

THE JELLCOE

**KINGS
CROSS**

Be part of the bigger picture

The Jellicoe offers flexible and sustainable workspace boasting unrivalled amenities in the thriving, hyper-connected neighbourhood of King's Cross.

Nestled amongst tranquil gardens; the building offers occupiers the opportunity to join an ecosystem of smart, future focussed and innovative businesses.

Just a seven-minute walk from King's Cross St Pancras station, and an unrivalled amenity mix, everything you need is on your doorstep.

Think, breathe, create, work-out, relax and connect – all within the unique atmosphere of King's Cross.





Reception

Everything you'll need

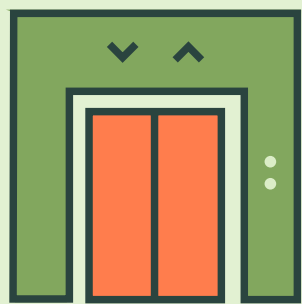
Premium office space with the very best onsite amenities.



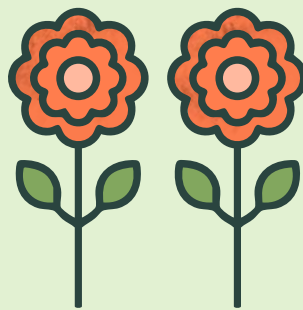
12th floor panoramic terrace



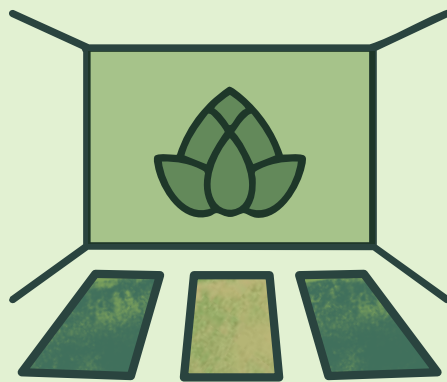
Concierge



5 x 17-person passenger lifts



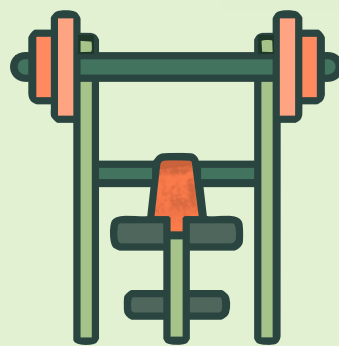
2nd floor garden



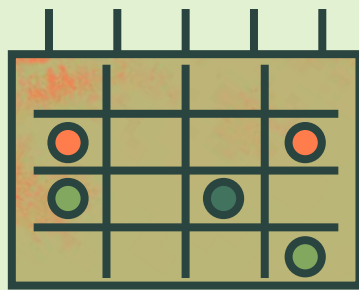
Wellness room



Multiple co-working areas



Onsite gym



Event programming



Bookable meeting rooms throughout the building



Changing rooms, drying rooms, lockers and bike racks



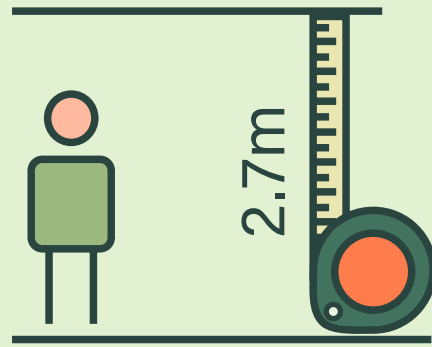
Parent and prayer rooms



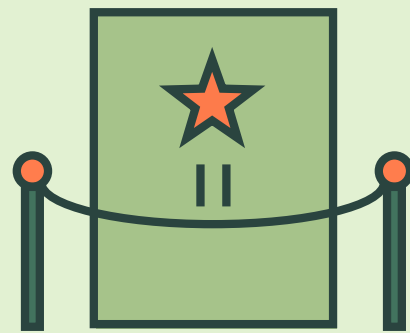
Kitchens with complimentary snacks and coffee



Onsite barista bar



2.7m floor to ceiling heights



Event space

Designed for performance

The Jellicoe is BREEAM ‘Outstanding’, achieved only by buildings that demonstrate an exceptional commitment to sustainability.

A platform to build your smart workplace



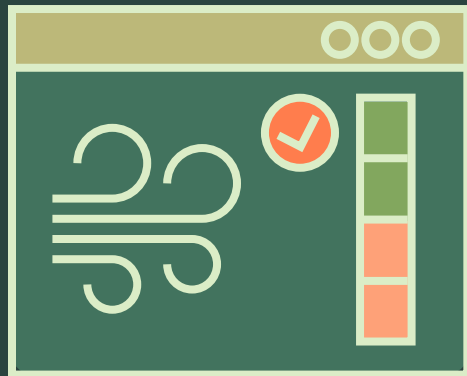
BREEAM Outstanding



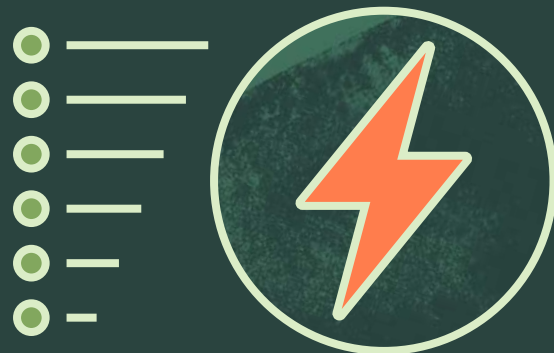
EPC A



Health and wellbeing through sustainable design and proactive monitoring



AI-powered energy efficiency



Waste and recycling analytics dashboard



Shared amenities

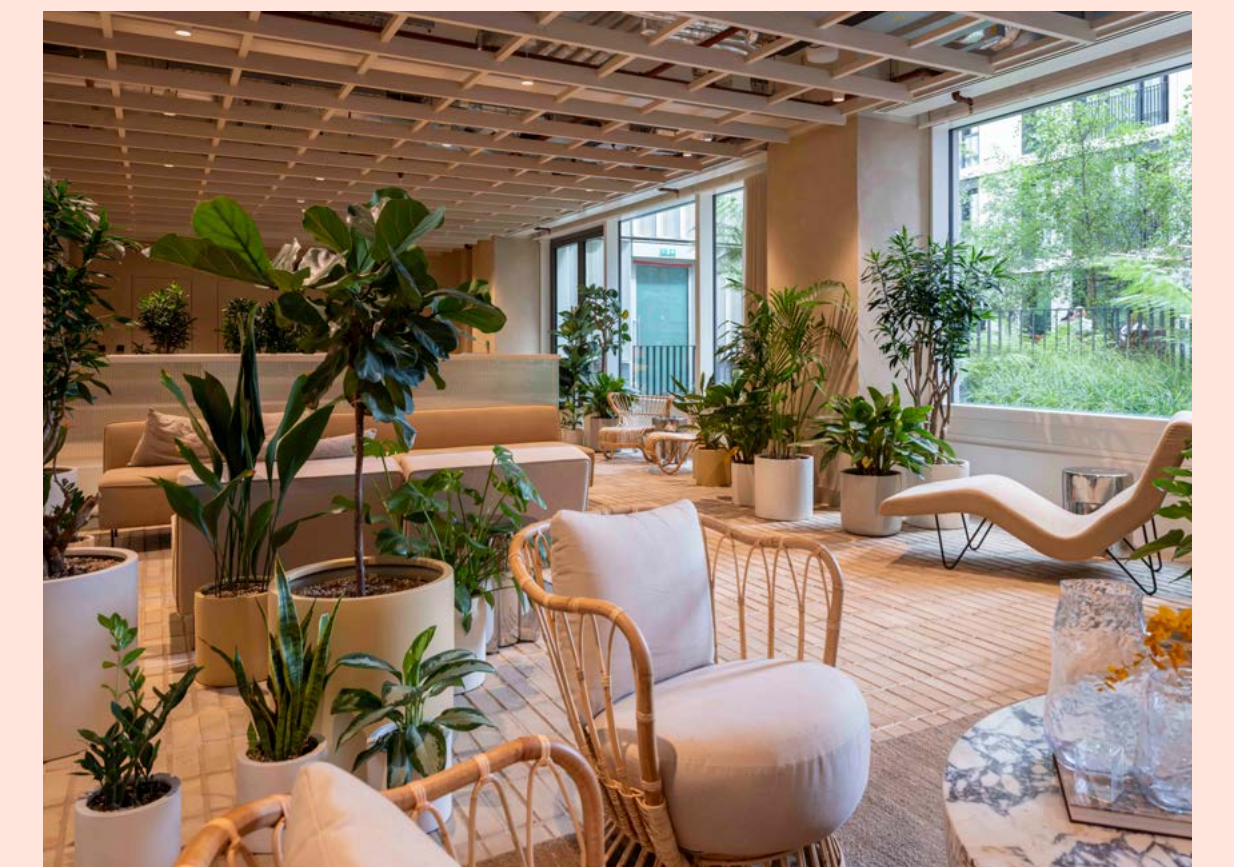
The Jellicoe is more than premium office space - it's a hospitality driven workplace experience, expertly managed by Fora, the leaders in high-end serviced offices.

12th floor communal lounge



Ground floor co-working space

Garden room and lounge



Occupiers benefit from a dedicated concierge, premium amenities and the ability to flex seamlessly with access to co-working lounges, meeting rooms, event spaces throughout the building and a gym. It's a future-ready setup designed to support productivity, collaboration and growth.

The Front of House team ensures a seamless arrival experience for guests and staff alike with a hospitality-style approach to every interaction.

12th floor terrace



Lower Ground floor gym



12th floor communal lounge



Ground floor cafe and lounge

Bookable meeting rooms, breakout zones and a fully equipped 12th-floor event suite with panoramic terrace are available on demand. Fora's events team can provide setup support, guest management and catering, helping you deliver polished internal and client-facing moments with ease.

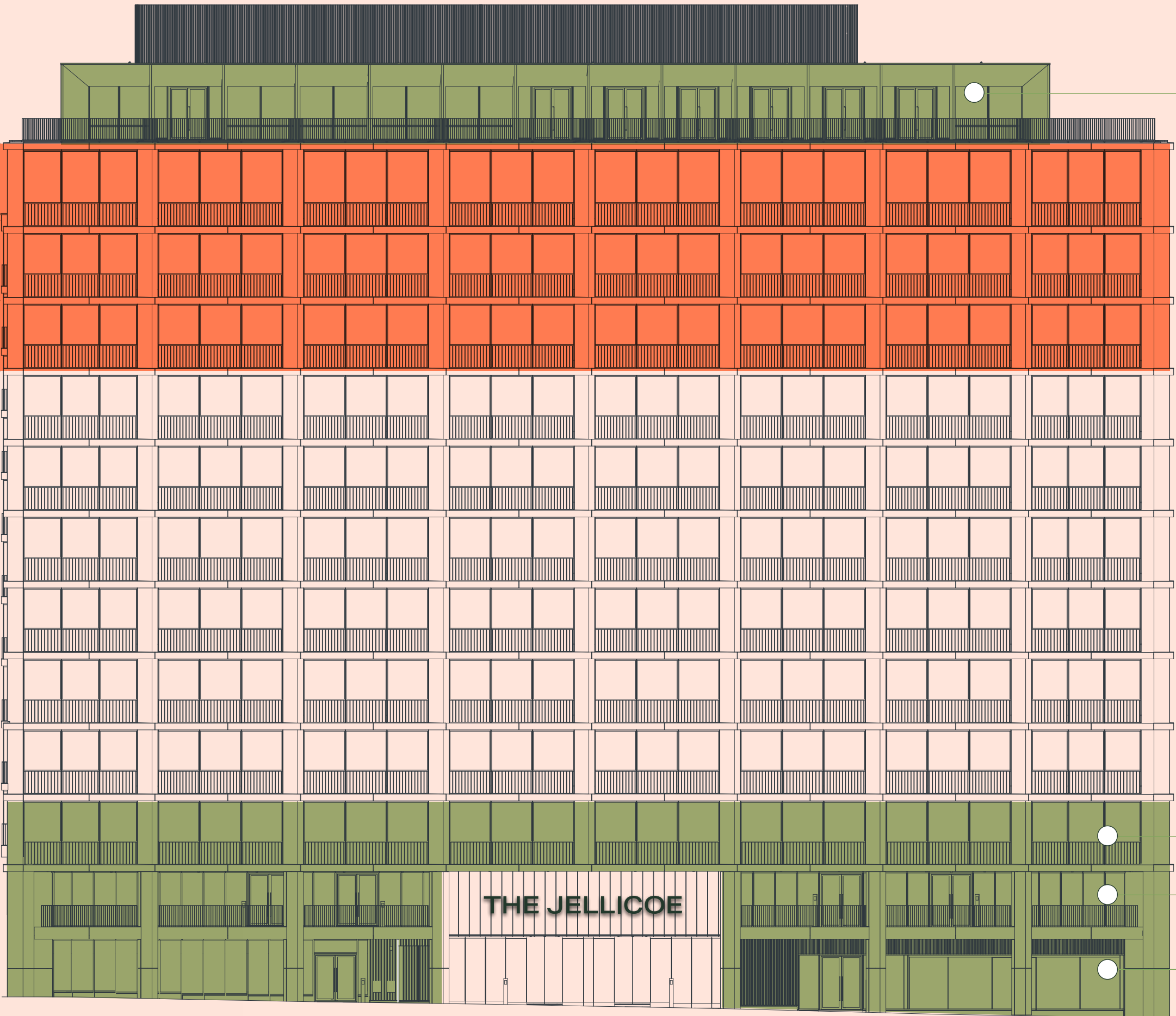
Whatever your business needs, the flexible workspace and array of amenities on offer allows for business growth without disruption.

12th floor meeting room



The building

Floor	Size
11th	12,786 sq ft
10th	12,786 sq ft
9th	12,786 sq ft



12th floor terrace:

Bookable meeting rooms, lounge, event space leading to a large roof terrace with expansive views

2nd floor garden:

Indoor garden room leading to a communal outdoor terrace, wellness room, parent room, prayer room, and co-working

1st floor lounge space:

Lounge, co-working space, meeting rooms, and phone booths

Ground floor:

Geoffrey's Cafe, co-working, lounge and phone booths

Lower ground floor:

Gym, cycle store and drying room changing rooms and lockers

Key

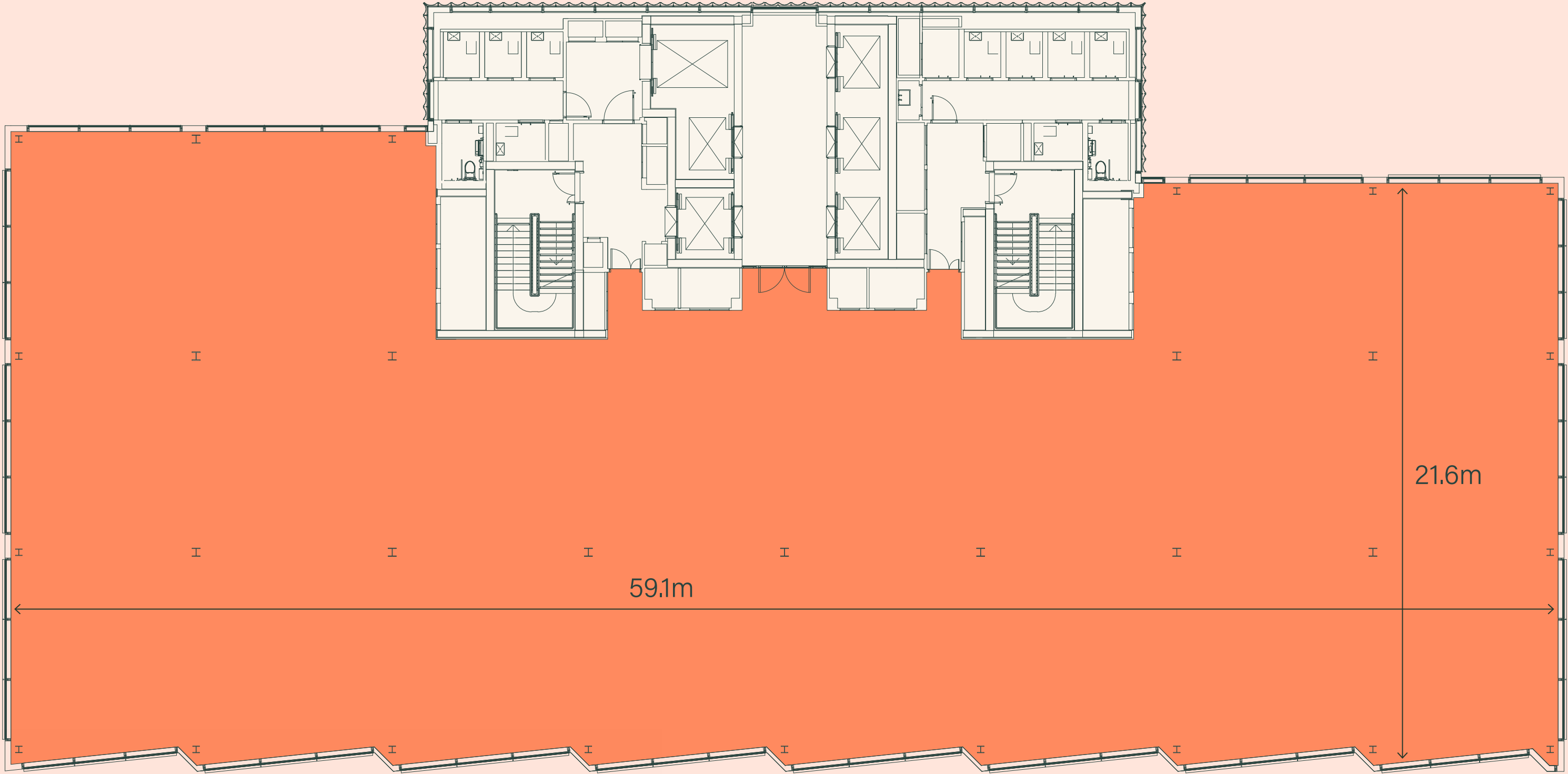
- Available floors
- Amenity
- Fora

Not to scale. For indicative purposes only.

9th-11th floor

Net Internal Area

12,786 sq ft / 1,187.86 sq m



Key

- Office
- Core

Floorplans are not to scale. For indicative purposes only.



11th floor

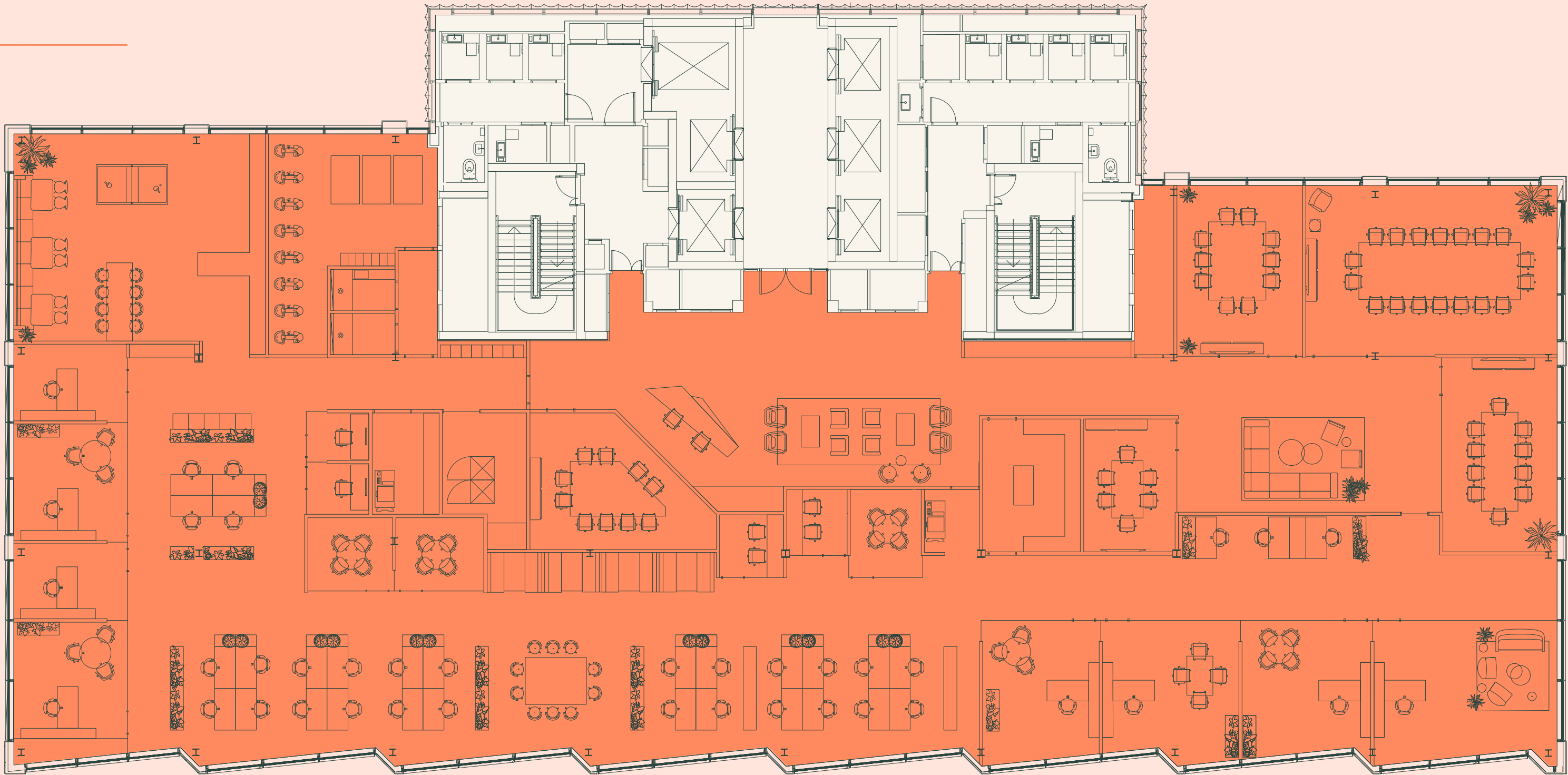
Indicative layout

Typical single floor occupier
Low density

Net Internal Area
12,786 sq ft / 1,187.86 sq m

Work Space Settings	
Open plan desks	x 31
2 person call rooms	x 2
1 person call rooms	x 2
Offices	x 8
13 person collaboration areas	x 2
Work space total seats	71
Collaboration seating	x 25

Client Spaces	
4 person meeting rooms	x 3
6 person meeting room	x 1
10 person meeting rooms	x 3
18 person meeting room	x 1
Client space totals	66
Overall total seats	162



- Key
- Office
 - Core

Floorplans are not to scale. For indicative purposes only.

Occupational ratio

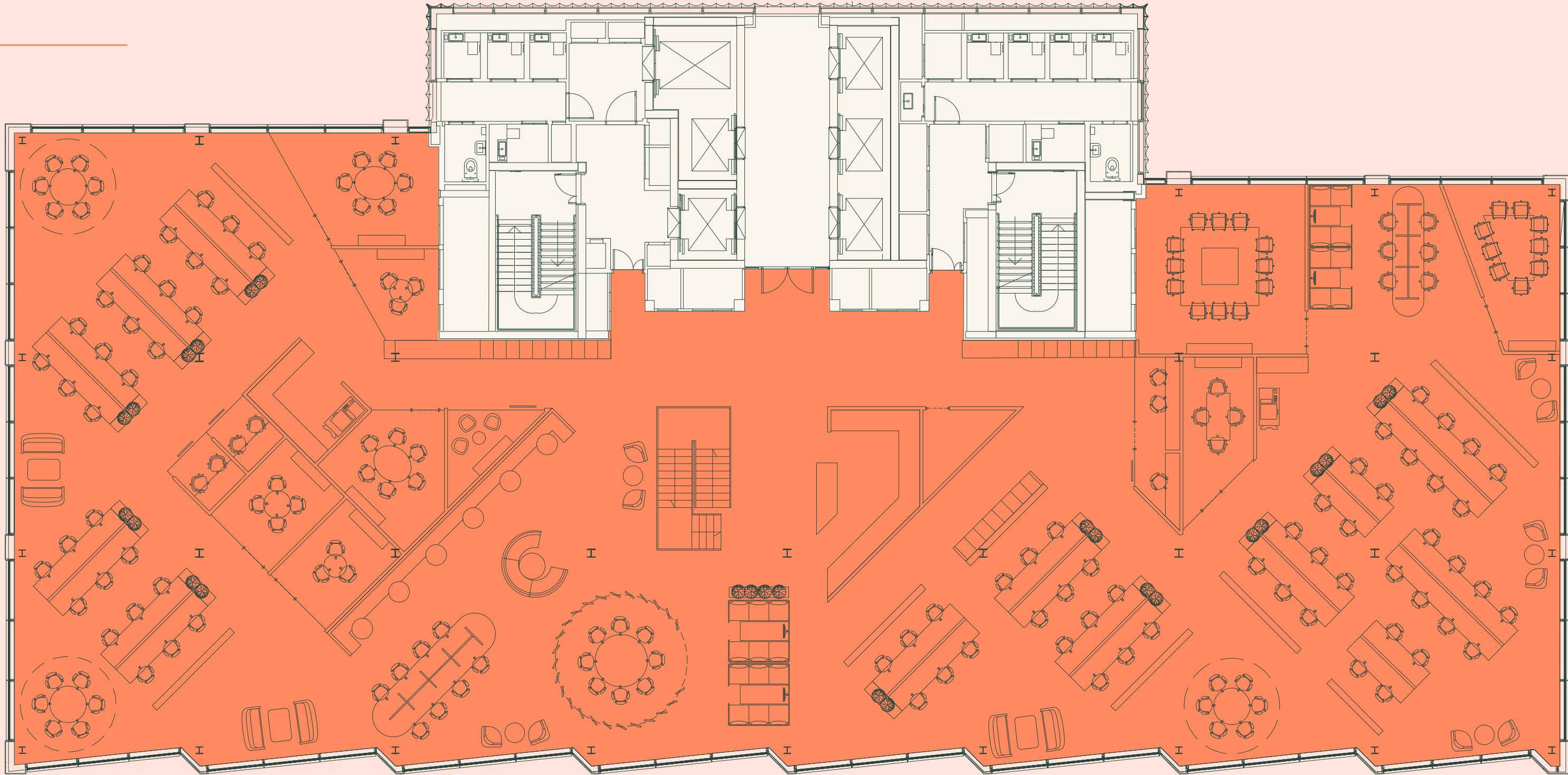
1:17 sq m

Indicative layout

Multiple floor occupier
High density

Net Internal Area
12,786 sq ft / 1,187.86 sq m

Work Space Settings	
Open plan desks	x 78
2 person call rooms	x 2
3 person call room	x 1
3 person meeting rooms	x 2
4 person meeting rooms	x 2
6 person meeting rooms	x 2
9 person meeting room	x 1
12 person meeting room	x 1
Open collaboration & drop in areas	x 7
Work space total seats	221
Collaboration seating	12
Overall total seats	233



- Key
- Office
 - Core

Floorplans are not to scale. For indicative purposes only.

Occupational ratio

1:8 sq m

Indicative split

9th-11th floor north

Approx. Net Internal Area*

6,415 sq ft / 595.97 sq m

9th-11th floor south

Approx. Net Internal Area*

6,071 sq ft / 564.01 sq m



- Key
- Office (north)
 - Office (south)
 - Indicative split & lobby
 - Core

Floorplans are not to scale. For indicative purposes only.
* Areas are illustrative and subject to final layout and measurement.

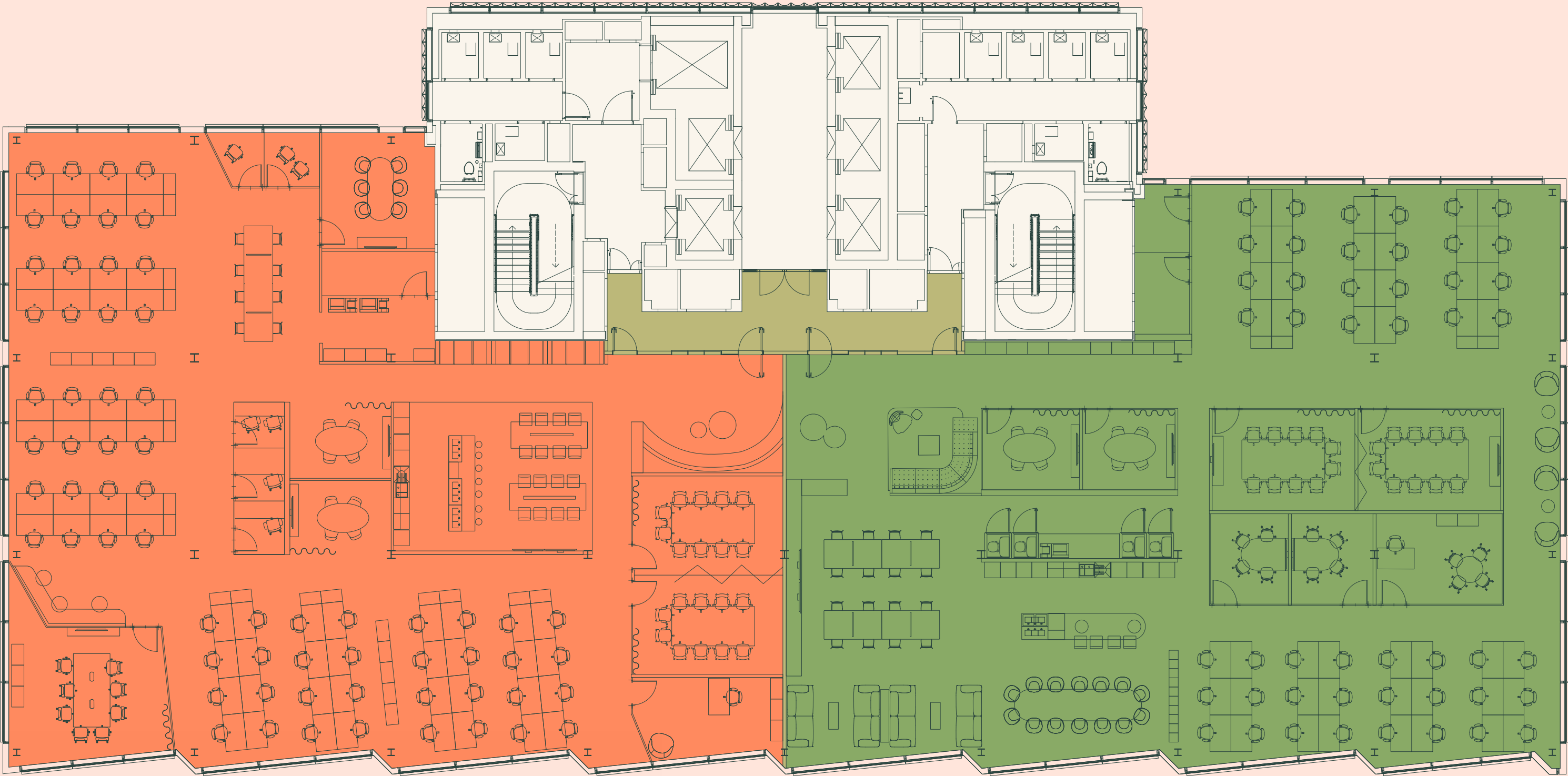
Indicative split layout

9th-11th floor north

Approx. Net Internal Area*

6,415 sq ft / 595.97 sq m

Work Space Settings	
Open plan desks	x 64
2 person call rooms	x 2
1 person call rooms	x 3
Office	x 1
Work space total seats	72
Collaboration seating	x 8
Kitchenette / breakout area	x 1
Client Spaces	
4 person meeting rooms	x 2
6 person meeting room	x 1
8 person meeting room	x 1
10–20 person extendable meeting room	x 1
Client space totals	42
Overall total seats	122



- Key
- Office (north)
 - Office (south)
 - Indicative split & lobby
 - Core

Floorplans are not to scale. For indicative purposes only.
* Areas are illustrative and subject to final layout and measurement.

9th-11th floor south

Approx. Net Internal Area*

6,071 sq ft / 564.01 sq m

Work Space Settings	
Open plan desks	x 48
1 person call pods	x 4
Office	x 1
Work space total seats	53
Collaboration seating	x 16
Kitchenette / breakout area	x 1
Client Spaces	
4 person meeting rooms	x 4
10–20 person extendable meeting room	x 1
Client space totals	36
Overall total seats	105



Indicative fitted split floor CGI



Indicative fitted split floor CGI



Indicative fitted split floor CGI



Indicative fitted split floor CGI

A stroll through cafés, culture and canals

Walking from the station to The Jellicoe takes you across the canal and through the architecturally striking King's Cross estate. The route is fully pedestrianised and framed by thoughtfully designed landscaping, with cafés, shops and everyday amenities at every turn.



KING'S CROSS
ST. PANCRAS

ST. PANCRAS
INTERNATIONAL

EUSTON →

7
mins walk

GRANARY SQUARE

CAMLEY STREET
NATURE PARK

3
mins walk

COAL DROPS YARD

THE JELLCOE

LOWER STABLE STREET

GASHOLDER
PARK

LEWIS CUBITT PARK

Image source: Google Earth

Step outside

Walk four minutes in any direction, you'll find everything you need. Arts, cinema, cafés, restaurants and shops – with more on the way. And if you stroll just another four minutes, you're in King's Cross St. Pancras station.



Mare Street Market
Three floors of food and shopping.



Gail's
The much loved go-to café and deli for coffee, pastries and lunch.



Lightroom
An immersive exhibition space with a range of spectacular shows from talents across art, music, film, fashion and more. Also available for private hire.



Everyman cinema
Boutique cinema with sofas, and food and drink waiting service.



Jellicoe Gardens - on your door step
A tranquil space with wild planting, flowing water and an open pavilion.



Lina Stores
Iconic Italian deli and restaurant, to eat in or grab and go.



An unrivalled mix

It's all here, wrapped up in what Time Out called one of the 'coolest neighbourhoods in the world'.

COS

DISHOOM

Aēsop®

American Vintage

A.P.C.

barrafina

CARAVAN


carhartt®

GAIL's

GRANGER & Co.

Tom
Dixon.



EVERYMAN

LINA STORES

*Marie
Street
Market*

happy face

Hoppers

LIGHTROOM

ASTRID
& MIYU



OFFSPRING

& other Stories

Paul Smith

RAINS



SPACENK

SPIRITLAND

FACEGYM.

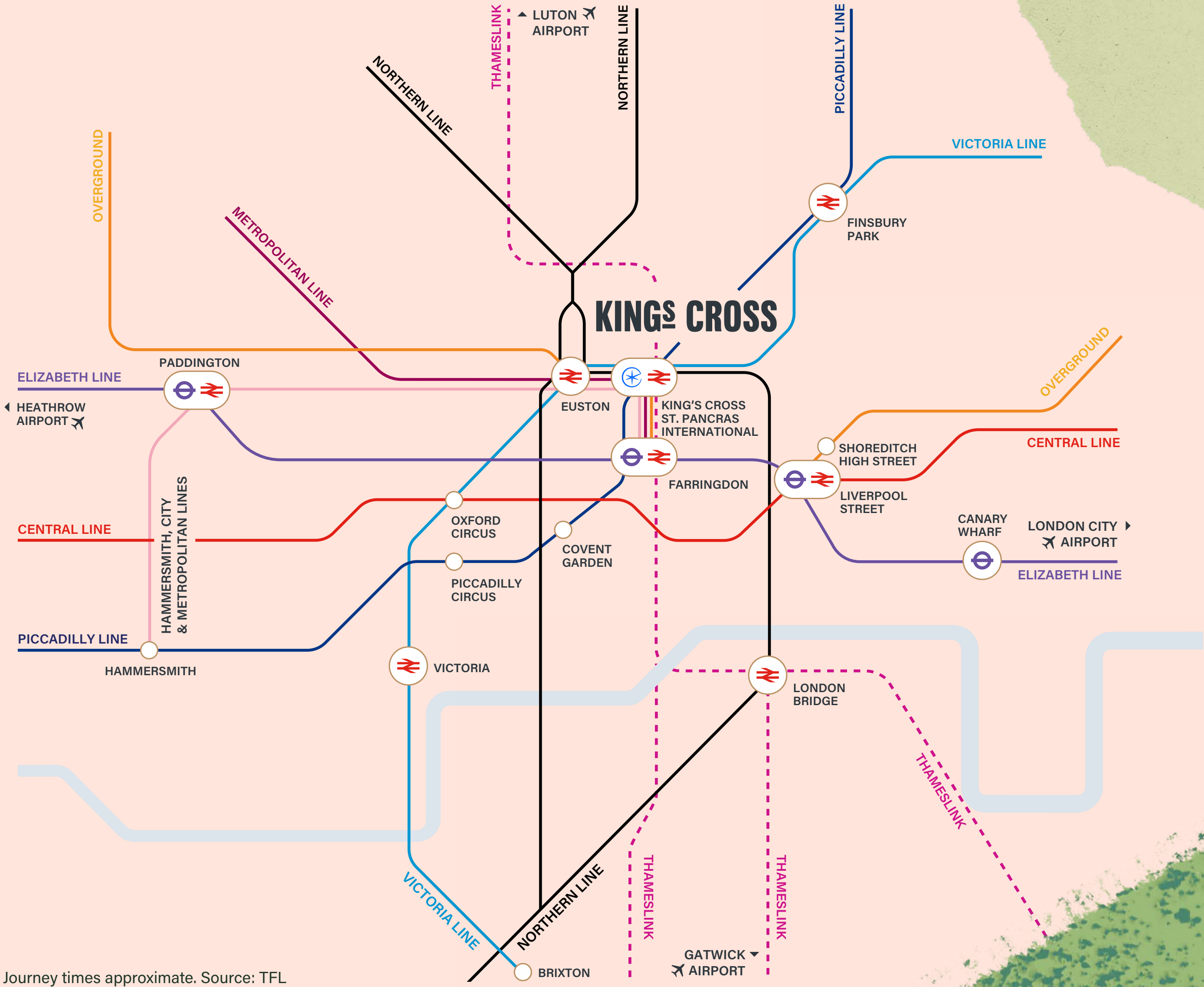
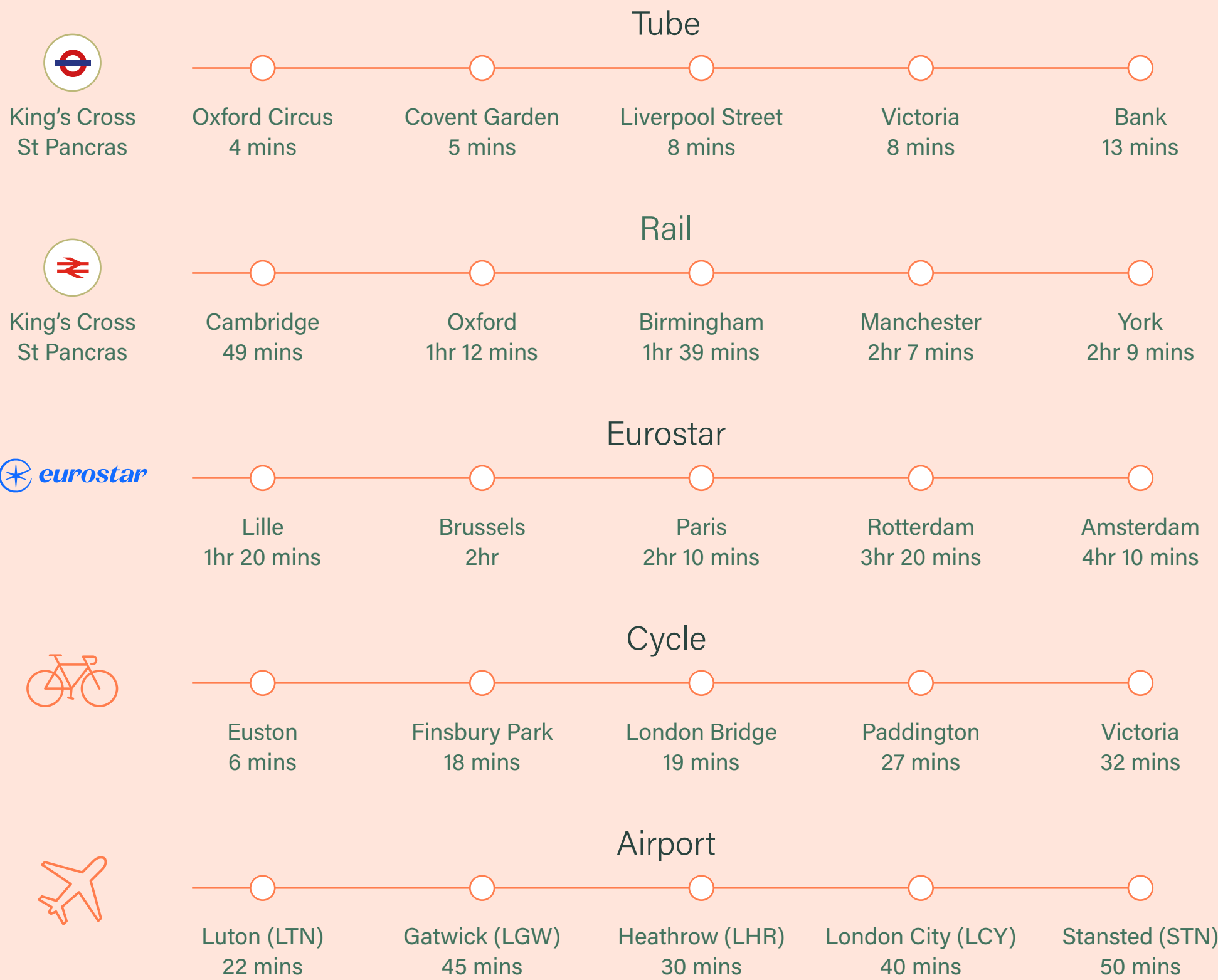
supermax



and more ...

Hyper-connected

King’s Cross is the best-connected location in London. Six tube lines, two mainline stations and the Eurostar, get where you need to be.



Journey times approximate. Source: TFL

Meet the neighbours

King’s Cross provides the opportunity to join a community of some of the world’s most dynamic global businesses.

Companies like Google, Havas, Meta, NewDay, Nike and Sony Music, alongside a world class art and design university in UAL.

King’s Cross is firmly embedded in London’s key sectors, with a strong occupier mix, access to top-tier talent, and deep ties to innovation clusters.

Google

NewDay

SONY MUSIC



UNIVERSAL MUSIC GROUP



ual: university of the arts london

Meta

[XTX]
MARKETS

AstraZeneca

The Knowledge Quarter

King’s Cross is the very heart of London’s Knowledge Quarter. The world’s greatest thinkers and doers. Reimagining the future and making it happen.

The Knowledge Quarter is home to thousands of the world’s brightest minds. Academic. Cultural. Scientific. Tech. From the Alan Turing Institute to the British Library, from Astra Zeneca to the Wellcome Trust and Francis Crick Institute. This is where ideas come to life. This is where innovation happens.



34

Libraries and archives



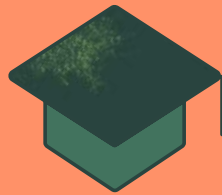
580

Research Centres



8

Higher education institutions



The Alan Turing Institute



AstraZeneca



98,500

Students



Google



22

Museums and galleries

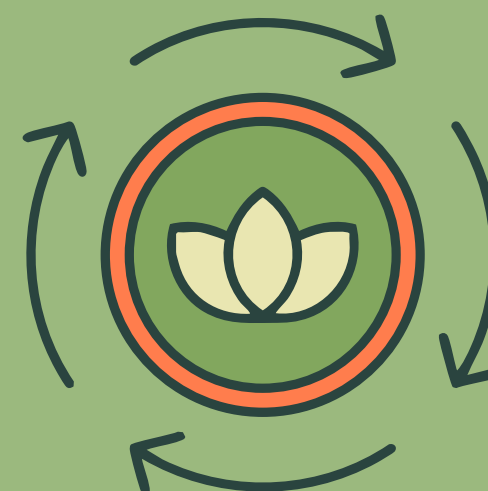


Innovative green thinking

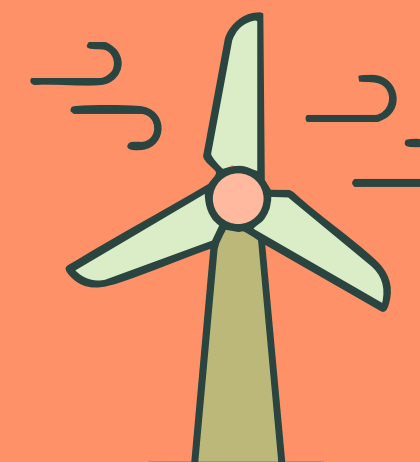
The King's Cross estate is one of the most sustainable major developments in the UK.

A place that respects its environment, its past and its future. Long term sustainability has been factored into everything from reusing heritage buildings and promoting energy efficiency to encouraging green transport, sustainable building design and supporting social and cultural diversity.

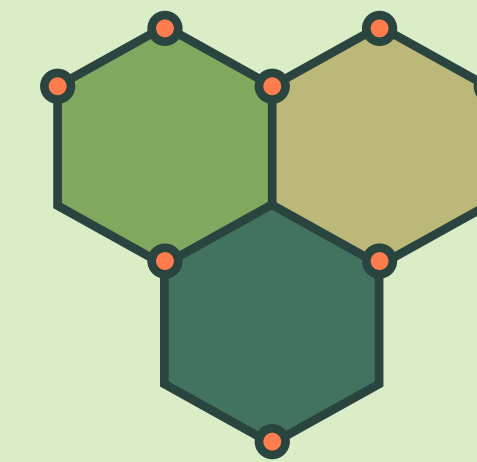
Committed to
net zero offices
by 2035



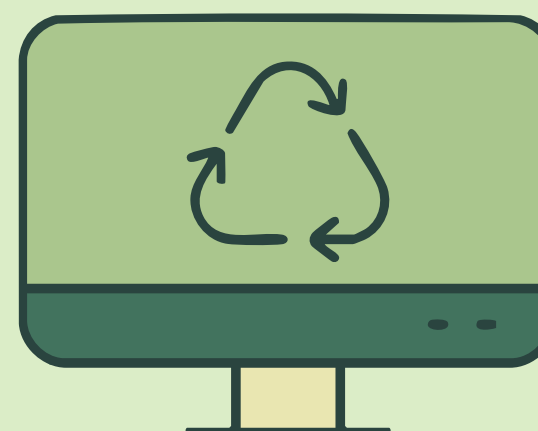
100% renewable energy
supply for heat and power
through the **King's Cross**
energy centre



Decarbonisation
of the **King's Cross**
energy centre



Recycling focus
monitored and
targeting annual
improvements



Achieved a
30% biodiversity uplift
since 2006 and targeting
a further 10% by 2035



Zero waste
to landfill



Forward focus

King’s Cross works closely with its stakeholders including commercial occupiers in order to deliver a sustainable estate that empowers people, place and the planet to flourish.

Progress is continually monitored to identify performance improvements year on year. There are currently seven ESG themes and priority areas.

Connecting with nature

Creating more biodiverse habitats and connecting people with nature

1

Creating healthy spaces

Promoting physical and mental wellbeing of people who live and work at King’s Cross and in the local area

2

Promoting safety and belonging

King’s Cross is an enjoyable, accessible, and safe space for all through placemaking and estate management delivery

3

Maximising social impact

Implementing a social value strategy based on in-depth community analysis and stakeholder mapping

4

Tackling inequality

Improving access to opportunities around employment and skills for local people of all backgrounds and abilities

5

Creating a circular economy

Working with occupiers to eliminate linear waste streams, reducing embodied carbon emissions

6

Delivering Net Zero

A robust pathway to Net Zero Carbon Emissions aligning with industry best practice

7

King's Cross is a community for all

The social value strategy is delivered in collaboration with occupiers and community partners and focusses on four key areas: maximising social impact, tackling inequality, safety and belonging, and creating healthy spaces.

These pillars are used to measure impact, choose partners to work with, improve access to employment and skills opportunities for local people of all backgrounds and abilities, promote physical and mental wellbeing and ensure that King's Cross is an enjoyable, accessible and safe space for all.



KX Recruit
Based in King's Cross, KX Recruit is a recruitment agency that matches employers with jobseekers at King's Cross. Since 2014, over 1,000 people have been helped into new positions at all levels, with a range of companies from small businesses to multi-national organisations.



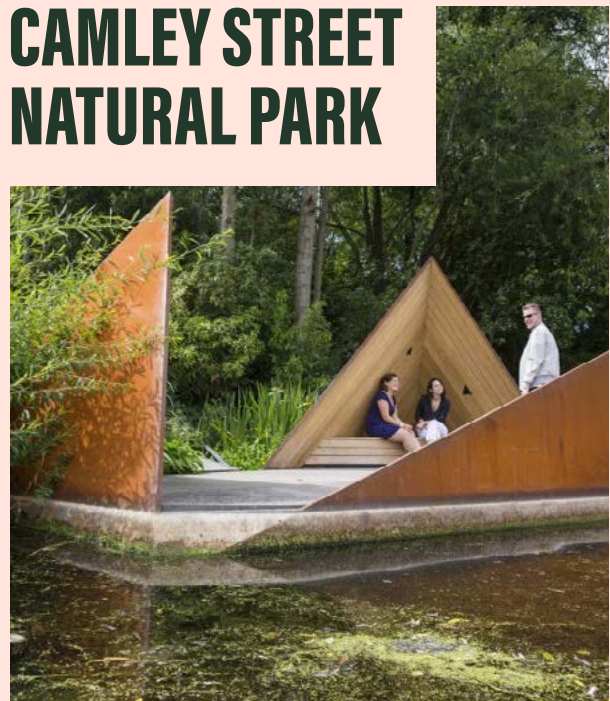
Meplace Nursery KX
Situated in the peaceful Author King's Cross development. It's a holistic lifestyle, childcare and parenting brand with the belief that every child deserves a nurturing place to discover their potential.



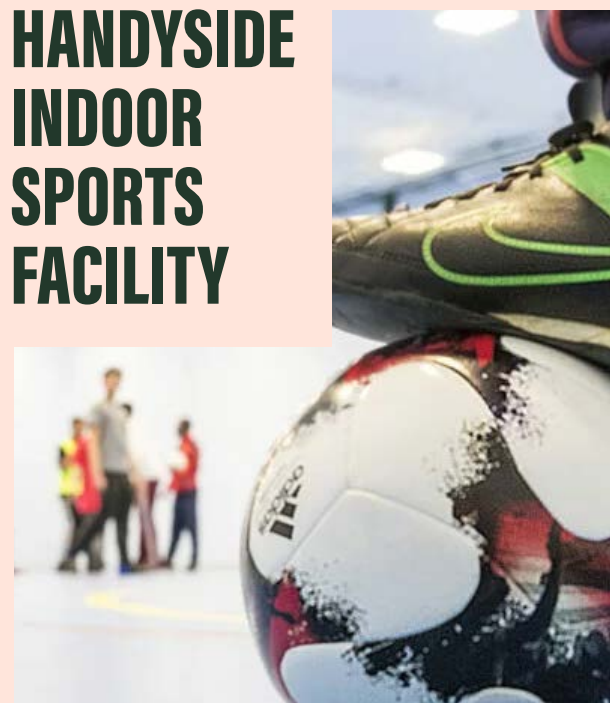
King's Cross Academy
King's Cross Academy is a new purpose-built primary and nursery school in the heart of King's Cross. The school primarily serves the Camden and Islington areas.



STORE STORE
STORE STORE is a shop and educational space which hosts a weekly After School Club for young people to learn and build portfolios in art, design and architecture. Products designed and prototyped in the After School Club are sold in STORE STORE with royalties going to the participants.



Camley Street Natural Park
Camley Street Natural Park is two acres of wild green space right in the middle of one of the most densely populated parts of London. Once you enter the park, it's hard to believe that you are next to one of the busiest rail interchanges in the country.



Handyside Indoor Sports Facility
Whether you are looking to shoot some hoops after work, start a Saturday five-a-side team or beat the unbeatable on the badminton court, the Handyside Sports Pitch is there for all King's Cross tenants to enjoy. And best of all, it's completely free.

King's Cross and its investors

King's Cross is London's creative neighbourhood and home of the extraordinary. It comprises 67 acres of inspiring businesses, outstanding architecture, destination retail and dining, and a vibrant cultural scene.

The King's Cross estate is owned and managed by The King's Cross Group. The King's Cross Group is made up of pension fund AustralianSuper (74% stake) and clients of the international business of Federated Hermes (26% stake). 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.





THE
**KING'S
CROSS**
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