

# ROLLING STOCK YARD

**KNOWLEDGE QUARTER  
KING'S CROSS  
N7 9AS**

10,537 sq ft office / lab-enabled  
space available now



Rolling Stock Yard is a landmark **53,872 sq ft Science and Technology development** designed by world-renowned architects Squire & Partners.

The 7th & 8th floors offer **10,537 sq ft of office / lab-enabled space**, conveniently located a short 5-minute walk from Granary Square and Coal Drops Yard.

Join Gyroscope Therapeutics, Beacon Therapeutics, PacBio and Purespring Therapeutics.





A world-class  
knowledge cluster



LONDON BIOSCIENCE  
INNOVATION CENTRE

TRIBECA

FRANCIS CRICK  
INSTITUTE

THE BRITISH  
LIBRARY

THE ALAN TURING  
INSTITUTE

META

ROLLING  
STOCK  
YARD

TILEYARD  
STUDIOS

GRANARY  
SQUARE

TOM  
DIXON

COAL  
DROPS YARD

CENTRAL SAINT  
MARTINS

THE GUARDIAN

INTEL IGNITE

YOUTUBE

HAVAS

UNIVERSAL  
MUSIC

GOOGLE HQ

EUROSTAR

ST PANCRAS  
INTERNATIONAL

KING'S CROSS

MERCK HQ



# King's Cross: A buzzing neighbourhood

Rolling Stock Yard complements the blend of innovative businesses moving to post-industrial York Way. London's new cultural co-working hub, Tileyard Studios, is home to world reknowned music artists and companies, event space, Two Tribes brewhouse and design agency Think Tank.

King's Cross also offers plenty of opportunities for downtime and entertainment. Whether your team prefers to unwind over locally-brewed craft beer, or freshly-baked artisan pizza, there's something here for everyone. Welcome to the neighbourhood.



- 1. King's Cross Station
- 2. Granary Square
- 3. Coal Drops Yard
- 4. Al fresco dining
- 5. Caravan at King's Cross
- 6. King's Cross canal
- 7. Central Saint Martins
- 8. Lightroom



# The Knowledge Quarter

King's Cross' trail-blazing Knowledge Quarter continues to attract London's key players. Located around King's Cross, the Euston Road and Bloomsbury, this is one of the greatest knowledge clusters anywhere in the world.

The knowledge resources in this area range from the world's earliest books and manuscripts, to cutting-edge medical research.

*"Global brands and small businesses alike are drawn to this hub that is exceptionally rich in knowledge resources... Together we are putting this location on the map as a world-class centre for the creation of knowledge."*

- Knowledge Quarter



1. Central Saint Martins
2. Universal Music
3. The Francis Crick Institute
4. London BioScience Innovation Centre
5. Google



# Tileyard Studios

Tileyard Studios is a thriving creative community with over 130 state-of-the-art music studios and more than 100 creative office spaces. It is home to the likes of, Apple Music Radio, Spitfire Audio, Platoon, Marathon Artists, MOBO, and Tileyard Music.

For more info visit: [tileyard.co.uk/offices](http://tileyard.co.uk/offices)



- 1. Mark Ronson
- 2. Antony Gormley's studio
- 3. A music studio at Tileyard Studios
- 4. Two Tribes event space and brewery
- 5. Tileyard Studios' launch
- 6. Vinyl Cafe
- 7. Think Tank Creative
- 8. Rapha







# Exploring the area

Rolling Stock Yard, a vital part of the King's Cross ecosystem, now thrives as a vibrant cultural and science and technology hub. The area, once industrial backstreets, has transformed into a bustling cultural and co-working center. It attracts design, entrepreneurial ventures, and global brands. With innovative studios, shops, eateries, and events, there's always something new to discover.

## WELLBEING ●

- 1 FRAME King's Cross
- 2 Camley Street Natural Park
- 3 Tileyard Health & Wellness Centre

## CULTURE ●

- 1 Everyman Theatre
- 2 London Canal Museum
- 3 Lethaby Gallery
- 4 The Pleasance Theatre
- 5 Coal Drops Yard
- 6 Shaw Theatre
- 7 Granary Square
- 8 Central Saint Martins
- 9 British Library
- 10 House of Illustration
- 11 Victoria House

## LOCAL BUSINESSES ●

- 1 Google HQ
- 2 Tileyard Studios
- 3 Antony Gormley's studio
- 4 Urbanest
- 5 King's Cross Central Triangle
- 6 Sony
- 7 Meta
- 8 Universal Music
- 9 Camden Council
- 10 AstraZeneca
- 11 MSD Merck Sharp & Dohme Ltd
- 12 Macmillan Education Limited
- 13 Balderton Capital
- 14 The Alan Turing Institute
- 15 London BioScience Innovation Centre
- 16 The Royal Veterinary College
- 17 Wellcome Trust
- 18 ASOS
- 19 Cancer Research UK
- 20 Wayve Technology
- 21 Tribeca
- 22 Brandon Road
- 23 Intel Ignite

## BARS & PUBS ●

- 1 Spiritland
- 2 House of Cans
- 3 Newmarket Ale House
- 4 The Lighterman
- 5 The Drop
- 6 The Megaro
- 7 Two Tribes

## CAFÉS ●

- 1 Notes Coffee
- 2 SUNDAY
- 3 Redemption Roasters
- 4 Caravan King's Cross
- 5 Vinyl Cafe - Tileyard

## RESTAURANTS / FOOD ●

- 1 German Gymnasium
- 2 Granger & Co.
- 3 Barrafinia
- 4 Coal Office
- 5 Dishoom
- 6 Morty & Bob's
- 7 Burger & Beer
- 8 Lina Stores
- 9 Sainsbury's Local
- 10 Waitrose

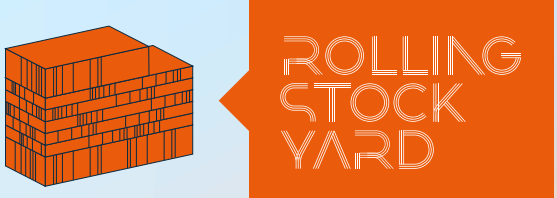
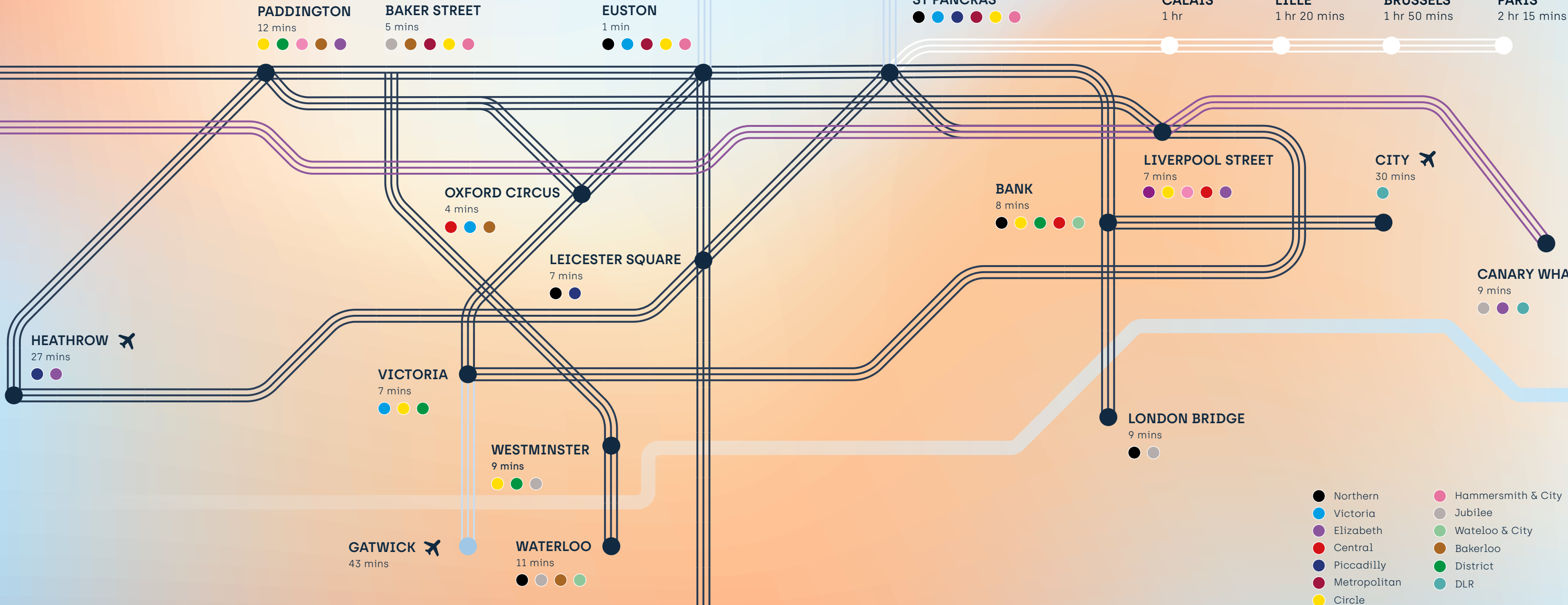
## SHOPPING ●

- 1 Tom Dixon
- 2 Space NK
- 3 Nike
- 4 AesTop
- 5 Paul Smith
- 6 Caravane
- 7 COS
- 8 & Other Stories

# Connecting you to London and beyond

## TRAVEL TIMES FROM KING'S CROSS STATION

- London Underground
- Elizabeth Line
- National Rail
- Eurostar





## A distinctive reception





Shared space on  
the mezzanine





# Schedule of areas

Rolling Stock Yard offers 10,537 sq ft of office / lab-enabled space.

FLOOR	SQ FT	SQ M	OCCUPIER	
08	4,458	414	Available	
07	6,079	565	Available	
06	-	-	Gyroscope Therapeutics	
05	-	-	Gyroscope Therapeutics	
04	-	-	Purespring Therapeutics	
03	-	-	PacBio	
02	-	-	Beacon Therapeutics	
01	-	-	Under offer	
G	-	-	Reception	
TOTAL	10,537	979		



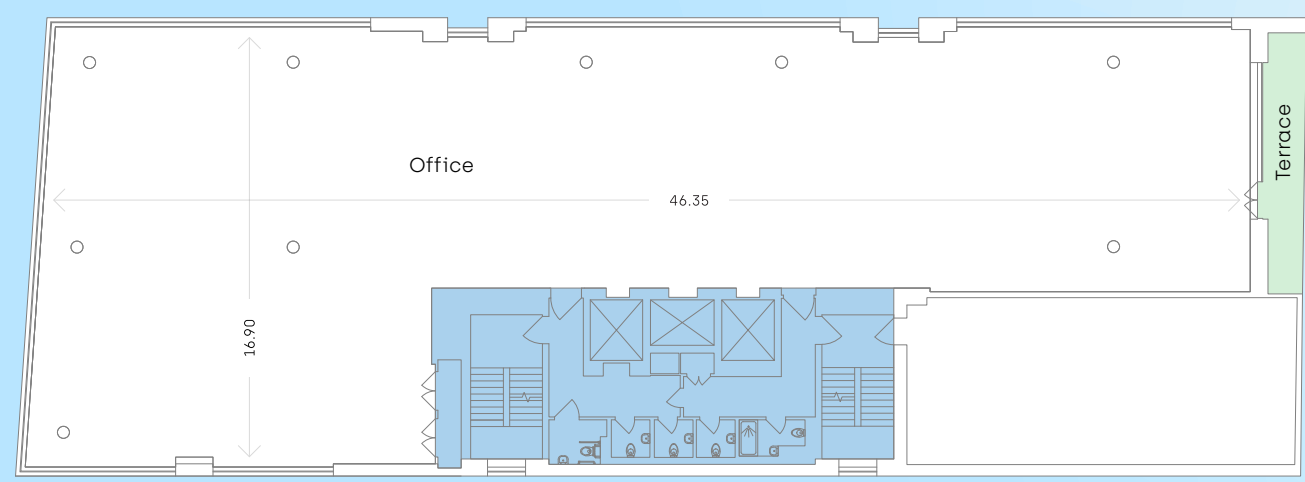


# Floor plans

10,537 sq ft office / lab-enabled  
space available now

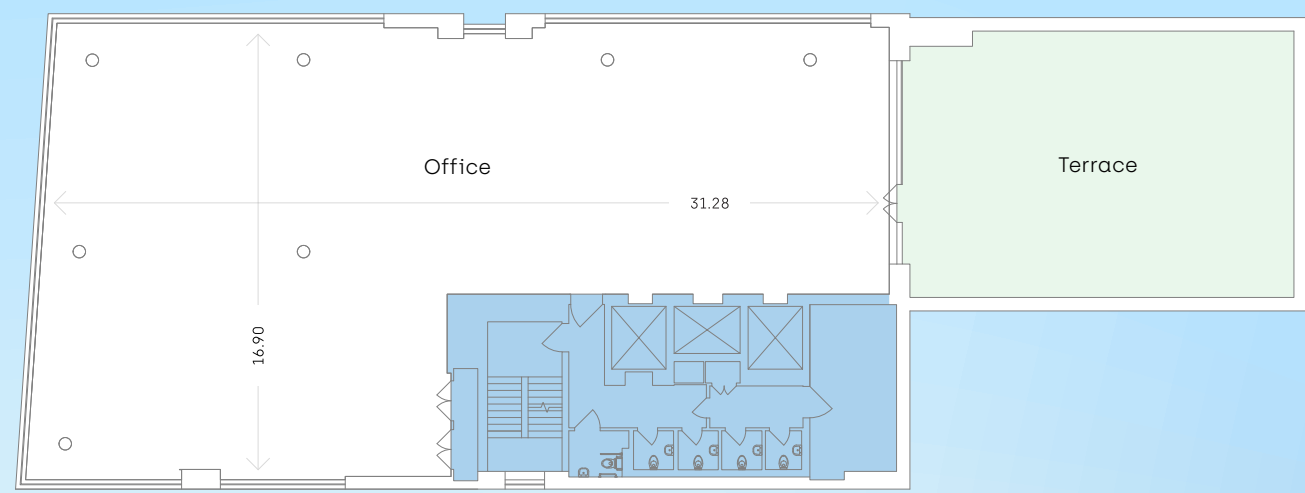
07

6,079 SQ FT  
565 SQ M



08

4,458 SQ FT  
414 SQ M





Floors 7 & 8

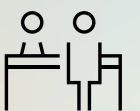
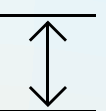
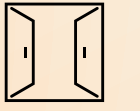
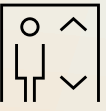
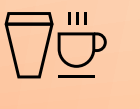




# Reimagined co-lab café



# Building specification

	A landmark development designed by Squire & Partners		Contemporary façade with full height glazing, vertical timber fins & perforated metal screens
	'Excellent' BREAM rating		'Platinum' WiredScore rating
	Double height industrial-style entrance lobby with mezzanine breakout deck		Male/Female WCs and accessible shower on every floor
	EPC A rating		2.985m raised floor to ceiling height
	Openable windows for natural ventilation		Full access metal raised floors (100mm)
	110 on-site secure cycle spaces		3 X 13-person passenger lifts
	On-tap artisan coffee in reception café		16 showers and 65 lockers



World class facilities





# Life Science REIT

Established in May 2021, Life Science REIT is dedicated to offering premier Science and Technology real estate solutions. It stands as the sole listed S&T investor in the UK, managing assets worth £380m across London, Oxford, and Cambridge.

With a track record of developing over 500,000 sq ft of S&T real estate and an additional 500,000 sq ft in progress, Life Science REIT continues to expand its portfolio. In 2023, it facilitated 8 clients in delivering more than 125,000 sq ft of S&T real estate.



- 1. The Merrifield Centre, Cambridge
- 2. 7 – 11 Herbrand Street, The Knowledge Quarter, London
- 3. Oxford- Technology Park, Oxford
- 4. Rolling Stock Yard, The Knowledge Quarter, London
- 5. Cambourne Park, Science & Technology Campus, Cambridge





**OWNER:**



Creating space  
for science

**Alex Lowdell** | 07745 110 201  
alex.lowdell@ironstoneam.com

**Alex Wilshaw** | 07757 909 898  
alex.wilshaw@ironstoneam.com

**AGENTS:**



**Sarah Brisbane** | 07769 201 458  
sarah.brisbane@eu.jll.com

**Joshua Doble** | 07783 771 576  
joshua.doble@eu.jll.com



**Tracy Collins** | 07831 420 528  
tracy.collins@montagu-evans.co.uk

**Lucie Sergeant** | 07920 417 991  
lucie.sergeant@montagu-evans.co.uk

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