

MYO King's Cross

50 York Way, King's Cross, N1 9AB



M

Y



Expect more.

MYO is a leader in the creation of considered, crafted workplaces in exceptional locations.



Personalisation

- › Workspaces aligned to your culture and commercial needs
- › Space that adapts to your changing requirements
- › Members are treated as guests

Partnership

- › We work with you to create your perfect workspace
- › As your business evolves we grow with you, either in MYO King's Cross or at another MYO or Landsec office building
- › We are trusted and proven, with decades of Landsec expertise

Flexibility

- › Services reflected in simple, all-inclusive leases
- › Access to dynamic event spaces across all MYO locations
- › Choose from a variety of adaptable shared spaces and meeting rooms

Hospitality

- › We look after every detail to ensure the best possible experience
- › 24h concierge service
- › Visiting clients greeted in-person on arrival

For today and tomorrow

- › Intentionally designed to create a premium workspace experience
- › A desirable, prime location
- › Net zero-achieved
- › WELL & BREEAM accreditation
- › Biophilic interior design
- › Powered by 100% renewable energy

M.Y.O King's Cross

The destination workplace

Much more than somewhere you work, M.Y.O King's Cross is a place that inspires, empowers and enhances your day. Just minutes from King's Cross station and everything Granary Square and Coal Drops Yard have to offer.

From 80,000 sq ft of exceptional workspace, terraces and amenities across two connected buildings, one of which is Grade II listed.



A simpler, more meaningful way to work.



Crafted by experts – exceeding expectations

MYO King's Cross has been created by experts using insight and experience gained by completing six other MYO workplaces.

This is our biggest yet, perfectly positioned in the heart of King's Cross, it taps into the area's reputation for attracting the brightest and most forward-thinking businesses.

With 80,000 sq ft of workspace and bursting with amenity, Myo King's Cross is home to multiple terraces, a member's gym and generous communal areas, purposefully created to nurture collaboration and to give people somewhere to unwind, away from their desk.





Two receptions.
Twice the welcome.

Not just a new building. A new standard of flexible workspace.



Quality elevated on every level.



People, prioritised.



The Stables

Elevate your events at The Stables – a one-of-a-kind, 13,000 sq ft space designed to impress your team, captivate your customers, and inspire your community. Perfect for exhibitions, conferences, and gatherings, it's where ideas take centre stage and connections are built to last.

Additionally, there are meeting rooms, lounges, project rooms and an outdoor terrace.

Private members gym and yoga studio

MYO King's Cross has an enduring, positive impact on every person who works or visits here. Physical wellbeing is supported with:

- › Private gym for members
- › Yoga studio
- › Treatment rooms
- › Secure cycle storage and showers

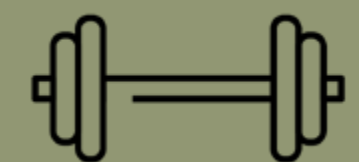
Targeting WELL Platinum accreditation for healthy spaces and demonstrating our positive commitment to your people.



Gatherings



Event space

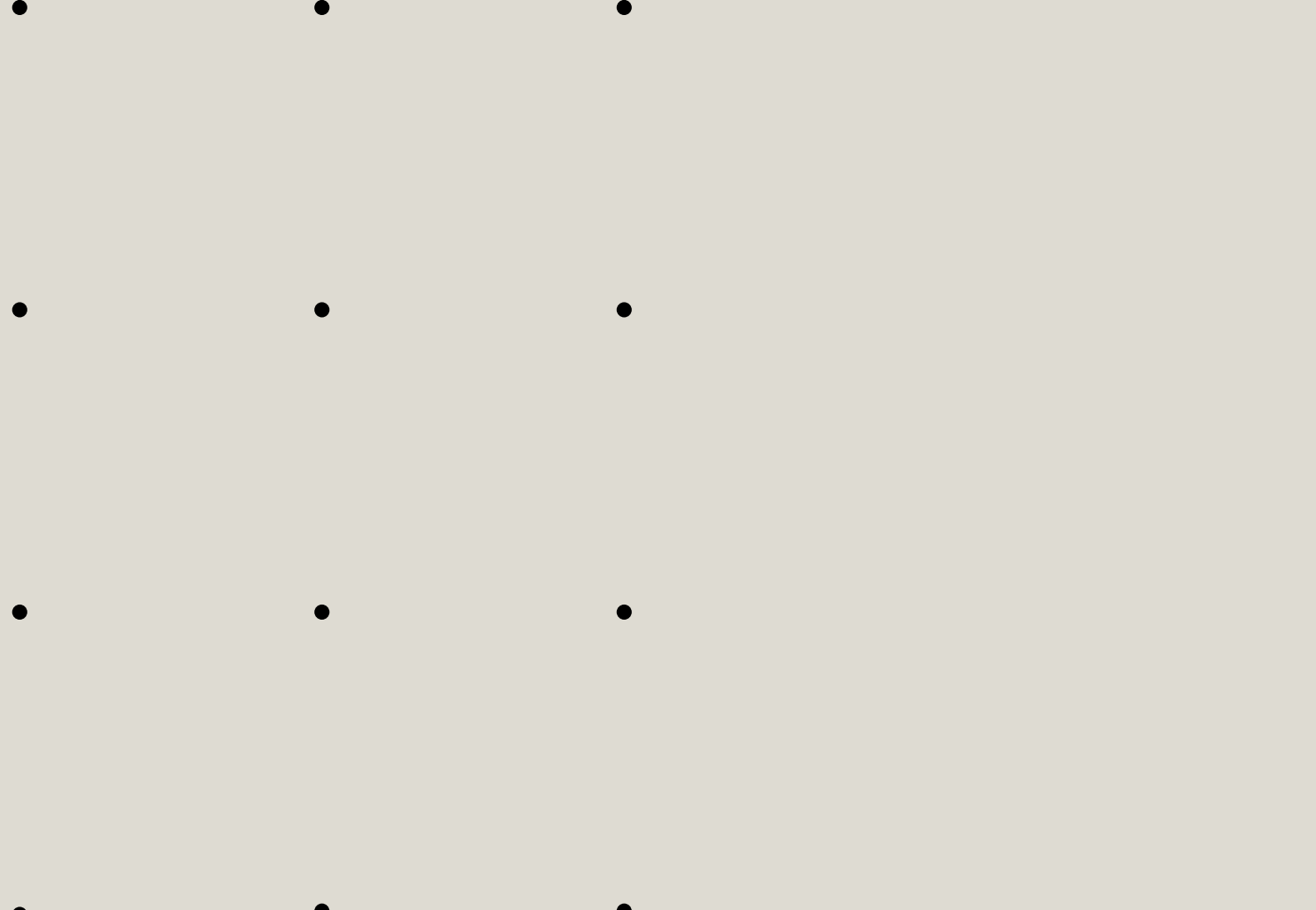


Private gym and yoga studio

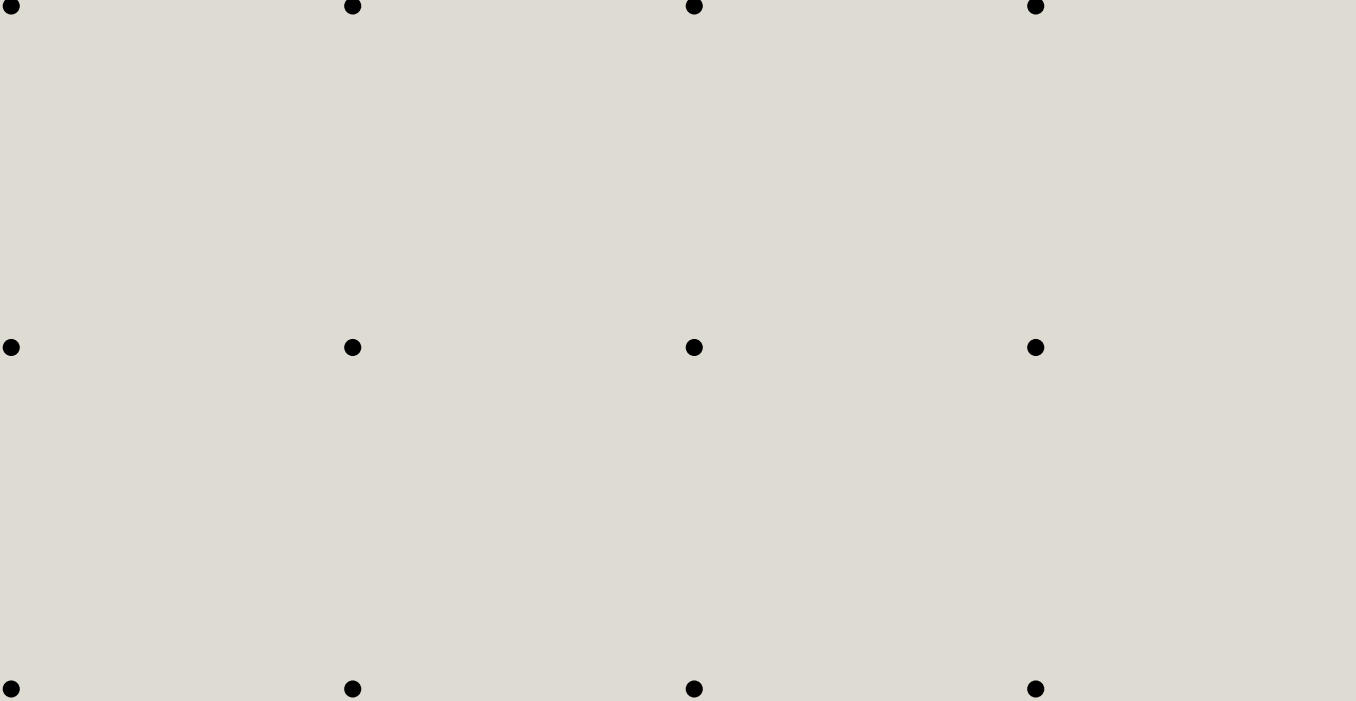
A better way to work begins
with a better place to work.



MYO



King's Cross



The customer experience at MYO King's Cross has been considered and curated to provide everything you need to be energised, engaged and productive. It's an approach that starts with the personalisation of your private workspace, then continues across every touchpoint and service.

Services included in our all-inclusive leases:



Communal lounges and terraces



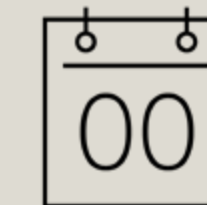
Privacy booths



On-site concierge



Super fast broadband



Meeting organisation



Events



Welcoming team



Fully managed

A five star experience.



Designed to higher standards: ours and yours.

MYO King's Cross is designed and created to our signature high standard – we think about every detail, from the acoustic qualities through to ensuring each workplace is superior, flexible and WELL accredited.

Our ambitious net-carbon zero policy is woven into the design through our material selection, desire for longevity and rigorous checking policies – we measure the CO₂ in our spaces to ensure we're creating spaces for your team to thrive.

No MYO space is ever the same, we pride ourselves on making each space unique for our customers.

“The underlying concept of craft is driven through all aspects of MYO King's Cross, with the focus on delivering a variety of spaces which enhance user wellbeing and experience through carefully considered materiality, lighting and touch points.”

SODA Studio



WELLNESS

Technical specification

SUSTAINABILITY

+

Accreditations

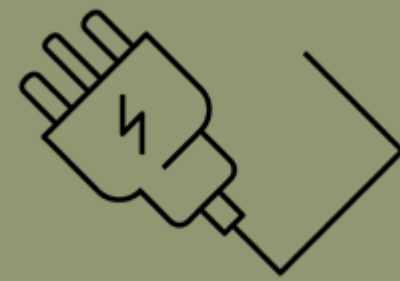
Sustainability



Targeting 5 Stars
NABERS at base build



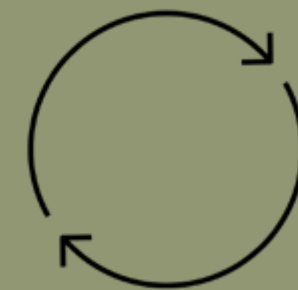
Targeting WELL
Core Platinum



100% of electricity from
renewable sources



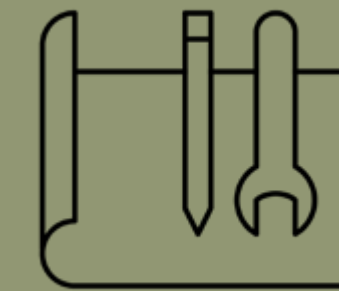
100% of waste is
diverted from landfill



An 80% recycling
rate target



Rainwater harvesting,
LED lighting, efficient
heat pumps and demand
controlled ventilation with
heat recovery

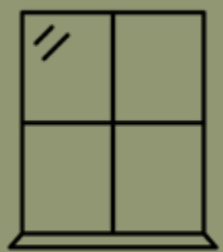


Low/no-VOC
non-toxic building
materials specified

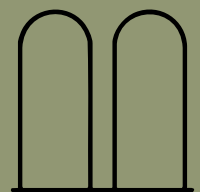


Net Zero Carbon
in Operation

Wellness



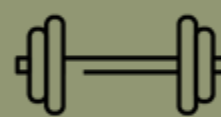
Natural lighting
throughout



On-site cycle storage
and changing facilities



9x showers
Including a
DDA shower



Private members gym,
treatment rooms and
yoga studio



46 lockers



114 cycle racks



30 cycle racks
located externally
within Trematon Walk



Biophilic design



Workplaces that
enhance your everyday.

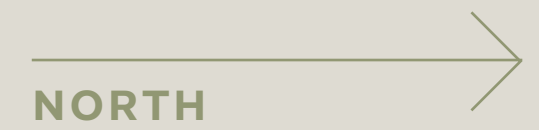


Offices from
12 to 200 desks.

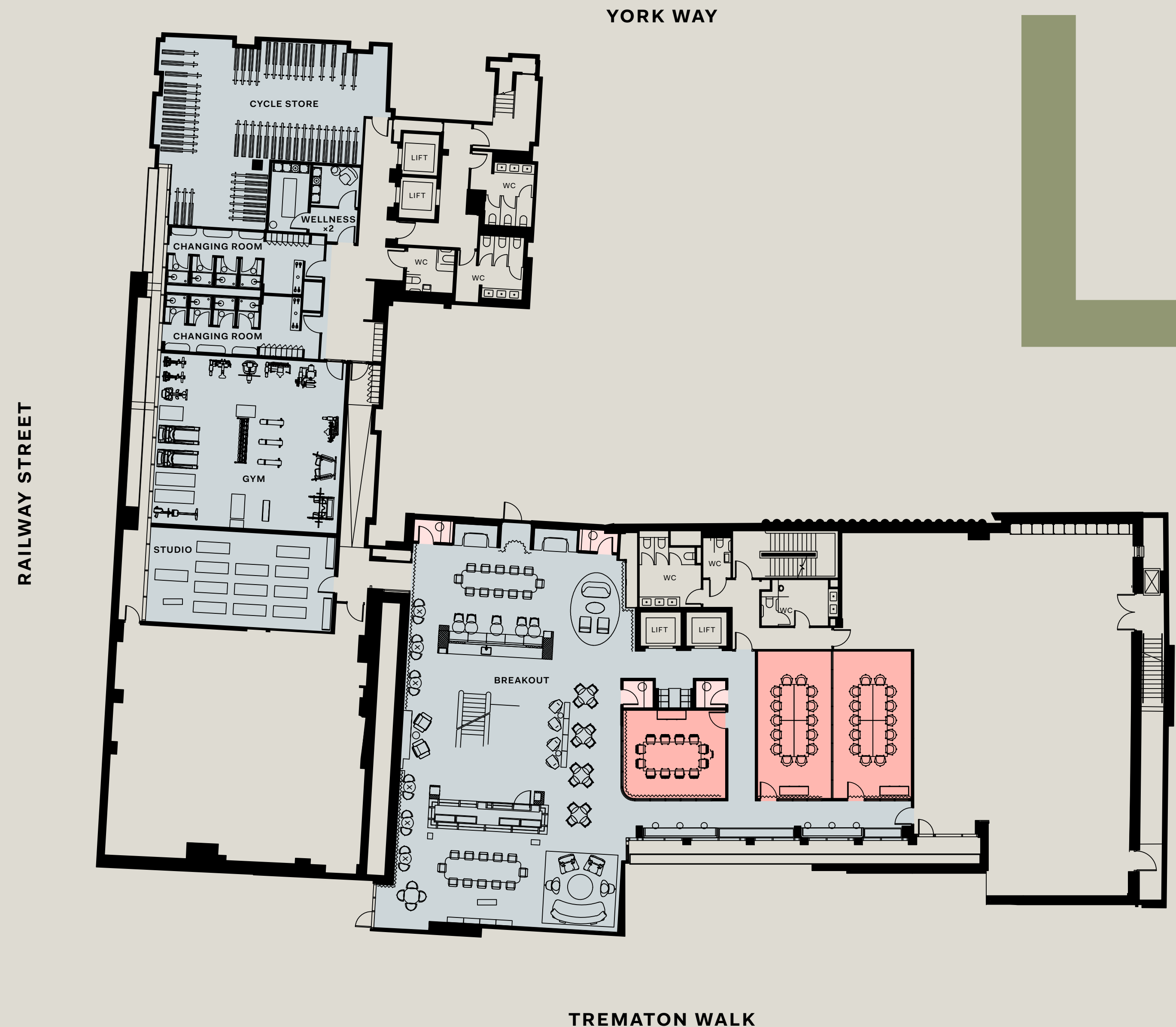
Space plan

FACILITIES

- Cycle store
- Gym
- Studio
- Wellness rooms
- Breakout space
- 2x accessible WCs
- 10x WCs
- 8x changing rooms
- 4x focus booths
- 1x 12 person meeting room
- 2x 14 person meeting rooms



- Meeting rooms
- Phone booths
- Communal areas

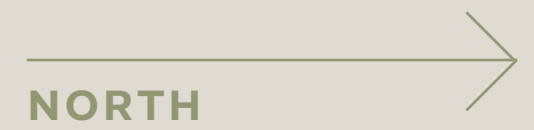


Space plan

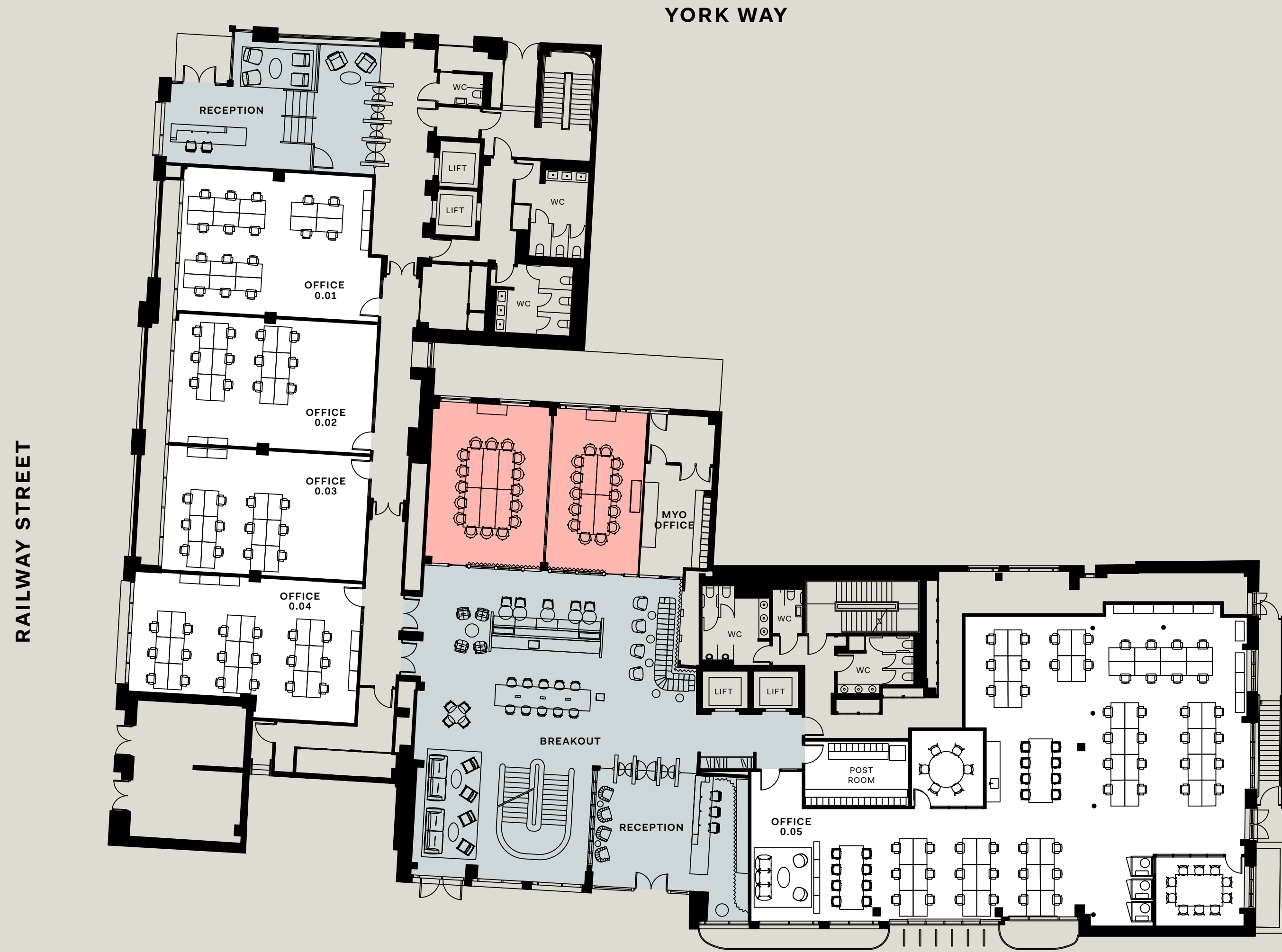
FACILITIES

- Teapoints
- Breakout space
- 2x accessible WCs
- 11x WCs
- 1x 14 person meeting room
- 1x 16 person meeting room

OFFICE	MAX DESKS	SQ FT
G.01	18	775
G.02	16	700
G.03	16	678
G.04	18	797
G.05	66	3,175



- Meeting rooms
- Private offices
- Communal areas



Space plan

FACILITIES

- Teapoints
- Communal terrace
- Breakout space
- 2x accessible WCs
- 11x WCs
- 8x focus booths
- 2x 4 person meeting rooms

OFFICE	MAX DESKS	SQ FT
01.01	22	1,130
01.02	18	926
01.03	22	861
01.04	21	829
01.05	21	915
01.06	30	1,367
01.07	25	1,302
01.08	40	1,948
01.09	34	1,453



- Meeting rooms
- Private offices
- Phone booths
- Communal areas
- Terrace

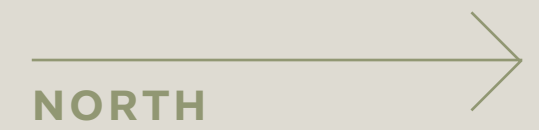


Space plan

FACILITIES

- Teapoints
- Breakout space
- 2x accessible WCs
- 11x WCs
- 6x focus booths
- 1x 6 person meeting room
- 1x 8 person meeting room

OFFICE	MAX DESKS	SQ FT
02.01	22	1,130
02.02	18	926
02.03	22	861
02.04	21	861
02.05	21	893
02.06	30	1,378
02.07	18	721
02.08	14	624
02.09	24	1,087
02.10	66	3,294



- Meeting rooms
- Private offices
- Phone booths
- Communal areas



02

Space plan

FACILITIES

- Teapoints
- Communal terrace
- Breakout space
- 2x accessible WCs
- 11x WCs
- 4x focus booths
- 1x 5 person meeting room
- 1x 8 person meeting room

OFFICE	MAX DESKS	SQ FT
03.01	22	1,130
03.02	18	936
03.03	16	624
03.04	16	624
03.05	21	700
03.06	20	980
03.07	15	560
03.08	12	484
03.09	24	1,087
03.10	18	990
03.11	18	732



NORTH

- Meeting rooms
- Private offices
- Phone booths
- Communal areas
- Terrace



03

Space plan

FACILITIES

04.01

- Teapoints
- Private terraces
- Breakout space

- 1x 10 person meeting room
- 1x 12 person meeting room
- 1x exec room

04.02

- Teapoints
- Private terraces
- Breakout space

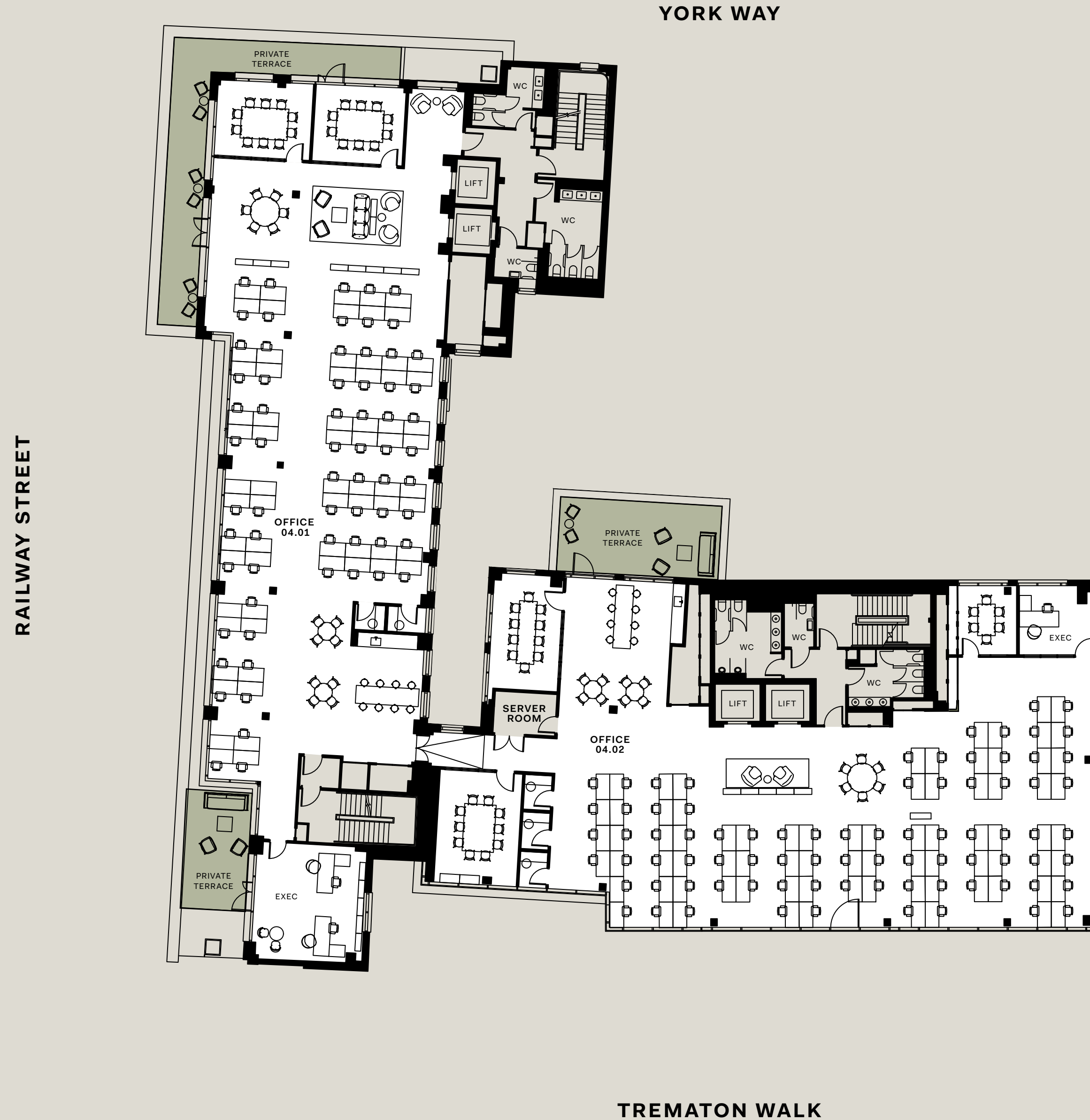
- 2x 10 person meeting room
- 1x 6 person meeting room
- 3x focus rooms/booths
- 1x exec room

OFFICE	MAX DESKS	SQ FT
04.01	94	4,704
04.02	108	4,941



NORTH

- Private offices
- Terrace



04

Space plan

FACILITIES

05.01

- Pantry
- Coffee unit
- Teapoints
- Private terrace
- Breakout space
- 1x accessible WC
- 4x WCs

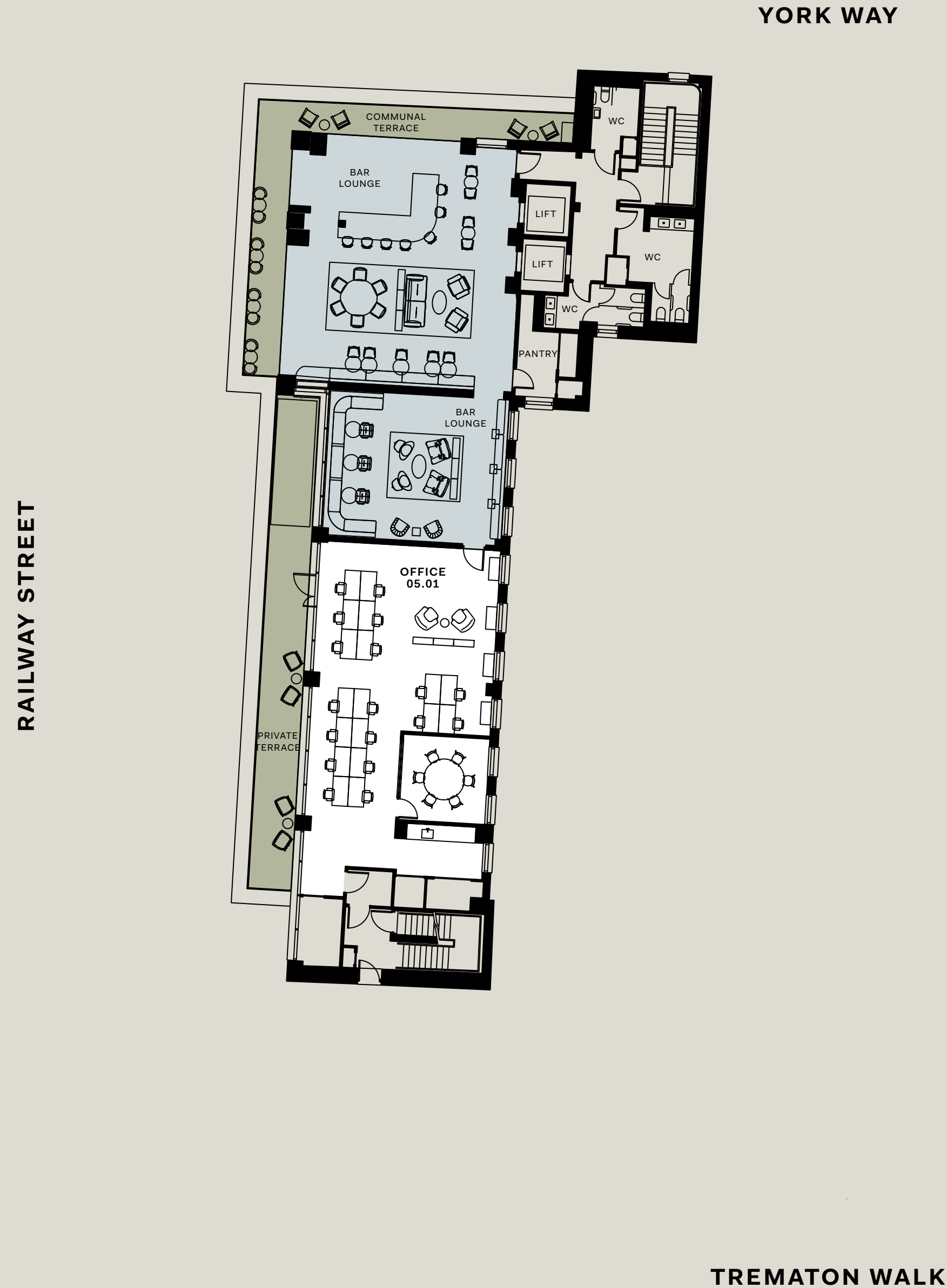
Communal

- Events space
- Lounge
- Bar
- Kitchen
- Terrace
- 1x accessible WC
- 4x WCs

OFFICE	MAX DESKS	SQ FT
05.01	28	1,345



- Private offices
- Communal areas
- Terrace



05



The Stables
13,000 sq ft event space.

A space filled with infinite possibilities.

The Stables is a unique heritage space, a 13,000 sq ft platform for virtually any sort of gathering; fashion shows, art exhibitions, cultural performances, cutting edge symposiums, press conferences and product launches.

With it's impeccable tech and space credentials, right at the heart of London's most progressive neighbourhood anything is possible.

It's a standalone building with its own entrance, auditorium, project rooms, terraces and lounges – a unique building offering infinite possibility.

The Stables

FACILITIES

Ground floor

- Lounge
- Auditorium
- 1x accessible WC
- 6x WCs

First floor

- 2x project rooms
- Learning zone
- Lounge
- Terrace
- 3x WCs

Ground floor

TREMATON WALK



BALFE STREET

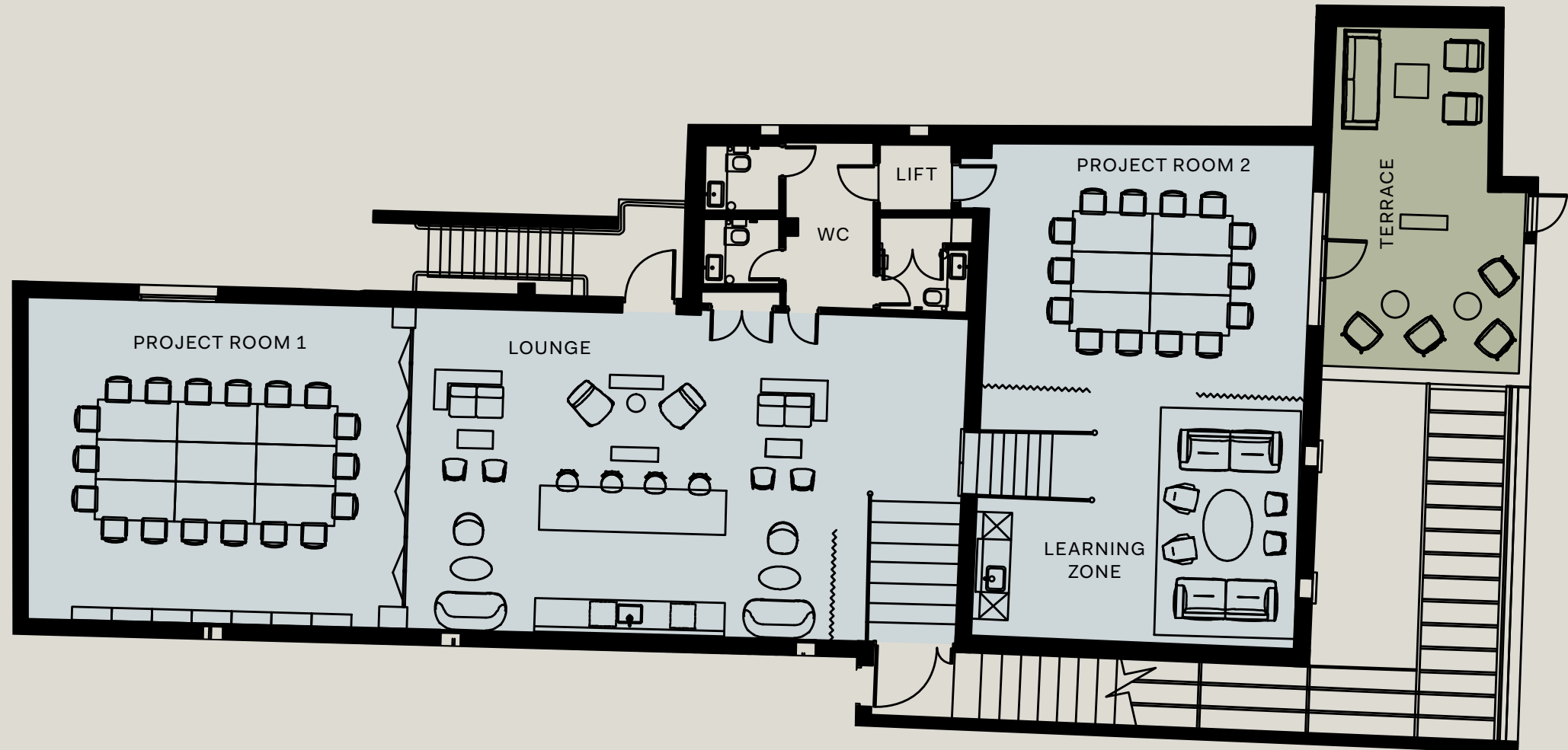
RAILWAY STREET

NORTH



First floor

TREMATON WALK



BALFE STREET

RAILWAY STREET

Event spaces

Terrace

MYO

King's Cross

MYO King's Cross. A unique workday lifestyle.



Welcome to King's Cross

MYO King's Cross is located on York Way, three minutes from the station in one direction, and the same distance from Coal Drops Yard and Granary Square in the other. It is perfectly placed to make the most of it all. Commerce, connectivity and culture wrap around MYO King's Cross in a totally unique and utterly compelling way.





Close to perfect. At the heart of it all.

● **FOOD & DRINKS**

1. Beer + Burger
2. Dishoom
3. Lina Stores
4. Spiritland
5. Hoppers
6. Caravan
7. Granary Square Brasserie
8. Simmons Bar
9. Scala
10. The Cross London
11. Franco Manca
12. Rosa's Thai
13. Flat Iron
14. Big Chill
15. Jamboree
16. Rotunda
17. Granger & Co
18. Booking Office 1869
19. German Gymnasium
20. Double Standard
21. Pret a Manger

● **CULTURE & STAYS**

1. Everyman
2. Lightroom
3. Central Saint Martins
4. Kings Place Music Foundation
5. London Canal Museum
6. The British Library
7. Francis Crick Institute
8. St. Pancras Renaissance Hotel
9. The Standard
10. Battlebridge Basin
11. Premier Inn

● **OCCUPIERS**

1. The Guardian
2. Google
3. Nike London Central
4. Novo Nordisk
5. Havas
6. Universal Music Group
7. Facebook
8. Sony
9. YouTube
10. AstraZeneca

3 mins to
Farringdon and
the Elizabeth
Line

30 mins
to Heathrow

Direct
connection
to Paris and
beyond

WELLCOME COLLECTION

EUSTON SQUARE

FOUNDLING MUSEUM

MYO

One of the coolest neighbourhoods in the world.



GOOGLE

King's Cross



GRANARY SQUARE



COAL DROPS YARD



FLAT IRON



EVERYMAN ON THE CANAL

King's Cross is a lively, creative and a refreshingly different place to work. Iconic open spaces, stunning architecture, a beautiful canal-side setting plus destination shopping and dining make it one of London's – and the world's – most desirable places to be. No wonder that it's home to Google, YouTube, Meta, The Guardian, Universal Music and some of the world's greatest academic and creative institutions.



WELCOME TO COAL DROPS YARD

UNIQLO

UNIQLO

UNIQLO

UNIQLO COAL DROPS YARD

OPENING SEPT 2024

UNIQLO

SHOP NOW AT UNIQLO.COM

MHL

CUBITTS

SONS OF DAUGHTERS



MYO

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