



# **THE BREWERY BUILDING**

# A SPACE

A striking building in the rapidly developing King's Cross area. 11,348 sq ft of contemporary office space, designed by award winning architects Squire & Partners

A photograph of a modern, multi-story brick building with a grid-like facade of large windows and balconies. The building is constructed from light-colored bricks and features dark-framed windows and balconies with decorative metal railings. The sky is clear and blue. The text 'TO CREATE' is overlaid in large white letters at the bottom of the image.

# TO CREATE



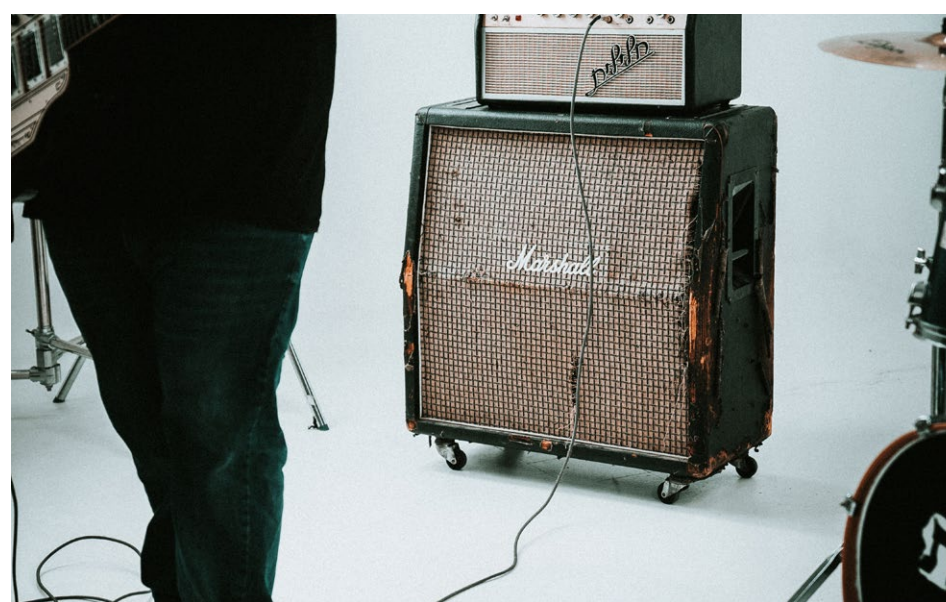
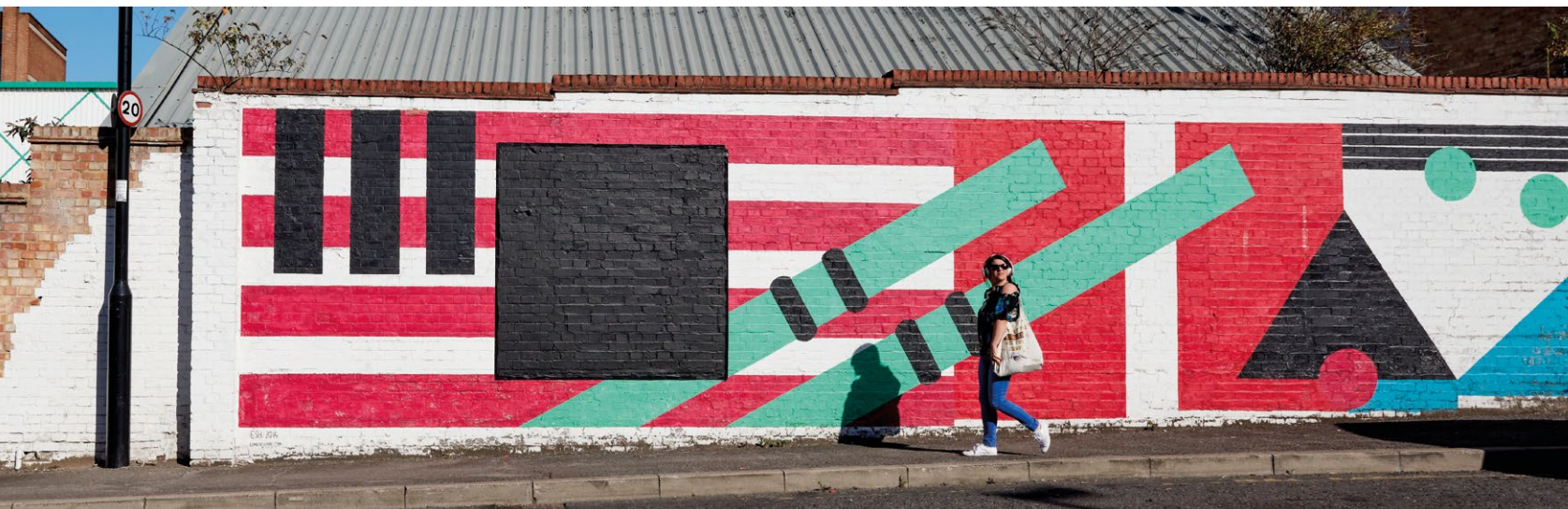
# HEART OF INNOVATION



**THE  
BREWERY  
BUILDING**



# A COMMUNITY BUILT ON COLLABORATION



## TILEYARD LONDON

Located just round the corner from Europe's largest community of independent artists and businesses. The Brewery Building is part of the creative neighbourhood that surrounds Tileyard London. The area is home to a diverse and bustling community, attracting some of London's most forward-thinking companies and individuals.



# KING'S CROSS

"WHAT MAKES KING'S CROSS DIFFERENT IS THE DETERMINATION TO CREATE AN INTERESTING PLACE WITH A TRULY DIVERSE MIX OF USES."

Andrea Watson, Daily Express.



## SHAPING THE FUTURE

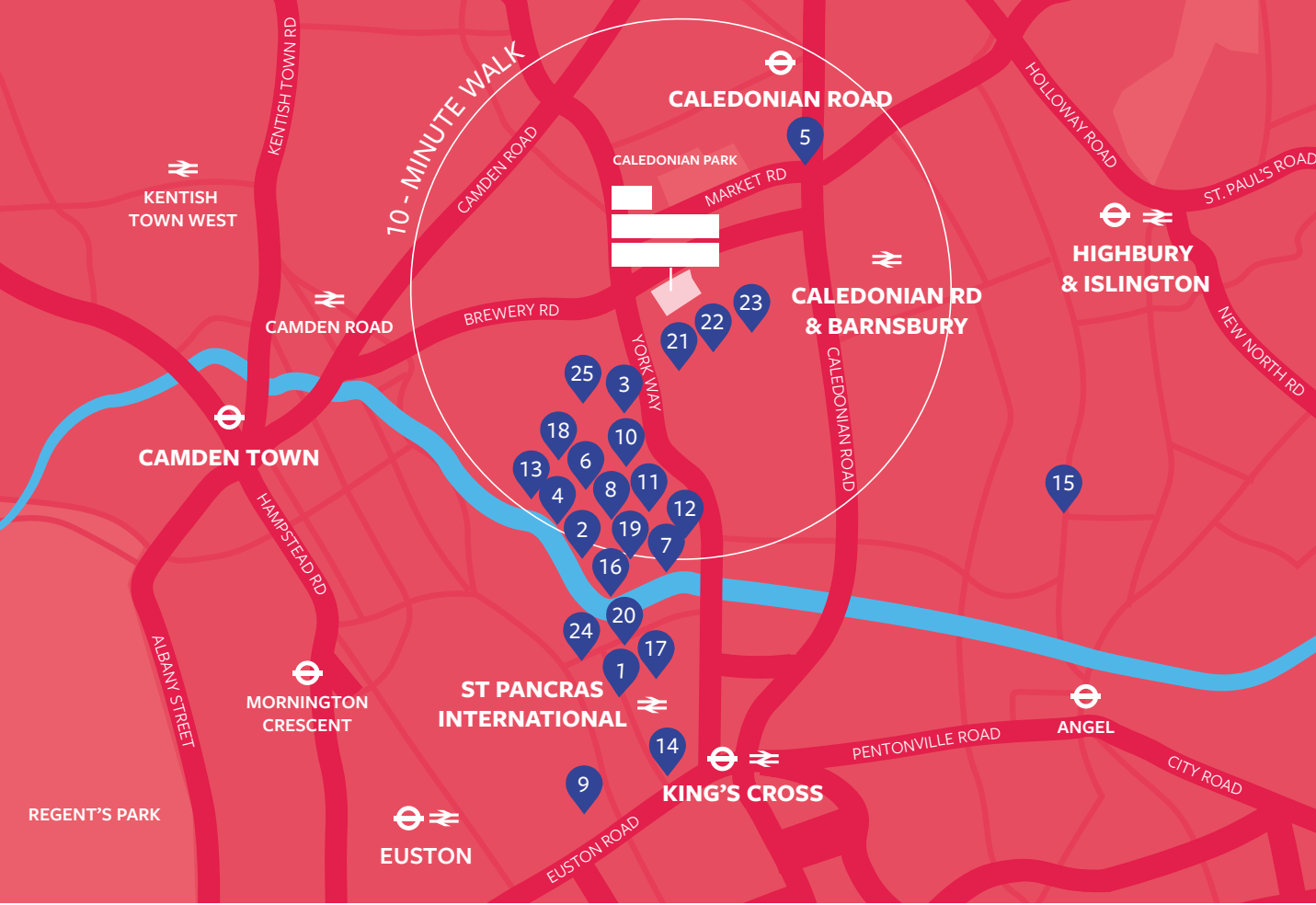
Globally recognised as one of the most diverse and vibrant places to live, work and explore in London - King's Cross is shaping the future of the city. A unique destination, attracting some of the world's most innovative companies, such as Google, Sony, Tom Dixon, Samsung and Universal Music, to name a few.

At the centre of the King's Cross development is The Granary Complex - a new cultural focal point and home to the world famous arts college Central Saint Martins. A magnet for shoppers and visitors, Coal Drops Yard offers an extraordinary retail and dining experience, with over fifty stores, restaurants and cafés.





# WELL CONNECTED



## A PERFECT NETWORK

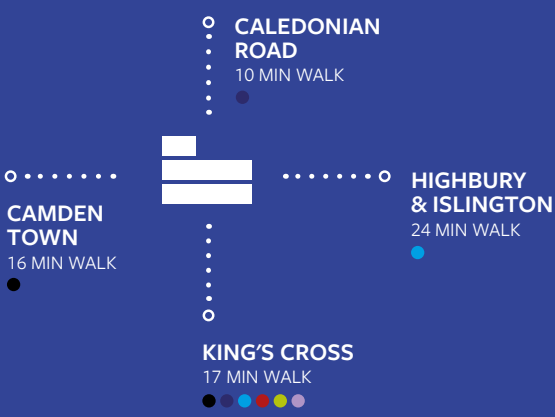
The Brewery Building's close proximity to King's Cross Station and St. Pancras International, gives you direct access to 6 tube lines and all London airports in around 1 hour.

King's Cross St. Pancras has become the most connected transport hub in Europe, with links to Paris, Brussels, Lille and Amsterdam, via the Eurostar.

- Northern Line
- Central Line
- Piccadilly Line
- Circle Line
- Victoria Line
- Hammersmith & City

### LONDON UNDERGROUND CONNECTIONS

### INTERNATIONAL (AIRPORT & RAIL)



## EXPLORE & DISCOVER

The King's Cross district is a microcosm of the best of London. The regeneration of the area has seen an influx of international names and fashion-forward brands, together with a long list of sought-after restaurants, bars and cafes.

- |   |  |   |   |  |
|---|--|---|---|--|
| <b>FOOD</b>   | <b>CULTURE</b>   | <b>BARS &amp; PUBS</b>  | <b>SHOPPING</b>   | <b>BUSINESS</b>  |
| 1. Granger & Co.<br>2. Hicce<br>3. Cut & Grind<br>4. Barrafin<br>5. Green & Flavour | 6. Coal Drops Yard<br>7. Granary Square<br>8. Central Saint Martins<br>9. British Library<br>10. Skip Garden | 11. Spiritland<br>12. The Lighterman<br>13. The Drop<br>14. Anthracite<br>15. The Pig & Butcher | 16. Tom Dixon<br>17. Nike<br>18. Aesop<br>19. Paul Smith<br>20. & Other Stories | 21. Antony Gormley's Studio<br>22. Rapha<br>23. Tileyard Studios<br>24. Google HQ<br>25. King's Cross Central Triangle |



# CREATIVE SPACE TO THINK BIG

## INNOVATION

The Brewery Building occupies a prominent position on the corner of Brewery Road and York Way. The distinctive brick technique used on the upper floors plays with light and shadow to transform the exterior surface into a dynamic and eye-catching façade.

Designed by Squire & Partners with innovative businesses in mind, the full-height glazing provides the interiors with abundant natural light, creating bright, open spaces to think and create.







SECOND FLOOR OFFICE SPACE



# WHERE IDEAS

## DESIGNED WITH PURPOSE

The typical 2,000 sq ft+ upper floors and carefully considered interior provides a spacious, bright, open-plan environment in which to work, the perfect home for any forward-thinking creative business.



# TAKES SHAPE



# SCHEDULE OF AREAS

The Brewery Building provides 7,049 sq ft of new contemporary offices over 2nd, 3rd & 4th floors. The second floor has been fitted out with a carefully designed ‘CAT A+’ finish, ready for immediate occupation.

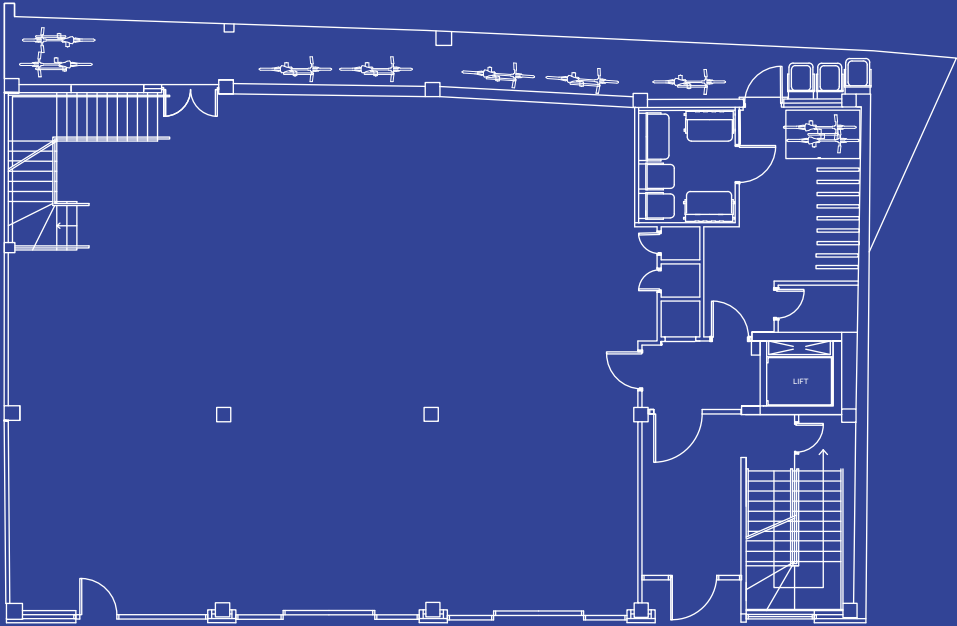
The development offers 4,300 sq ft of light industrial (B1c) space over Ground & 1st floors delivered in shell condition with an interconnecting staircase. An ideal opportunity for creative industries, to include; architects, advertising agencies, graphic designers, media design and post production.

FLOOR		SQ FT	SQ M	
04	B1	2,390	222	
03	B1	2,386	221.7	
02	B1	2,273	211.2	
01	B1c	2,195	203.9	
G	B1c	2,104	195.5	
TOTAL		11,348	1,054.3	

GROUND FLOOR

2,104 SQ FT  
195.5 SQ M

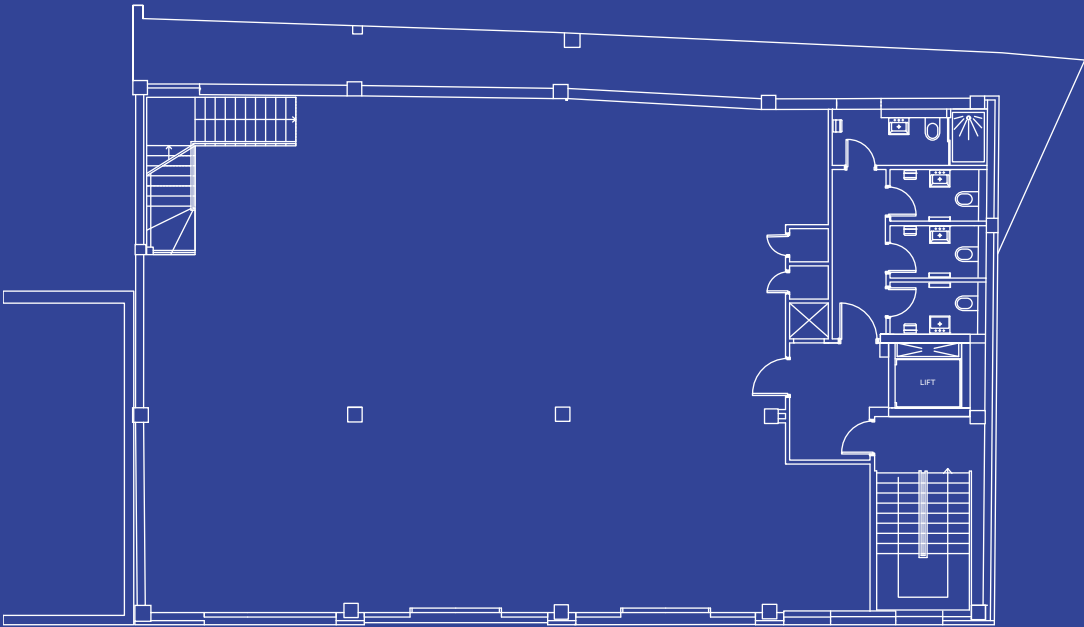
B1c office space



FIRST FLOOR

2,195 SQ FT  
203.9 SQ M

B1c office space

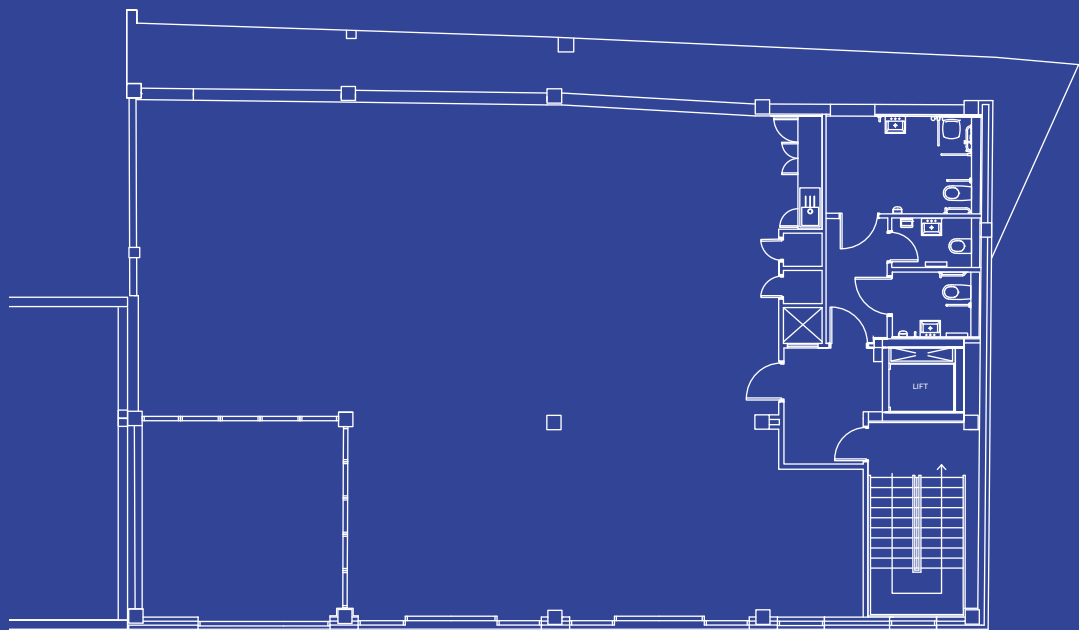




SECOND FLOOR

2,273 SQ FT  
211.2 SQ M

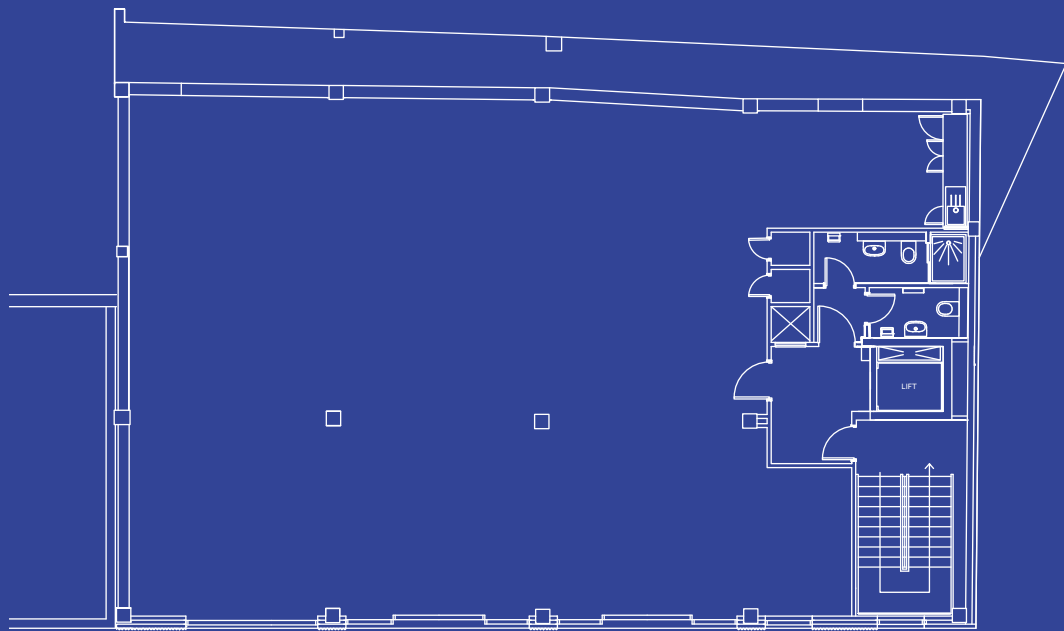
B1 office space



TYPICAL UPPER FLOOR

2,390 SQ FT  
222 SQ M

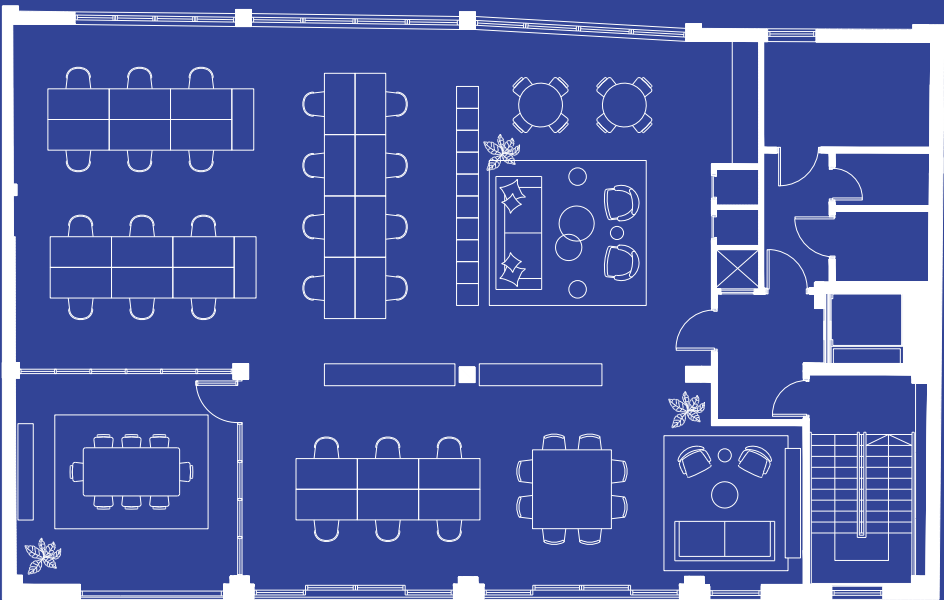
B1 office space



SPACE PLAN 1

26 X DESKS  
1 X MEETING ROOM

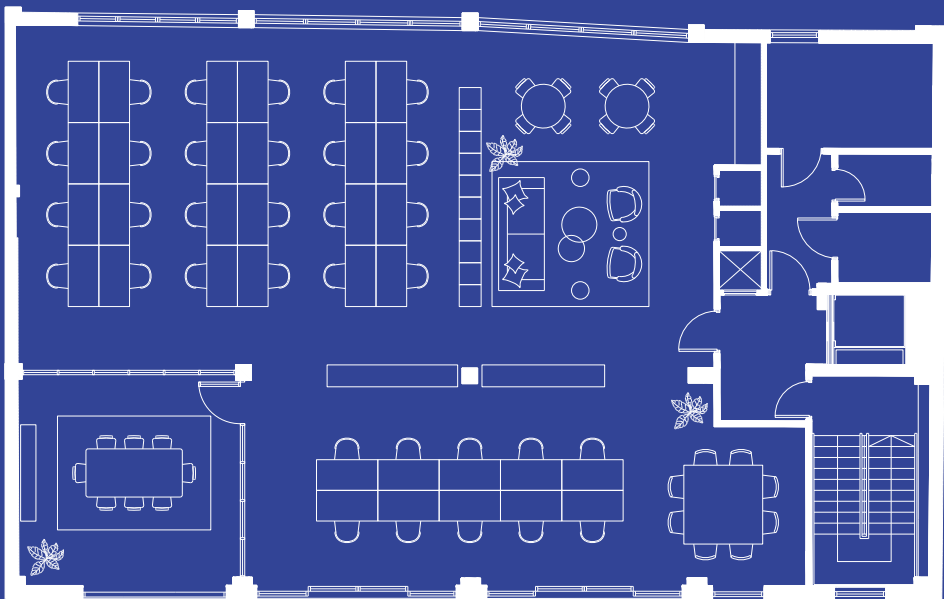
2 X BREAKOUT AREAS  
1 X KITCHEN



SPACE PLAN 2

34 X DESKS  
1 X MEETING ROOM

1 X BREAKOUT AREA  
1 X KITCHEN









# WELL EQUIPPED

The Brewery Building's B1 office space offers quality specification combined with excellent flexibility, with floors available from 2,000 sq ft to 7,000 sq ft and a fully-fitted and furnished second floor.



## B1 OFFICE SPACE SPECIFICATION



OPENABLE WINDOWS  
& JULIETTE BALCONIES



FLOOR TO CEILING  
HEIGHT [2.9M]



RAISED FLOORS  
[100MM]



DESIGN / OCCUPATIONAL  
DENSITY 1:8



EXCELLENT  
NATURAL LIGHT



SUSPENDED LED  
LIGHTING



FULLY FITTED-OUT  
KITCHEN POINTS



FULLY FITTED &  
FURNISHED SECOND FLOOR



FIBRE CONNECTIVITY



EXPOSED SERVICES



1 X 8 PERSON LIFT



2 - 4 WCS PER FLOOR



AIR CONDITIONING



4 SHOWERS

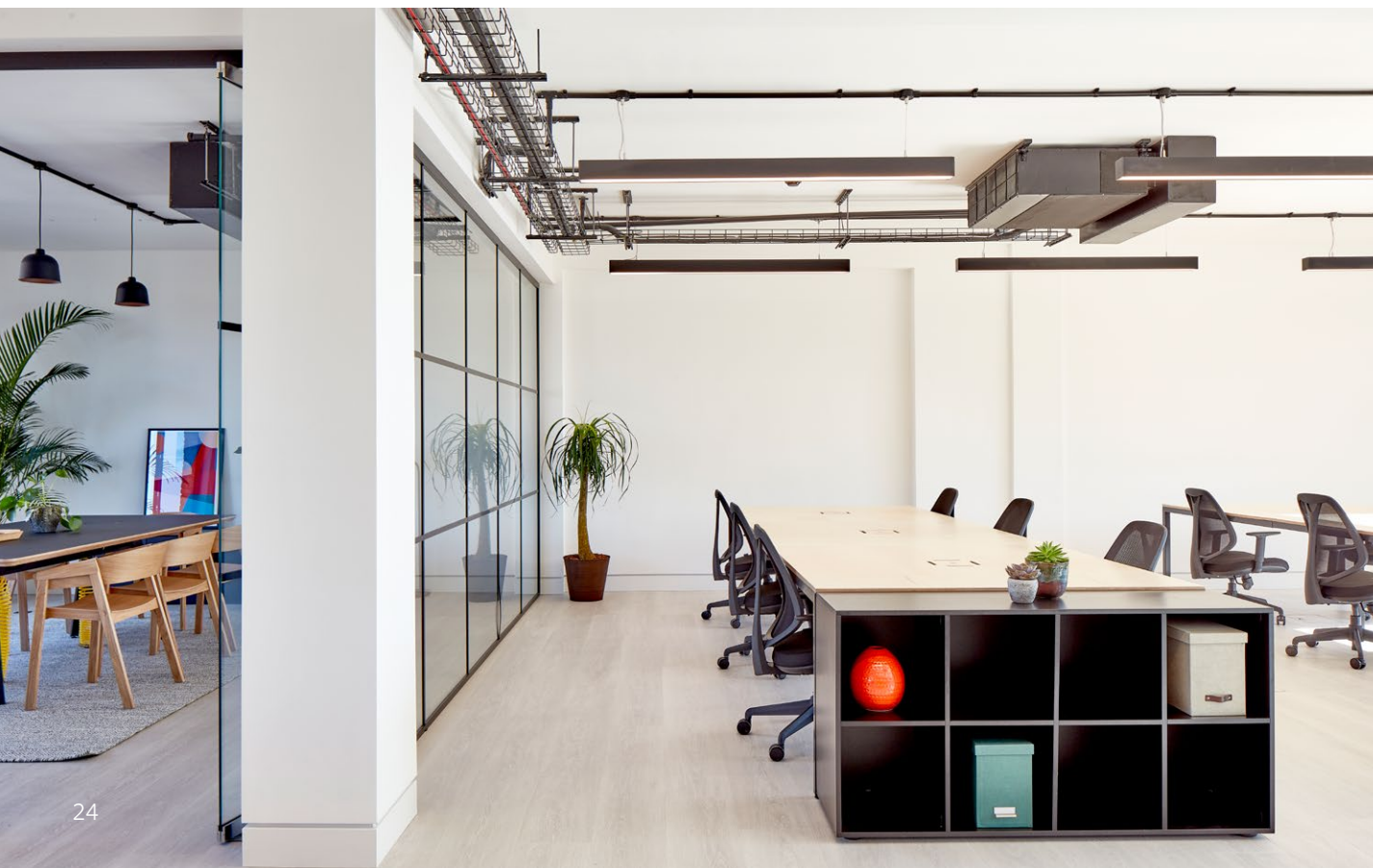


18 CYCLE SPACES



EPC B33





**Stephen Page**

T: +44 (0)20 7336 1313

E: [spage@antonpage.com](mailto:spage@antonpage.com)

**Harrison Turner**

T: +44 (0)20 7336 1313

E: [hturner@antonpage.com](mailto:hturner@antonpage.com)



**GERALDEVE**

**Rhodri Phillips**

T: +44 (0)20 3486 3451

E: [rphillips@geraldev.com](mailto:rphillips@geraldev.com)

**James Lunn**

T: +44 (0)20 7333 6217

E: [jlunn@geraldev.com](mailto:jlunn@geraldev.com)

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The Brewery Building,  
55 - 61 Brewery Road,  
London, N7 9QH

**THEBREWERYBUILDING.COM**