

ROLLING STOCK YARD

KNOWLEDGE QUARTER
KING'S CROSS
N7 9AS

Rolling Stock Yard is a landmark **53,872 sq ft Science and Technology development** 5 mins from King's Cross.

The 7th & 8th floors offer **10,537 sq ft of office lab-enabled space coming Q2 2025**

Join a **pioneering community of science and innovation** alongside industry leaders like Beacon Therapeutics, PacBio, and Purespring Therapeutics.

A catalyst for innovation



Occupiers at Rolling Stock Yard

purespring

beacon
therapeutics

PacBio

cfdx

Quote from our customers

"We are pleased to lease further space at Rolling Stock Yard and continue our relationship with a cluster which has a number of distinct advantages for early-stage life sciences companies.

We place great importance in ensuring that our portfolio companies have access to modern facilities in attractive areas, and we have seen previously with both Gyroscope Therapeutics and Purespring Therapeutics that Rolling Stock Yard has the key ingredients that we believe are essential for success in early-stage biotech."

 **SYNCONA**

Michael Kyriakides, Syncona

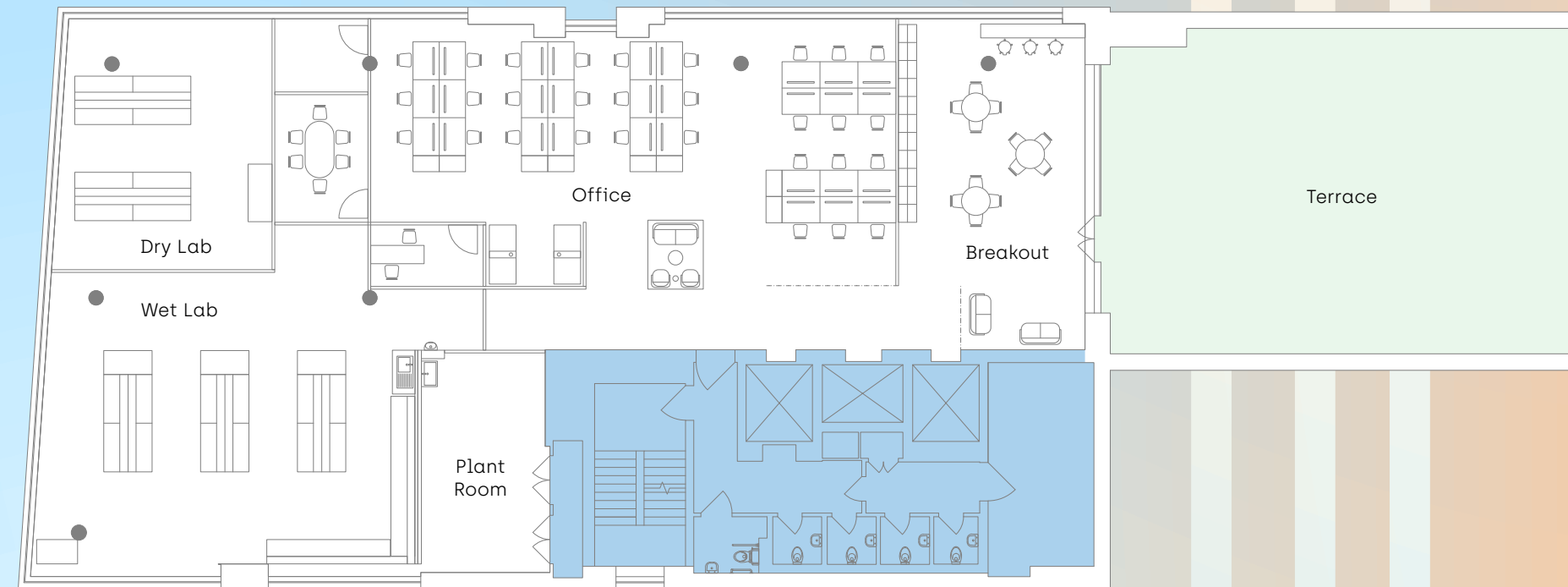
A spacious opportunity

FLOOR	SQ FT / SQ M	OCCUPIER
08	4,458 / 414	Available now
07	6,079 / 565	Available now
06	-	Gyroscope Therapeutics
05	-	Gyroscope Therapeutics
04	-	Purespring Therapeutics
03	-	PacBio
02	-	Beacon Therapeutics
01	-	CFDX
G	-	Reception

8th floor indicative fit-out

08 | 4,458 SQ FT
414 SQ M

07 | 6,079 SQ FT
565 SQ M



Designed for discovery, built for growth



'Platinum' WiredScore rating

BREEAM

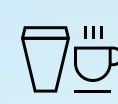
'Excellent' BREEAM rating



EPC A rating



Possible lab-spec



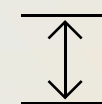
Artisan coffee on tap in reception



110 on-site secure cycle spaces



16 showers and 65 lockers



2.98m raised floor to ceiling height

For more information visit: rollingstockyard.com/availability

ROLLING STOCK YARD

OWNER:



Creating space for science

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