

# ROLLING STOCK YARD

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

5,060 sq ft state-of-the-art fitted  
lab and office space available

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

The first floor offers 5,060 sq ft of ready-to-use office, lab and write-up space, conveniently located a short 5-minute walk from Granary Square and Coal Drops Yard.

Join Gyroscope Therapeutics, Beacon Therapeutics, PacBio and Purespring Therapeutics in a state-of-the-art fitted lab space.



# A world-class knowledge cluster



ROLLING STOCK YARD

META

TILEYARD STUDIOS

LONDON BIOSCIENCE INNOVATION CENTRE

TRIBECA

GRANARY SQUARE

TOM DIXON

COAL DROPS YARD

CENTRAL SAINT MARTINS

YOUTUBE

UNIVERSAL MUSIC

HAVAS

GOOGLE HQ

THE GUARDIAN

FRANCIS CRICK INSTITUTE

EUROSTAR

KING'S CROSS

ST PANCRAS INTERNATIONAL

THE ALAN TURING INSTITUTE

THE BRITISH LIBRARY

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 renowned 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



2



3



4



5

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

# Tileyard Studios

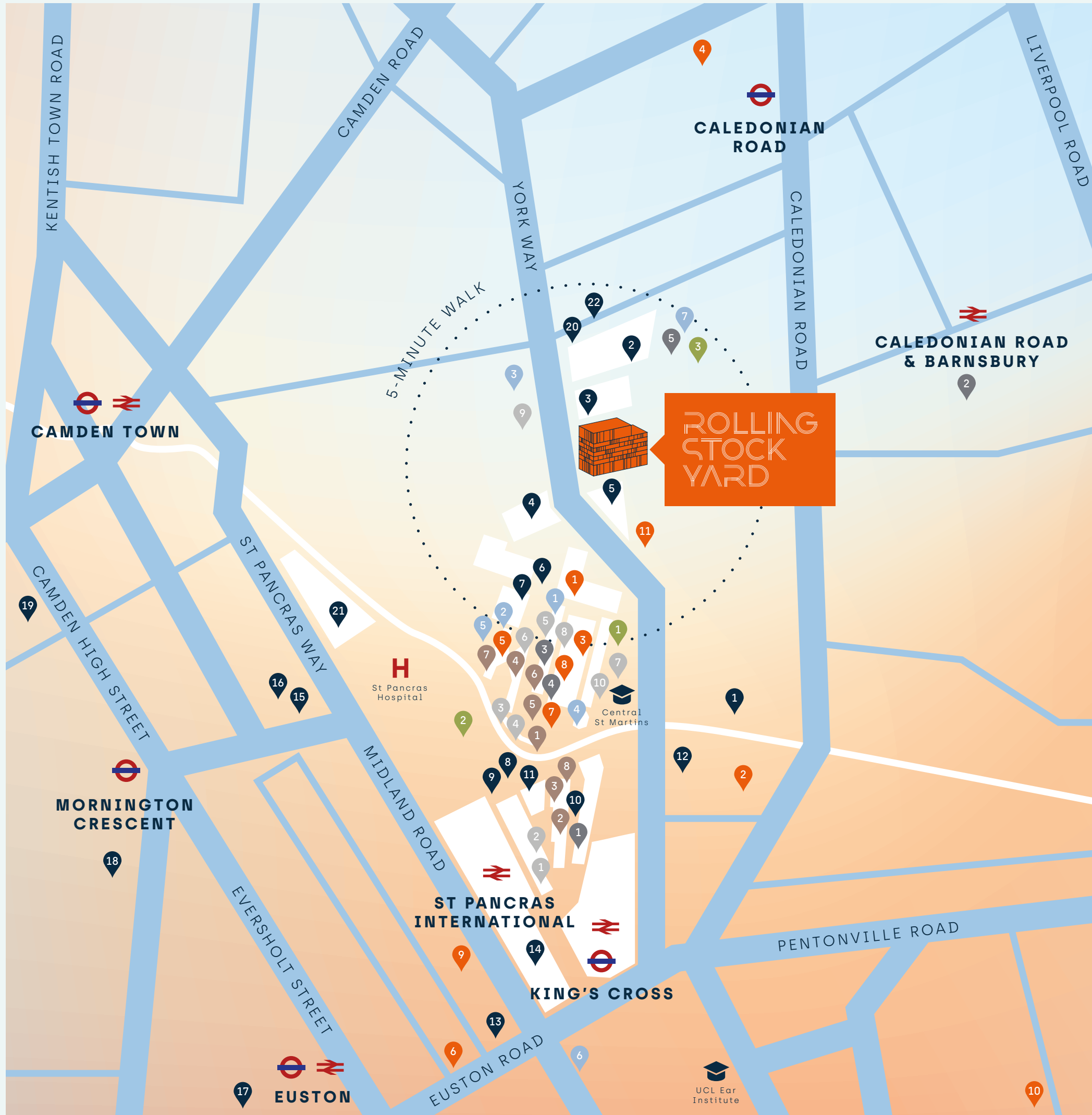
Tileyard Studios is a thriving creative community with over 130 state-of-the-art music studios and more than 100 creative office spaces. It is home to the likes of, Apple Music Radio, Spitfire Audio, Platoon, Marathon Artists, MOBO, and Tileyard Music.

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

### 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 Barrafina
- 4 Coal Office
- 5 Dishoom
- 6 Morty & Bob's
- 7 Burger & Beer
- 8 Lina Stores
- 9 Sainsbury's Local
- 10 Waitrose

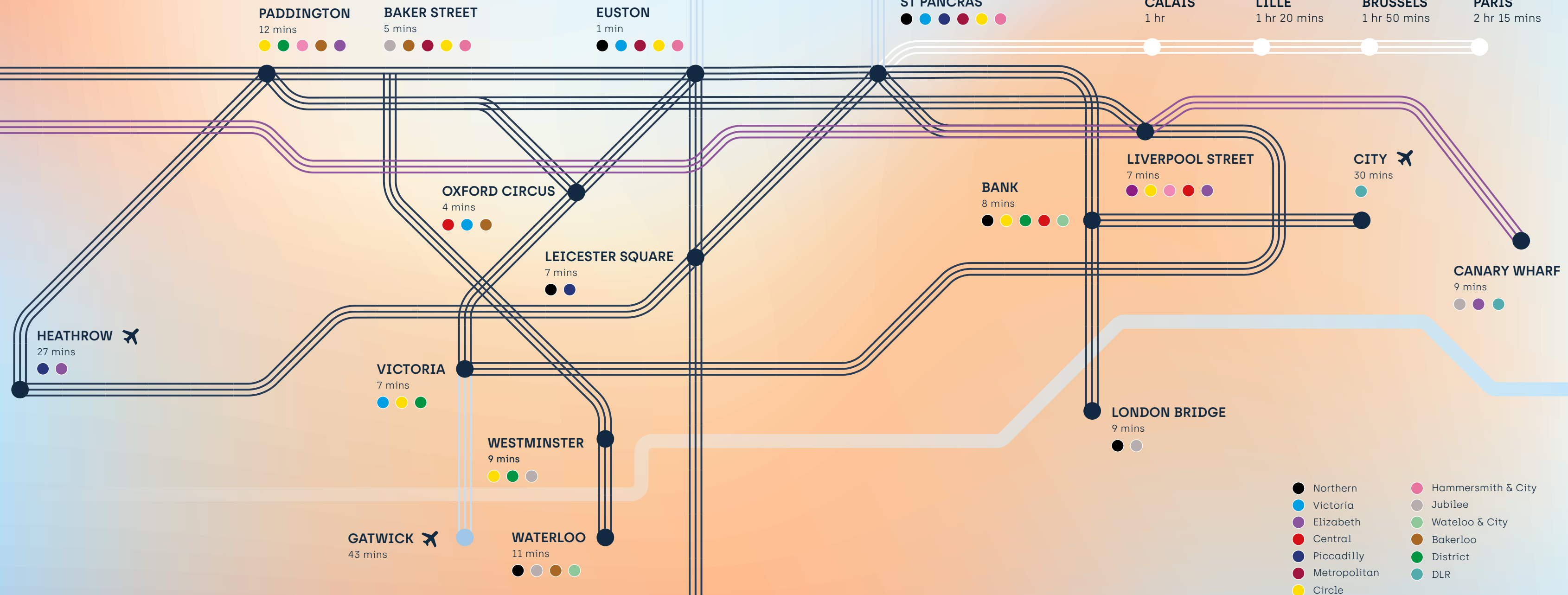
### SHOPPING ●

- 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



Fully fitted world class lab and office space



Shared space on  
the mezzanine



# Schedule of areas

Rolling Stock Yard offers 5,060 sq ft of fitted lab and write-up space.

FLOOR	SQ FT	SQ M	OCCUPIER	
08	-	-	Xero	
07	-	-	Xero	
06	-	-	Gyroscope Therapeutics	
05	-	-	Gyroscope Therapeutics	
04	-	-	Purespring Therapeutics	
03	-	-	PacBio	
02	-	-	Beacon Therapeutics	
01	5,060	470	FITTED LABS	
G	-	-	Reception	
TOTAL	5,060	470		

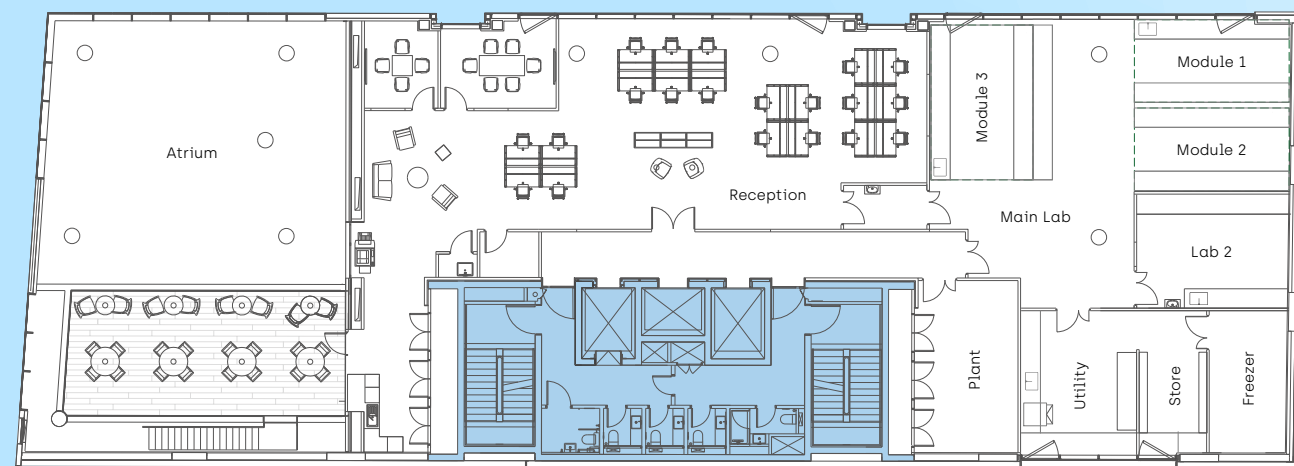


# Floor plan

Fully fitted state-of-the-art lab


 5,060 SQ FT  
 470 SQ M

- 20 Desks
- 2 Meeting rooms
- 6 Breakout seats
- 5 Lab stations



Current layout offers 20 desks, but flexible configuration is welcome. Floor plan indicative.

# Laboratory specification



Containment/Biosafety level 2 [CL2/BSL2]



Modular open lab ready for immediate occupation with option to further sub-divide



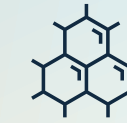
Changing lobby between office and lab area for cleanliness



Mobile benching in open lab for ultimate flexibility



A dedicated area for LN2 & freezer storage with monitoring alarm



Highly flexible lab configuration with opportunity for dedicated cell/tissue culture areas



Laboratory gas storage & supply capped in all labs



Utility area for glass wash, waste storage with 3 phase supply for autoclave



Access control fitted to lab entrances



A separate store for consumables



6 air changes per hour



Separate goods-in access for safety

# Office specification

Environments built around community, comfort and workflow. Rolling Stock Yard provides office space ready to help new tenants hit the ground running.



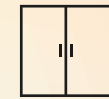
HDMI cables from screens to meeting rooms



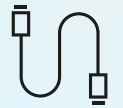
Soft, high & low seating



Acoustic treatment to office areas



Floor & wall cupboards



Desktop power with USB charging



Integrated fridge & dishwasher



Wi-Fi points installed



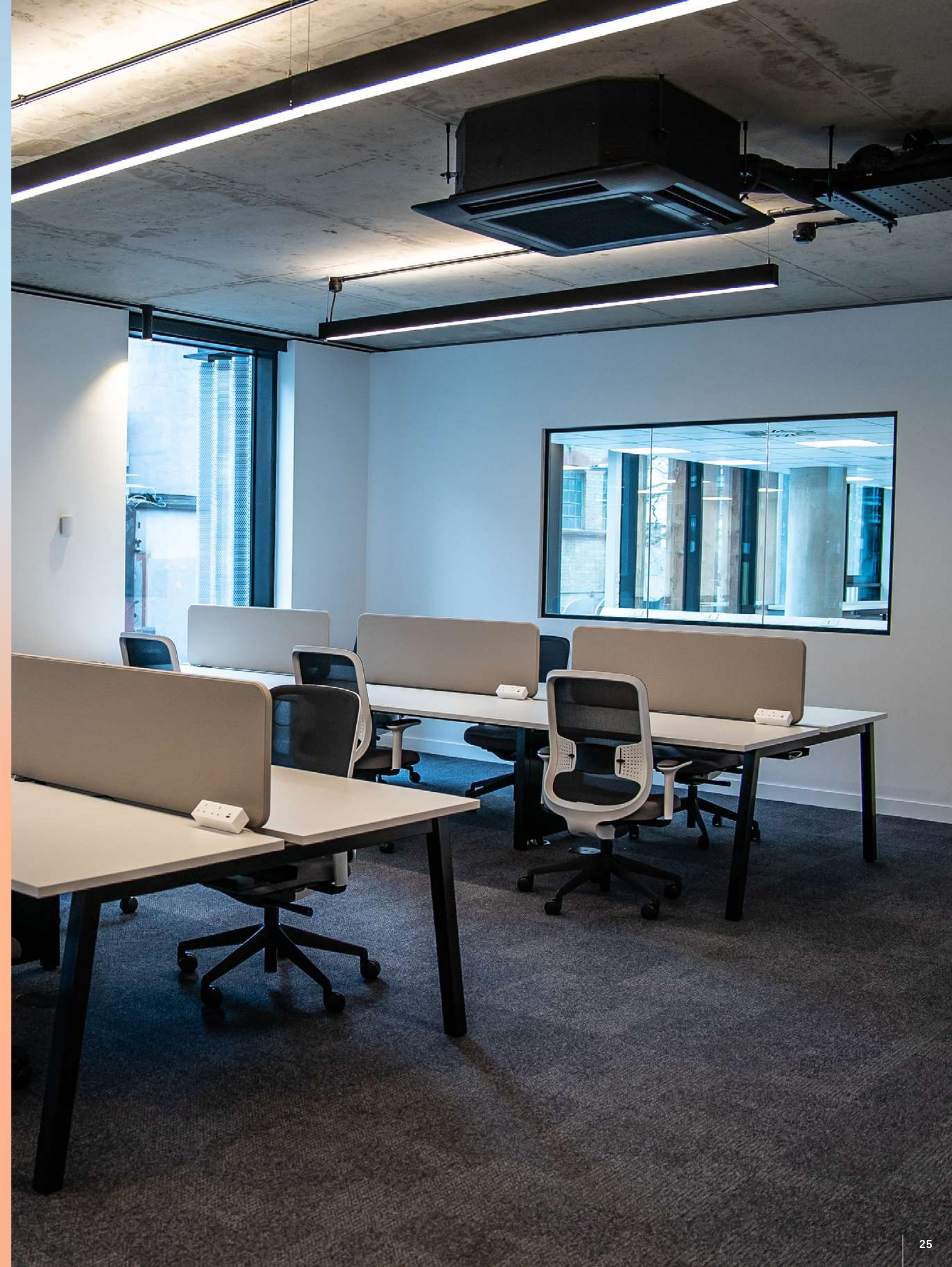
Boiling point taps



Comms cupboard for each demise



Meeting room (6 ppl)  
Meeting room (4 ppl)



# Reimagined co-lab café



# Building specification

SQUIRE & PARTNERS	A landmark development designed by Squire & Partners		Contemporary façade with full height glazing, vertical timber fins & perforated metal screens
BREEAM®	'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

# 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





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Creating space  
for science

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**ROLLINGSTOCKYARD.COM**

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