

MAINFRAME

LONDON • NW1

8,274 SQ FT | AVAILABLE NOW
mainframe.london

MAINFRAME OVERVIEW

8,274 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



EUSTON



THE CITY



BLOOMSBURY



FITZROVIA



SOHO



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



∞ Meta

Alphalake Ai

GENOMICS

Google

Edgify

GSK

LISA



 OpenAI

 Mistral AI

ON24

ANTHROPIC

AutogenAI

 BRAINPOOL.AI

 GILEAD

The
Alan Turing
Institute

GovAI

CATAPULT
Digital

 AUTOMATA

 databricks

 synthesia



 Isomorphic Labs

MiQ

 DeepMind



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



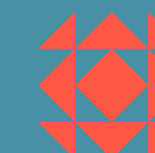
Gails

Fresh, crafted food and coffee to power your day



Pizza Pilgrims

Neapolitan pizza prepared fresh on site





AVAILABILITY

NET INTERNAL AREA				
FLOOR	SQ FT	SQ M	AMENITIES/OCCUPIERS	DELIVERY SPEC
8th	8,274	769	PRIVATE POCKET TERRACE	CAT A OR FULLY FITTED
7th			UNDER OFFER	
6th South			VERDA	LET
6th North			XCEDE	LET
5th			NUMERATOR	LET
4th			HUAWEI	LET
3rd			SNYK	LET
2nd				LET
1st			HALKIN Flexible workspace	LET
Ground				LET
Retail			PIZZA PILGRIMS GAIL's	LET
Wellness			REBEL	LET
Available	8,274	769		

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.

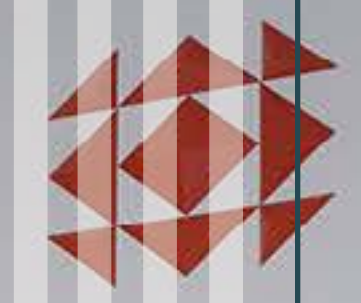


THE BUILDING



INTRODUCTION · AVAILABILITY · THE BUILDING & SPEC · CONNECTIVITY · NEIGHBOURHOOD · CONTACTS

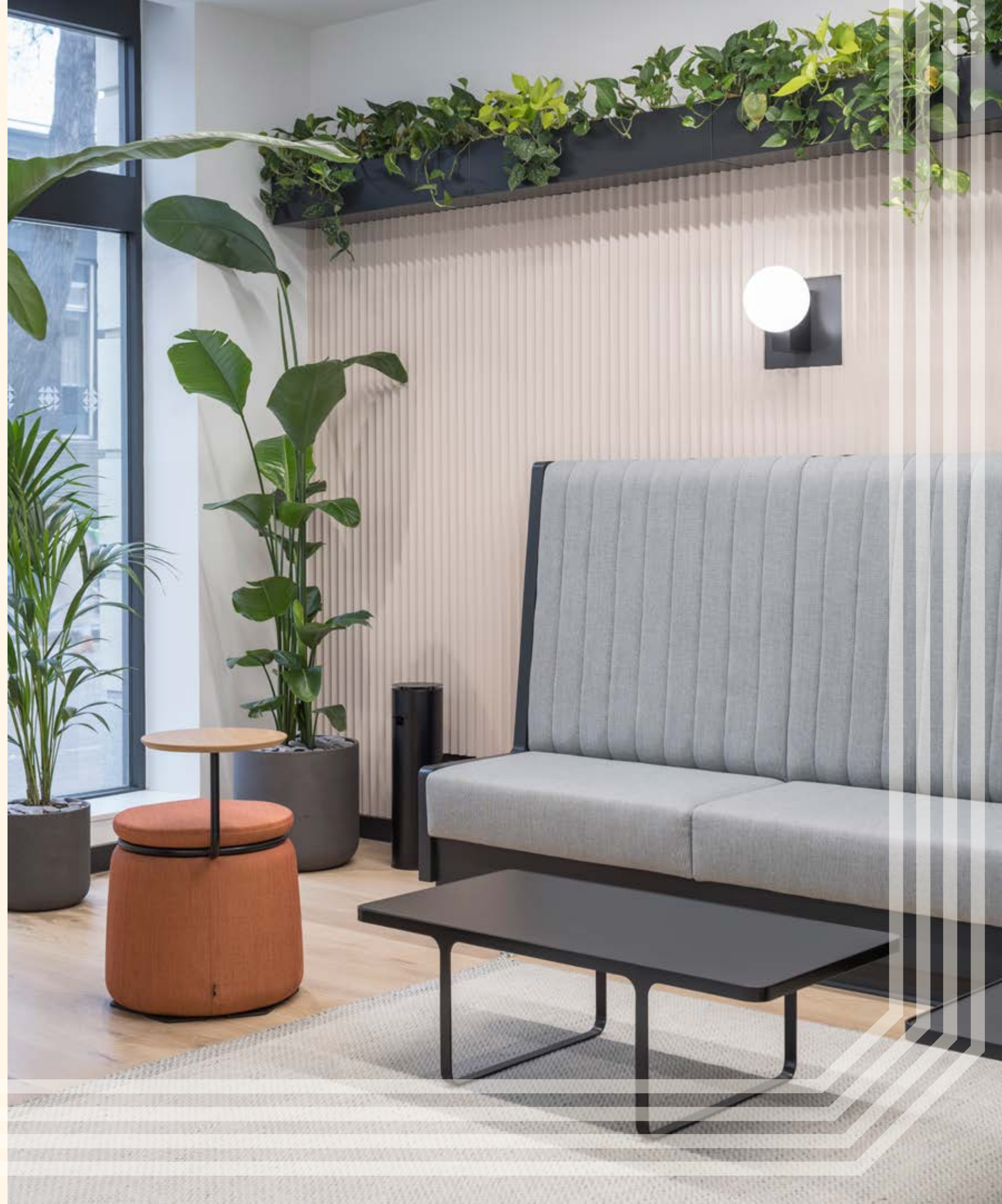




INTRODUCTION AVAILABILITY THE BUILDING & SPEC CONNECTIVITY NEIGHBOURHOOD CONTACTS



Reception



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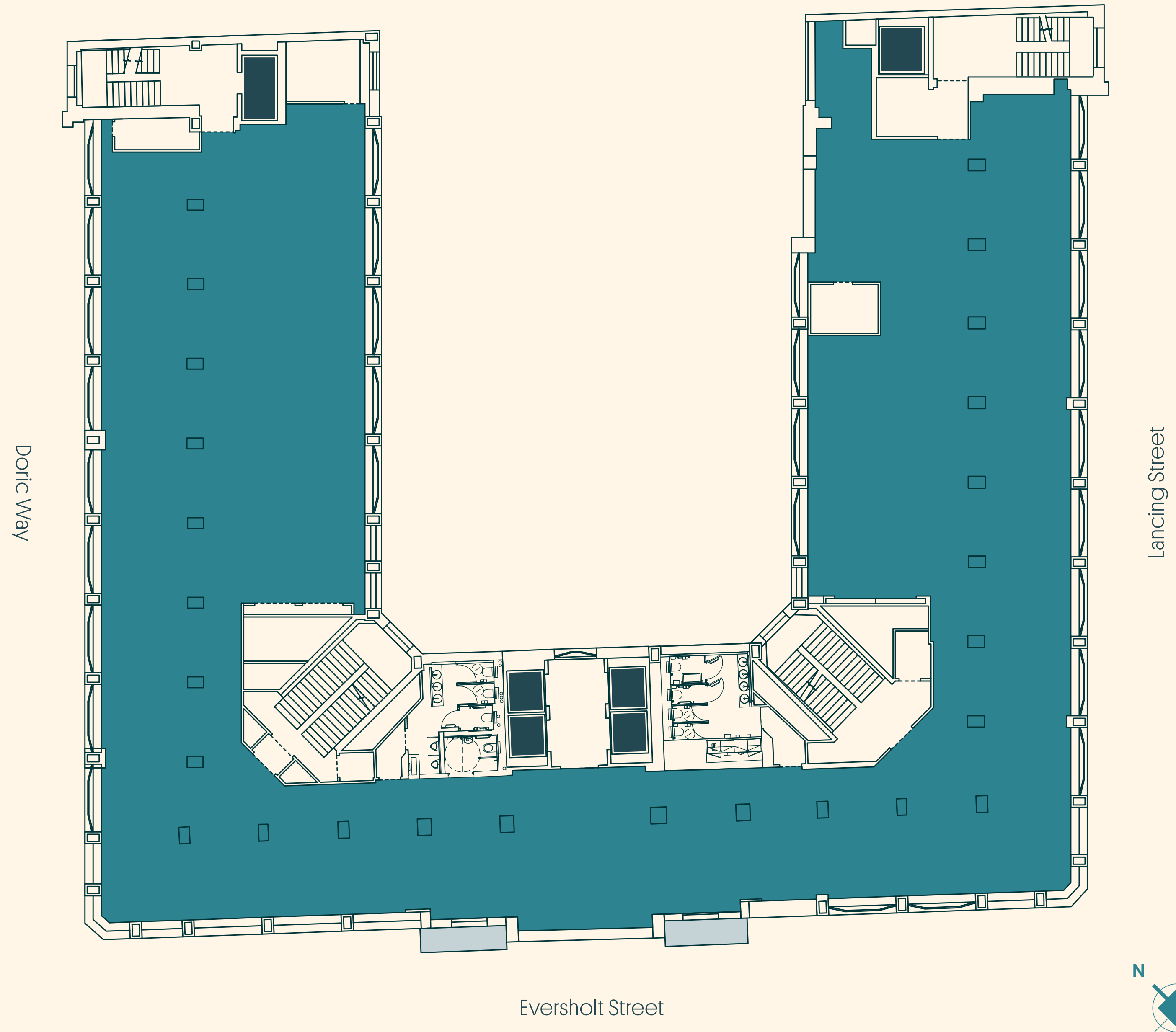
Eighth Floor

8,274 sq ft | 769 sq m

KEY

-  Workspace
-  Lifts
-  Private Terrace

Measurements are estimated Net Internal Areas, subject to final measurement.
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CAT A

Ready Now



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7

COMMUNAL ROOF GARDEN



Building Specification

Comprehensively
refurbished flagship building

Island site with
panoramic views

Excellent
natural light

4 Passenger Lifts

8,274 sq ft available now

Only 8th floor
penthouse remains

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

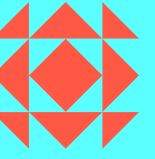
Towel service

46× Drying lockers

Dedicated
cycle entrance







Sustainability

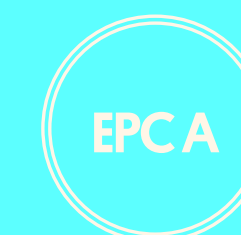
Good architecture doesn't erase its foundations, it builds on them.

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



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WALK TIME

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

NATIONAL

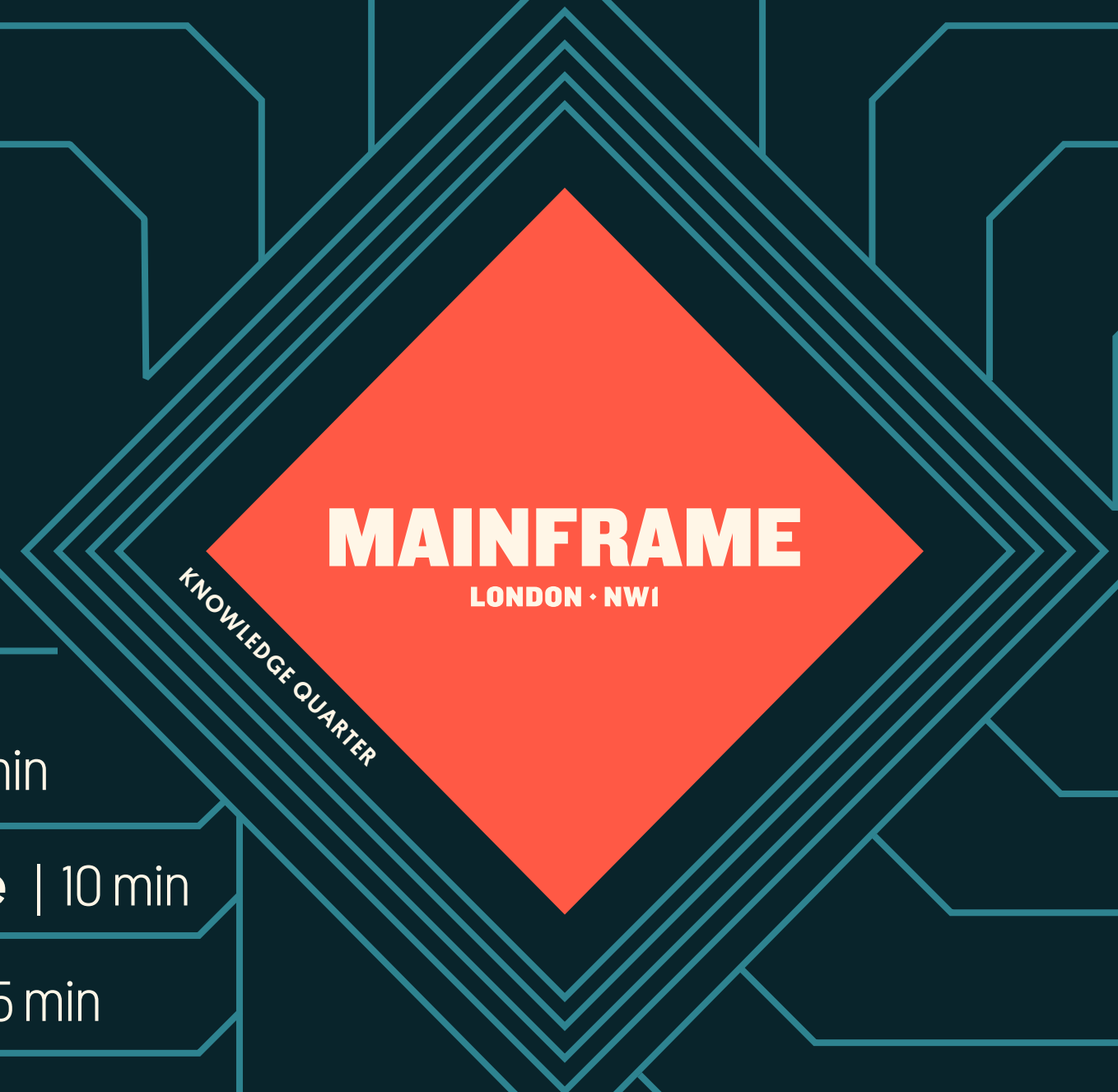
- Birmingham** | 1hr 27min 
- Manchester** | 2hr 7min 
- Leeds** | 2hr 37min 
- Edinburgh** | 4hr 44min 

LONDON

-  **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

INTERNATIONAL

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



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

NEIGHBOURHOOD





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St Pancras | 6 min





Canalside Green Steps | 14 min





Coal Drops Yard | 15 min





Granary Square | 15 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

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Get in touch with our leasing team to find out more

		
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