

TO LEASE

World class offices in Kings Cross Central

Three Pancras Square
Kings Cross, London

5,167 - 6,997 sq ft
Part 4th Floor North Office



HAVAS



Welcome to **Three Pancras Square**, Winner of the 'Best Fit Out of Workplace' BCO Award 2018.

High quality office floor space available to lease in one of London's most vibrant and accessible business destinations.

Incredible views, plug & play offices, use of the 150 person auditorium and 1st floor cafeteria are just some of the amenities Three Pancras Square has to offer.

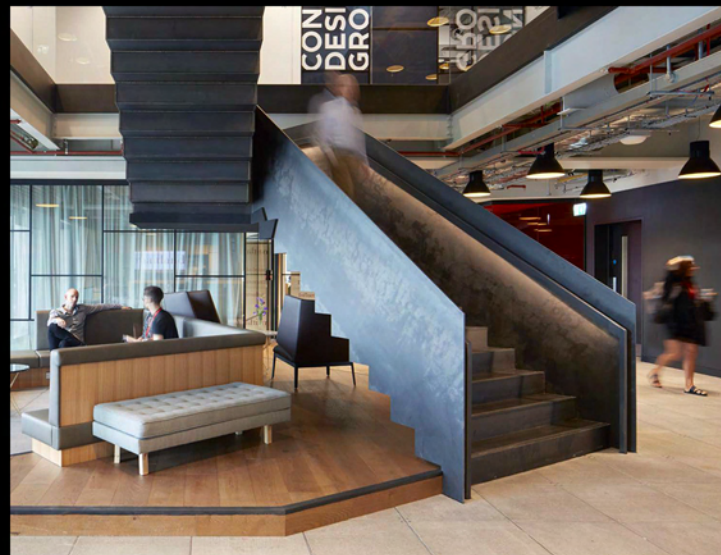


BCO

Awards

British Council for Offices

WINNER
Best Fitout
of Workplace
Award 2018





KEY FEATURES

Highly sought after Kings Cross location with unique features in an award-winning building.

Impressive entrance from Pancras Square

Grade A specification throughout

'Ready to Work' award winning fit out in place

BREEAM Excellent

EPC B33 Certification

Fitted office space with desks, meeting rooms and break-out zones

1st floor café and canteen available for use

6 passenger lifts & Goods lift

Male/female and disabled WCs

Cycle racks

Changing rooms with showers

24/7 access and security

Forum available for hire, with a capacity of 150 people



Fully fitted, plug & play offices with high quality meeting rooms and creative breakout zones.

A collage of nine photographs of a modern building at dusk, featuring large glass windows reflecting city lights and illuminated interiors. The images are arranged in a grid-like fashion with black, stylized, overlapping shapes (resembling the letters 'S', 'L', 'E', 'E', 'L', 'E') superimposed over them. The building has a prominent glass facade that reflects the surrounding urban environment and its own internal lights. The overall composition is artistic and modern, emphasizing architectural details and light play.

King's Cross is a vibrant city quarter and a diverse and dynamic place to work. With shopping, educational and cultural venues, bars, restaurants, homes and schools, all set within 26 acres of parks and squares.

Three Pancras Square is a Grade A office building located at the corner of King's Boulevard and Goods Way. The building is part of an office cluster south of the Canal where occupiers include Google, Universal Music, AstraZeneca and Meta.

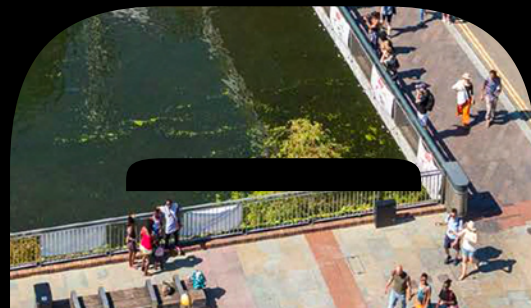
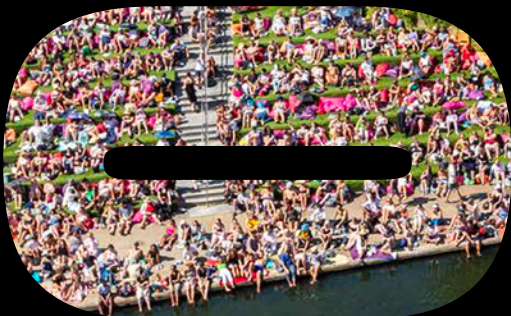
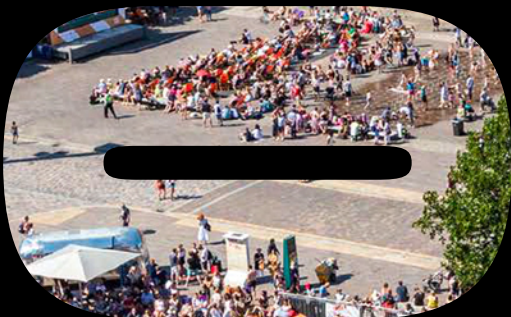
Six tube lines, two mainline stations and Eurostar are within a two minute walk.

Located at the corner of Pancras Square with its terraced water feature and outdoor seating areas. It's the perfect place for a business breakfast, al fresco lunch, or afterwork drinks. Just cross the canal and you're at Granary Square with boutique shopping and eating around the Coal Drops.

GETTING AROUND

⌄ St Pancras International	2 mins
⌄ Old Street	5 mins
⌄ Bank	9 mins
⌄ Victoria	7 mins
⌄ London Bridge	10 mins
⌄ Tottenham Court Road	15 mins
⌄ Paris	2h 16 mins

Kings Cross is the best-connected transport hub in London.



Pancras Square

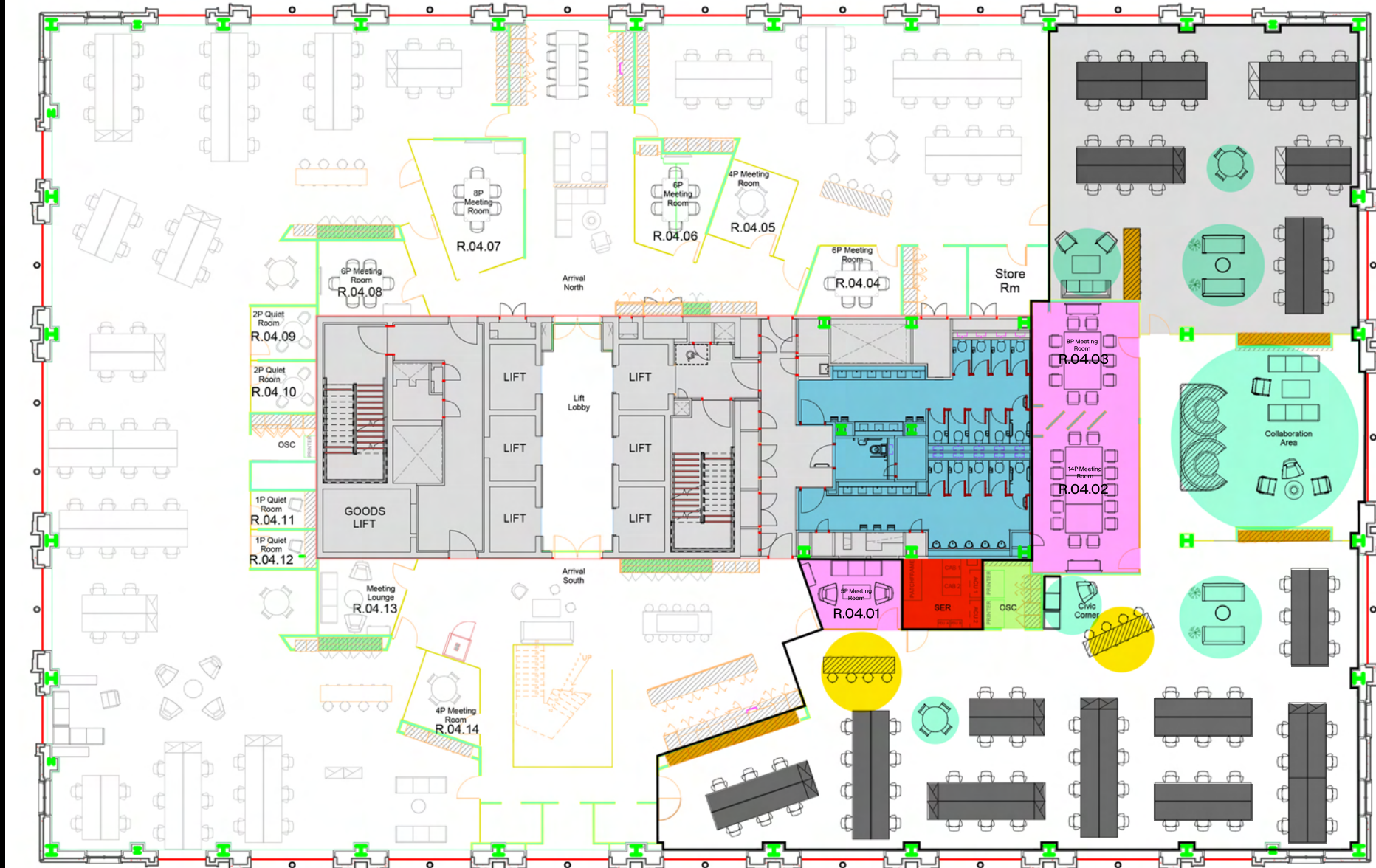
Café BAO
Hoppers
Granger & Co
Drake & Morgan
German Gymnasium
Kimchee
Harry's

Coal Drops Yard

Barrafina
El Pastor
Caravan
Parrillan
Plaza Pastor
Vermuteria

Surrounds (KX)

Dishoom
Granary Square Brasserie
Arabica



- Open Plan Desks (55-88)
- Hot Desks
- Meeting Rooms
- Breakout Areas
- Print Areas
- Lockers/Storage
- Kitchen/Tea Point
- Toilets
- Lift/Access
- Comms Room

FOURTH FLOOR

5,167 - 6,997 sq ft

Room 4.01- 5P (128 sq ft)
Room 4.02 - 14P (324 sq ft)
Room 4.03 - 8P (255 sq ft)

TERMS

The 4th floor space is available to sub-lease on flexible lease terms until 2031. Financial terms are available upon application.

CONTACT



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Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract.

All areas quoted are approximate. October 2025.

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