

Regent *King's Cross* Quarter

Where **innovation** intertwines with heritage.



The background is a vibrant, abstract composition. On the left side, there is a vertical strip of deep blue and cyan, which transitions into a bright, glowing cross shape that spans across the center. The rest of the background is a rich, textured red, speckled with small black dots and faint, wispy patterns. The overall effect is one of energy and depth.

King's Cross is founded upon
rich history and stands as a
symbol of sustainable progress
and boundless opportunities.

Igniting innovation amongst the world's highest concentration of knowledge-based businesses and scientific organisations.





innovate
collaborate

A space to pioneer

explore
discover



Regent Quarter

King's Cross

155,000 sq ft
lab space in the heart
of the King's Cross
Knowledge Quarter.





Regent Quarter overview






An extensive life science campus, Regent Quarter is situated in the heart of King's Cross.

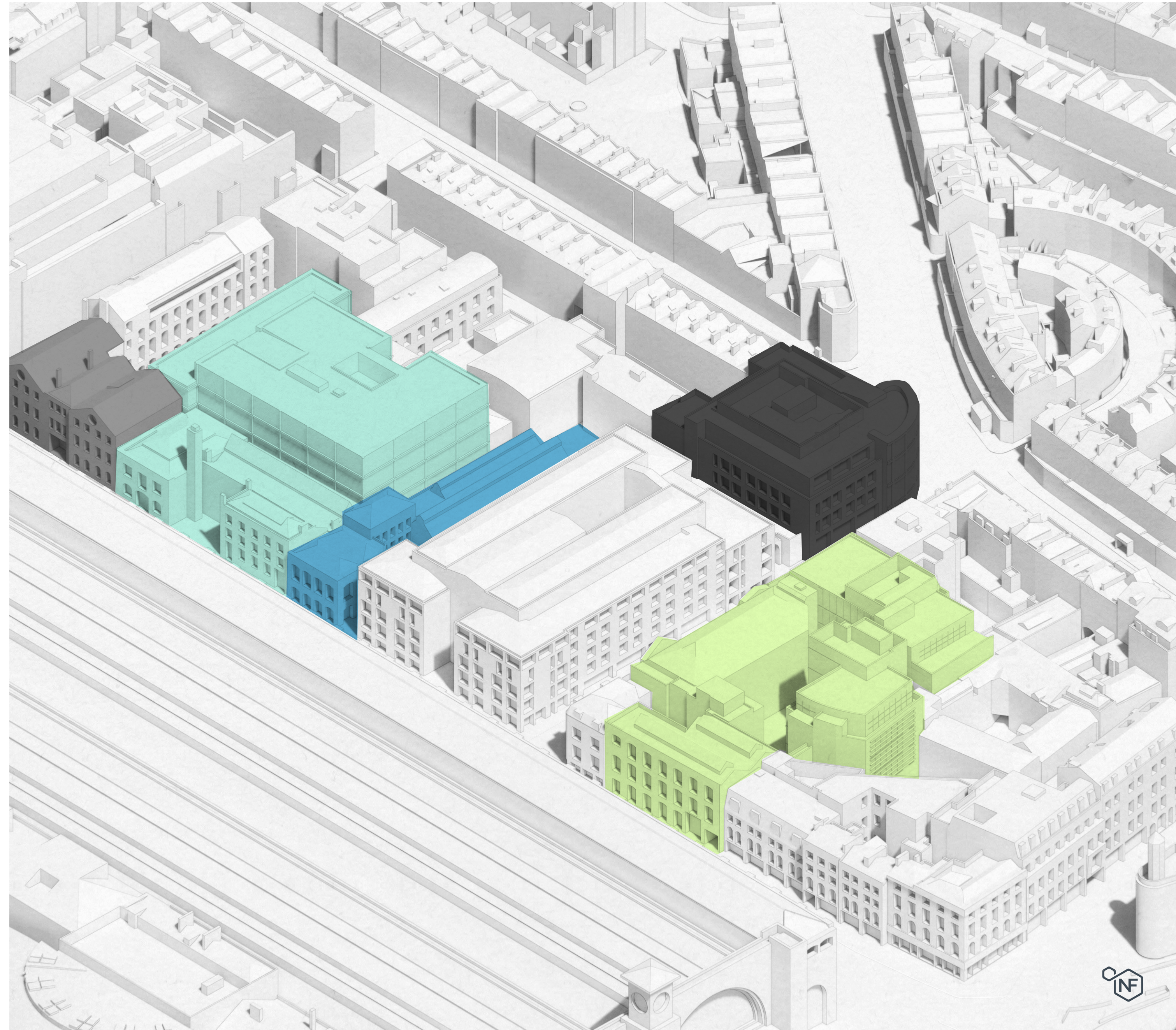
It's location is to the east of King's Cross Station, surrounded by, and benefiting from, a dynamic mix of global brands, hotels and restaurants. The estate is currently arranged in two blocks and comprises approximately 260,730 sq ft of mixed-use real estate, across 12 office buildings and 20 retail and leisure units.

A unique ecosystem

Our vision for Regent Quarter is to create a vibrant district of interconnected courtyards, beautiful heritage buildings and high quality contemporary architecture.

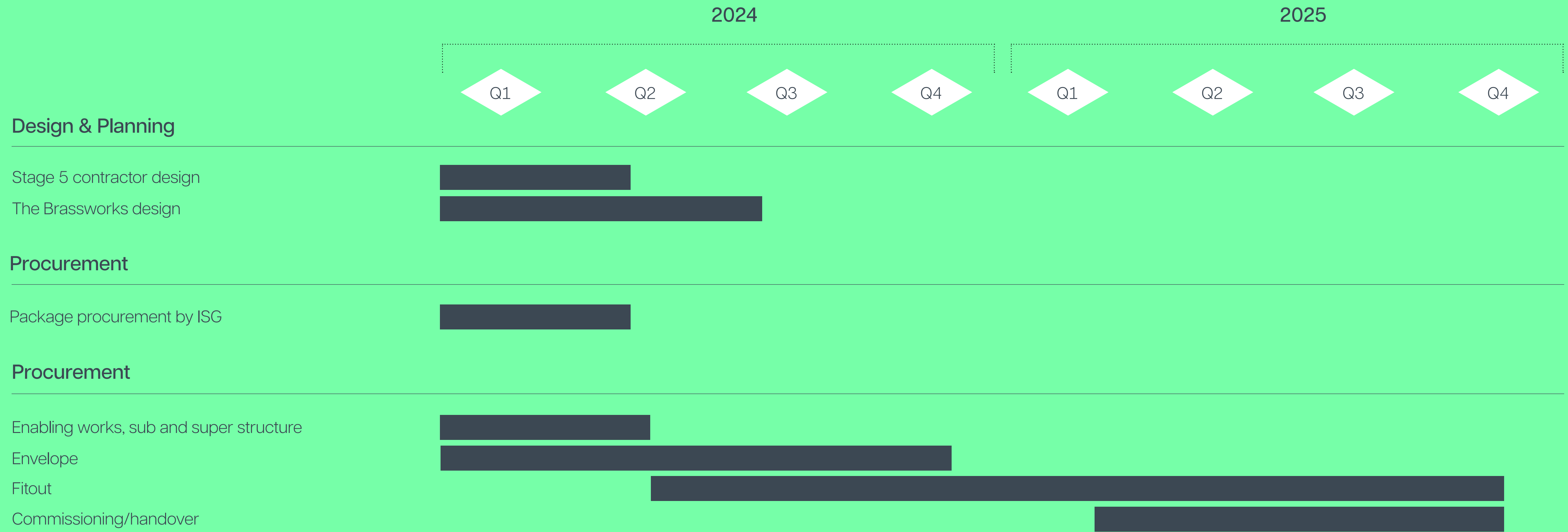
Flexible workspaces of varying sizes will create a campus for collaboration and a community of innovative businesses. The masterplan strategy is public realm-led, with a focus on creating an active and engaging series of external spaces, restaurants, retail units and workspaces at ground level that can be enjoyed by tenants, visitors and the local community.

-  Jahn Court
-  The Brassworks
-  Times House & Laundry Buildings
-  Mills Fabrica
-  Focus Point



Development timeline

Phase 01 Jahn Court & Brassworks

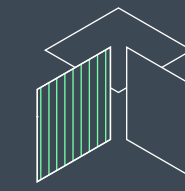


Empowering tomorrow



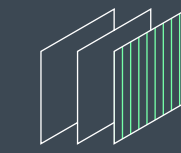
Knowledge

The focal point for one of the greatest knowledge clusters anywhere in the world.



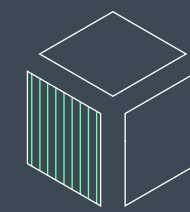
Science

Lab spaces designed for collaboration with a best in class fit-out specification.



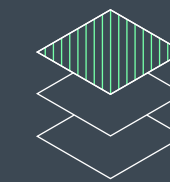
Transport

National and international connections are just around the corner with two of the UK's best connected stations.



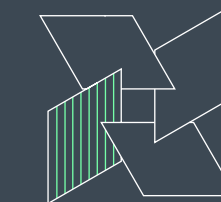
Community

Become part of the Regent Quarter campus. A mixed use estate in King's Cross, with limitless possibilities.



Amenity

An abundance of amenity on your doorstep, from Coal Drops Yard to 26 acres of parks and green space.

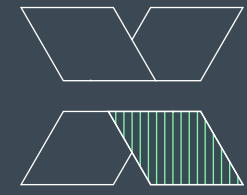


Flexibility

Cutting-edge lab spaces built to enable flexibility so your business can scale and flex.

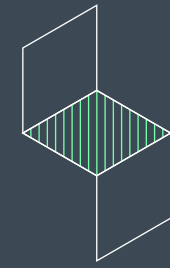
Knowledge Quarter

King's Cross



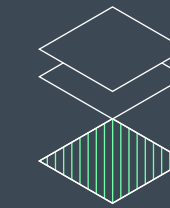
Global & recognised

King's Cross' dense cluster of knowledge-based businesses fosters collaboration, enhancing its reputation as a thriving industry hub.



Business & innovation

King's Cross, with its array of academic institutions and innovative enterprises, is a global hub for cutting-edge ideas and collaborative initiatives.



Talent & investment

Its international prominence attracts global investment and talent, establishing King's Cross as the premier destination for life innovation sciences businesses.

99,700

Life science students

13,700

Life science academics

580

Research centres

3,000

Scientists

59,500

People employed in the life science sector

10

Higher education institutions

A hive of innovation

The Knowledge Quarter (KQ) is the most sought after location for science in London.

Nestled in King's Cross, Euston Road, and Bloomsbury, KQ is a hub for diverse knowledge—from ancient manuscripts to cutting-edge scientific research.

Welcoming visitors, students, and researchers, our members collectively offer rich resources. In a groundbreaking partnership, we bring these together, creating endless possibilities for connected thinking.

A place where diverse thoughts converge, and knowledge becomes limitless.

Knowledge Quarter

Research institutions



Science & pharmaceutical occupiers

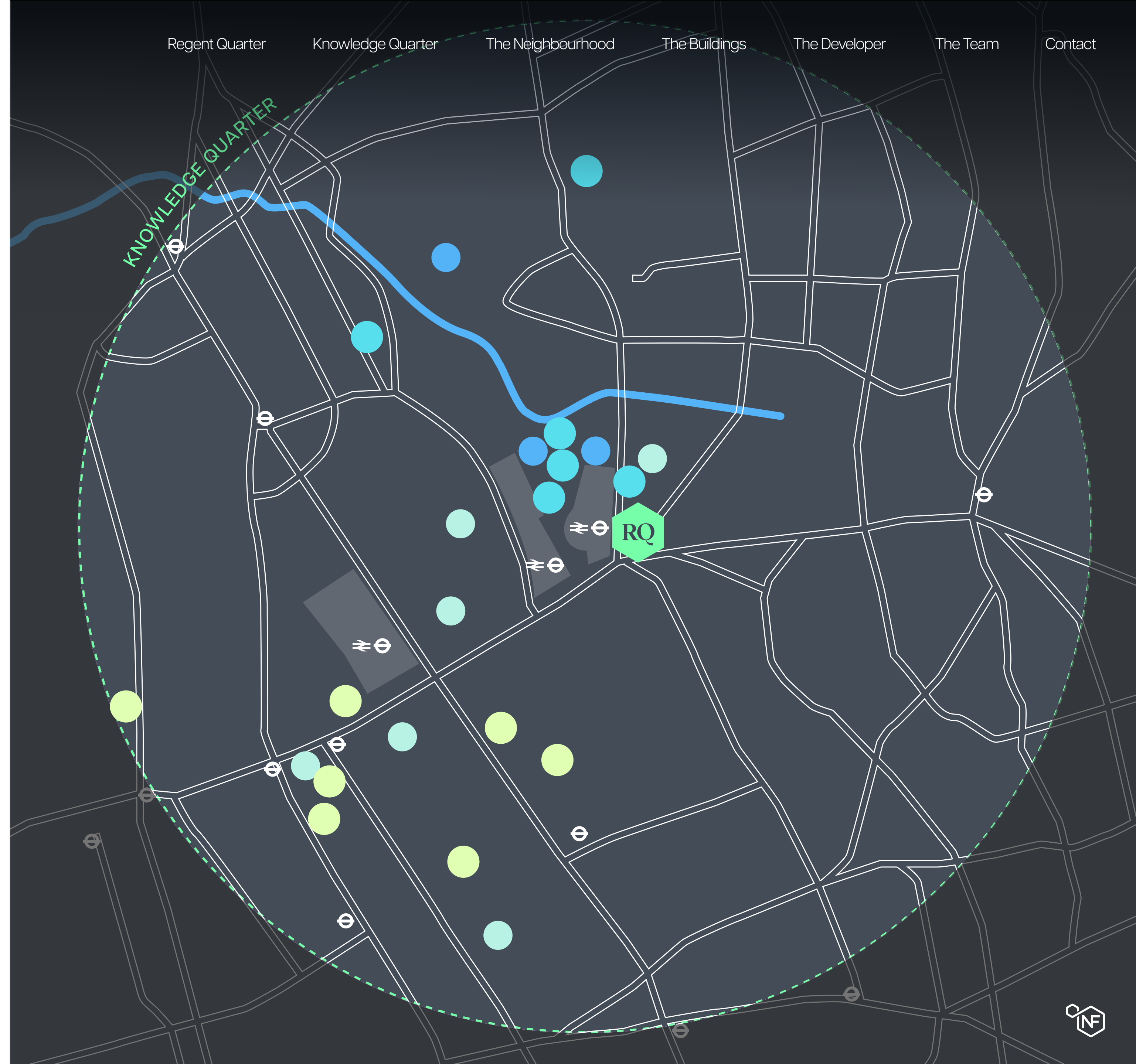


purespring

Technology businesses



Research, teaching & medical occupiers



The neighbourhood

From train to Regent Quarter in 100 steps.

Regent
Quarter

The nucleus for science
and innovation.

King's Cross

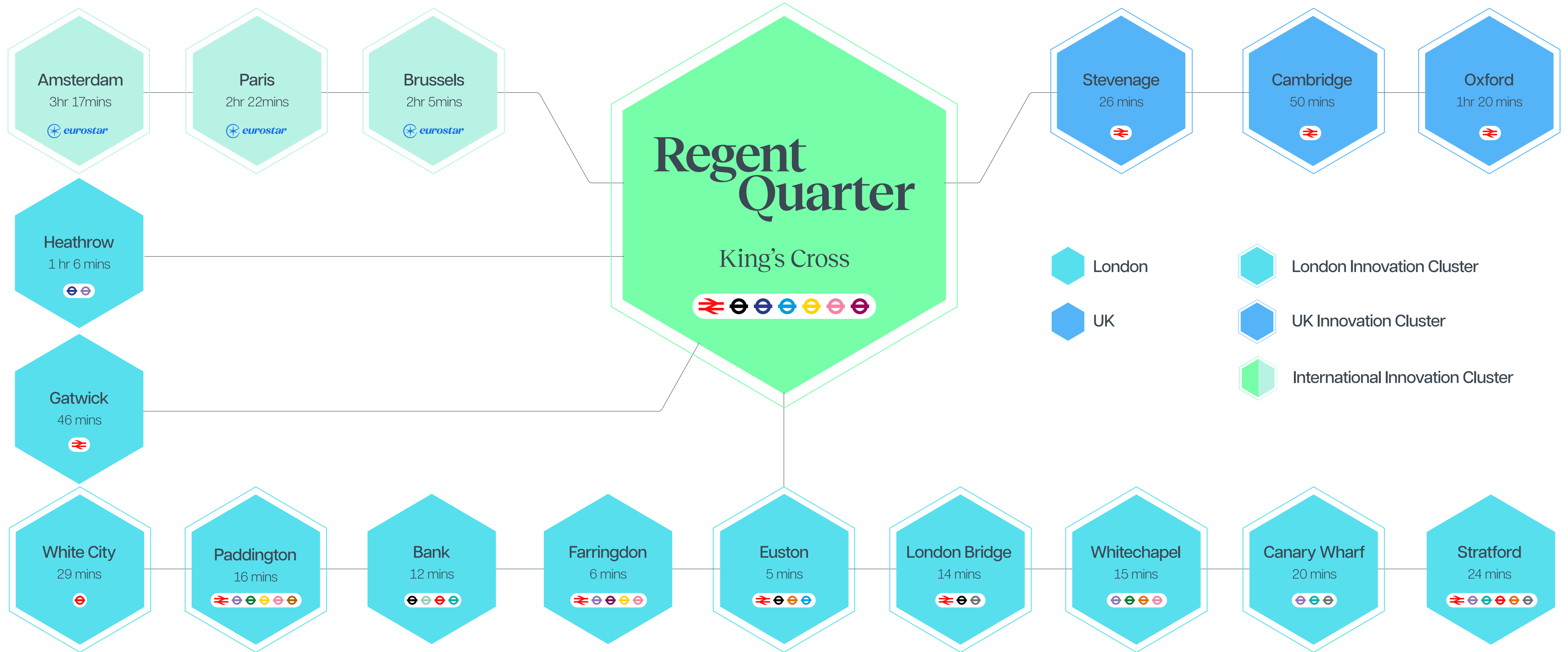


Connections

At King's Cross, you enjoy unparalleled connectivity in London, seamlessly linking you to local and European travel destinations.

You can't get much better than that.







A space to experience

relax
socialise

experience

escape

indulge



Amenity

F&B:

- 01. The Cross
- 02. Nandos
- 03. Coqfighter
- 04. Rosa's Thai
- 05. The Fellow Public House
- 06. Flat Iron King's Cross
- 07. Franco Manca
- 08. The Lighterman
- 09. Caravan
- 10. Dishoom
- 11. Barrafina
- 12. Parillan
- 13. Coal Office
- 14. Pret A Manger
- 15. Sons & Daughters
- 16. Morty & Bobs
- 17. Blank Street Coffee
- 18. Ekachai
- 19. Hoppers
- 20. Kimchee
- 21. Vinoteca
- 22. Granger & Co

Oliver Bonas

- 29. Nike London Central
- 30. Fortnum & Mason
- 31. & Other Stories
- 32. Rituals
- 33. Tesco
- 34. Tian Tian Market
- 35. Coal Drops Yard
- 36. Housmans Bookshop
- 37. COS
- 38. Cubitts
- 39. Earl of East
- 40. RAINS
- 41. Rush Hair
- 42. Universal Works
- 43. Waitrose
- 44. Sweaty Betty
- 45. Honest Jon
- 46. Twiin
- 47. Botanical Boys
- 48. FaceGym
- 49. Word on the Water

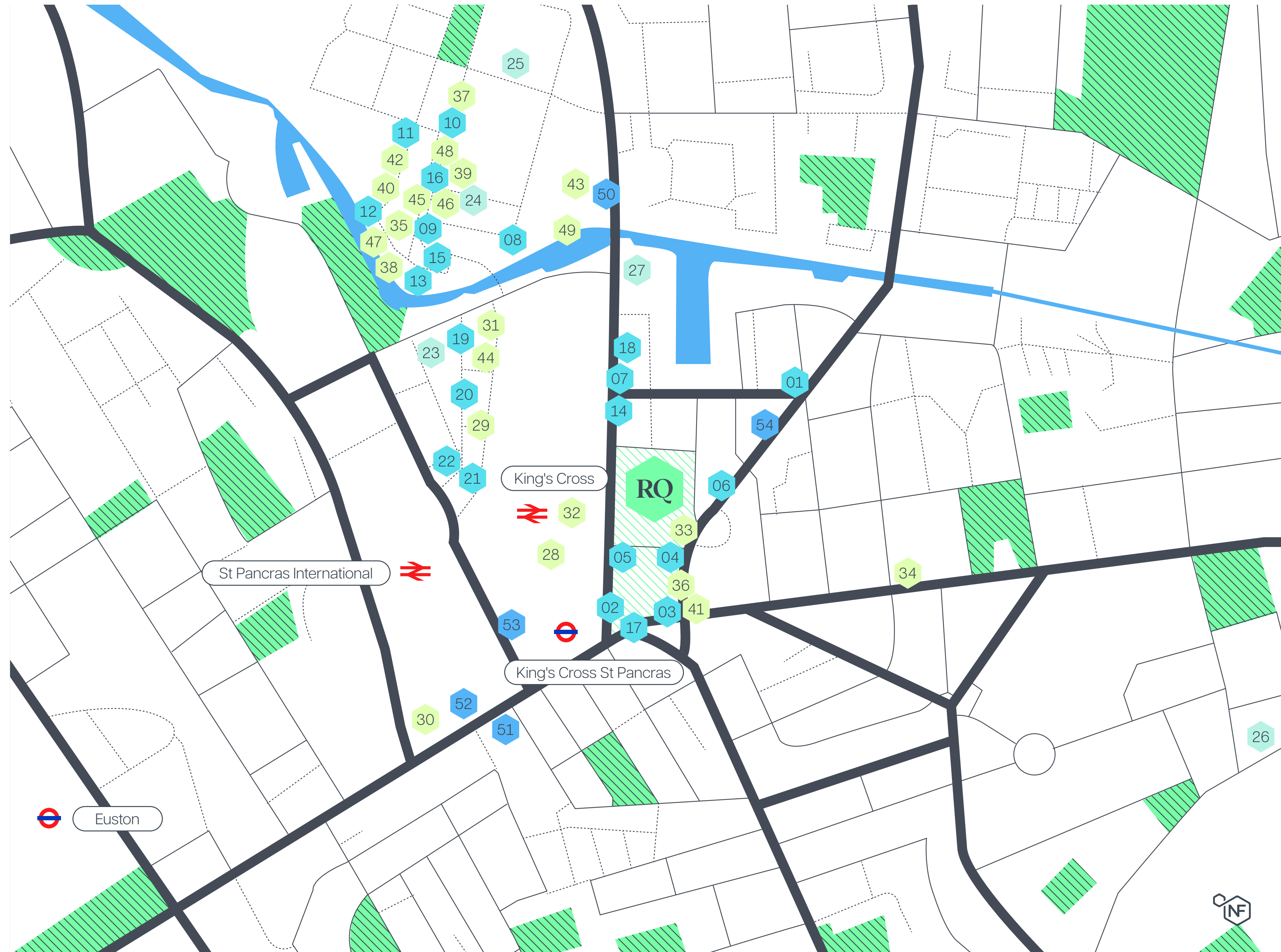
Lifestyle & Wellness:

- 51. The Standard Hotel
- 52. St Pancras Renaissance Hotel
- 53. The Great Northern Hotel
- 54. Zed Studio

Museums & Culture:

- 23. Lafayette
- 24. The Lethaby Gallery
- 25. Everyman
- 26. House of Illustration
- 27. Kings Place Music Foundation

Retail:



The buildings



Regent Quarter is a unique campus of science buildings set within a vibrant and heritage rich area of London.



Guy Woodhouse

Studio Director, Piercy & Company Architects

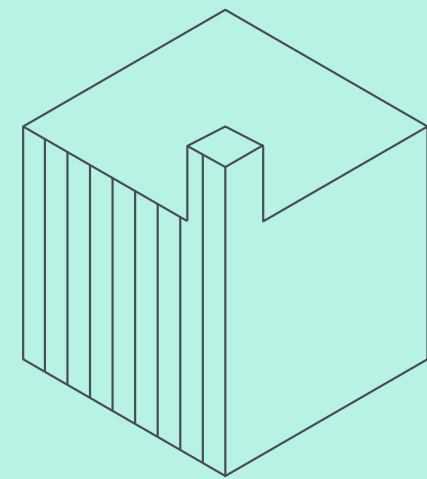
Scheme overview

Regent Quarter is situated within the Knowledge Quarter at King's Cross.

Phase 1 of the development consists of **four buildings** boasting high-quality office and lab spaces, access to external amenity spaces and dedicated tenant cycle storage provision. The scheme priorities sustainable design and best-in-class work spaces.

The new development will provide a campus of life science buildings complimented by an active and vibrant public realm.

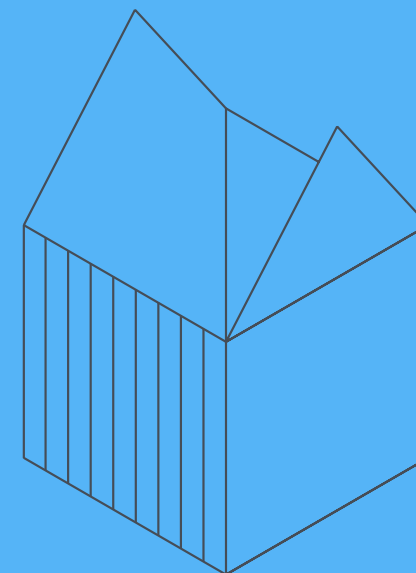
Jahn Court



Jahn Court offers modern flexibility through spacious design and premium amenities.

110,566 SQ FT

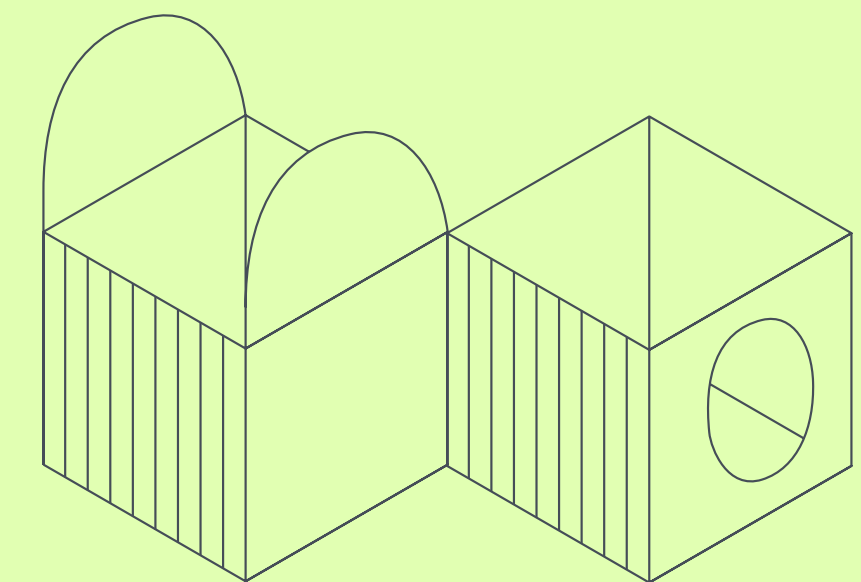
Brassworks



Brassworks - the Victorian warehouse with an abundance of historic charm.

11,313 SQ FT

Times House & Laundry Buildings



Times House and Laundry Buildings' high-quality lab and office space boasts an abundance of natural light.

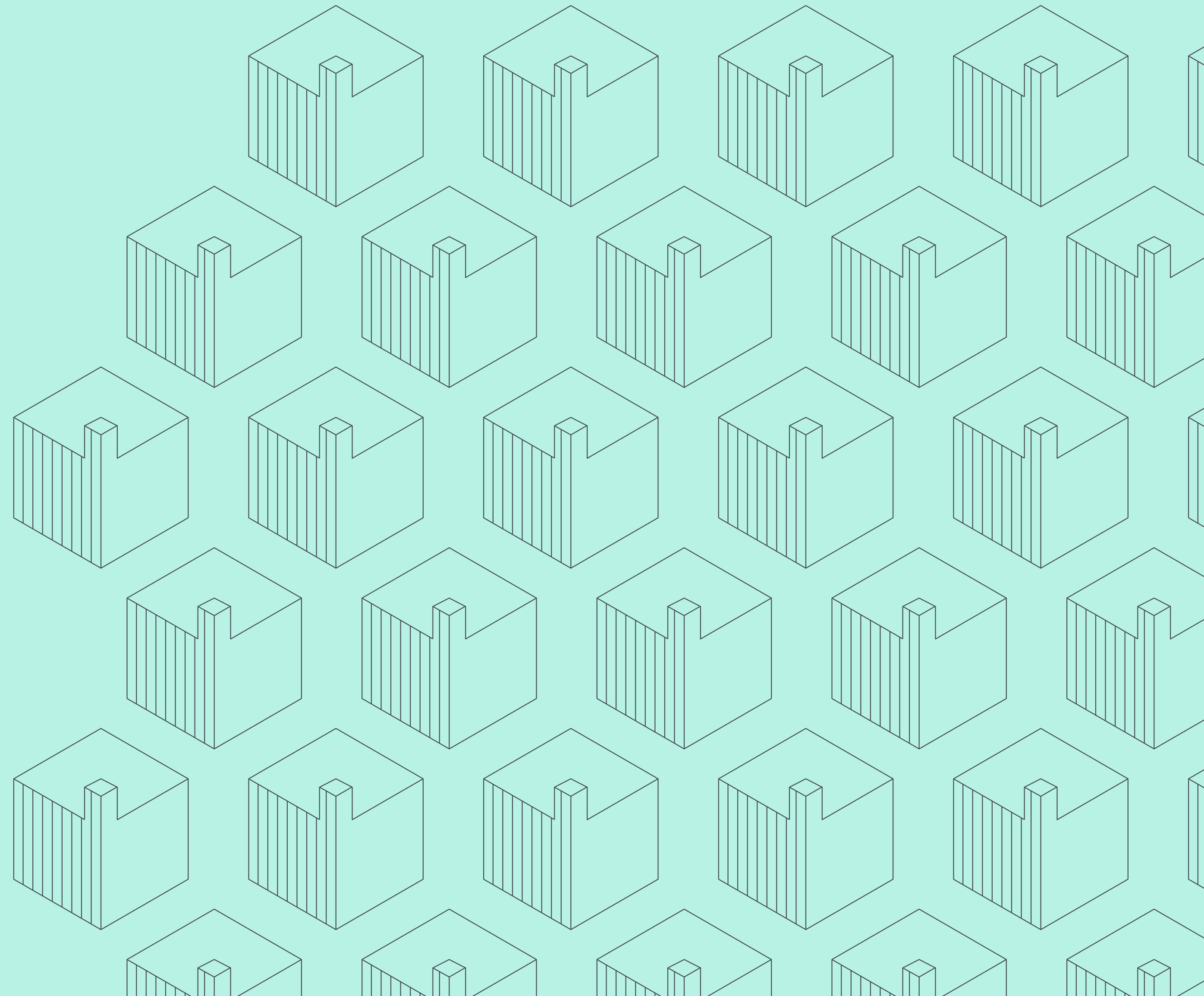
94,115 SQ FT

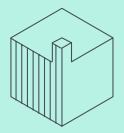
Jahn Court

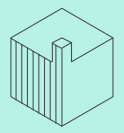
Jahn Court is a six-storey building featuring large, flexible floor plates, a dedicated servicing entrance and high quality cycle storage and amenity spaces.

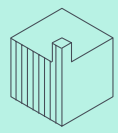
It has a distinctive main entrance and reception space, accessed directly from York Way, with a secondary pedestrian and cycle entrance accessed from Albion Yard to the rear. The building offers access to external amenity spaces, including courtyards at ground level and a generous roof terrace at level five.

110,566

 sq ft



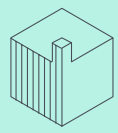




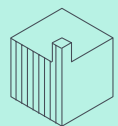
Reception



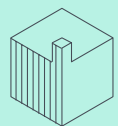
Reception



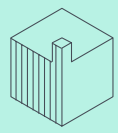
Level 5 indicative office space



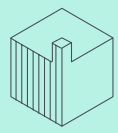
Level 5 indicative lab space



Ground floor indicative office space



Level 1 indicative lab space



Jahn Court

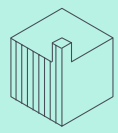
110,566_{sq ft}

Level	Area (GIA)	
	(m ²)	(ft ²)
Level 05 Terrace	95	1,021
Level 05 Mezzanine	512	5,512
Level 05	1,038	11,174
Level 04	1,213	13,059
Level 03	1,356	14,569
Level 02	1,451	15,619
Level 01	1,609	17,318
Level G	1,694	18,236
Reception	217	2,341
Level B1	1,089	11,717
Total area	10,274	110,566










Notes:

The Gross Internal Areas (GIA) have been measured in accordance with the RICS Code of Measuring Practice 6th Edition. Measured areas converted from sq. meters to sq. feet using estimated sizes.

Figures in the above table have been rounded and may not summate to the exact values.



Servicing strategy

-  Core
-  Office
-  Lab
-  York Way Service Access
-  Caledonia St Service Access
-  Goods Lift
-  Passenger Lift
-  Cycle Lift East Entry
-  Service Corridor

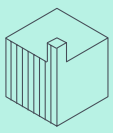
- ST Stores Area
- CS Chemical Store
- GS Gas Store
- WCS Waste Chemical Store
- D Reception
- WB Waste Bins
- CS Waste Chemical Store
- LN2 Liquid Nitrogen Store

York Way



York Way Service Access

Caledonia St Service Access



Level G

Floor plan

20,577 sq ft



Space plan

20,577 sq ft

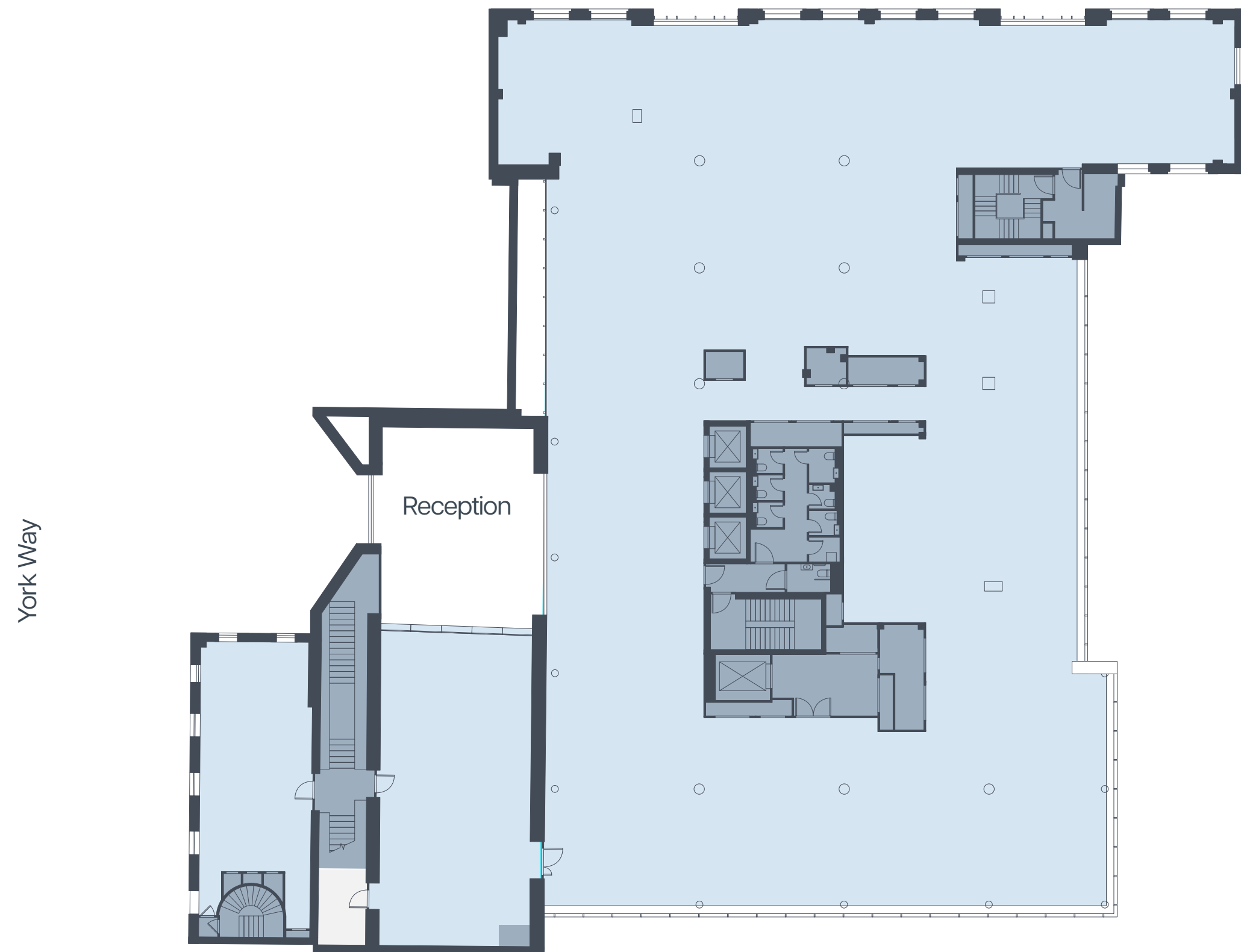




Level 01

Floor plan

17,318 sq ft

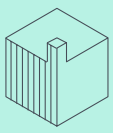


Space plan

17,318 sq ft



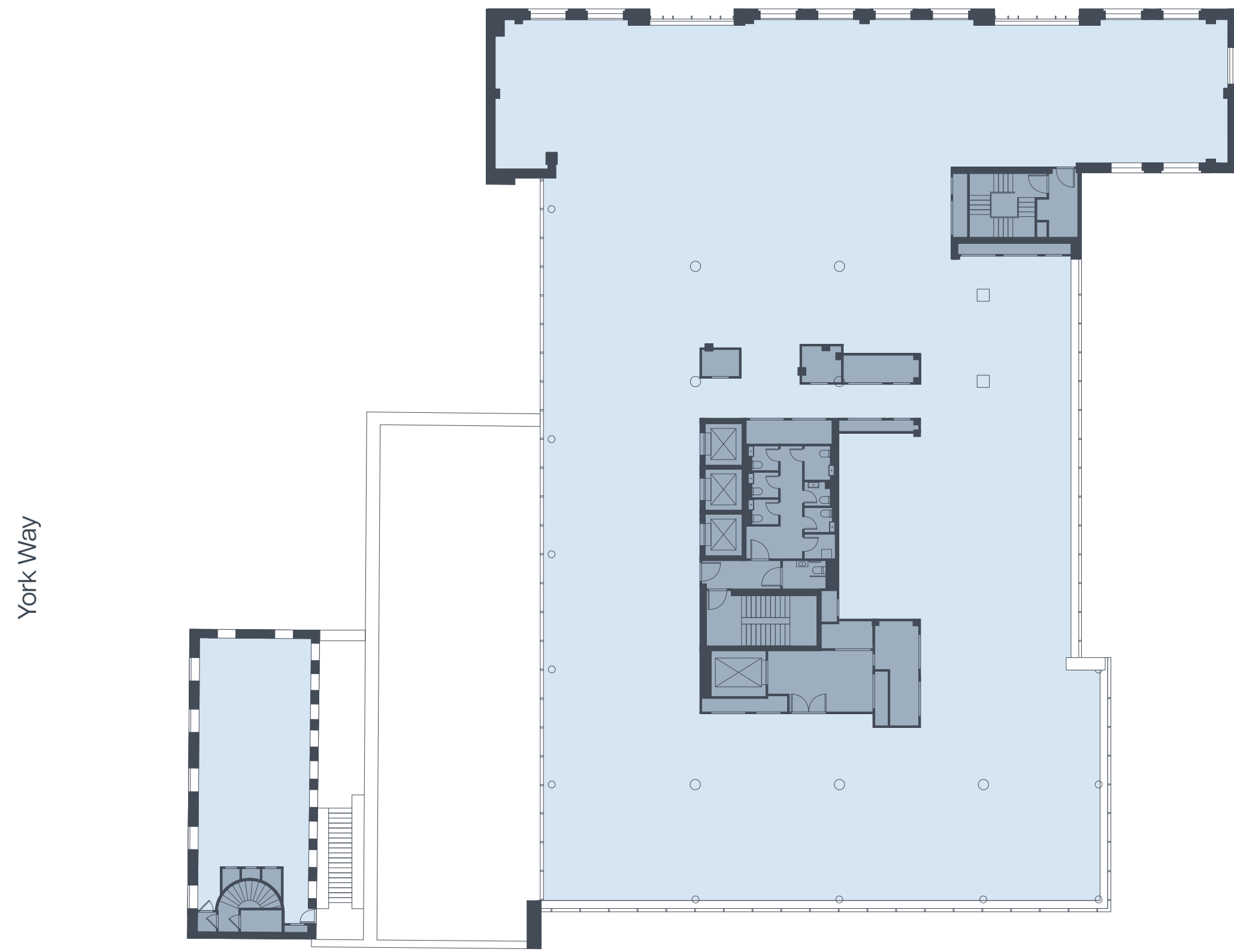
-  Core
-  Lab Space
-  Office Space
-  Lettable Space



Level 02

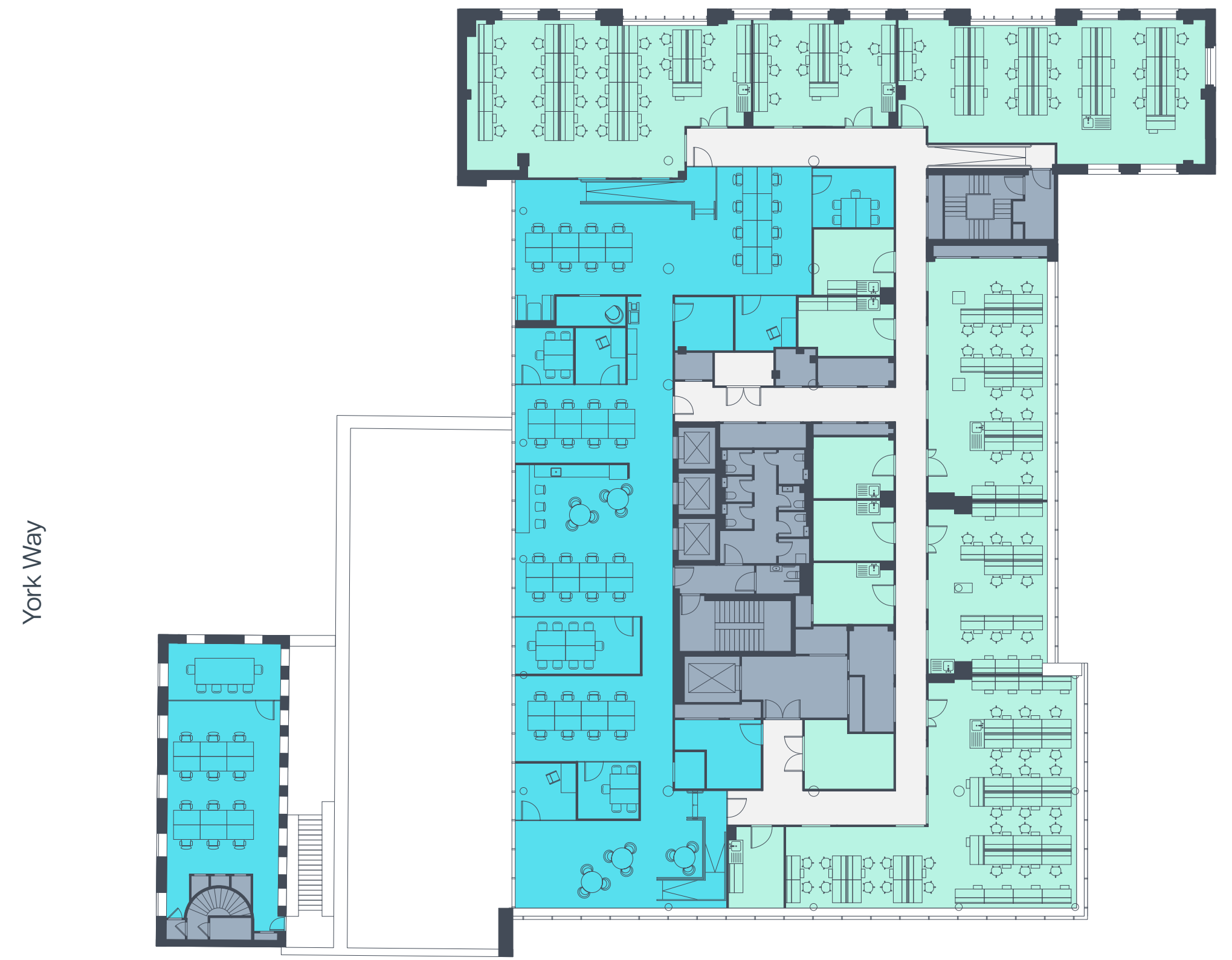
Floor plan

15,619 sq ft

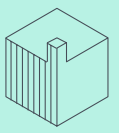


Space plan

15,619 sq ft



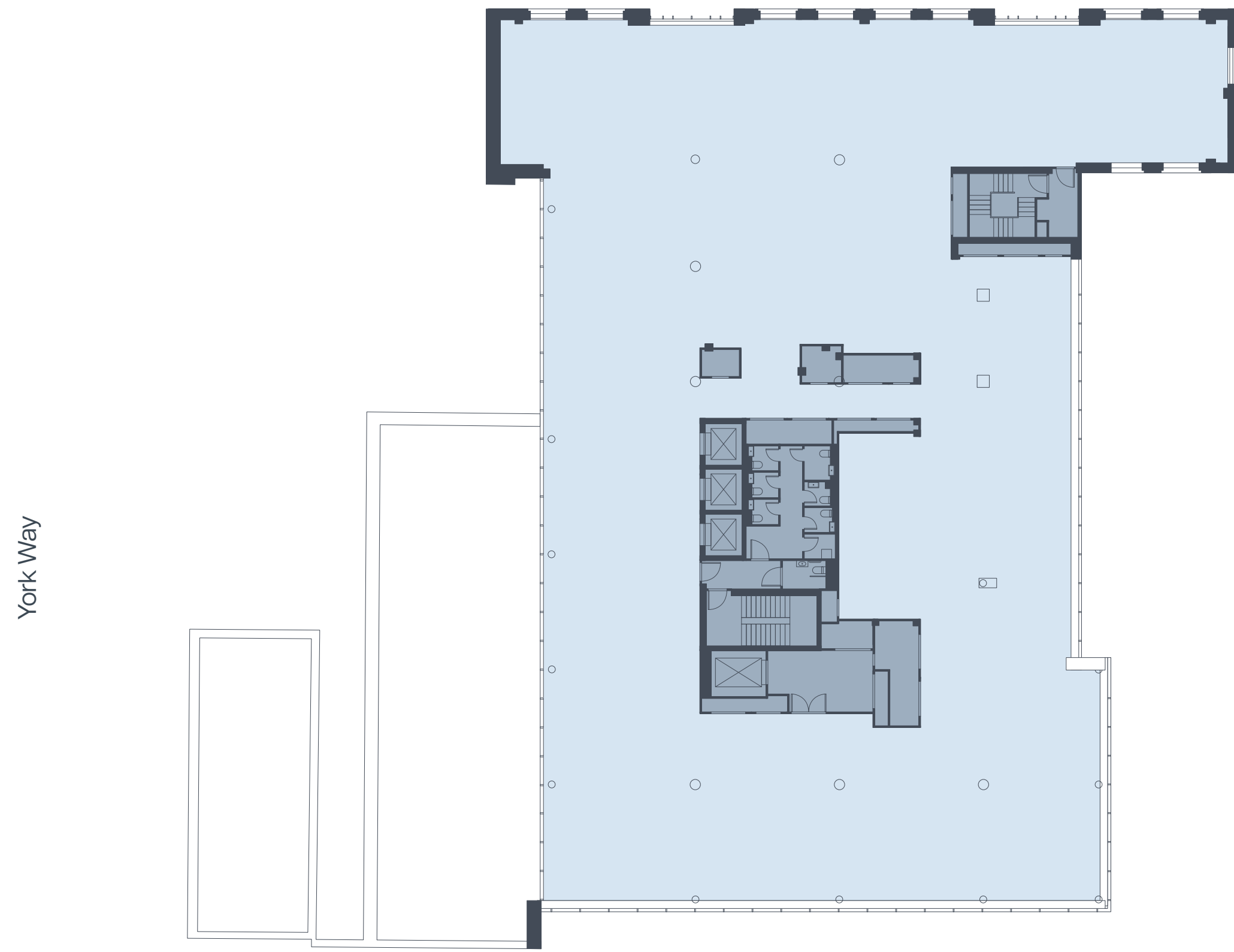
-  Core
-  Lab Space
-  Office Space
-  Lettable Space



Level 03

Floor plan

14,569 sq ft

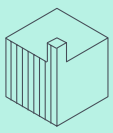


Space plan

14,569 sq ft



-  Core
-  Lab Space
-  Office Space
-  Lettable Space

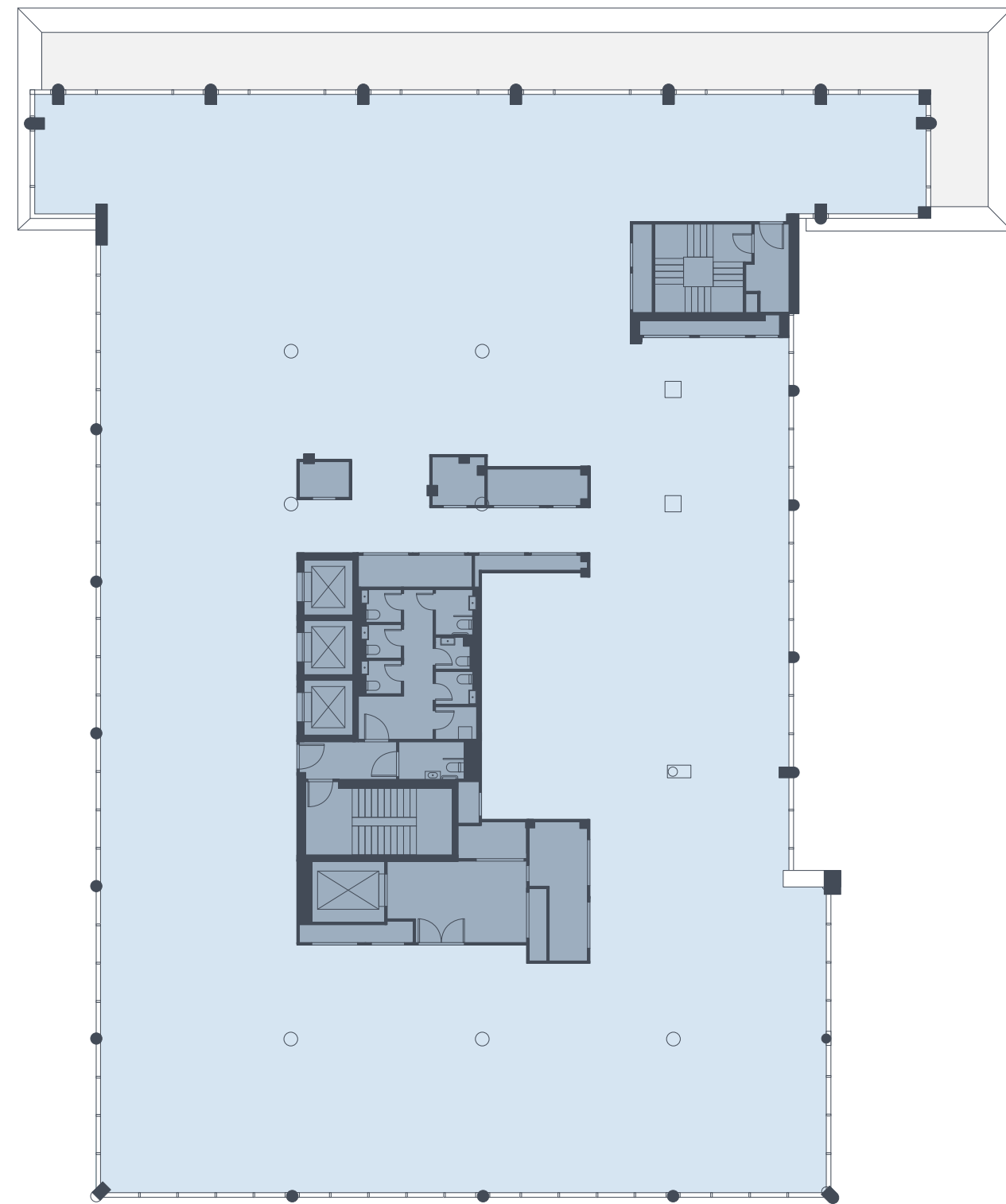


Level 04

Floor plan

13,059 sq ft

York Way



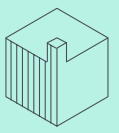
Space plan

13,059 sq ft

York Way



-  Core
-  Lab Space
-  Office Space
-  Lettable Space



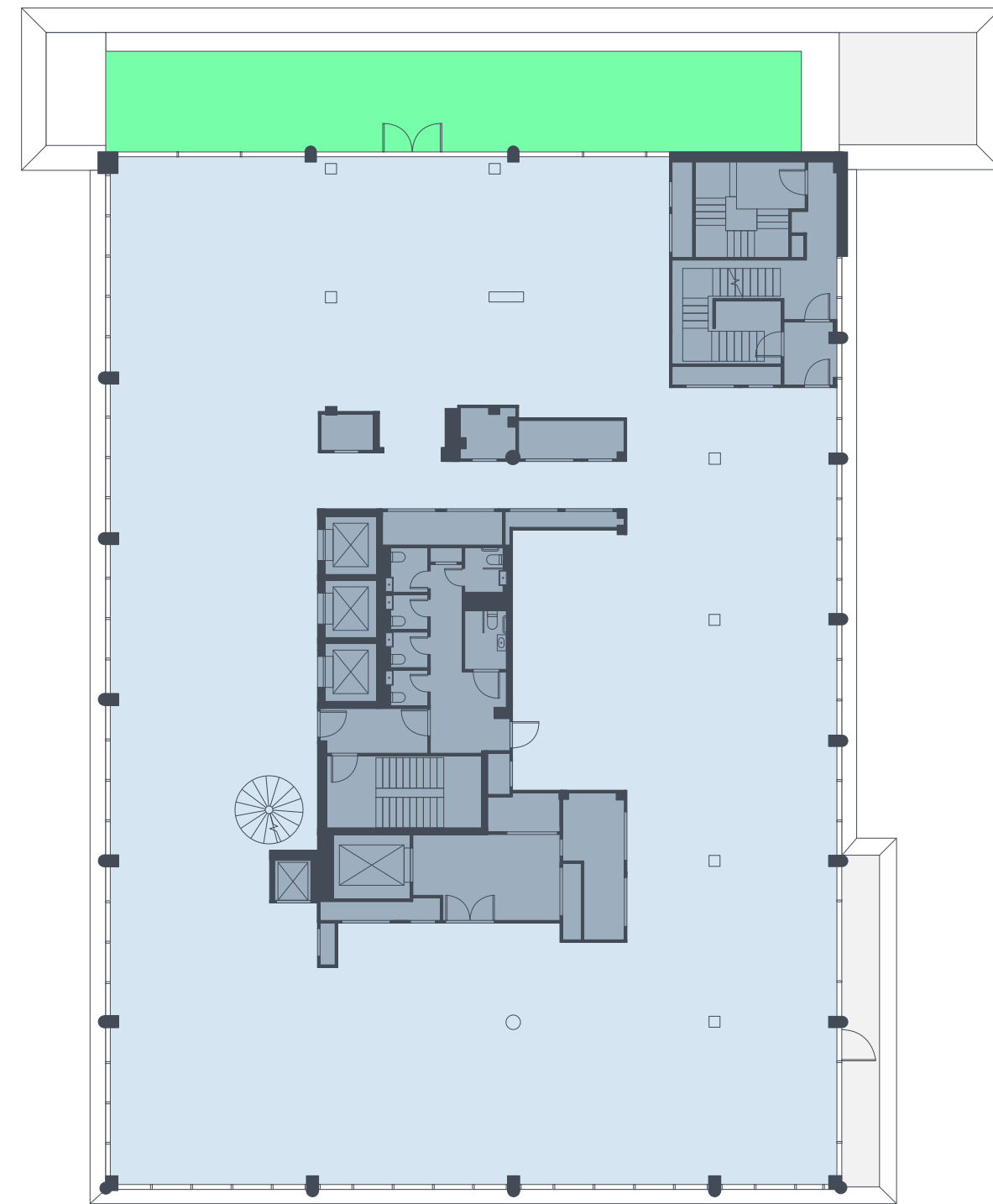
Level 05

Floor plan

11,174 sq ft

1,021 sq ft terrace size

York Way



Space plan

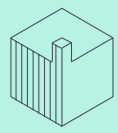
11,174 sq ft

1,021 sq ft terrace size

York Way



- Core
- Lab Space
- Office Space
- Lettable Space
- Terrace



Level 05 Mezzanine

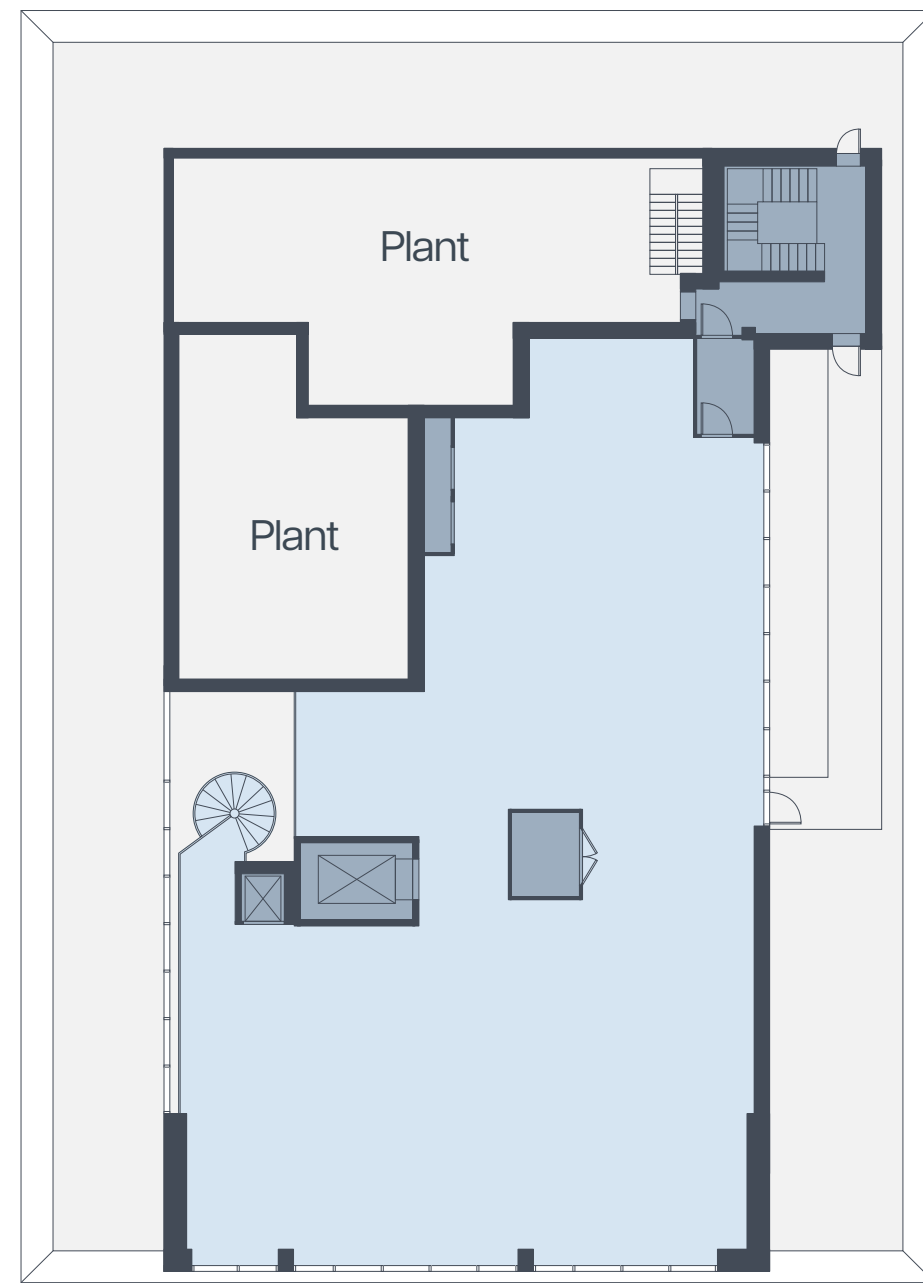


- Core
- Lab Space
- Office Space
- Lettable Space

Floor plan

5,512 sq ft

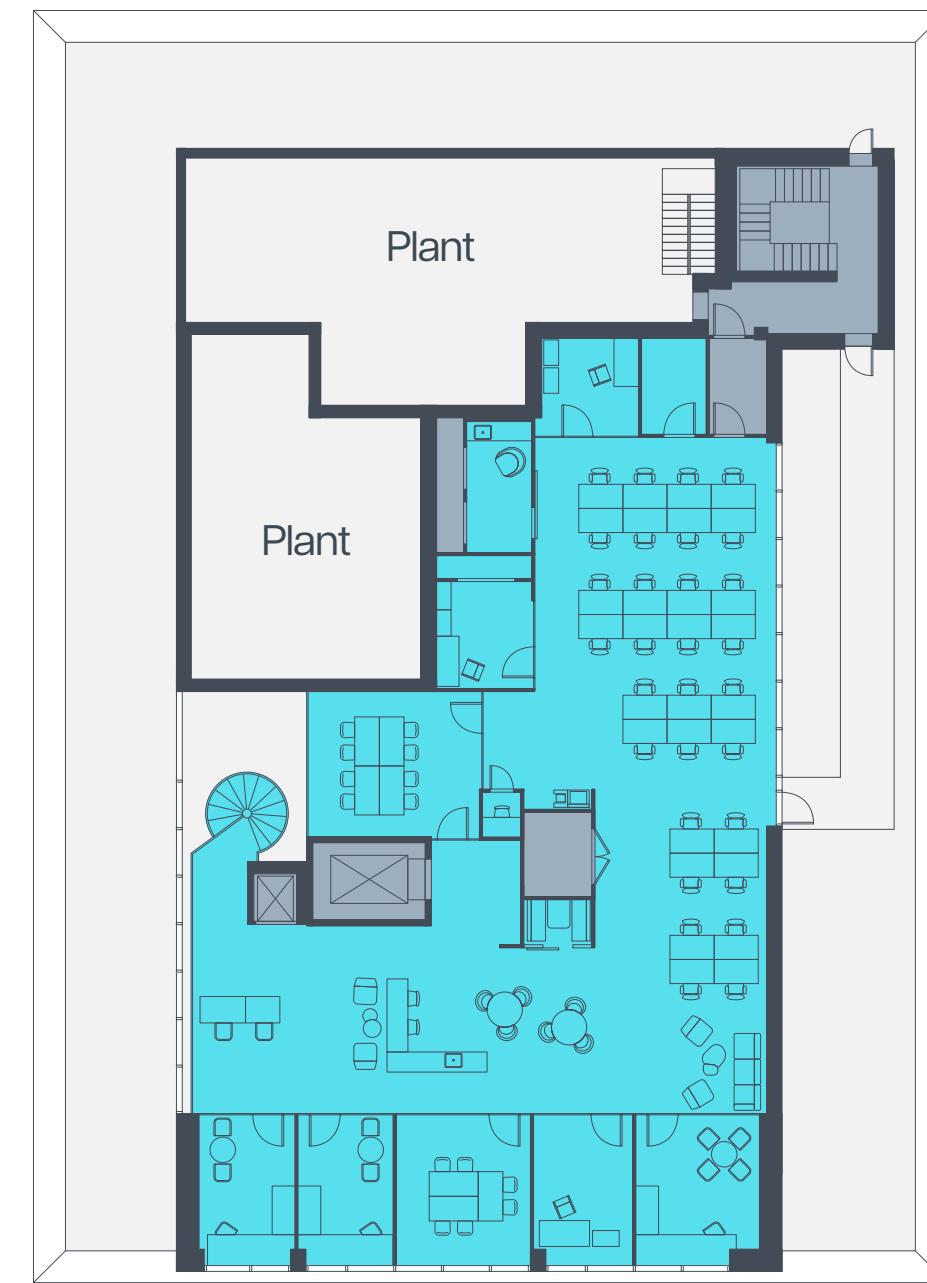
York Way



Space plan

5,512 sq ft

York Way





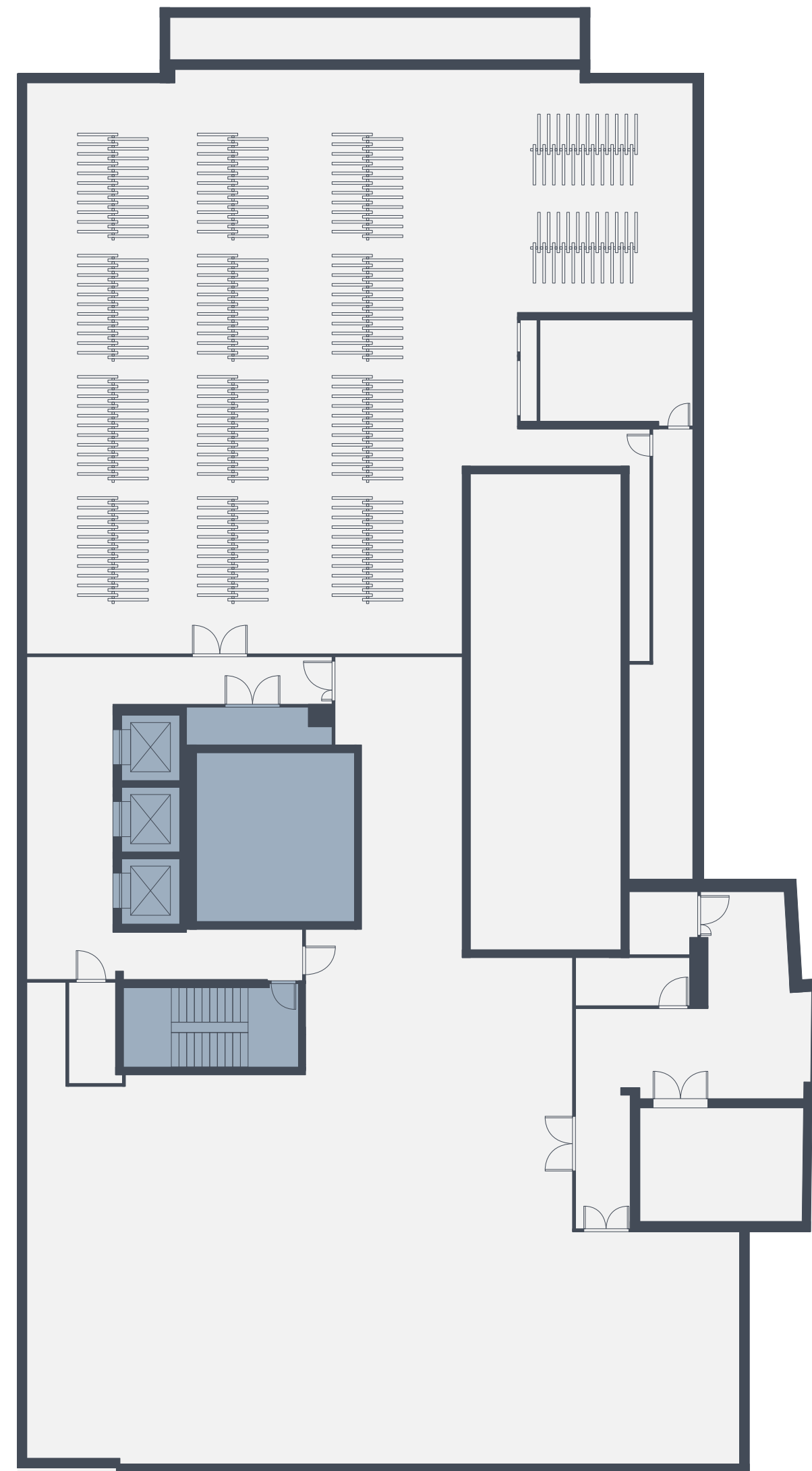
Level B1

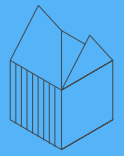
Floor plan

5,512 sq ft

M&E plant

York Way

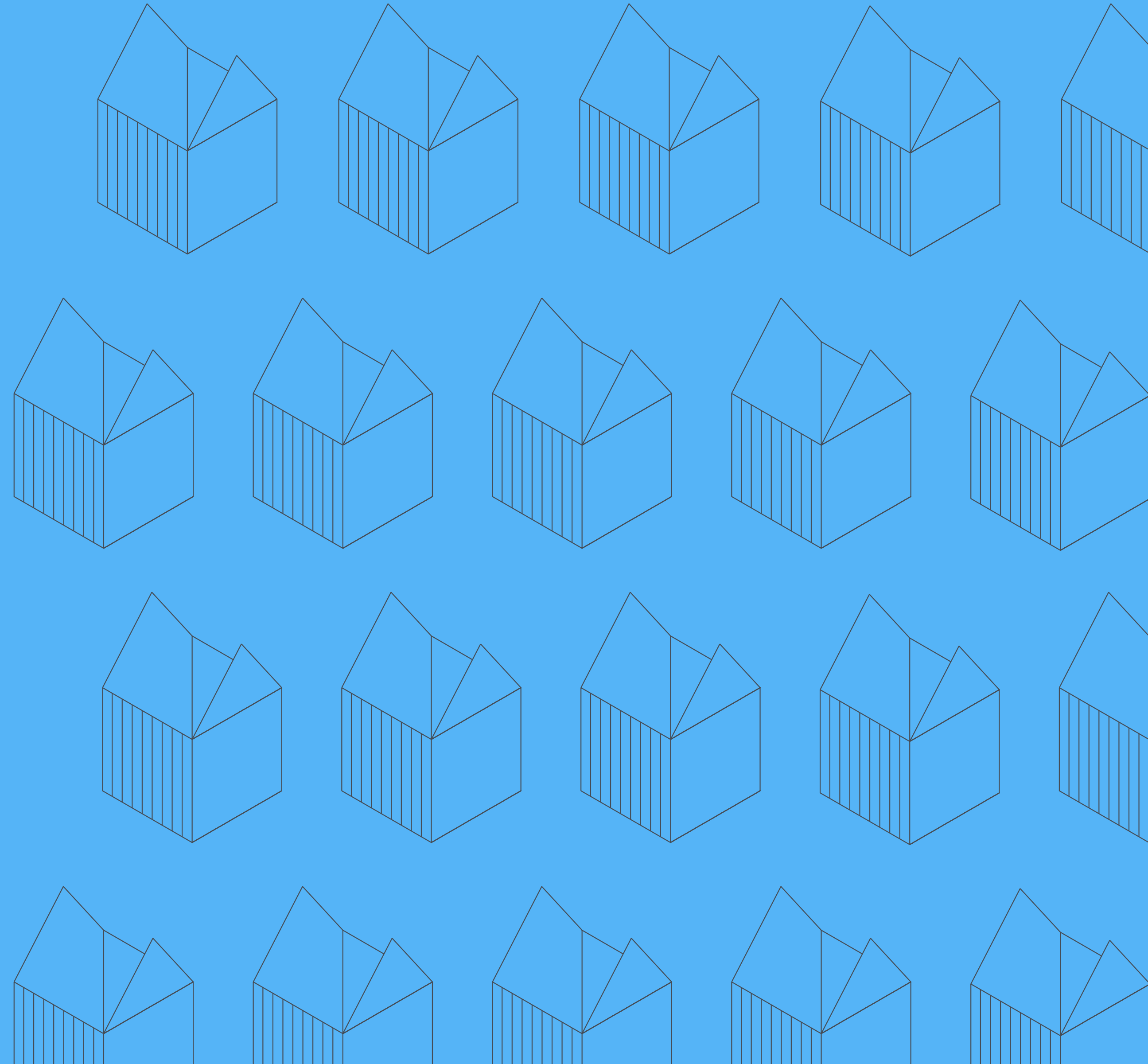


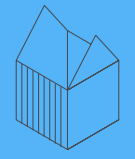


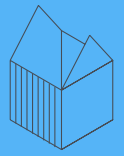
Brassworks

Brassworks is a characterful Victorian warehouse building, with a beautiful internal space and exposed timber rafters. It can be accessed directly from York Way, but also features secondary entrances from surrounding courtyards.

11,313 sq ft







Brassworks

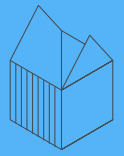
Level	Area (GIA)	
	(m ²)	(ft ²)
Level 02	50	538
Level 01	171	1,845
Mezzanine	175	1,888
Level G	534	5,747
Level B1	120	1,295
Total area	1,051	11,313

11,313 sq ft

Notes:

The Gross Internal Areas (GIA) have been measured in accordance with the RICS Code of Measuring Practice 6th Edition. Measured areas converted from sq. meters to sq. feet using estimated sizes.

Figures in the above table have been rounded and may not summate to the exact values.



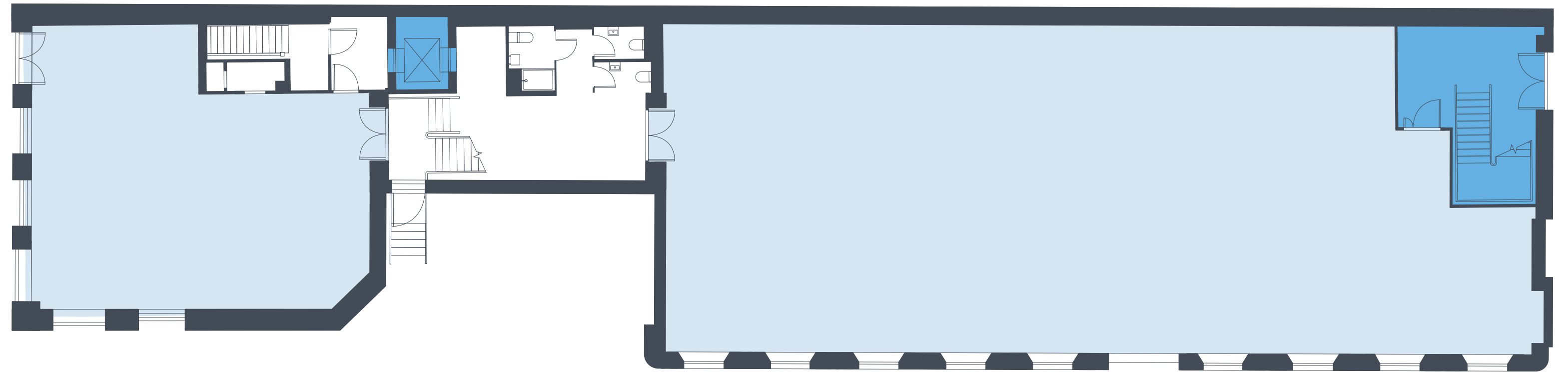
Level G



-  Core
-  Lab Space
-  Office Space
-  Lettable Space

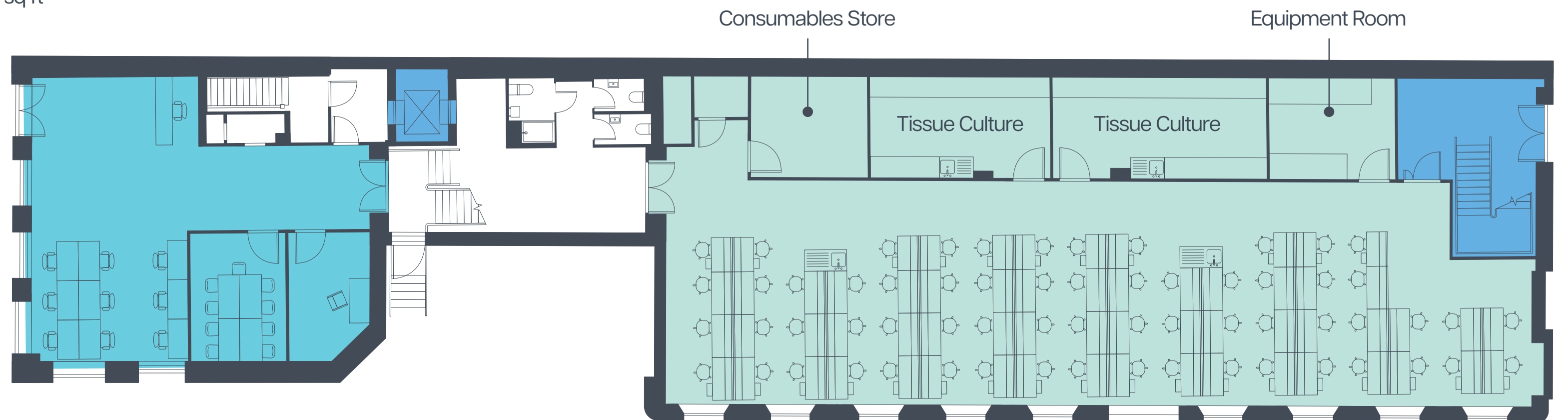
Floor plan

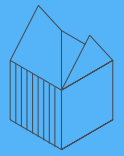
5,747 sq ft



Space plan

5,747 sq ft





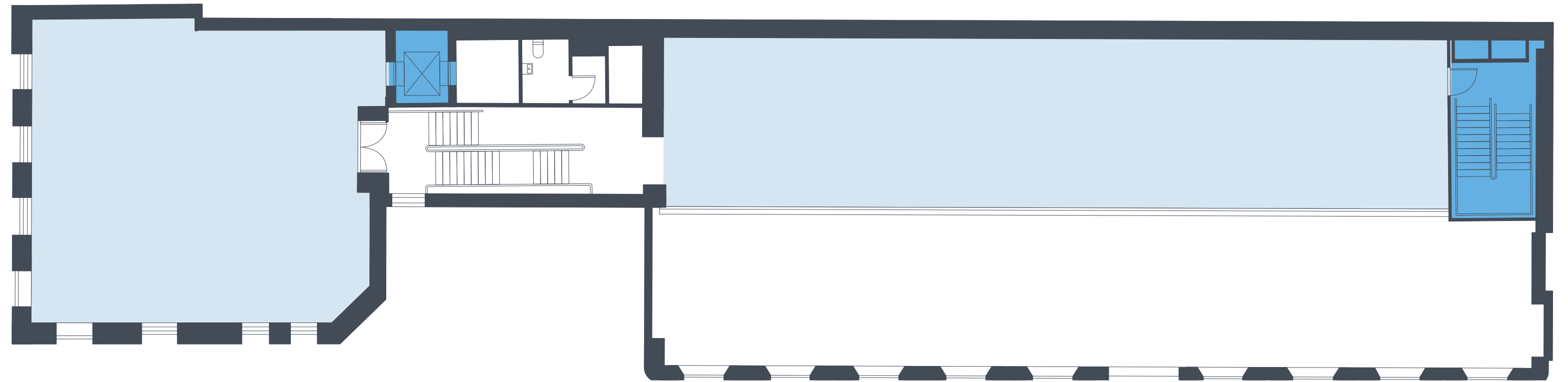
Level 01



-  Core
-  Lab Space
-  Office Space
-  Lettable Space

Floor plan

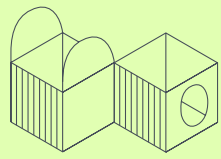
1,845 sq ft



Space plan

1,845 sq ft





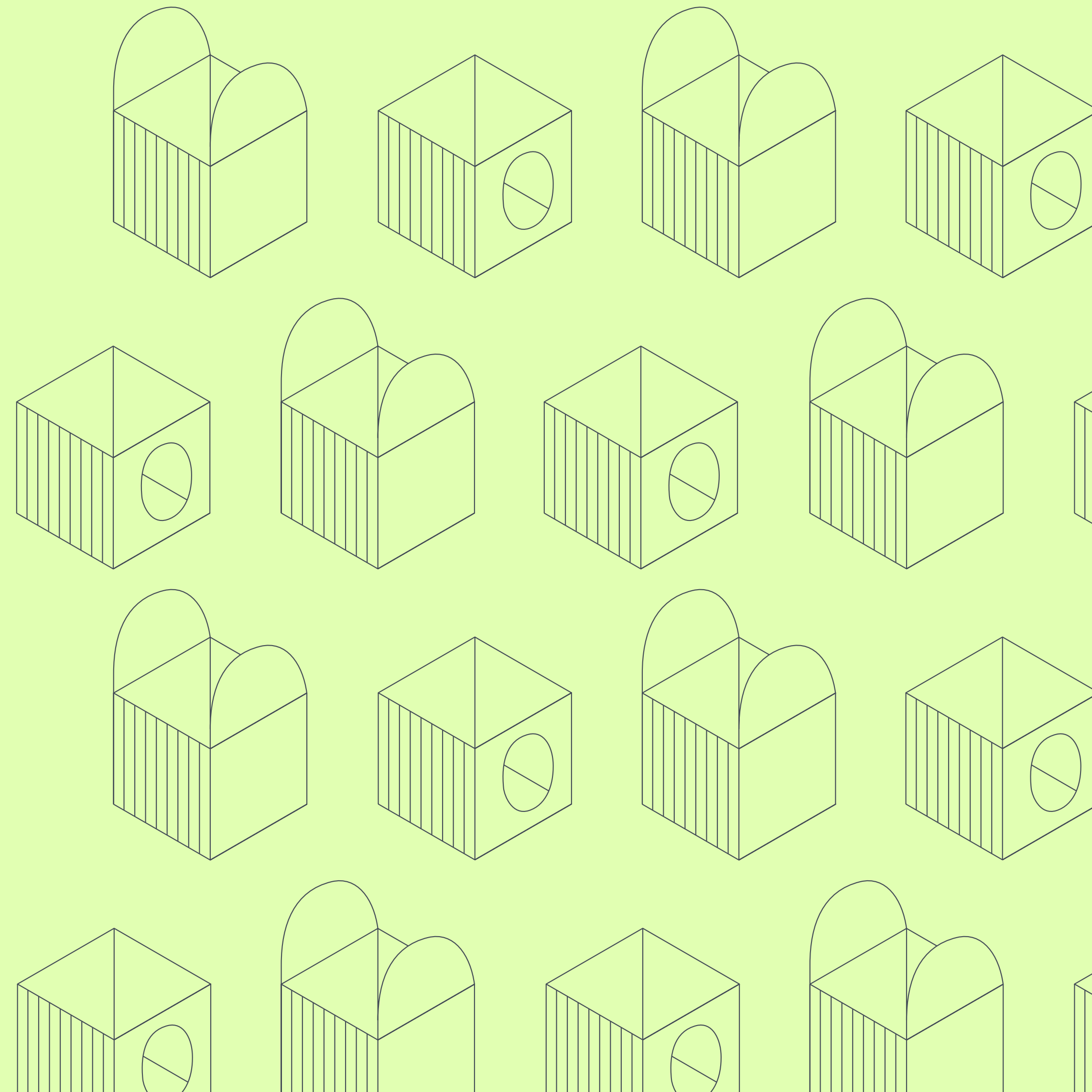
Times House & Laundry Buildings

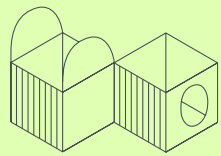
Times House is a showcase of high-quality contemporary architecture across six storey's of fully fitted lab and office space.

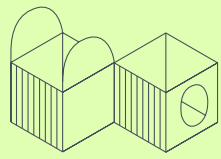
The building is arranged around a vibrant central courtyard space that provides generous natural daylight. The office entrance and dedicated cycle entrance are both accessed from the courtyard, with a separate servicing entrance accessible directly from the road. The building features external terraces and tenant amenities including high-spec cycle storage to create a dynamic and considered workplace.

The Laundry Buildings are a pair of characterful converted Victorian warehouse buildings with a dedicated entrance arranged around a vibrant central courtyard space.

The pair of three-storey buildings feature beautiful pitched roofs with exposed rafters and generous natural light. The office entrance is accessed from the courtyard. A separate servicing entrance and cycle entrance are shared with Times House.







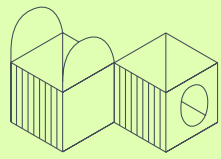
Times House & Laundry Buildings

Level	Area (GIA)	
	(m ²)	(ft ²)
Level 05	428	4,611
Level 04	838	9,018
Level 03	963	10,365
Level 02	1763	18,976
Level 01	1794	19,311
Level G	1574	16,950
Reception	80	857
Level B1	1303	14,027
Total area	8,743	94,115

Notes:

The Gross Internal Areas (GIA) have been measured in accordance with the RICS Code of Measuring Practice 6th Edition. Measured areas converted from sq. meters to sq. feet using estimated sizes.

Figures in the above table have been rounded and may not summate to the exact values.



Level G

Floor plan

17,807 sq ft

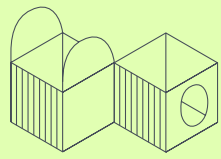


Space plan

17,807 sq ft



-  Core
-  Lab Space
-  Office Space
-  Lettable Space



Level 01

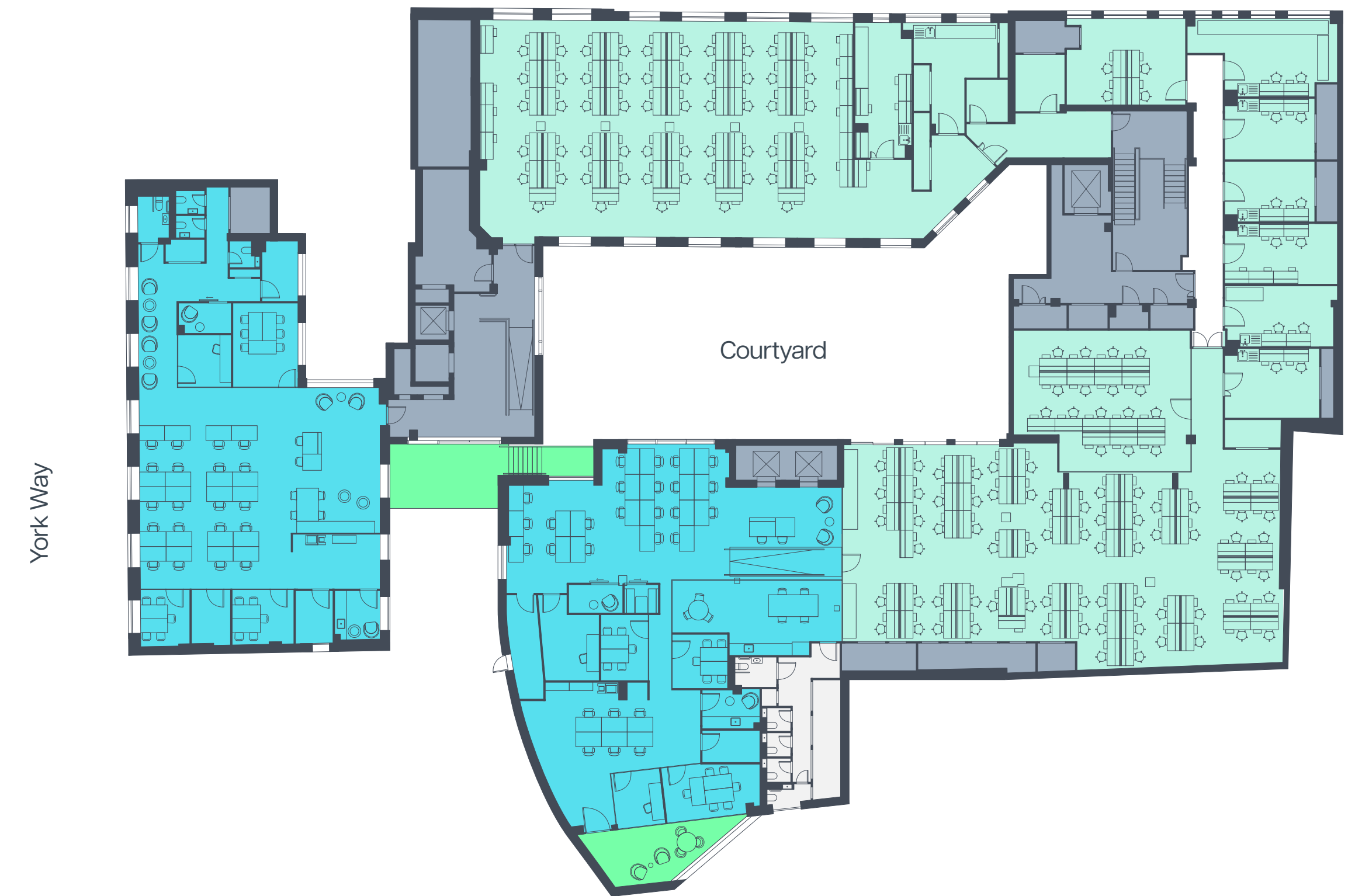
Floor plan

19,311 sq ft

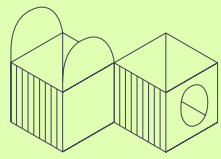


Space plan

19,311 sq ft



-  Core
-  Lab Space
-  Office Space
-  Lettable Space
-  Terrace



Level 05

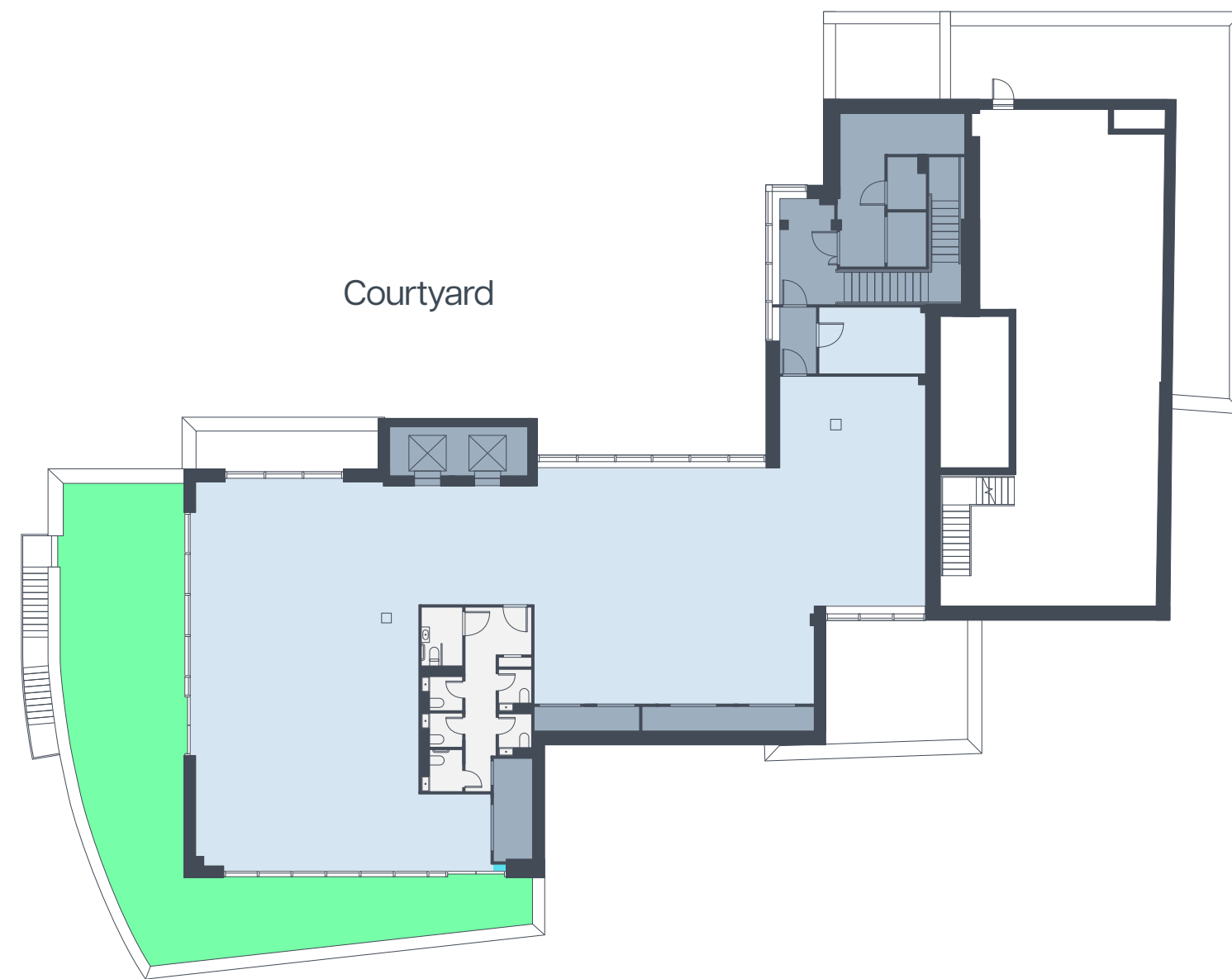


- Core
- Office Space
- Lettable Space
- Terrace

Floor plan

4,611 sq ft

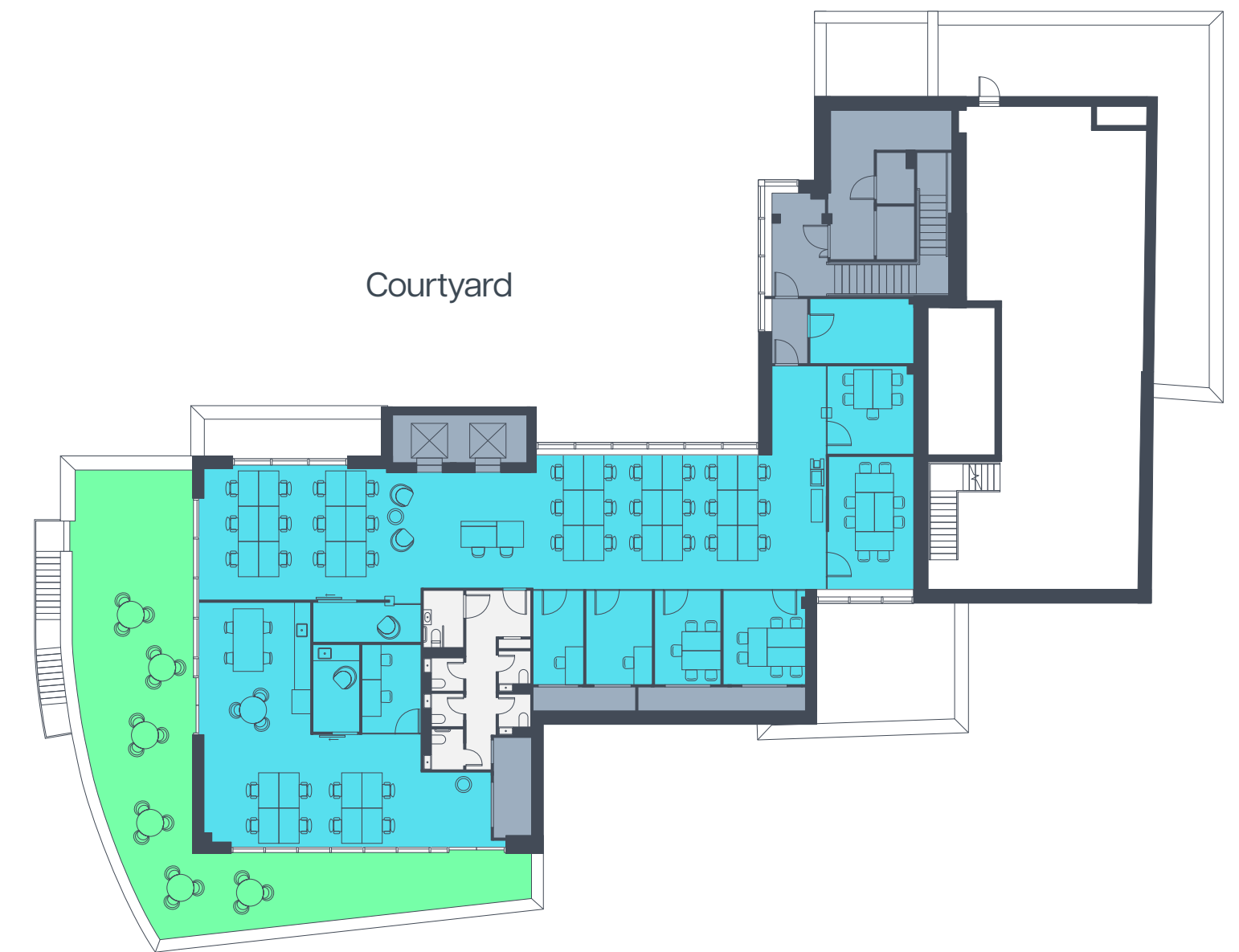
York Way



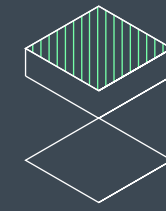
Space plan

4,611 sq ft

York Way



Scheme technical specification



Space

Fully fitted on a 60:40 lab to office ratio



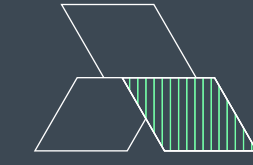
Power

1.88MVA 2.5. Open Laboratory 90w/m2. Cellular Laboratory 130w/m2. Freezer Room 150w/m2



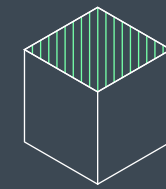
Backup power

Generator for laboratory, comms and essential systems



Lifting

3 no passenger lifts 13 person 1000kg 1 Goods lift 1600kg



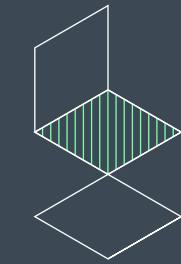
Occupational density

1:8m2 offices



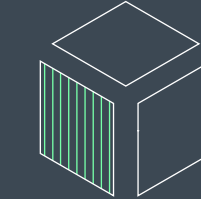
Ventilation rates

10l/s person to office areas. Laboratory air changes of 8 per hour



Fume cupboard

One variable flow fume cupboard per floor on Levels 0-5



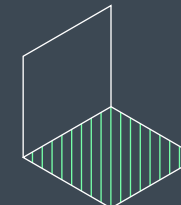
Vibration

Substantially within R<2 (roughly equivalent to 8000 mips on existing structure) new Structure within R<8 (roughly equivalent to 32000 mips)



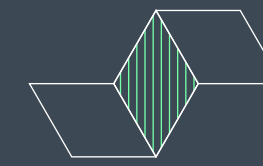
Floor loading

2.5-4.5 kPa with additional 1 kPa loading for partition loading



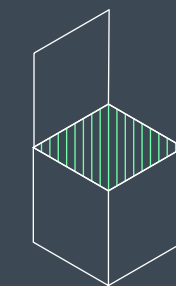
Fire Safety

Full sprinkler system installed



Centralised lab waste management

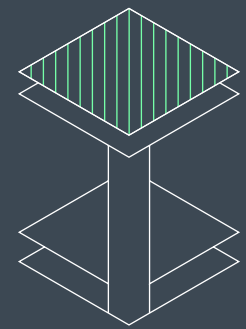
PH neutralisation system to eliminate COP requirement for acid/chemical disposal by tenant



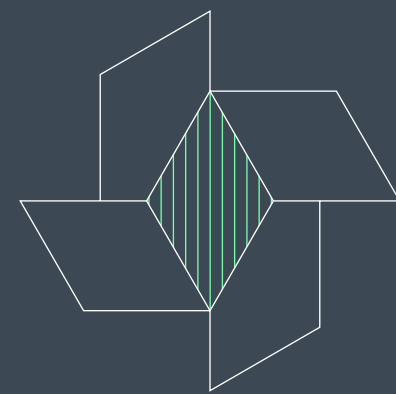
Storage

Secure centralised laboratory gas tank and bulk storage

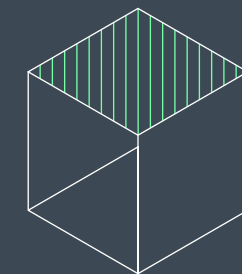
Your sustainable future starts here



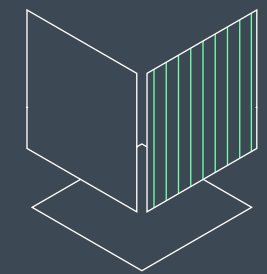
Preserving historical heritage through redevelopment



Pioneering net zero construction



Driving efficiency through digital innovation



Nurturing life sciences excellence

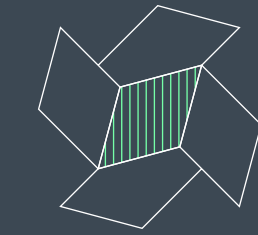
Scheme sustainability specification



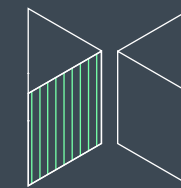
Adaptive reuse of historic building, set within an iconic estate of mixed use heritage assets



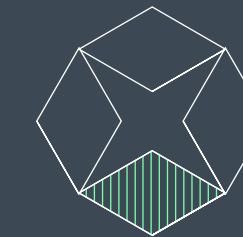
BREEAM Excellent



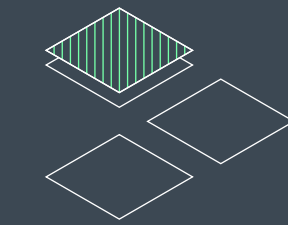
Energy Performance rating of A (Brassworks B minimum)



Net Zero carbon in operation with commitment to renewable energy source



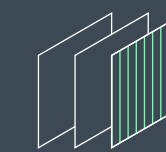
All electrical buildings



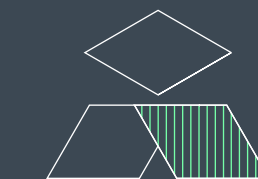
On site cycle storage and changing facilities



Smart building management system



Whole life carbon approach to development in alignment with Nan Fung's corporate goals



Pre and post construction soft landing framework and post occupancy evaluation to assess building performance

Embodied carbon study

At Nan Fung, we're committed to pioneering sustainable practices in every facet of our developments. As we continue our journey towards a greener future, we're meticulously recalculating our embodied carbon footprint to ensure the highest standards of environmental responsibility.

While our updated calculations are in progress, we're excited to share our latest operational energy findings, reaffirming our dedication to sustainable development.

Jahn Court

117.8 kWh/m²/yr

Times House
& Laundry Buildings

130.7 kWh/m²/yr

The developer

Nan Fung Life Sciences Real Estate

About

Established in 2019, we are a premier real estate company focused on life sciences properties in innovation-driven markets. Based in Boston, MA, NFLSRE is a subsidiary of Nan Fung Group, a Hong Kong-based conglomerate with a \$13 billion net asset.

What we do

We deliver best-in-class real estate solutions to address the unmet needs of the Life Science Industry in vital innovation clusters.

How we do it

We deliver targeted real estate solutions, leveraging extensive industry experience and innovative technologies while fostering long-lasting, symbiotic relationships with tenant partners.



Delivered through excellence



ARCHITECTS:

Piercy&Company

ARCHITECTS:

nbbj

LEAD DESIGN & ENGINEERING CONSULTANCY FIRM:

HOARE LEA 

SPECIALISING IN DESIGN, ENGINEERING
& SUSTAINABLE DEVELOPMENTS:

ARUP

PROJECT MANAGEMENT:



COMMERCIAL PROPERTY INVESTMENT & DEVELOPMENT:



Get in touch



Rupert Dando

+44 (0) 7813 624276

rupert.dando@savills.com

Tom Mellows

+44 (0) 7870 555 955

tmellows@savills.com

Sam Denehy

+44 (0) 7977 030 175

samuel.denehy@savills.com

Liv Thomas

+44 (0) 7815 032 086

olivia.thomas@savills.com



Harry Blanshard

+44 (0) 7385 950 543

harry.blanshard@cushwake.com

Jamie Renison

+44 (0) 7778 052 594

jamie.renison@cushwake.com

Ed Arrowsmith

+44 (0) 7736 869 320

ed.arrowsmith@cushwake.com

IMPORTANT NOTICE

The particulars contained in this brochure are for guidance only. This brochure includes some computer generated images. The accuracy of any information in this brochure is not guaranteed and any prospective purchasers must not rely on such information as statements of fact or representations and must satisfy themselves as to its accuracy. This brochure has been prepared in good faith and whilst Nan Fung Life Sciences and its agents endeavour to ensure that the content is correct at the time of printing it does not offer any warranty or guarantee of any kind in relation to the accuracy of the content. The details of the properties included in this brochure are not intended to be complete descriptions of the properties and prospective purchasers, tenants or occupiers should conduct their own thorough investigation into the properties before committing to purchase. The content of this brochure does not and may not form part of any contract between Nan Fung Life Sciences and any prospective purchaser, tenant or occupier of the properties referred to in this brochure and may not be treated as a statement or representation of fact. Nan Fung Life Sciences and its agents shall not be liable to the extent permissible by law from the use or reliance on the information provided in this brochure.