall 'sense of place' and put an emphasis on being flexible. This has enabled King's Cross to respond and adapt to the needs of its communities, businesses and the people who use it, as well as to take action and adopt new approaches and innovations. We believe that, through exceptional stewardship, we can continue to create new possibilities, deliver sustainable social value, and push the boundaries that will enable us to enrich people's lives.

In 2021, we defined five goals covering environmental, social and governance. These goals will guide our activity over the years to come and will ensure that, at King's Cross, we support people and the planet to flourish. *Please refer to the diagram opposite.*

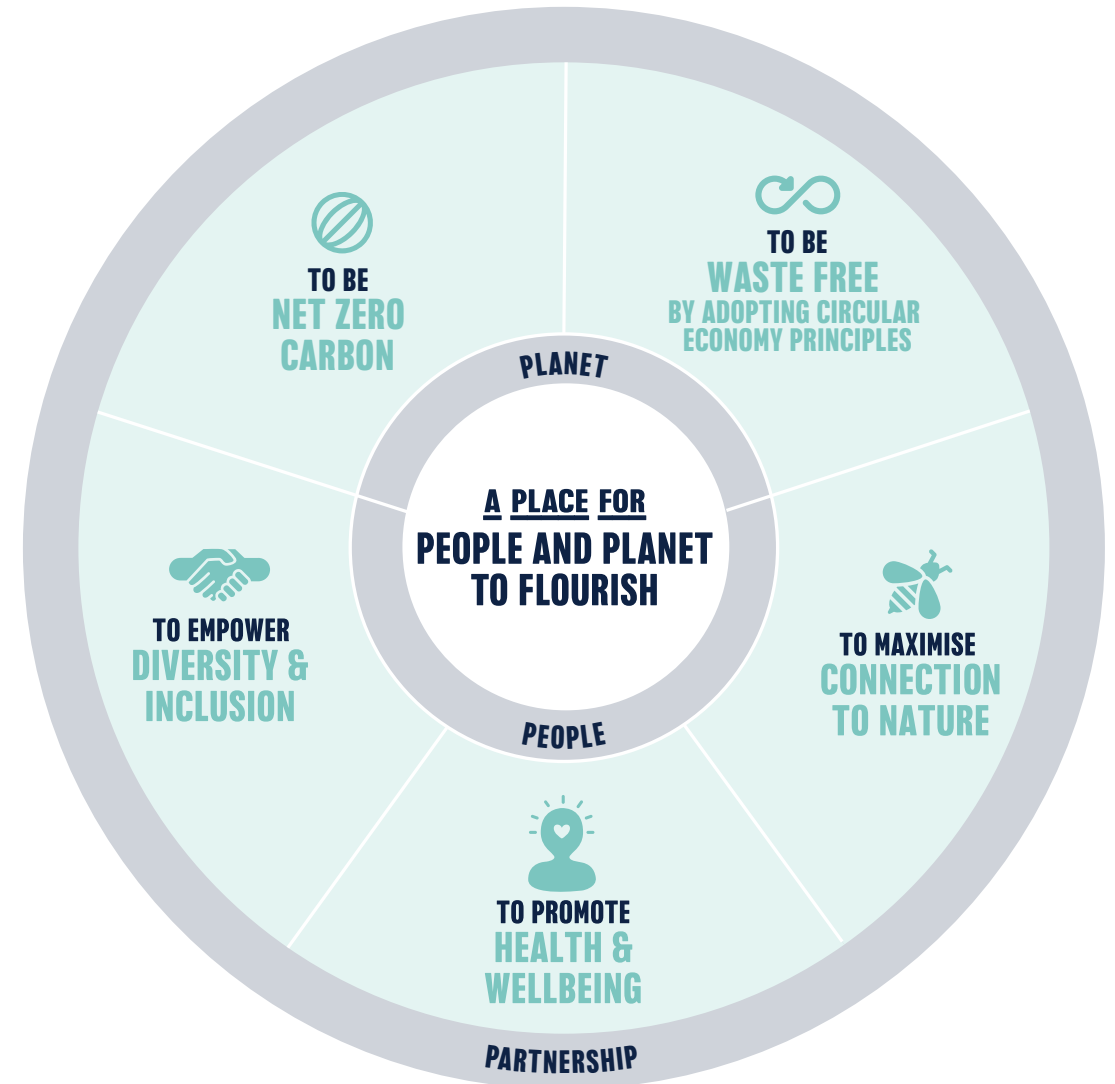


Top
Leafy foliage frames Lewis Cubitt Park, one of King's Cross' largest green spaces.

Left
Cyclists taking advantage of the traffic-free routes across the Estate.

“As a mixed-use regeneration of a brownfield urban site, built around public transport, walking and cycling, and the creative conservation of historic buildings, King’s Cross has the principles of sustainability embedded in its DNA. From the very beginning we have worked to reduce carbon emissions and low carbon thinking has been central to our approach”

Robert Evans, CEO of King's Cross and Joint Managing Partner of Argent





Top left
Goods Way is home to a plethora of Santander Cycles you can take anywhere in London.

Top middle
King's Cross has been one of few pioneering destinations in London to trial e-scooters.

Bottom middle
Solar panels and planting are plentiful across King's Cross, creating renewable energy for the Estate.

Top right
Recycling stations are positioned across the whole site, promoting a sustainable approach to waste.

Bottom right
The King's Cross District Energy Network is powered on site solely by renewable energy.



OUR JOURNEY TO NET ZERO

In November 2021, King's Cross reached a landmark in its development by becoming carbon neutral. This achievement, which saw every building within our ownership certified as a CarbonNeutral® Development by Natural Capital Partners, is an important step on our journey to become net zero. The CarbonNeutral certification is assessed in accordance with The CarbonNeutral Protocol, which was first developed and published in 2002 and is the leading global framework for carbon neutrality.

Our energy supplies, both gas and electricity, are now 100% renewable, through green tariffs and direct agreements with energy providers. With the move to renewable energy, we have stopped 19,729 tonnes of carbon dioxide equivalents per annum from being released into the atmosphere. In addition, by using only green gas to power the on-site district energy network, we are giving everyone living and working at King's Cross access to carbon neutral heating and hot water.

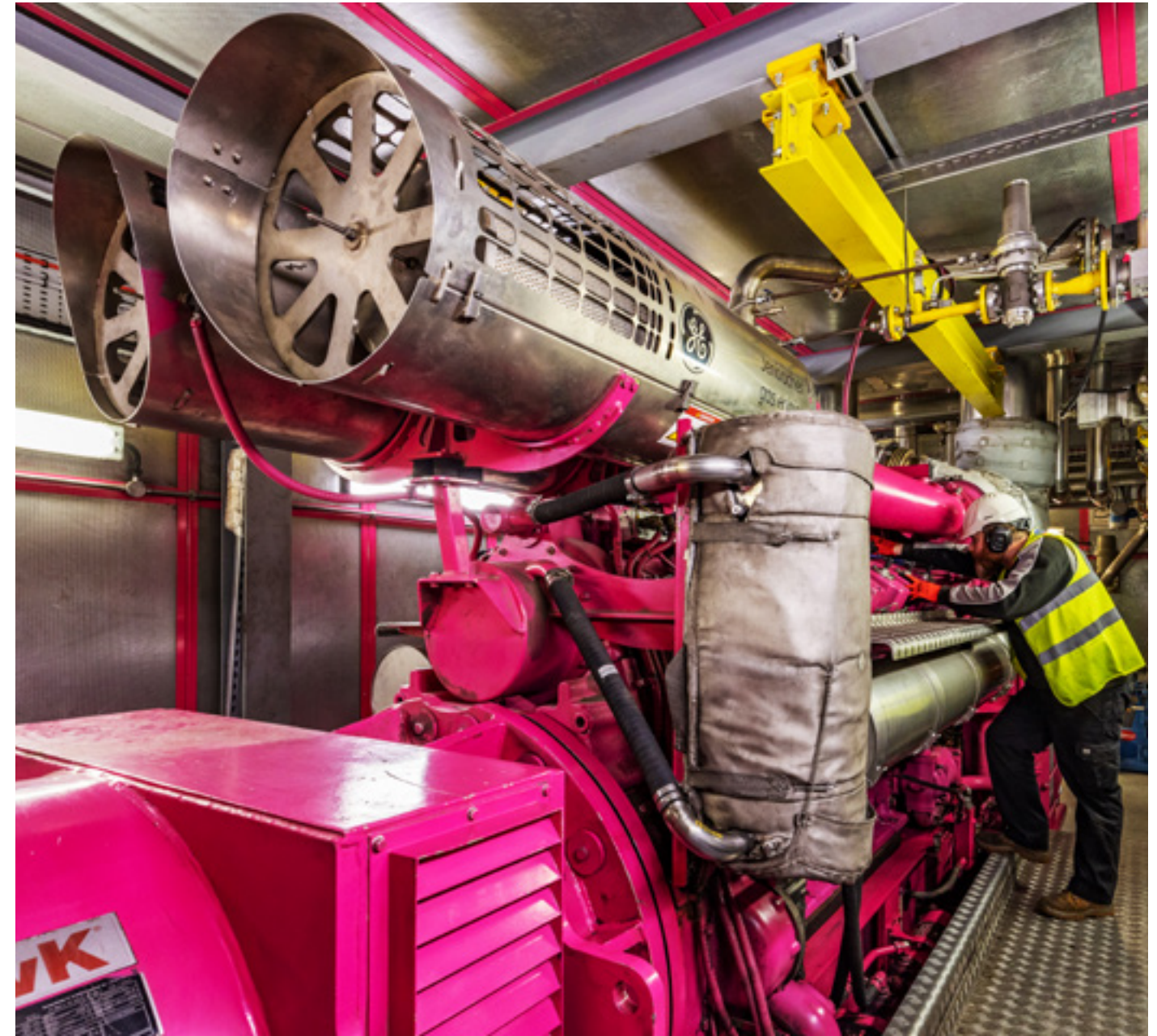
We have also taken responsibility for all embodied and past operational emissions through verified carbon offsetting projects. Our past emissions, totalling 174,145 tonnes of CO2, have been offset through our support of two projects: the creation of wind farms in Inner Mongolia and the replacement of polluting cookstoves in Kenya.

We are not stopping there on our mission to achieve net zero. We are helping to add new renewable capacity to the National Grid.

We have agreed terms for a Power Purchase Agreement (PPA) with a renewable energy developer which will see King's Cross help to fund a new solar farm in southern England. We have already added new renewable gas capacity through a Gas Purchase Agreement (GPA), which enabled the creation of a new anaerobic digestion facility in Scotland.

We are now focused on improving our energy efficiency further and reducing energy consumption across the Estate, through the implementation of smart building technology and by working closely with occupiers. Where future emissions cannot be reduced or replaced with renewable sources of energy, namely the embodied carbon of buildings under construction, we are creating new UK forests. In these forests, which will be 7.5 times the size of the King's Cross Estate, we will grow more than 600,000 new trees. A combination of broadleaf natives and commercial pine trees will be planted onto pastureland which has been earmarked as appropriate for afforestation by the Scottish government. The forests will sequester 153,000 tonnes of carbon over the next 60 years, far more than the future carbon footprint of King's Cross in that time.

We have also signed the World Green Building Council's Net Zero Carbon Buildings Commitment. This is a 'front-runner' in the UN's global Race to Zero campaign, the world's largest commitment from private and public organisations to fight for climate action.



SOCIAL SUSTAINABILITY AND COMMUNITY

King's Cross is a place to learn and grow. Each day, residents, students and workers from all walks of life benefit from opportunities to engage in fulfilling careers, develop new skills, or to make a fresh start.

In the past decade, the King's Cross neighbourhood outperformed all other Inner London Opportunity Areas for employment growth, with those in the creative and digital sectors making up 55% of all jobs in the area. When development is complete, King's Cross will have capacity for some 22,000 employees with employers spanning industry heavyweights such as Google, Meta, Universal Music, Sony, Nike and Havas, as well as Camden Council and many smaller and micro-enterprises.

It's crucial to us that local people can continue to access opportunities at King's Cross and benefit from the success of the area. KX Recruit, a skills and employment service established in 2014, has been pivotal to this. KX Recruit helps local people gain the confidence and skills to apply for jobs, prepare for interviews and access work placements. In the last seven years, it has supported over 1,300 people, nearly 70% of whom were either Camden or Islington residents. While we are entering the final phases of development at King's Cross, the Construction Skills Centre continues to provide access to training and employment in construction. To date, more than 6,000 people have gained a qualification and nearly 2,000 have found jobs through the centre.

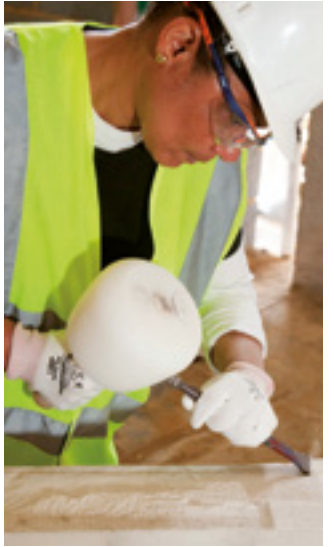
We won't stop there. We want the successes of King's Cross to extend far beyond the boundaries of our Estate. We work with local charities including New Horizon which works to support the vulnerable and homeless, and Camden Giving, which works closely with dozens of grassroots organisations and volunteers to provide grants and support to local people. The Estate and its occupiers have raised £85,000 in two years to support New Horizon, helping to increase awareness of the issues faced by young people and to provide them with direct support.

In 2021, the King's Cross Academy welcomed its new intake for nursery and year one children, bringing the school to full capacity across all year groups for the first time. This was also the year in which the original intake of 2015 left the Academy to move on to secondary school.



Top left
KX Recruit is dedicated to helping local people find employment.

Bottom left
Delivered as a building within a building; Six Pancras Square re-imagines the Google workplace into an intelligent, flexible environment.



Top left
The children of King's Cross Academy test their putting skills at Club Golf, a crazy golf course set around Coal Drops Yard.

Top right
The Construction Skills Centre provides invaluable careers advice and training for those looking to enter the sector.

Bottom middle
Eye of the tiger: local children take part in a boxing club held on the King's Cross Estate.



A SENSE OF PLACE

Since its inception, King's Cross has prioritised its public spaces, dedicating more than 40% of the Estate to gardens, squares, parks, and open spaces. The public realm is far more than the space between buildings; it breathes life into the area, enriching and invigorating the experience of the place.

The experience of a global pandemic means that being outside has taken on a whole new significance. We've embraced the great outdoors and re-evaluated the spaces around and between buildings. King's Cross has always prioritised health and wellbeing and, across the development, outdoor sports and leisure are available for everyone. The popularity of MW5's

outdoor bootcamp and the well-established King's Cross running club increased stratospherically during the pandemic.

In 2021, we made several valuable additions to the public realm. The first is Esperance Bridge, named by the children of King's Cross Academy to convey a message of hope after a year of widespread hardship. The 25-metre bridge takes its inspiration from the lost railway bridges of Regent's Canal and connects Pancras Square with Granary Square and Coal Drops Yard. We've also fully pedestrianised Granary Square, which for many is the heart of the King's Cross Estate. By restricting vehicle access we have made this iconic space 25% bigger and better.



Left
Cubitt Sessions bring the best in musical talent straight to the heart of King's Cross.

Right
Canal-side stretch; King's Cross is a haven for outdoor exercise clubs.

“Walking through Argent’s mammoth redevelopment of King’s Cross, it is hard to imagine an area that was once thought of as central London’s seediest haunt. Now, it is widely regarded as a case study for successful regeneration.”

Alex Daniel, EG



Top left
Urban jungle: across the canal from Bagley Walk is Camley Street Natural Park, a rich habitat for birds, butterflies, amphibians and plant life. On the other side lies Coal Drops Yard, King's Cross' iconic shopping and dining district.



Bottom left
Lewis Cubitt Park provides the perfect backdrop for family picnics.



Middle right
Club Curling at Coal Drops Yard combines cocktails, music, and the most chilled of Winter Olympic sports.



Top right
Space for alfresco dining is abundant at King's Cross, allowing restaurants and bars to continue service through the pandemic.



Bottom
Granary Square fountains are a continual source of surprise and delight.

Strolling through the dusk over Esperance Bridge, a pedestrian-only crossing linking Pancras Square to Granary Square and Coal Drops Yard. The bridge was named by the local children of King's Cross Academy as a symbol of hope.





Meanwhile, Jellicoe Gardens, a new public garden next to the Aga Khan Development Centre and delivered with their generous support, opened in late 2021. Inspired by Persian landscape traditions – where sunlight, shade and water are balanced to create a place of calm, comfort, and quiet reflection – Jellicoe Gardens is a tranquil oasis and a calming tonic to the busier, dynamic spaces of King’s Cross. This serene garden completes the ‘green ribbon’ that runs through the heart of the Estate.

At each corner of King’s Cross, there is an opportunity for surprise and delight. Whether it’s a photography exhibition in Granary Square, live music in Coal Drops Yard, or cinematic screenings across the canal, public spaces are a canvas for the creativity that exists across the Estate. They are also of course the backdrop for people’s experiences; places to meet friends and family, eat, drink, and simply spend time. Our public art programme has been a source of joy for many during the pandemic, enlightening and enhancing outdoor activity. From Russell Tovey’s Art and Culture Tour of King’s Cross to our giant *IFO* by artist and architect Jacques Rival in Battle Bridge Place which has become a popular meeting point, the enlivening of our public spaces is something we will continue to prioritise.



Top left
Crisp autumn light in Jellicoe Gardens, a green oasis of calm in the Estate.

Bottom left
Canal-side cinematic screenings make for the perfect summer evening.

Right
Students enjoy lunch by the Silk Road photography exhibition in Granary Square.





“In the Pollution Pods, I have tried to distil the whole bodily sense of being in each place. Being in São Paulo seems like a sanctuary compared to New Delhi, until your eyes start to water from the sensation of ethanol, whilst Trondheim is unlike any air you’ll have ever breathed before, it is so pure.”

“King’s Cross is buzzing with people – in a way that feels good right now... If you look around, you’ll see every generation enjoying the space.”

Claire Spreadbury, Press Association

Top left

Out of the Deep Blue: an immersive, family-friendly theatre performance in Coal Drops Yard as part of the Cubitt Sessions Festival.

Bottom left

The famous Canopy Market, adjacent to Granary Square, offers the best in London’s street food scene, particularly at Christmas time.

Right

Lower Stable Street is alive with shoppers, diners, and regular markets offering eclectic goods from around the world.



The bustling vibrancy of the area is beautifully captured in the lively markets that populate the winding streets and alleys of the Estate year-round. The cobbles and brick arches of Coal Drops Yard bring a whole new dimension to King’s Cross’ reputation as a top London destination. It provides an eclectic mix of the best shops and restaurants the city can offer, nestled between two impossibly curved structures, the ‘kissing roofs’ designed by Heatherwick Studio.

Our approach to the public realm can be simply defined as the desire to bring as much joy and opportunity as possible to everyday life. Each edit or addition contributes to the magnetism of King’s Cross as a global destination.



WE MAKE ROOM FOR THE

BIG SHAKER UPPERS,
DREAMERS, FREE SPIRITS,
BRAVE COLLABORATORS,
BRAND NEW MAKERS,
MIGHTY GIANTS.



Offices

WORKPLACE EVOLUTION

King's Cross is London's hub of creative and innovative businesses: home to all - from start-ups and SMEs to world-renowned brands. We continue to welcome new occupiers to King's Cross and by 2024 the estate will reach a capacity for over 40,000 employees.

Nike and Sony Music have taken occupation of Four Handyside Street, and, from early 2022, the newly named Meta will establish its presence, bringing the opportunity for more than 5,000 additional employees to

the neighbourhood. We are proud too that King's Cross continues to be the home and headquarters of enterprising organisations such as Universal Music, Havas and Camden Council. As our community of workers continues to expand, we are focused on immersing the newest members of our neighbourhood into all that King's Cross has to offer and on creating an eco-system of businesses that inspire and sustain one another.

Left
Global communications company Havas is one of many businesses proud to call King's Cross home.

Right
Blue skies frame Four Pancras Square, a 170,000 sq ft office set over 10 floors - home to Universal Music.

Far right
A view inside Two Pancras Square, a 130,000 sq ft office with floor plates of 15,500 sq ft over nine floors.





“King’s Cross is now a business hub to rival The City and Canary Wharf, with tech giant Google’s vast campus overlooking an ever-expanding roster of sophisticated shops and restaurants.”

Steve Dinneen, City AM

Left
Visualising the interior reception area of King's Cross' new flexible workspace.

Right
King's Cross has partnered with The Office Group to deliver an industry-leading flexible workspace.

As well as welcoming new businesses, we continue to evolve and innovate in the ways we create and deliver workspace, ensuring that we keep step with the changing needs of our occupiers and their employees. The past 18 months have accelerated the move towards dynamic working, with power placed in the hands of individuals to choose the places that best suit their working needs.

We are continuously striving to create the flexible, evolving places that meet the demands of the modern world and its workers. Our partnership with The Office Group (TOG), which sees us enter into a management agreement to create a new office building, is a core example of the way we are diversifying our offer. By working

together, we will unite the real estate knowledge and expertise of the team behind King's Cross, with the operational and design experience of TOG to create our largest, first, purpose-built, flexible workspace. It will support the growing, diverse ecosystem of creative and knowledge-based organisations, smaller companies, and start-ups in King's Cross.

The new workplace will offer 170,000 sq ft of space created specifically to meet the needs of small businesses. Designed by London-based architecture studio, Piercy&Company, the new building, located between Handyside Street and York Way, will be one of the final commercial buildings of scale to be built at King's Cross.

The building's design will encourage connection and collaboration between organisations and individuals. It will encompass with shared and inclusive spaces, complemented by flexible event areas, a publicly accessible town hall as well as other amenities, all focused on the wellbeing of its occupants. Already under construction, it is set to complete in 2024.

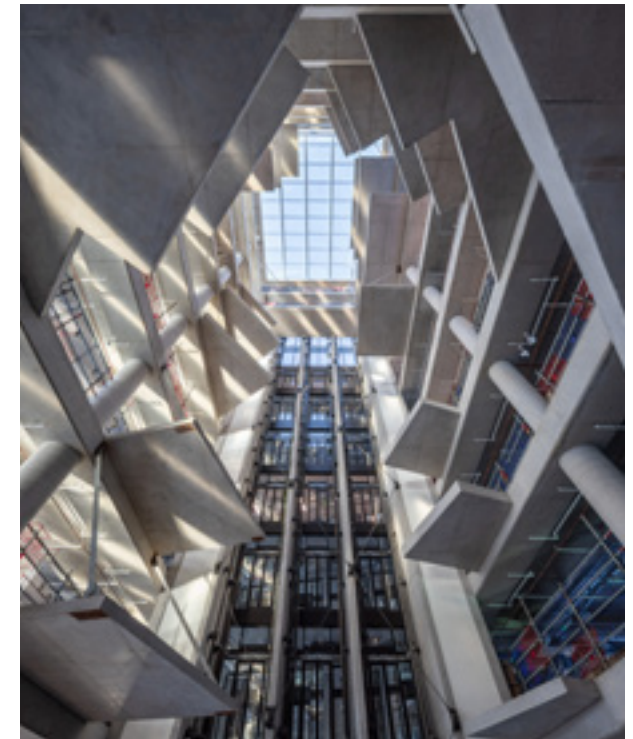
Top left
Wolfgang Buttress' artistic installation *Iridescence* in the foyer of the Handyside Street Office.



Bottom left
Offices at King's Cross are designed with state-of-the-art amenities.

Middle left
Eight Handyside: 180,000 sq ft over 11 floors, fully let to Google.

We are focused on reducing the environmental impact of all our buildings. King's Cross already occupies the enviable position of being home to 25% of all BREEAM Outstanding commercial buildings in the UK, and, in 2021, Four Handyside Street also gained an Outstanding rating. 11-21 Canal Reach is another exemplar of sustainable office design. Designed and delivered by Bennetts Associates, it is the largest office building at King's Cross and one of the lowest embodied carbon buildings on the Estate per square foot. This has been achieved through a holistic approach to design, using sustainable and recycled materials wherever possible, and efficiently constructed floorplates. It also uses passive design principles, with central atrium spaces used to distribute and reclaim air throughout the building.



Left
21 Canal Reach has been fully let to Meta, which has acquired 611,000 sq ft of office space across three buildings at King's Cross.

Top right
Rooftop views across London at 11-21 Canal Reach.

Bottom right
Multi-floors at Canal Reach let in brilliant shards of light during construction.



Left
The glittering facade of 22 Handyside Street, a smaller but perfectly formed office building of 34,000 sq ft with floor plates of 14,500 sq ft over 3 floors.

Top left & top right
Swathes of light flood a fully open plan space, designed by Coffey Architects with wellbeing at the forefront.

Right
Office workers take a leisurely lunch nestled amongst green pathways.

Wellbeing is central to the design and management of our workplaces. 22 Handyside Street, which was completed in late 2020, maximises light and space to promote wellness for all those who use it. The work of Coffey Architects, 22 Handyside Street also has impressive sustainability credentials and is targeting BREEAM 'Outstanding'. It would become the ninth building at King's Cross to achieve this rating, the highest sustainability standard.

WE MOVE FAST,
SLOW DOWN, OPEN DOORS,
BUILD OPPORTUNITY,
INVITE EVERYONE,
MAKE IMPOSSIBLE **HAPPEN.**



Shop, Dine, Play

EXTRA ORDINARILY GOOD

Each year, 11 million visitors descend on King's Cross to spend their free time shopping, dining, or having fun.

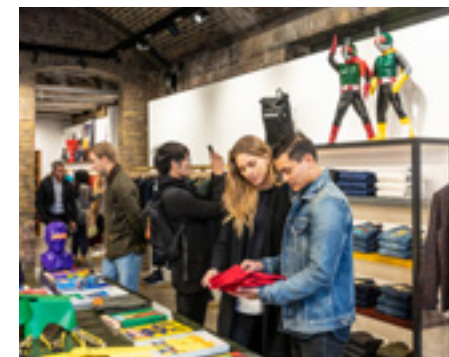
We have curated a diverse mix of passionate, pioneering brands that draw visitors to King's Cross in search of things they can't find anywhere else. From established names like Nike and Fred Perry, to independent boutiques like Earl of East and Botanical Boys, from weekend markets to perfect pop ups – there is something for every shopper.

In line with today's more conscious consumers, we're proud to promote a more considered approach to retail. Ethical, sustainable brands meet delightful, traffic-free surroundings that encourage visitors to linger. Names like Maya Magal London, with its emphasis on small-batch designs, bespoke commissions and recycle metals workshop, and Blackhorse Lane Ateliers, London's only craft-jean designer and manufacturer, are brilliant standard-bearers for our strategy in action.

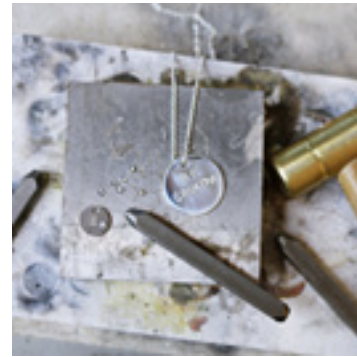
Left
Discover the art of terrarium design at the forest-inspired plant store Botanical Boys in Coal Drops Yard.

Right
Paul Smith offers unmistakably British tailoring with an eye for a quirky detail.

Far right
The Drops markets at King's Cross allow visitors to discover London's brightest up-and-coming designers.



Top left
In their space at Coal Drops Yard, COS can celebrate the art and design that has always inspired its clothes.



Top middle
Maya Magal designs modern jewellery, all made by hand. With bespoke engagement rings and handcrafted collections, the pieces are made in small batches by skilled artisans.

Middle
Dutch brand Ace & Tate creates stylish eyewear at fair prices with a focus on sustainability.

Bottom middle
You can find designer Tom Dixon's flagship store and studio at Coal Drops Yard.



Bottom left
BookWorkShop is the newest member of the Earl of East family, sitting just opposite its flagship store in Coal Drops Yard. Inside is a collection of the brand's favourite books, magazines, and artwork.

Far right
A market showcasing the best of Mexico outside Casa & Plaza Pastor at Coal Drops Yard.



“This hip new development in King’s Cross is a one-stop retail experience that brings together design, shopping, eating and drinking in a genuinely exciting way.”

Alison Taylor, The Times

We nurture our tenants to ensure that they thrive, including helping online-only players to establish themselves in bricks and mortar. And although the pandemic brought significant challenges for traditional retail, footfall and consumer spending has rebounded quickly. There’s a clear demand for physical shopping where the offer and experience delivers something extraordinary.

This was evident from a renewed momentum in retail lettings towards the end of 2021, when we welcomed jewellery designer Astrid & Miyu and eyewear brand Ace & Tate to Coal Drops Yard. The latter was one of our most successful openings ever, as the accessible luxury and cool of Ace & Tate, combined with its customer-centric in-store offering, resonated with our design-led visitors.



Far left
Café BAO, home to legendary steamed buns, making the most of alfresco dining at Pancras Square.

Left
Lockdown in London was made bearable by alfresco bars and dining for many of our occupiers.

Right
Lafayette is the latest live music venue at King's Cross with a seriously eclectic line up.



“Perfect for music fans, movie addicts, foodie-lovers and vintage shoppers alike, King’s Cross is always a great spot for all.”

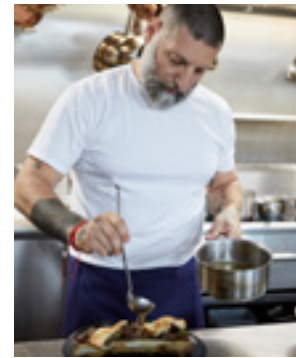
Reemul Balla, MyLondon

King’s Cross is also alive with the capital’s best places to eat and drink. With 24 restaurants thriving on the Estate, dining figures at King’s Cross have increased by 50% since 2015. From gourmet hotspots like Hicce and Coal Office, to the international flavours of Dishoom, Arabica, Café BAO, Hoppers, and Lina Stores – there is something for all tastes and budgets. Testament to the pre-eminence of King’s Cross as a dining and drinking destination, London-based restaurateurs Harts Group have established four food and drink spots here already – Barrafinna, Parillan, Casa Pastor and The Drop. For entertainment, Spiritland and the 600-capacity live music venue Lafayette offer culture and nightlife options for all.

Our food and drink tenants in Coal Drops Yard have shown remarkable resilience throughout the pandemic, serving over 130,000 customers in the first four weeks of outdoor hospitality reopening in April 2021 alone. We believe that alfresco dining is a pandemic trend that’s here to stay and the prioritisation of outdoor space at King’s Cross means it is ideally placed to capitalise on that long-term shift.



Middle left
Dining under the arches in Coal Drops Yard.



Middle top
A chef hard at work at British institution, Dishoom.



Middle bottom
Kimchee offers authentic Korean on leafy Pancras Square.



The autumn 2021 addition of Porte Noire, a stylish wine bar from Idris Elba and David Farber, in the convivial Gasholders building and the opening of the Gas Station, a drinks-led concept from Barworks, cements King's Cross as a truly day-to-night destination.

“There’s arguably no other place in London that has been transformed quite like this area where we are opening our first Porte Noire bar. I remember coming here when it was purely a nightclub hotspot, which is why I now want to bring something that builds on that but also reflects the changes that have been made over time.”

Idris Elba



Left
Porte Noire is a stylish wine bar and restaurant from Idris Elba and David Faber.

Right
The Gas Station is an all-day restaurant and beer garden on the banks of Regent's Canal, complete with a covered terrace.



Homes

A PLACE TO LIVE, AND LOVE

King's Cross is an address in the heart of central London that has it all. People are drawn here by its unrivalled accessibility, the striking combination of old and new architecture, the range of shops, restaurants, events, arts and culture. For our residents, King's Cross offers a complete neighbourhood with everything on its doorstep and with beautiful parks, gardens, open spaces and the Regent's Canal just moments from home.

When complete, King's Cross will have 1,700 homes and around 4,000 residents. With a spread of different types and tenures, this mixed and integrated community will reflect the full spectrum of London life.

More than 1,100 homes are already complete, including stunning apartments in ArtHouse, Tapestry Apartments, The Plimsoll Building, Fenman House, Gasholders, and the recently

completed Luma. We are also adding Build-to-Rent homes to the Estate – they are currently under construction at the Triangle Site on York Way. Affordable and intermediate homes can be found across our residential buildings, and we are currently constructing more as part of the new Cadence, R8 and Triangle developments. In addition, the Estate also offers bespoke, high-quality student housing.

All homes at King's Cross are designed to have a minimal impact on the environment. Built with dense materials that keep things cool in the summer and warm in the winter, all heating and hot water is now powered by green gas via the district energy network. Homes here do not have individual boilers, making them much more efficient, and our residents can access hot water and heat at the touch of a button.

Left
Courtyard at Cadence King's Cross by Alison Brooks Architects.

Right
Terrace at the SUNA Penthouse in Gasholders London designed by Suna Interior Design.





CADENCE

Cadence, the architecturally striking urban landmark, designed by award-winning Alison Brooks Architects, is currently under construction. It will offer a collection of 103 sophisticated homes, including studios, one, two and three bedroom apartments. Cadence is prominently positioned at the top of Lewis Cubitt Park and provides a stunning counterpoint to Coal Drops Yard.

Cadence's distinctive brick facade and name celebrate the electric 'rhythms' of the area, with bold and playful arches that reflect the emerging and historic contexts of its surroundings. In the centre, a large colonnaded courtyard and a tranquil water feature offer residents a quiet sanctuary to escape the hustle and bustle of city life.

The apartments have been designed to maximise space and light with floor-to-ceiling windows and private balconies to enjoy the south-facing vistas over King's Cross. The interiors are designed by Conran and Partners, bringing light and warmth, and providing flexible living to suit every individual.

In 2023, Cadence will mark a significant milestone in the wider King's Cross development as it will be the penultimate residential building to be completed. As such, it is one of the last opportunities for people to purchase a home on the Estate and demand has been high. Cadence launched to market in February 2020 and is already 85% sold, with only two and three bedroom apartments remaining.

In addition to our market sale homes, Cadence will also offer 60 small residences that will be managed by Pocket Living. These rental homes have been designed specifically for middle-earning local workers who wish to become part of the local community. Find out more at: cadencekingscross.co.uk



Top
Cadence King's Cross exterior designed by Alison Brooks Architects.

Right
Living Room in the Cadence show apartment designed by Conran and Partners.

Far right
Lobby at Cadence King's Cross designed by Alison Brooks Architects.



GASHOLDERS LONDON

The St Pancras Gasworks at King’s Cross were part of the London skyline before many of the buildings that define it today. Following a meticulous two-year restoration, the iconic iron frames of the Gasholder triplet returned to King’s Cross in 2013 and now sit proudly on the opposite banks of the Regent’s Canal from their original location – once more a prized part of the city’s architectural landscape.

Gasholders London by WilkinsonEyre Architects, offers 145 distinctive apartments built within this iconic landmark. A feat of contemporary design and cutting-edge engineering, the apartments have access to the rooftop garden, beautifully landscaped by internationally acclaimed Dan Pearson Studio. Most also benefit from private balconies. This is refined living at the heart of London’s most exciting new cultural quarter.



The interiors of the apartments are designed by Jonathan Tuckey and offer the highest quality finishes and specifications; all have bespoke kitchens and bathrooms and the latest in-home automation. Elegant flourishes including brass accents, custom-made door handles and oak panelling, give a sense of understated glamour.

The three central atria, reminiscent of the Guggenheim in New York, bring light into the heart of the building. Residents benefit from a 24-hour concierge service, an exclusive fitness suite with spa, an entertainment suite with a screening room, and private dining.

Gasholders London has been selling well and only a few penthouses remain for sale. To find out more, visit gasholderslondon.co.uk.



Top
Gasholders London designed by WilkinsonEyre.

Bottom left
The Roof Terrace at Gasholders London designed by Jonathan Tuckey Design with landscaping by Dan Pearson Studio.

Bottom right
Living Room in the SUNA Penthouse in Gasholders London designed by Suna Interior Design.

BUILD-TO-RENT AT KING’S CROSS

Currently under construction is a Build-to-Rent (BtR) development at the Triangle Site on York Way, further adding to the range of tenures available at King’s Cross. This is being brought forward by Argent Related and is uniquely placed as the only BtR development on the Estate. Argent Related is working with the owners of the King’s Cross Estate, King’s Cross Central Limited Partnership (KCCLP) to deliver 218 rental homes across three buildings, which will complete in 2023. The development will comprise one, two and three bedroom homes designed by a leading group of architects and interior designers including David Morley Architects, Feilden Clegg Bradley Studios, Haptic, Project Orange and Conran and Partners. The scheme will also benefit from a range of amenities including a residential fitness centre, screening room, dining area, shops and a crèche.



Top left
Main entrance on York Way to the Build-to-Rent Development.

Bottom left
Garden kitchen and residents’ dining room designed by Conran and Partners in the Build-to-Rent development.

Top
Crèche and leisure facilities at the Build-to-Rent development.



A CENTRE FOR CREATIVITY

King's Cross has long been a home for creativity. Throughout the 80s and 90s, the area provided the backdrop for expression through music, fashion and arts, and the heritage of the iconic clubbing scene remains woven into the fabric of the Estate today. We are proud that our arts and cultural landscape continues to thrive, with King's Cross being home to galleries, theatres, music venues and the boutique Everyman cinema.

University of London's Central Saint Martins is at the epicentre of creativity at King's Cross. Alive with multiple disciplines of art and design, and home to future Turner Prize

winners and fashion designers, Central Saint Martins continues to be one of the leading art schools worldwide. During the turbulent Covid period, we worked closely with Central Saint Martins to provide opportunities for their students' work to be seen and experienced. SHOW_SPACE saw Central Saint Martins and their students showcase their graduate work across the Estate. We also hosted the CSM LOVES NHS exhibition in Coal Drops Yard, demonstrating the students' creative response to the pandemic and their design of medical scrubs and masks to help those on the front line.

Left
Central Saint Martins Undergraduate Fashion Show, held at King's Cross.

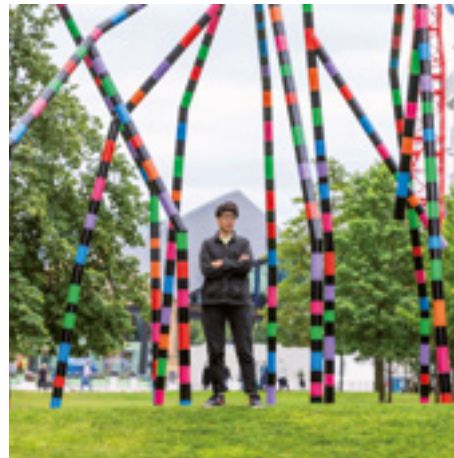
Right
Students let their imaginations run wild at Central Saint Martins in honour of our outstanding NHS.

Far right
Public cinema screenings with Everyman are just one example of the many cultural events across the Estate.



For COP26, in November 2021, we were proud to host Michael Pinsky's Pollution Pods. An immersive installation which allowed visitors to experience in interconnected geodesic domes the reality of air pollution in five locations worldwide, from the dense smog of New Delhi and the ethanol-clogged air of Sao Paulo to the purest air of a remote Norwegian peninsula. We also supported Central Saint Martins and its Carnival of Crisis, aligned with COP26, to deliver experiential installations and sustainable markets to bring together students, partners and the public. King's Cross provided a platform for art to play a vital role in delivering an important message about the climate emergency.

Since 2020, we have seen a boom in artistic expression. We welcomed a new public artwork by Eva Rothschild *My World, and Your World*, which was also the artist's first permanent commission. Located in Lewis Cubitt Park this vast, immersive piece of social sculpture invites exploration.



Left
Artist Eva Rothschild stands under her permanent sculpture in Lewis Cubitt Park, *My World and Your World*.

Right
The next generation experiences first-hand an immersive installation on the air quality of different cities worldwide.





We also turned King's Cross into one of the largest outdoor gallery spaces in London with the Outside Art Project. Launched during the pandemic, the Project has hosted art from an exciting line-up of local, national and international artists, with a year-round programme of always-on, always-free, and always open art on the streets of N1C. The Photographers' Gallery, Ekow Eshun, the House of Illustration, the Aga Khan Development Network and our own *Then and Now* exhibition which captured how King's Cross looked 10 years ago and today are just some of the exhibits to have been featured.

During the pandemic, King's Cross created its Artist in Residence programme, which gives over the 67-acre Estate to the creative expression of an individual artist. Andy Leek, better known as Notes to Strangers, was the first to take the reins. He led King's Cross and its visitors on an emotional exploration of the impact of social distancing. In 2021, Adam Nathaniel Furman brought bright, proud and celebratory designs to the Estate, most notably with the *Proud Little Pyramid*, launched during Pride Month.

As we move into the concluding phase of development at King's Cross, we plan to carry on working with some of the world's leading artists to enrich and enliven the multitude of spaces across the Estate. The history of the area is rich with art and culture, and we will continue to prioritise creativity and innovation as the lifeblood of the estate.

Top left
A child enjoying *Then and Now*, a photographic exhibition charting the evolution of King's Cross through the ages.

Middle left
Artistic installations brighten up Pancras Square for office goers.

Bottom left
The Inside Out Art Project, a celebration of London's diversity for UEFA Euro 2020.

Top right
Art begins the moment you arrive through the King's Cross Tunnel, connecting the transport hub to its bars, restaurants and public spaces.

ABOUT THE KING'S CROSS CENTRAL LIMITED PARTNERSHIP

The King's Cross Estate is owned by the King's Cross Central Limited Partnership (KCCLP), comprising pension fund AustralianSuper, clients of the international business of Federated Hermes and Argent investors. Argent is also the Asset and Development Manager for King's Cross. King's Cross Central Limited Partnership is the founding member of the King's Cross & St Pancras Business Partnership.

About AustralianSuper

AustralianSuper owns a 70% stake in KCCLP. AustralianSuper manages more than AUD\$233 billion of members' retirement savings on behalf of more than 2.4 million members from around 360,000 businesses. One in 10 working Australians is a member of AustralianSuper, the nation's largest and best performing pension fund over the long term. King's Cross was AustralianSuper's first direct London investment.

King's Cross Central Limited Partnership is the founding member of the King's Cross & St Pancras Business Partnership.

kingscrossandstpancras.com



Top

The iconic Coal Office restaurant can be found above the arches of Coal Drops Yard.

Middle & right

Argent Related's joint venture partnership with Barnet Council, Brent Cross Town: launch of the Visitor Pavilion.



About Argent LLP

Since 1981, Argent has delivered some of the best mixed-use developments in the UK. These include major commercial, residential, education, cultural and community developments in the country's largest cities. It participates in the full development process – from identifying and assembling sites, developing designs and obtaining planning permission through to financing, project management of the construction process, letting, asset management and (sometimes) selling. It also manages and maintains buildings and destinations.

Argent is one of the UK's most respected property developers. The company has built a strong track record over 30 years in mixed-use developments that combine office, residential, retail, leisure, hotels, cafés, restaurants, and managed open space, becoming a leading practitioner of city centre regeneration. Argent focuses on just a few, exceptional schemes at any one time, working closely with landowners and other partners.

In 2015, Argent, joined forces with Related, the most prominent privately-owned real estate firm in the United States with over \$60 billion in assets owned or under development including Hudson Yards on Manhattan's West Side, as well as The Grand and Related Santa Clara in California. Argent Related has development pipeline of £8 billion in London which includes the delivery of two major regeneration schemes. These feature over 7,900 homes, more than 3 million sq ft of office space, 50 acres of parks and playing fields, as well as retail, leisure, student accommodation and schools, both highly accessible from new and improved public transport connections. It is currently working in a joint venture with Barnet Council on London's 180-acre Brent Cross Town; with the London Borough of Haringey for the Tottenham Hale redevelopment; and a build-to-rent development at the Triangle Site, York Way, King's Cross.

About Federated Hermes

Federated Hermes is a leading global investment manager with \$634.1 billion in assets under management as of September 30, 2021. Guided by its conviction that responsible investing is the best way to create wealth over the long term, its investment solutions span equity, fixed-income, alternative/private markets, multi-asset and liquidity management strategies. Federated Hermes' real estate team has funded and developed some of the most significant regeneration projects in the UK including NOMA, Manchester, Wellington Place, Leeds, Paradise, Birmingham and St. Mary Le Port, Bristol.

“The way Argent and Heatherwick have reimagined Coal Drops Yard and the surrounding spaces, transforming them but keeping creativity at the core, has been amazing to witness and even more special to be a part of.”

Sam and James Hart, founders of Harts Group

King's Cross continues to win prestigious awards and is recognised for its architecture

2019 Coal Drops Yard

- RIBA National Award
- RIBA Regional Award
- Institution of Civil Engineers
Bazalgette Award for Sustainability
- London Design Awards

2019 Gasholders London

- London Design Awards – Driven x Design
– Architecture Residential Constructed
- Civic Trust Awards
- IALD Award of Excellence
– Award of Excellence
- International Architecture Awards
– Multi-Family Housing

2019 Four Pancras Square

- RIBA Regional Award

2020 King's Cross Estate

- Place in Progress,
The Pineapples Awards

2020 Samsung KX

- Retail Design winner,
The SBID International Design Awards

2020 Granary Square Pavilion

- Winner of Placemaking category,
New London Awards

2020 Gasholders London

- Evening Standard New Homes Awards
– Best New Housing Scheme

2021 King's Cross Estate

- Community, Green Awards

2021 King's Cross Estate

- Overall estate management finalist,
Open City Stewardship Awards

2021 The Penthouse at Luma

- Evening Standard New Homes Award
– Best Apartment
- British Homes Awards
– Best Development Interior Design
(Highly Commended)

2021 Granary Square Pavilion

- Regional Finalist,
Civic Trust Awards

Overlooking Regent's Canal on a summer evening outside Gasholders, King's Cross forms the backdrop of many people's lives, whether that's to live, work or simply to spend time.

All photographs have been supplied courtesy of John Sturrock and Brendan Bell unless otherwise specified. Designed and produced by Sutton Young, +44 (0)20 7935 0966 (SY53123)

