

MAINFRAME

LONDON • NW1

8,274 SQ FT TO 29,227 SQ FT | AVAILABLE NOW
mainframe.london

MAINFRAME OVERVIEW

8,274 sq ft to 29,227 sq ft of
office space available now

Fully fitted or CAT A

6 minute walk to King's Cross

A connectivity super-hub

Outstanding onsite amenity
including Halkin, 1Rebel, Gails
& Pizza Pilgrims

Large communal roof terrace

Stunning 360° views
across London







CONNECTIVITY AT THE CORE

CAMBRIDGE

OXFORD

KINGS CROSS
ST PANCRAS

MARYLEBONE

FARRINGTON

THE CITY

BLOOMSBURY

FITZROVIA

SOHO

EUSTON

MAINFRAME
LONDON · NW1

KNOWLEDGE QUARTER



LOCATED IN THE CORE OF
THE KNOWLEDGE QUARTER

A world leading hub of innovation, research
and collaboration at your doorstep

MAINFRAME
LONDON · NW1

Recursion.

scale

Benevolent^{AI}

BENDING SPOONS

SPRINGER NATURE

UCL

LIBRARY
HSILIRB

Tessl

Meta

Alphalake Ai

GENOMICS

novo nordisk®

Edgify

GSK

Google

LISA

W
wellcome

LBIC

OpenAI

Mistral AI

ON24

ANTHROPIC

AutogenAI

BRAINPOOL.AI

GILEAD

The
Alan Turing
Institute

GovAI

CATAPULT
Digital

AUTOMATA

databricks

synthesia

snyk

Isomorphic Labs

MiQ

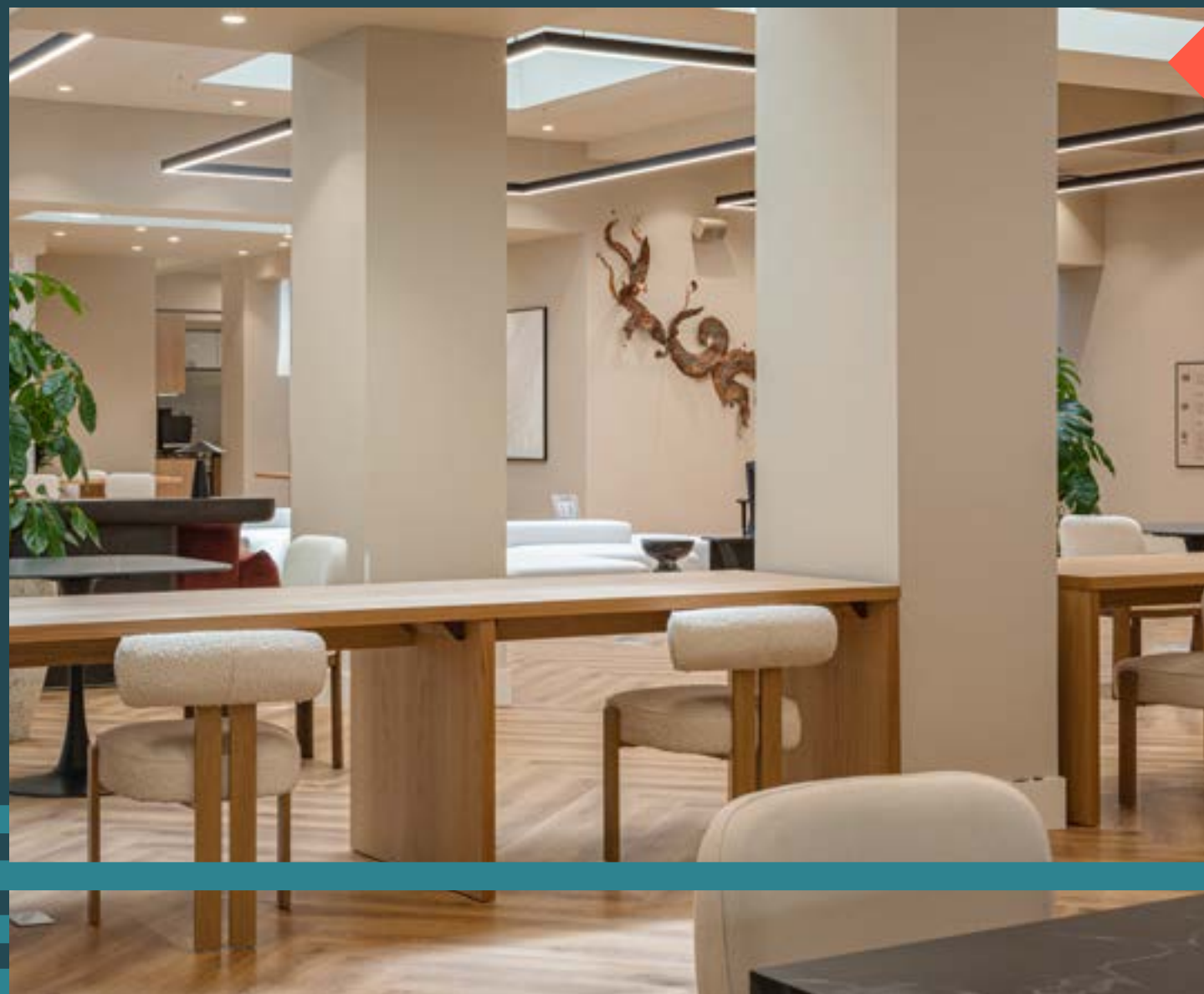
DeepMind



INTRODUCTION

Work, Recharge, Refuel & Grow

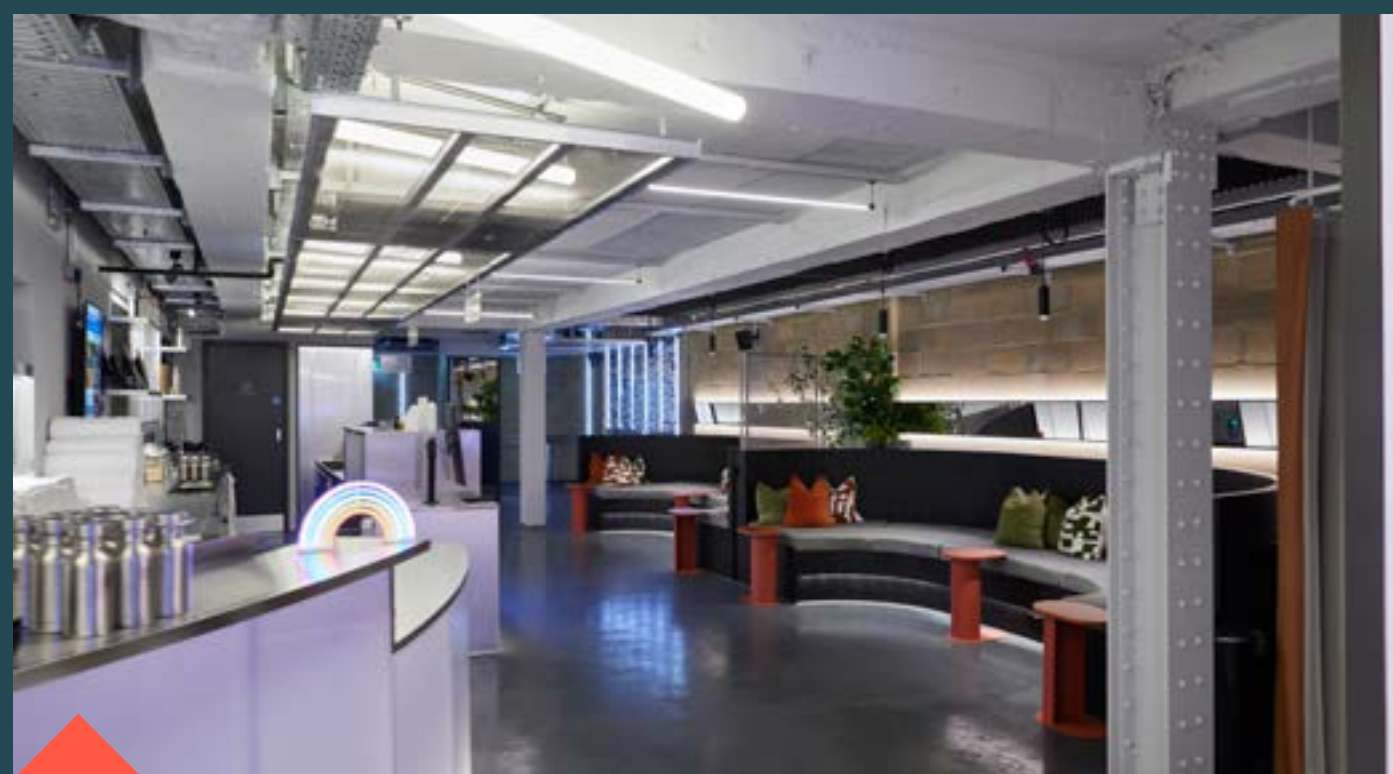
Enjoy an exceptional range of onsite amenities, from flexible workspaces and state of the art fitness facilities to artisan coffee and fresh food offerings.



Halkin

Halkin is a leading flexible office provider in London, known for design led workspaces shaped around modern business needs.

Their latest offering at Mainframe introduces an elevated level of flexibility, with ad hoc access to premium amenities including event spaces, an auditorium, meeting rooms, and podcast studios. These services are available to all Mainframe occupiers on a preferential basis, making it easier than ever to scale, connect, and create.



1Rebel

A next level gym and Reformer studio with exclusive subsidised membership for occupiers



Gails

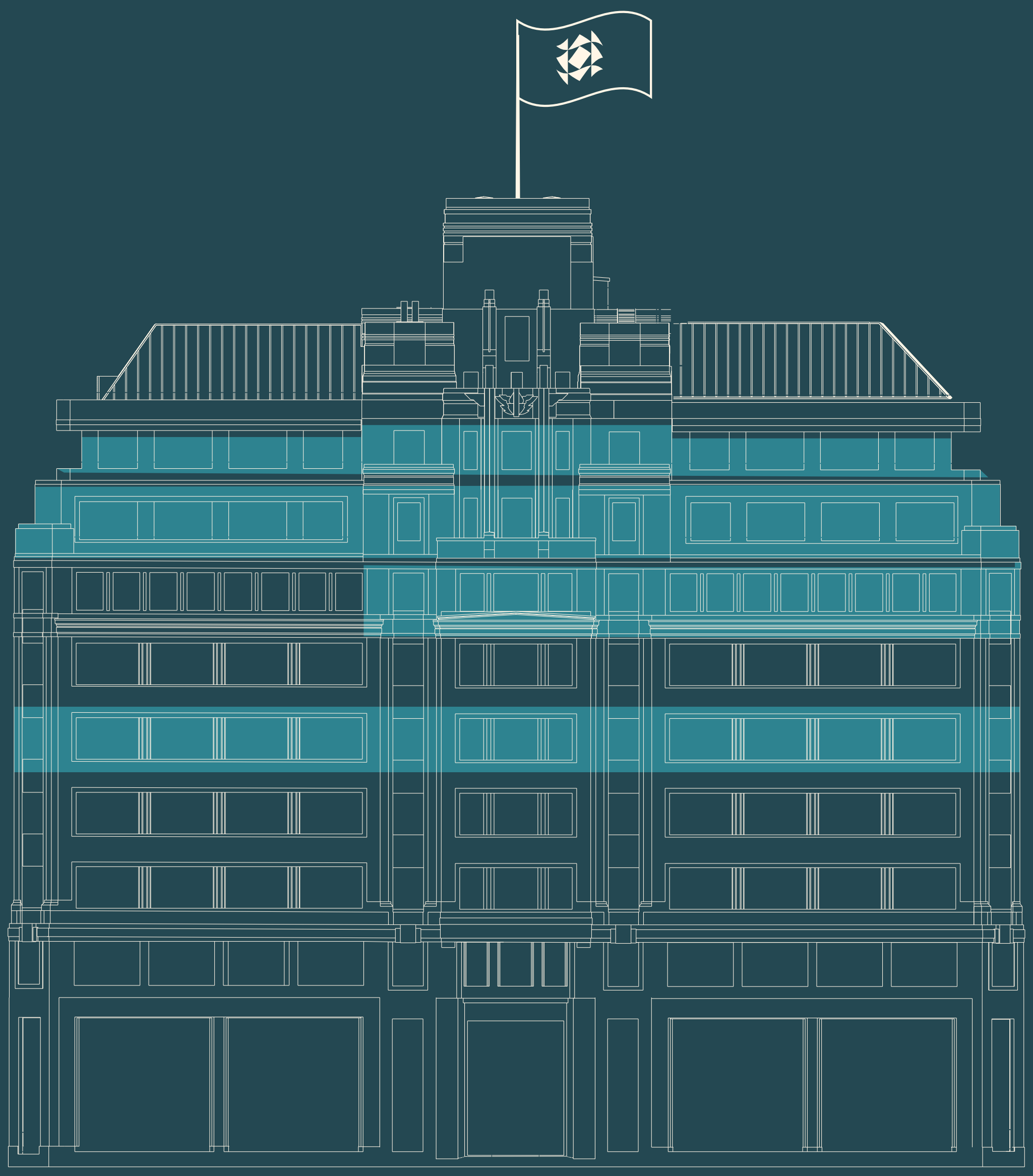
Fresh, crafted food and coffee to power your day



Pizza Pilgrims

Neapolitan pizza prepared fresh on site





AVAILABILITY



NET INTERNAL AREA			AMENITIES/OCCUPIERS	DELIVERY SPEC
FLOOR	SQ FT	SQ M		
8th	8,274	769	PRIVATE POCKET TERRACE	CAT A OR FULLY FITTED
7th	8,986	835	PRIVATE POCKET TERRACE COMMUNAL ROOF GARDEN (1,345 sq ft)	CAT A OR FULLY FITTED
6th South			VERDA	LET
6th North			XCEDE	LET
5th			NUMERATOR	LET
4th	11,967	1,112		CAT A OR FULLY FITTED
3rd			SNYK	LET
2nd				LET
1st			HALKIN Flexible workspace	LET
Ground				LET
Retail			PIZZA PILGRIMS GAIL's	LET
Wellness			REBEL	LET
Available	29,227	2716		

Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.

THE BUILDING

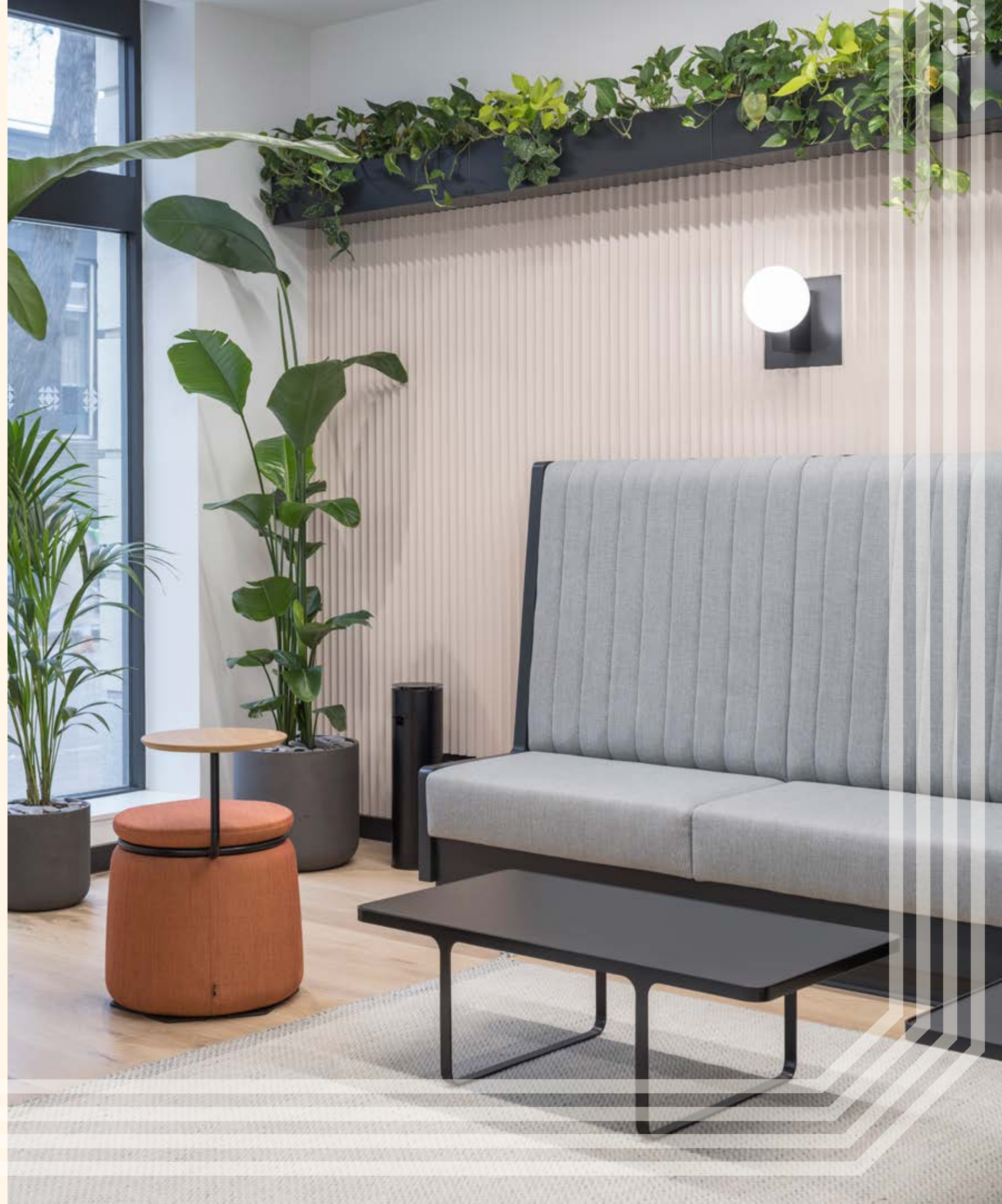


THE BUILDING & SPEC



THE BUILDING & SPEC

G Reception



THE BUILDING & SPEC

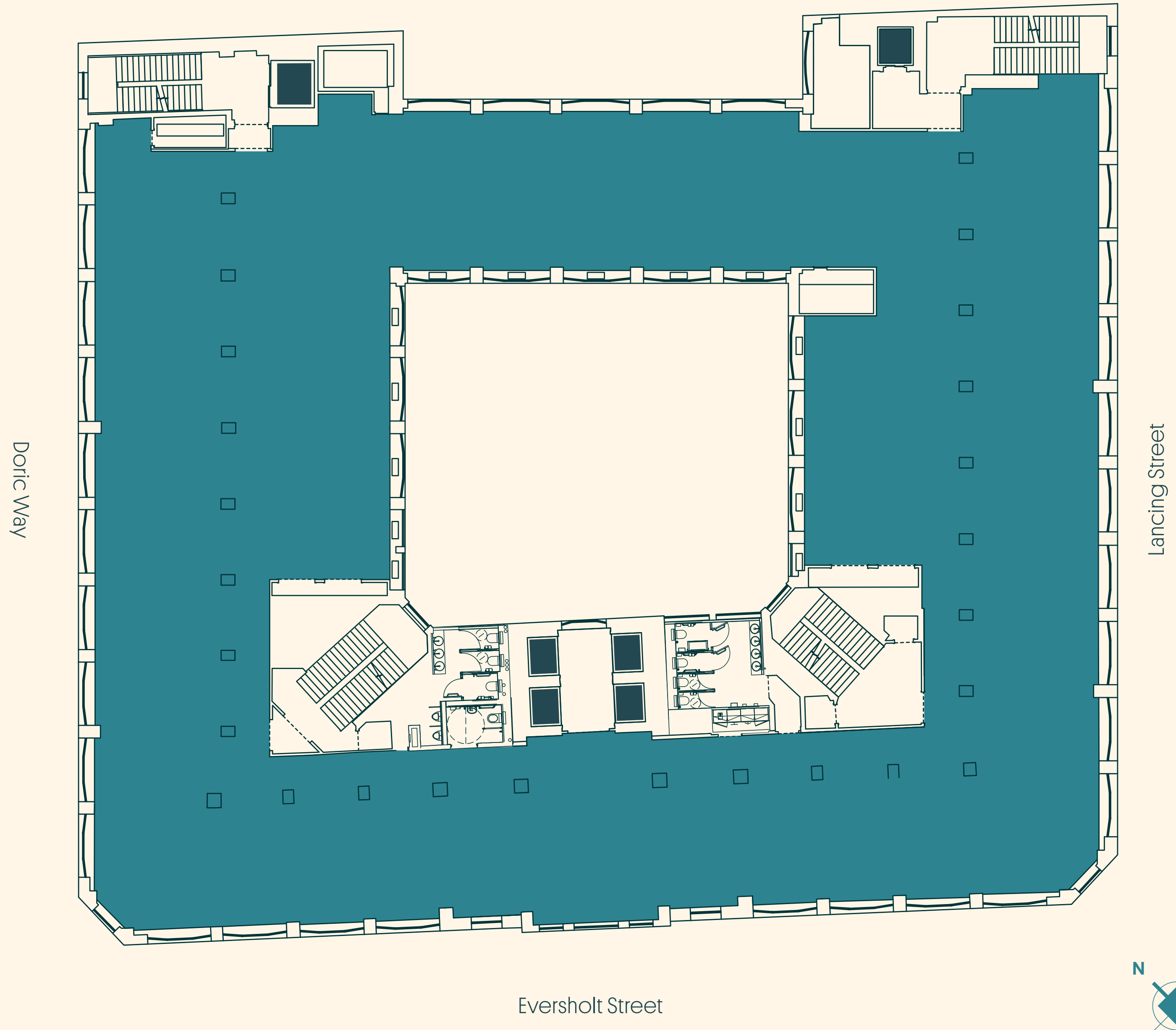
Fourth Floor

11,967 sq ft | 1,112 sq m

KEY

-  Workspace
-  Lifts

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CAT A

Ready Now



Fourth Floor

11,967 sq ft | 1,112 sq m

Indicative Space Plan

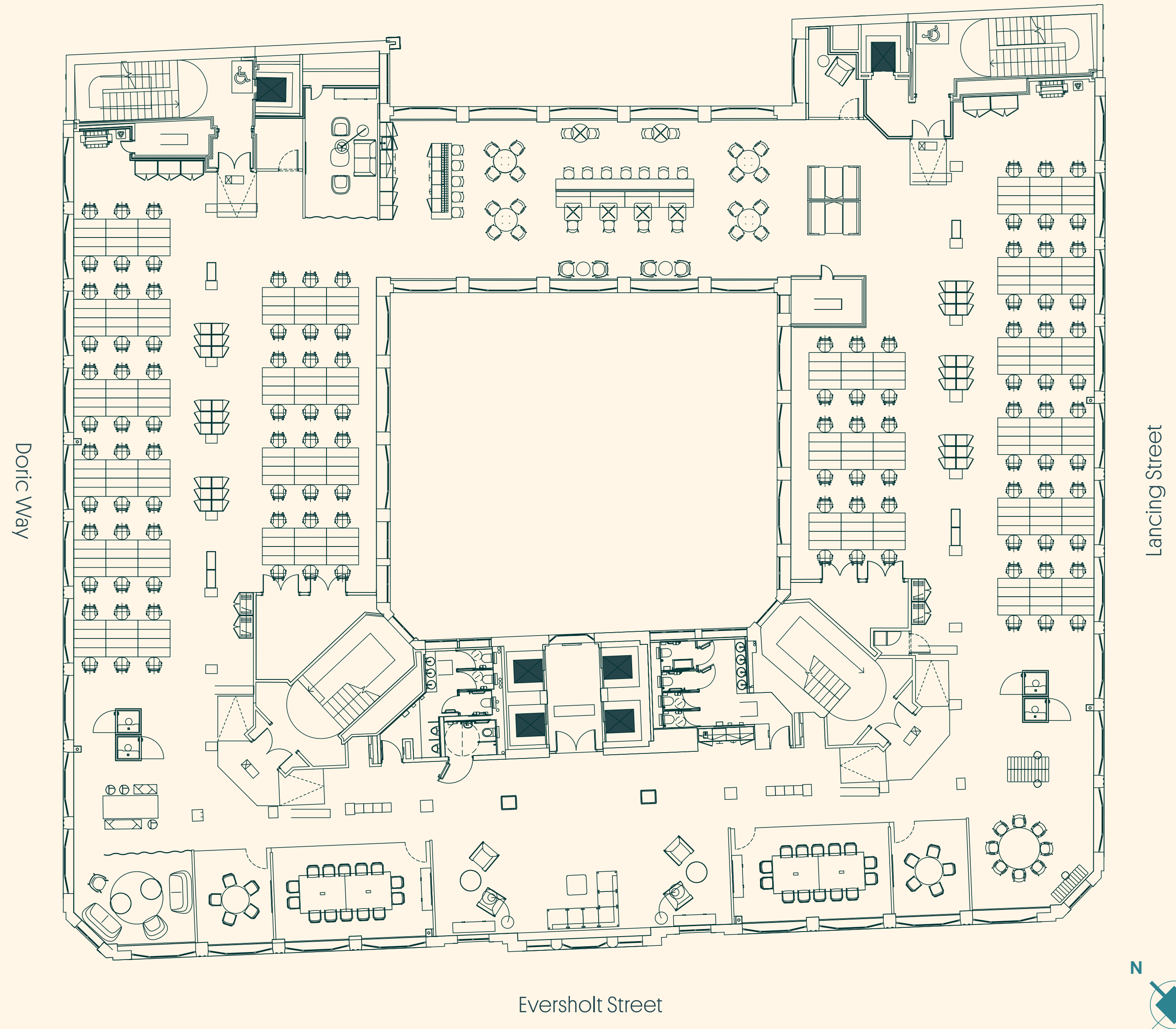
KEY



Lifts

Desks	114
Boardrooms [16P]	2
Meeting Rooms [10P]	2
Informal Meeting Areas	3
Zen Room	1
Seating Booths [4P]	2
Phone Booths [1P]	2
Dining / Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2

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THE BUILDING & SPEC

Seventh Floor

8,986 sq ft | 835 sq m

Workspace

8,986 sq ft | 835 sq m

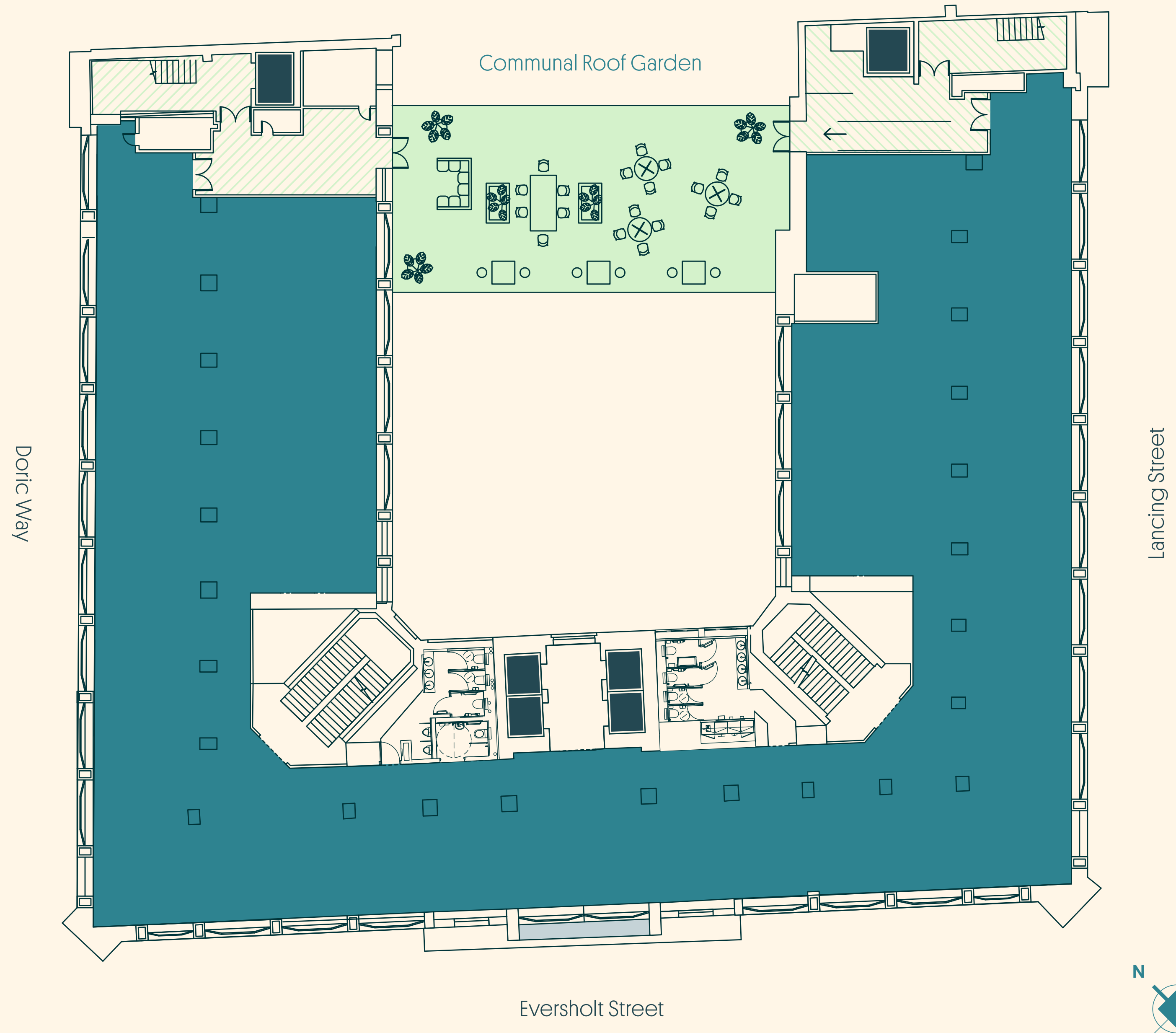
Communal Roof Garden

1,345 sq ft | 125 sq m

KEY

-  Workspace
-  Lifts
-  Roof Garden
-  Private Terrace
-  Roof Garden Access

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THE BUILDING & SPEC

Seventh Floor

Indicative Space Plan

Workspace

8,986 sq ft | 835 sq m

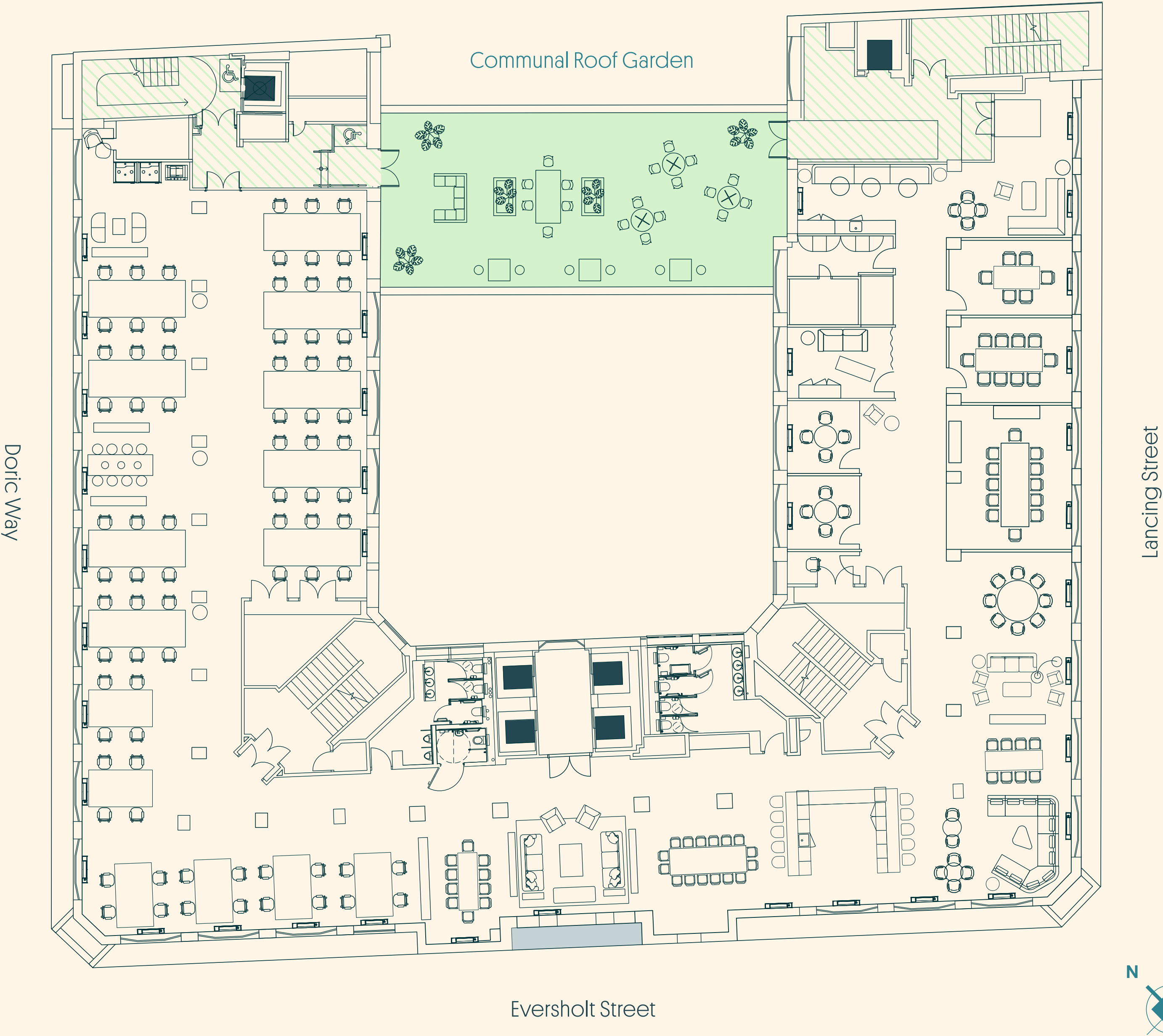
Communal Roof Garden

1,345 sq ft | 125 sq m

KEY

-  Lifts
-  Roof Garden
-  Private Terrace
-  Roof Garden Access

Desks	78
Meeting Rooms [12P]	1
Meeting Rooms [10P]	1
Meeting Rooms [6P]	1
Meeting Rooms [4P]	2
Informal Meeting Areas	5
Meeting Booth [4P]	1
Phone Booths [1P]	3
Collab Area	2
Hot Desk/Collab [10P]	1
Wellbeing Room	1
Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2



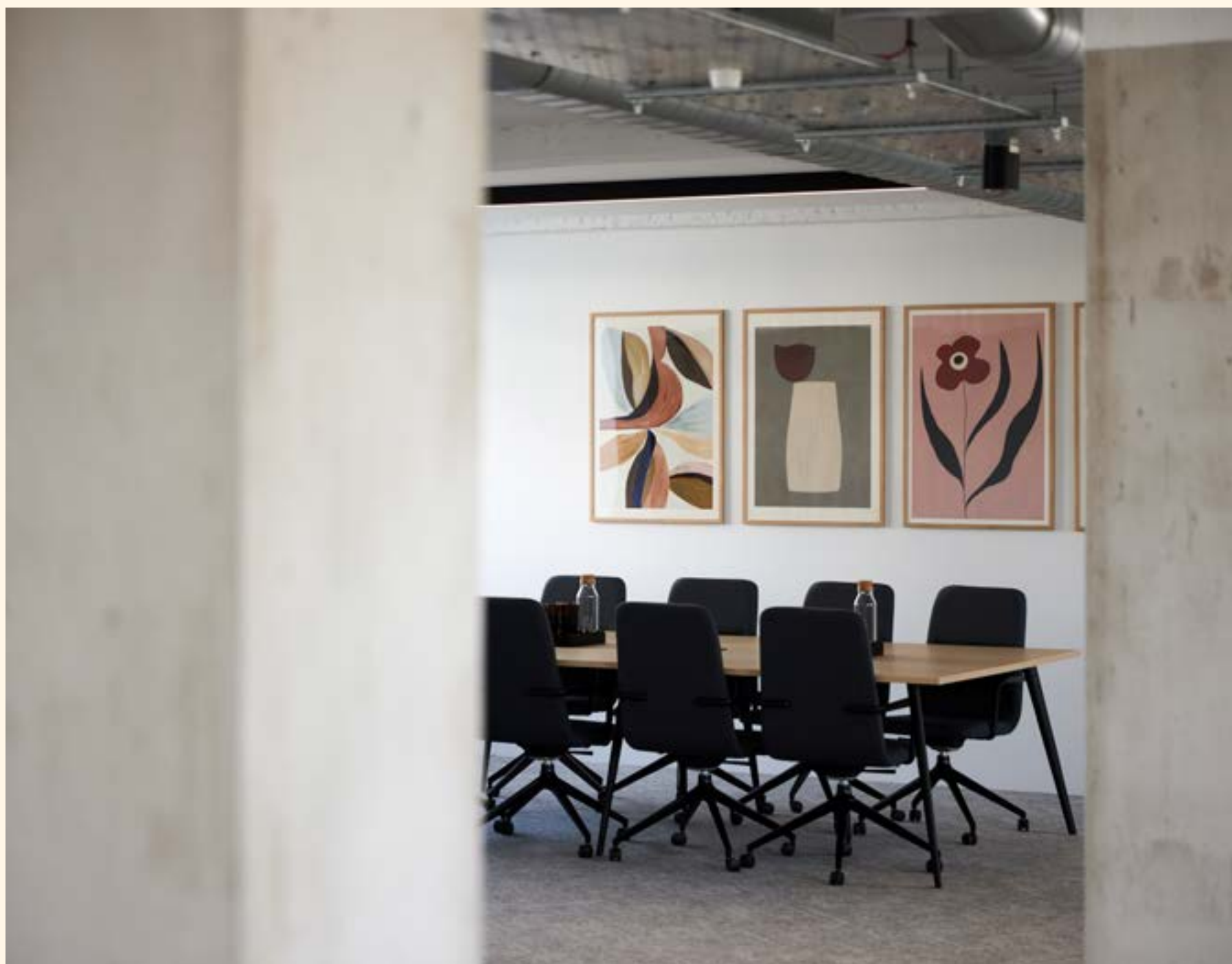
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7 BREAK OUT AREA







7 COMMUNAL ROOF GARDEN



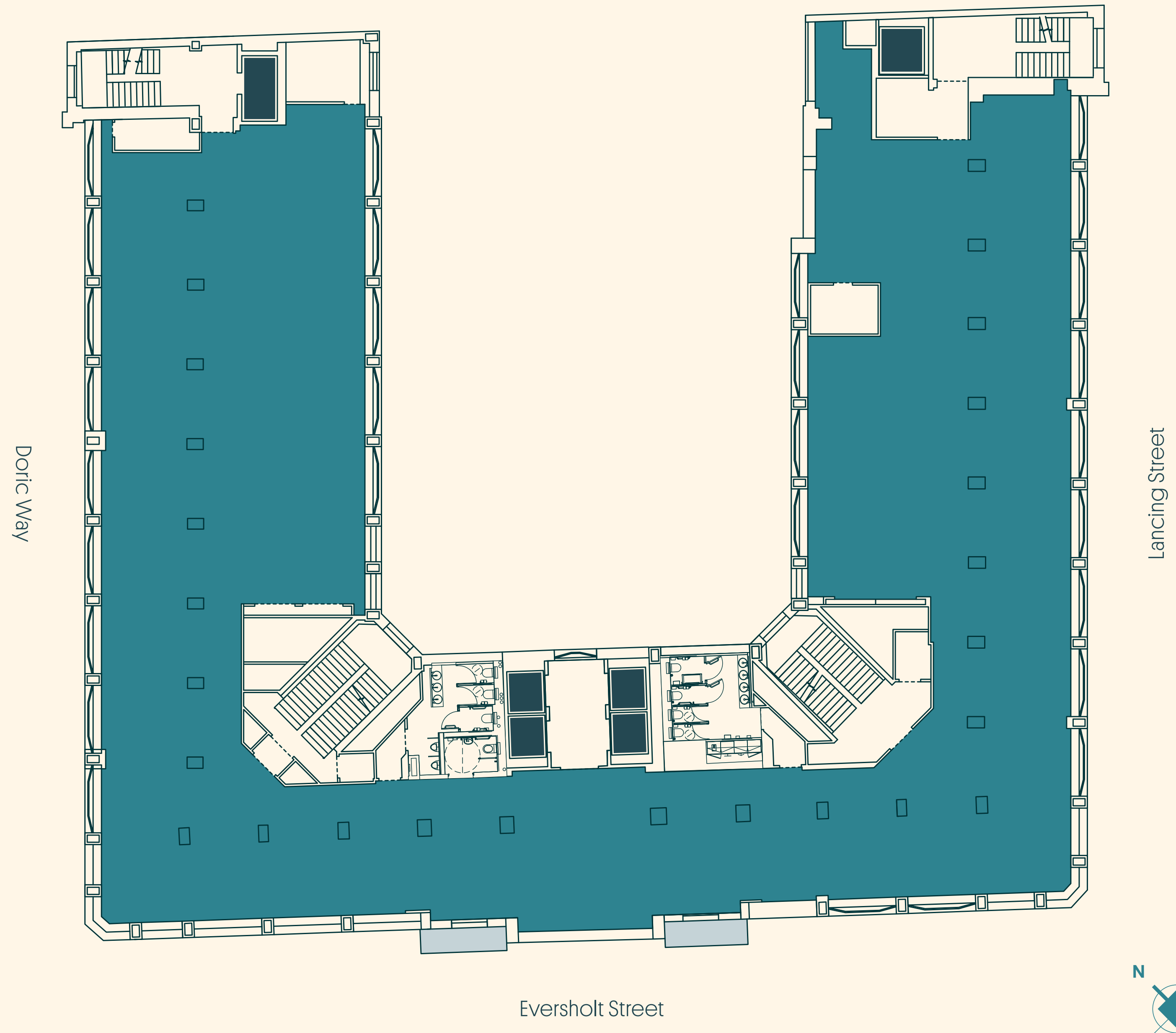
Eighth Floor

8,274 sq ft | 769 sq m

KEY

-  Workspace
-  Lifts
-  Private Terrace

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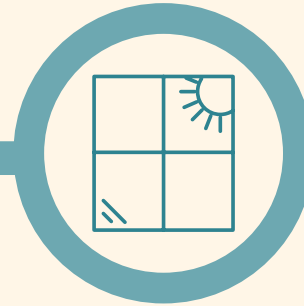
Building Specification



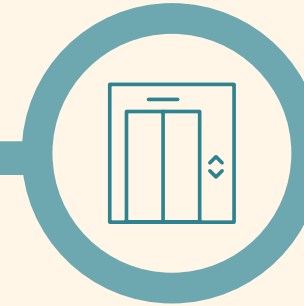
Comprehensively refurbished flagship building



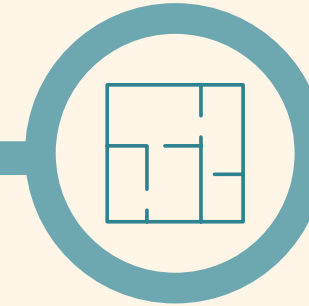
Island site with panoramic views



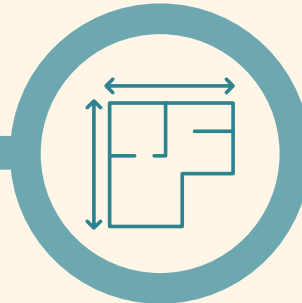
Excellent natural light



4 Passenger Lifts



Up to 36,021 sq ft available



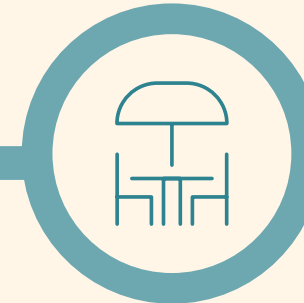
Floor sizes range from 8,274 sq ft to 29,227 sq ft



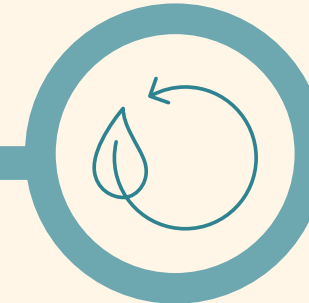
CAT A+ / Fully Fitted / Managed Options



Onsite amenities including restaurants, cafe and gym



Communal roof garden and private pocket terraces



Carbon neutral, EPC A, BREEAM Excellent, and WELL Platinum



End of Journey Facilities

Occupier amenity



58× Secure bike spaces with accessible spaces



Bike maintenance stand



15× Foldable bike lockers



60× locker spaces



7× Showers



Vanity and hairdryer stations



Towel service



46× Drying lockers



Dedicated cycle entrance



THE BUILDING & SPEC





Sustainability

Good architecture doesn't erase its foundations, it builds on them.

Retaining and refurbishing the existing structure saves a minimum of 13,500 tCO₂e compared to a new zero emissions building. The most intelligent system is one that already works.

This is equivalent to:

- ◆ The annual carbon associated with **1,040 UK citizens**
- ◆ Building **170 new homes**
- ◆ **27 hectares** of deforestation
- ◆ Or **3 flights** in a space shuttle

Mainframe has achieved the following minimum accreditations

Please note that these are high-level calculations based on estimates and comparable case studies and should not be relied upon for statutory reporting or financial decision-making.



CONNECTIVITY





WALK TIME

NATIONAL

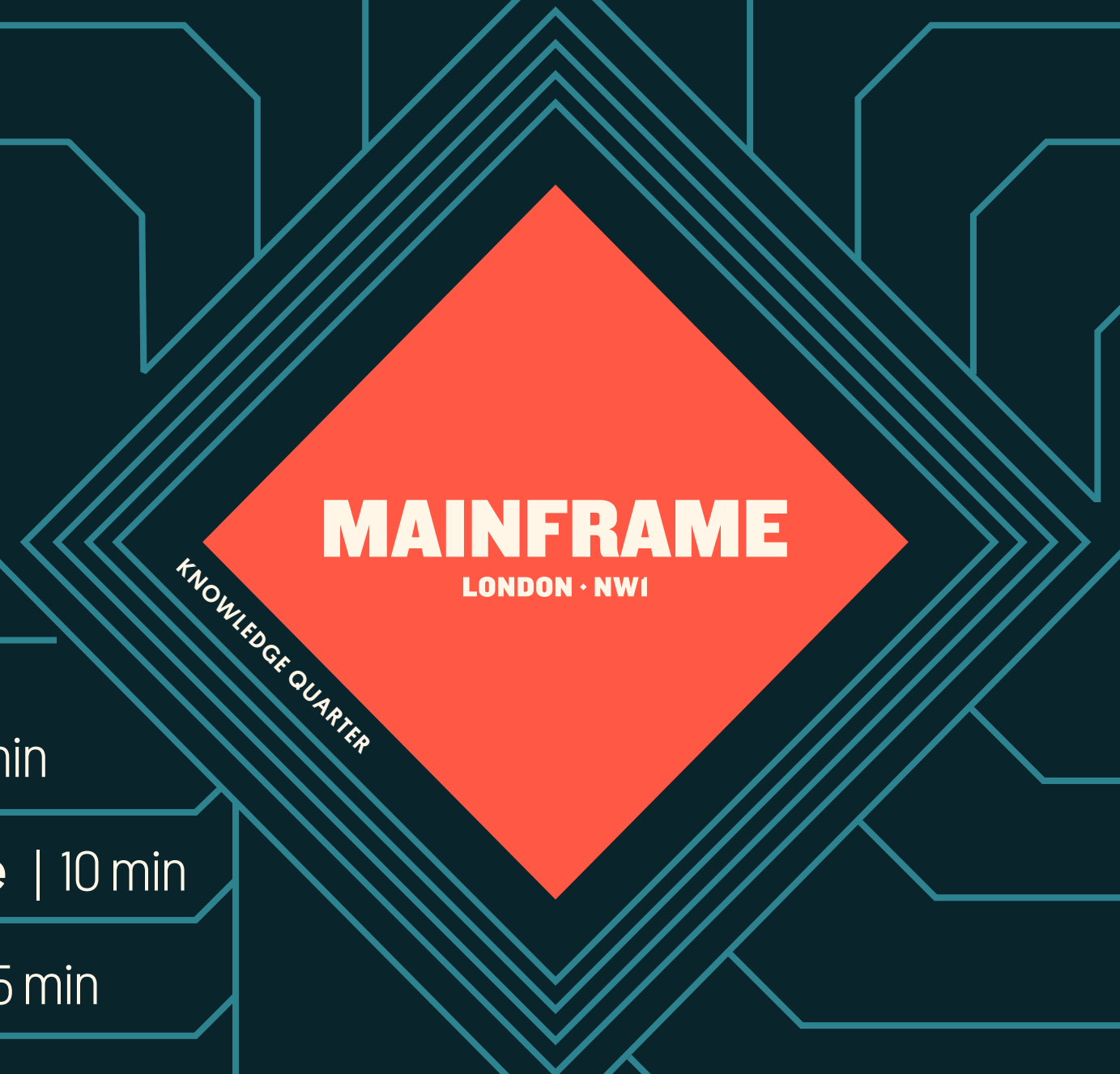
-  **Euston** | 1 min
-  **Euston Square** | 3 min
-  **Kings Cross/ St Pancras** | 6 min

- Birmingham** | 1hr 27min 
- Manchester** | 2hr 7min 
- Leeds** | 2hr 37min 
- Edinburgh** | 4hr 44min 

LONDON

INTERNATIONAL

-  **Tottenham Court Road** | 4 min
 -  **Oxford Circus** | 5 min
 -  **Victoria** | 8 min
 -  **Farringdon** | 8 min
 -  **Bank** | 10 min
-  **Waterloo** | 10 min
 -  **London Bridge** | 10 min
 -  **Liverpool St** | 15 min
 -  **Paddington** | 17 min
 -  **Canary Wharf** | 24 min



-  **London City** | 39 min 
-  **Gatwick** | 42 min 
-  **Heathrow** | 42 min 
- Paris** | 2hr 27min 
- Amsterdam** | 2hr 27min 

CONNECTIVITY

Travel times based on Google maps.
Estimates of station usage, ORR Data Portal, Retrieved 14 December 2023.

NEIGHBOURHOOD





iSmash
NEIGHBOURHOOD

St Pancras | 6 min





Canalside Green Steps | 14 min

NEIGHBOURHOOD



NEIGHBOURHOOD

Coal Drops Yard | 15 min





COAL DROPS YARD



Granary Square | 15 min

NEIGHBOURHOOD



LINA STORES | 15 min



PANCRAS SQUARE | 10 min



GRANGER & CO | 10 min



THE SOMERS TOWN COFFEE HOUSE | 3 min





NONOS | 10 min



WORD ON THE WATER | 14 min



BRITISH LIBRARY | 7 min



GERMAN GYMNASIUM | 10 min



REGENTS CANAL | 14 min



A development by:
ARAX PROPERTIES

mainframe.london

Get in touch with our leasing team to find out more

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