

GROUND FLOOR NEWLY REFURBISHED
OFFICE OR SHOWROOM 14,865 SQ FT / 1,381 SQ M

6-24 BRITANNIA ST

EDITION

KING'S CROSS WC1



6-
24



Edition, the reimagined former Gagosian Gallery, is a rare opportunity to occupy a remarkable, unique and light-filled self-contained space with up to 5.26m ceiling height.

This spacious, light and airy building offers approximately 14,800 sq ft of newly refurbished CAT A workspace, showcasing a sophisticated approach to design and architecture created by the award-winning architects, Stanton Williams.



Edition

King's Cross WC1

A SUBTLE SOPHISTICATION

Using a refined and carefully sourced range of materials, the reimagining of the space into Edition has been meticulously executed to offer flexible office / showroom space with generous ceiling heights, a mezzanine level and plenty of natural light.



Edition

King's Cross WC1

Introduction / **The Building** / Location /
Technical Specification / Contact

FLOODED WITH NATURAL DAYLIGHT



With four large skylights and installation of new critall-style windows, every level of the building is awash with natural light providing the ideal space to think, to innovate and to recharge.

ACCOMMODATION SCHEDULE

FLOOR	SQ FT	SQ M
MEZZANINE	3,398	316
GROUND	11,467	1,065
TOTAL	14,865	1,381

The above mentioned proposed floor areas are for guidance purposes only and may be subject to change upon final measurement of the as built completed product.



GROUND FLOOR

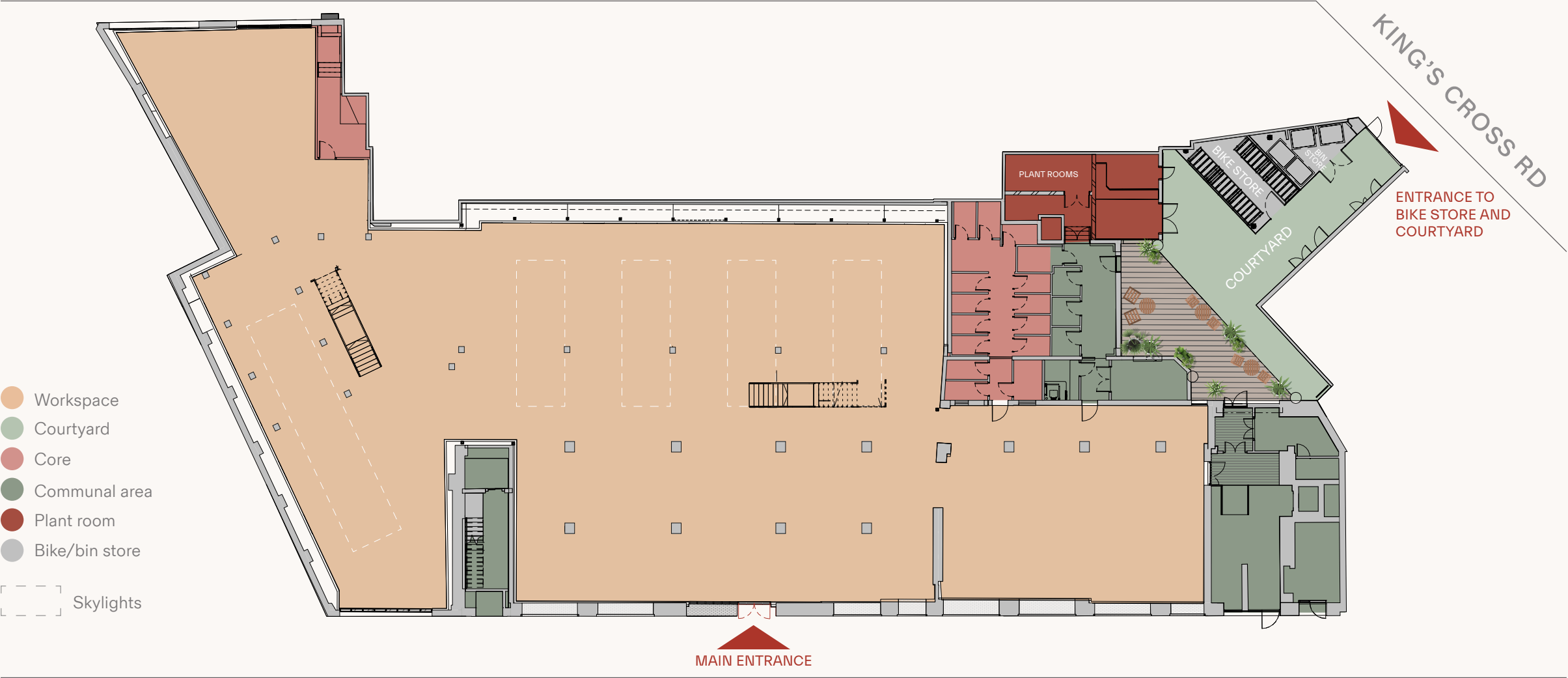
11,467 SQ FT

1,065 M²



LEEKE ST

KING'S CROSS RD



- Workspace
- Courtyard
- Core
- Communal area
- Plant room
- Bike/bin store
- [- - -] Skylights

MAIN ENTRANCE

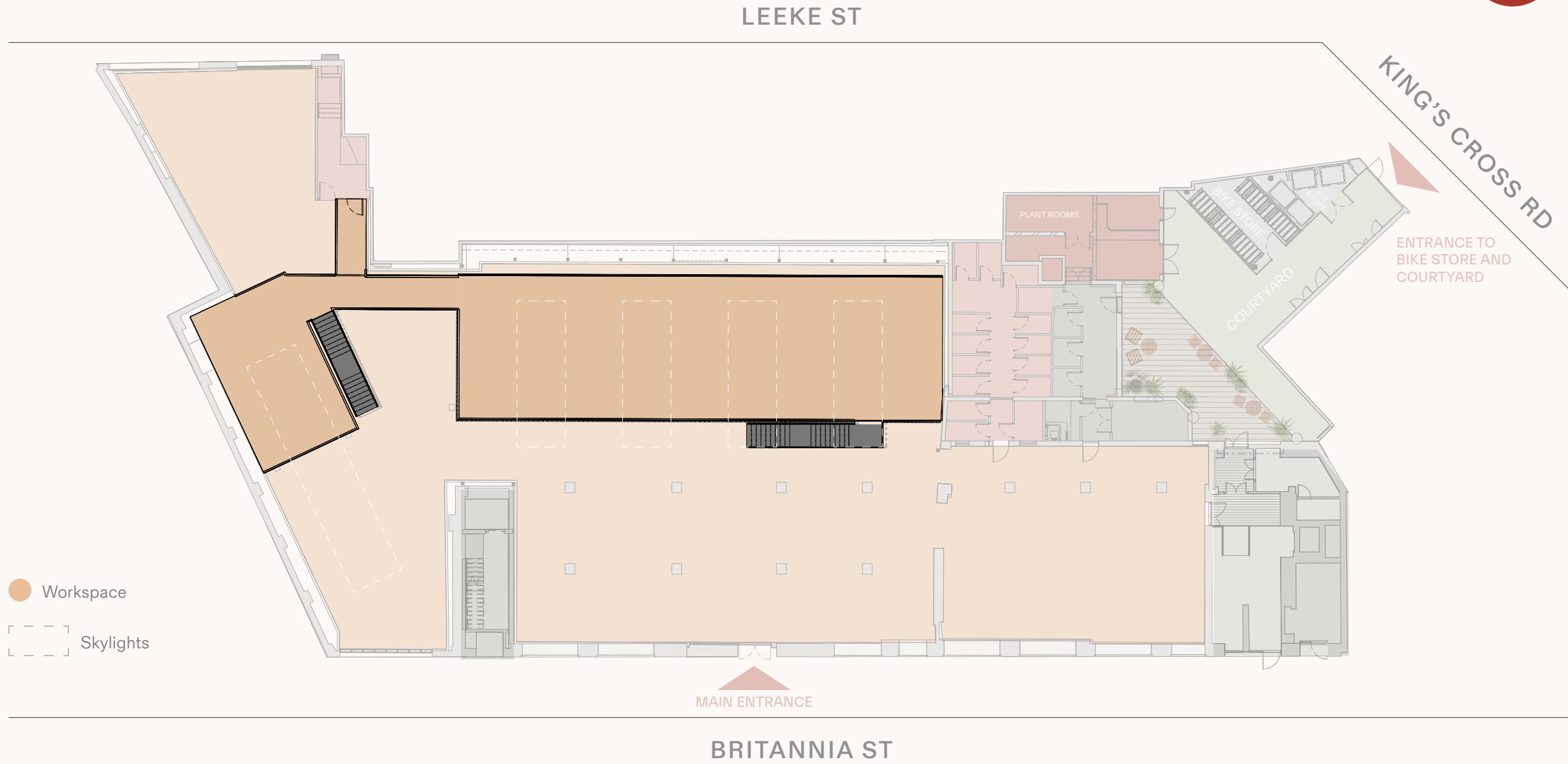
ENTRANCE TO BIKE STORE AND COURTYARD

BRITANNIA ST

MEZZANINE

3,398 SQ FT

316 M²



● Workspace

⌈ ⌋ Skylights



BUILDING HIGHLIGHTS



Fantastic natural daylight



Up to 5.26m high ceilings in part



Mezzanine floor



Landscaped courtyard



Wirelessly controlled led lighting system



Platform lift to mezzanine floor



Secure bike storage



Accessible WC and shower



Shower and changing facilities



Multiple front door entrances direct from Britannia St and Leeke St



Modern suspended linear LED lighting



Air conditioning throughout



Retained polished concrete flooring on the ground floor



Targeting EPC A



Self-contained workspace



▲ King's Cross St. Pancras station

LONDON'S BEST-CONNECTED NEIGHBOURHOOD WITH A DISTINCTIVE STYLE OF ITS OWN



▲ Millers pub

Step off the train at King's Cross station and you're in London's most dynamic neighbourhood. Culture, entertainment, food and drink, shopping, fitness studios and the Regent's Canal – it's all here.



Coal Drop Year 1

Edition

King's Cross WC1

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▲ Regent's Canal



▲ Caravan

Fancy a lunchtime wander? Head to Coal Drops Yard, an iconic retail destination and foodie hotspot or drop into Granary Square for some people-watching and a bite at Dishoom or Caravan.



▲ Tia Rosa Cafe



▲ The Real Food Market



▲ Coal Drops Yard

FOOD & DRINK

- 01 Caravan
- 02 The Lucas Arms
- 03 Tia Rosa Cafe
- 04 Mildreds
- 05 Flat Iron
- 06 Millers
- 07 The Guitar Social
- 08 Rosa's Thai
- 09 Camino
- 10 German Gymnasium

LUXURY HOTELS

- 01 The Standard Hotel
- 02 Great Northern Hotel
- 03 St. Pancras Renaissance

FITNESS

- 01 Anytime Fitness
- 02 Frame
- 03 Pancras Square Leisure

RETAIL

- 01 Coal Drops Yard
- 02 Nike
- 03 Jigsaw
- 04 & Other Stories
- 05 Space NK
- 06 Whistles
- 07 Hatchards
- 08 Jo Malone
- 09 Oliver Bonas
- 10 Hotel Chocolat

LOCAL OCCUPIERS

- 01 Google
- 02 Heatherwick Studio
- 03 Houzz
- 04 Universal
- 05 The Guardian
- 06 Tom Dixon
- 07 Havas
- 08 Balderton Capital
- 09 AMS Media Group
- 10 TOG
- 11 Macmillan Publishers
- 12 YouTube
- 13 Meta
- 14 Auto Trader
- 15 The Bartlett School of Architecture
- 16 MechSpace - UCL Mechanical Engineering

ENTERTAINMENT & CULTURE

- 01 British Library
- 02 Jamboree
- 03 Everyman Cinema
- 04 Lightroom
- 05 Scala





▲ Jamboree



▲ Lightroom gallery

From entertainment to art, music and culture, King's Cross has cinemas, theatres, galleries and a world-famous library, offering plenty of after-work activities.



▲ The Queen's Head



▲ Everyman cinema



▲ Scala club and music venue

WORK HERE, GO ANYWHERE

King's Cross is the best connected destination in London, boasting two mainline stations - King's Cross and St. Pancras, international connections and six underground lines.

BY FOOT FROM EDITION

4 MINS

King's Cross Station

6 MINS

St. Pancras International



▲ King's Cross St. Pancras station

Edition

King's Cross WC1

BY TUBE

With six London Underground lines, you can travel directly to pretty much anywhere in London.

1 MINS
Euston

2 MINS
Farringdon

4 MINS
Oxford Circus

7 MINS
Victoria

9 MINS
London Bridge

10 MINS
Paddington

12 MINS
Waterloo

16 MINS
Liverpool St

BY TRAIN

The majority of the UK's major cities are within easy reach.

34 MINS
St. Albans

41 MINS
Harpenden

58 MINS
Cambridge

1 HR 13 MINS
Brighton

2 HR 7 MINS
Manchester

2 HR 9 MINS
York

4 HR 23 MINS
Edinburgh

BY EUROSTAR

From St. Pancras International to the centre of Paris, Brussels, Lille and Amsterdam.

1 HR 28 MINS
Lille

1 HR 48 MINS
Brussels

2 HR 16 MINS
Paris

3 HR 55 MINS
Amsterdam

TRAVEL TIMES TO LONDON AIRPORTS

35 MINS
City

40 MINS
Heathrow

45 MINS
Gatwick

45 MINS
Luton

TECHNICAL SPECIFICATION

OCCUPANCY

Workplace density (NIA per workspace)	10m ²
Means of escape (NIA per person)	6m ²
Core elements (NIA per person)	10m ²
On floor services (NIA per workspace)	10m ²

FLOOR TO CEILING HEIGHTS

Mezzanine 01	2.5-4.5m above 2.6m below
Mezzanine 02	2.18m (to underside of exposed beam) 4.8m above 2.48 below
General office spaces	3.75m (underside of lowest exposed services) 5.26m
Amenity Block	2.3m

TOILET PROVISION

14 WCs including 1x accessible and 2x ambulant
All individual cubicles

SHOWER PROVISION

4 Showers including 1x accessible
All individual cubicles

CYCLE STORAGE

30x bike spaces

POWER

New 800 kVA on-site substation serving the building with a dedicated 218kVA supply for the office.

New LV distribution will be provided throughout to a CAT A standard.

The CAT B fitout of the work spaces shall be carried out by the future tenant utilising the base build containment systems and supplementing them as required to suit their proposed layout.

SMALL POWER

Loading diversified on floor distribution	25W/m ²
Diversified load (1000m ²)	25W/m ²

LIGHTING

A new proprietary wirelessly controlled LED lighting system will be provided throughout the office space to provide an average illumination level of 300 lux at a desk level. The lighting will be manufactured by Whitecroft Lighting or an equivalent.

Two feature Flos Coordinates lights will hang in the main entrance and between the two mezzanines.

Emergency lighting will also be provided throughout.

Average maintained illuminance:	
VDU use	300 lux
Unified glare rating	(UGR) 19
Electrical load allowance	12W/m ²

FIRE ALARM

A new system will be provided in accordance with British Standard 5839-1:2002, to an L1 level of coverage, with automatic detectors installed to provide cover to ceiling voids over 800mm, exit routes and high risk areas.

BT/COMMUNICATIONS

Provision for incoming service routes shall be provided for the tenant to utilise when organising their service provision.

CAT A containment routes shall be provided for the tenant to utilise and develop for their CAT B fit out.

SECURITY

New landlord access control system to manage access / egress from the space.

A proximity based access control system will be provided to the main entrance/exit for the tenant.

A video door entry system is also to be provided to allow visitors to communicate with the main reception area and allow remote release of the entrance doors.

An intruder alarm system shall be provided with a control panel located in the main entrance.

ACCESSIBILITY

A platform lift shall be provided to facilitate access to the mezzanine level.

Accessible WCs shall be provided with assistance alarms.

A disabled refuge communication system shall be provided to facilitate communication from the refuge locations to the fire fighting point.

HEATING AND COOLING

New proprietary Mitsubishi R410A VRF Air Source Heat Pump Heating and Cooling System with central adjustable controls with wall mounted fan coils in partitions for mezzanine level designed for the following:

Winter Internal Design Temperature - 21 °C in Offices and 18 °C in WCs at -4 °C External Temperature.

Summer Internal Design Temperature - 24 °C in Offices at 32 °C External Temperature.

The system is exposed in double height spaces and concealed in the walls for above and below the mezzanines.

VENTILATION

A new Air Handling Unit with Heat Recovery for Ventilation / Extraction providing 14 l/s/person of outside air in accordance with BCO design criteria. The current design occupancy is for 180 people.

COLD WATER

A dedicated 15mm potable boosted cold water supply for a kitchenette.

HOT WATER

A new low carbon 500L central hot water system heated via a dedicated ASHP system serving the amenity block.

FINISHES

OFFICE SPACES GENERALLY

- Exposed concrete floor
- Exposed concrete and steel soffit painted white (under upper storeys), painted plasterboard elsewhere
- Painted plasterboard wall with matching linear grilles to north and west service walls

MEZZANINE

- Dark grey exposed steel, spruce tilly board to soffit
- Balustrade made of steel with vertical timber fins of ash

STAIRCASE

- Staircases and stair balustrade made of bespoke dark grey structural steel with hardwearing rubber treads and contrast nosings

AMENITY SPACES

- Microcement floor
- Painted blockwork wall to shower corridor
- Painted plasterboard walls and soffits
- Black glass radiators

TOILET CUBICLE

- Fluted white tile to wall with sink
- Black feature tile
- Black IPS panel
- Mirrored cabinet to WC wall
- Painted plasterboard elsewhere
- White wall-hung ceramic WC pan

- Matte black flush plate
- White ceramic basin
- Matte black sensor taps
- Illuminated mirror with matte black frame

SHOWER CUBICLE

- Glossy grey tile to two wall
- Painted plasterboard elsewhere
- White pearlstone shower tray
- Glass enclosure with matte black aluminium frame and handle
- Matte black powder coated thermostatic mixer and shower head
- Matte black heated shower rail and framed circular mirror

COURTYARD

Deck area:

- Millboard Lasta-Grip composite decking
- Metal railings
- Brick and render walls

Undercroft:

- Painted concrete floor with PPC profile metal mesh fencing

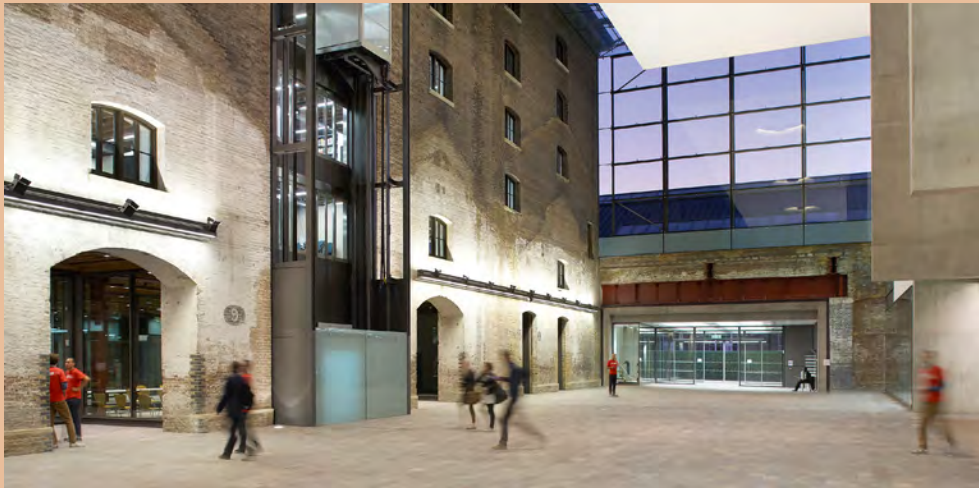
WINDOWS AND EXTERNAL DOORS

- Dark grey industrial style aluminium windows
- External doors glazed with matching dark grey frames

CANOPY

- Dark grey PPC steel with matching pressed aluminium soffit panels
- Integrated LED lighting

TEAM



▲ Central Saint Martins College of Art and Design

STANTON WILLIAMS

Stanton Williams is a London based design studio that has gained international recognition for its thoughtful and innovative approach to sensitive sites and complex, ambitious projects.

Their portfolio has expanded from an initial focus on the arts to encompass a wide range of projects at different scales. All of which demonstrate a commitment to placing people at the forefront of the agenda

and creating sustainable, resilient spaces that respond to their cultural, social and physical context.

The quality of Stanton Williams' work has been recognised with over 150 major awards, including the RIBA Stirling Prize for the Sainsbury Laboratory in Cambridge, and the RIBA Award for International Excellence for the Musée d'arts de Nantes.



▲ The Kodak, Covent Garden

CLEARBELL CAPITAL LLP

Clearbell Capital LLP is an independently owned private equity real estate fund management and advisory business specialising in UK property investment, development and asset management. It believes that financial performance and purpose aren't mutually exclusive, so places ESG at the heart of its investment approach to continue to deliver for investors.

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Designed by K4 Creative | k4creative.com

6-24 BRITANNIA ST

EDITION

KING'S CROSS WC1

EDITION-KINGSCROSS.LONDON

A DEVELOPMENT BY

Clearbell