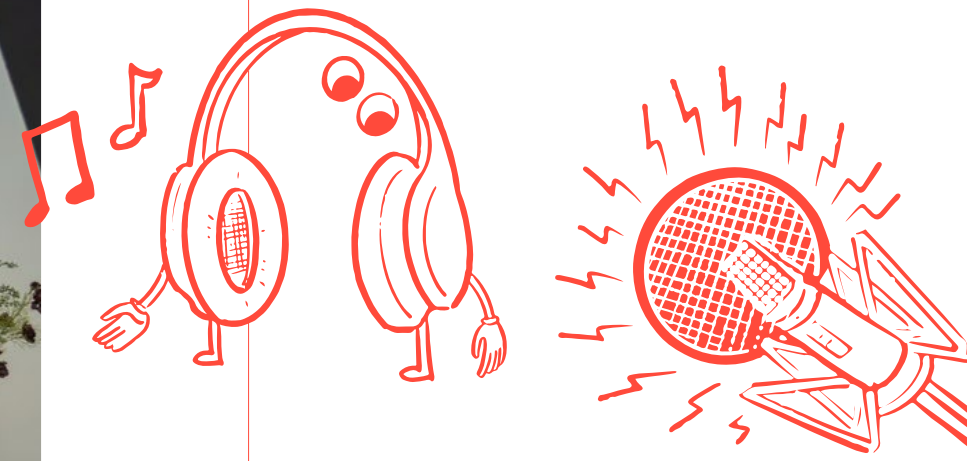




INTERNAL

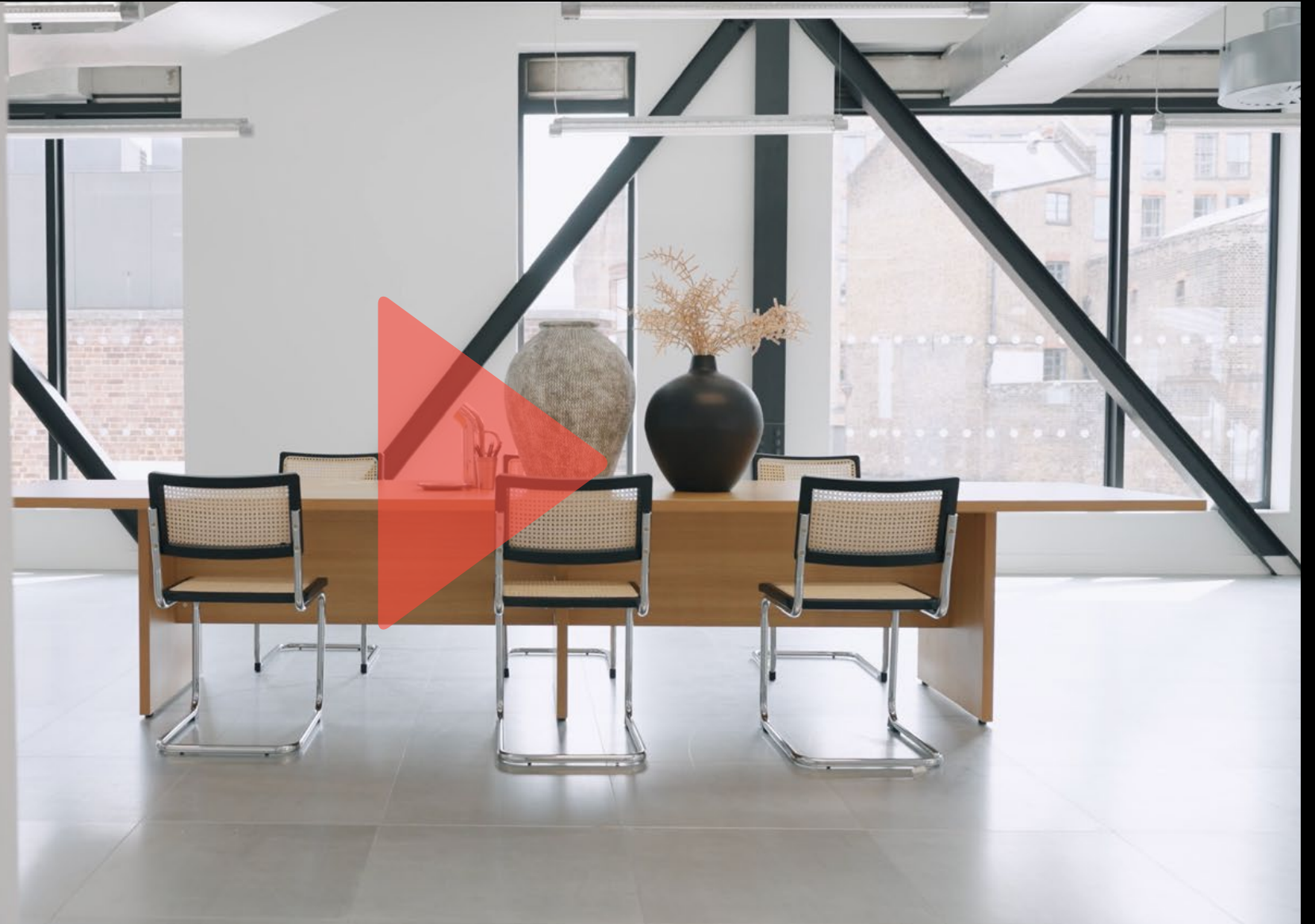
GWE BUILDING



Introducing “Amplified” – a reimagined office space located at 12–14 Leeke Street - which has now been transformed into a vibrant hub for innovation and collaboration.

Amplified provides 8,502 sq ft of contemporary office space, ideal for forward-thinking occupiers, in the heart of London's most-connected district.

CLICK TO PLAY FILM



SCHEDULE OF AREAS

Amplified offers 8,502 sq ft of HQ-style, design-led workspace across ground and first floors in a fully self-contained building — a rare opportunity in the heart of King's Cross. With its own front door, private terrace, and no shared spaces, you're in complete control of your environment, from branding to layout, access, and operations.

This is an ideal setting for businesses that value independence, identity, and flexibility. Amplified gives you the space and autonomy to create a workplace that truly reflects your culture, with the scale to grow and the presence to stand out.

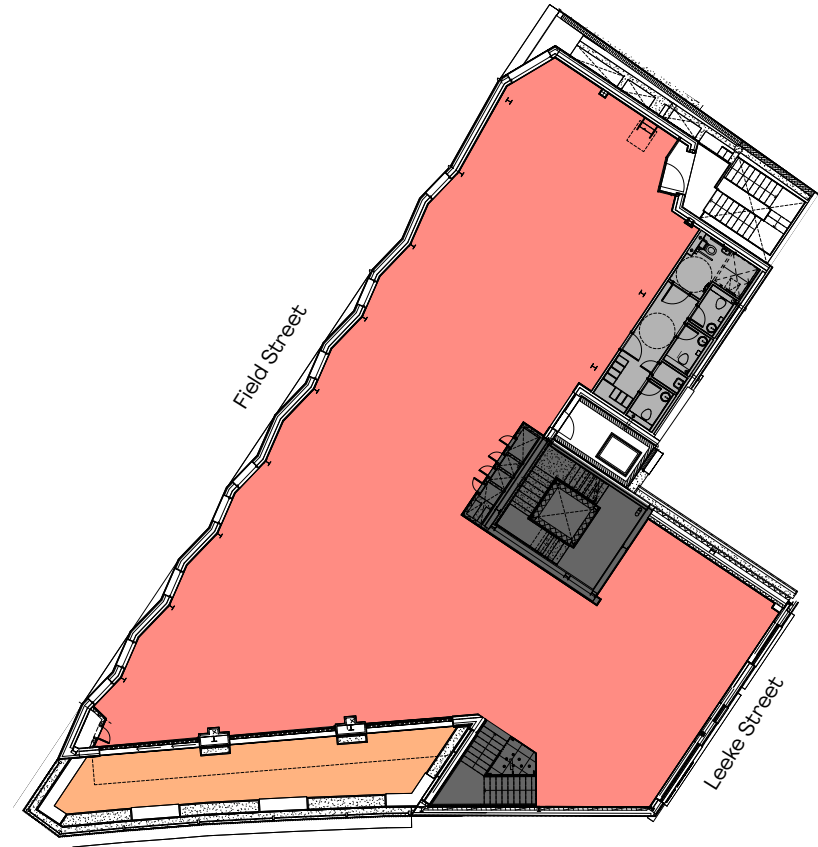
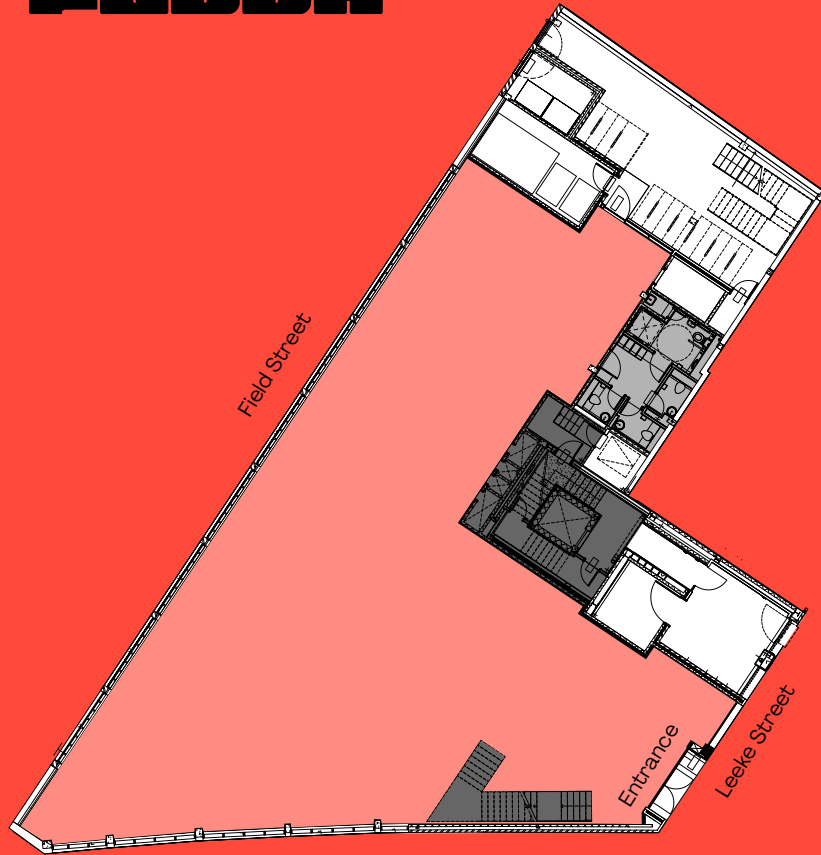
Floor	Ft ²	M ²	Terrace (Ft ²)
First	4,386	407	595
Ground	4,116	382	-
Total	8,502	789	595



GROUND FLOOR

4,116 Ft² / 382 M²

Key: ● Office ● Core ● WCs ● Terrace



FIRST FLOOR

4,386 Ft² / 407 M²

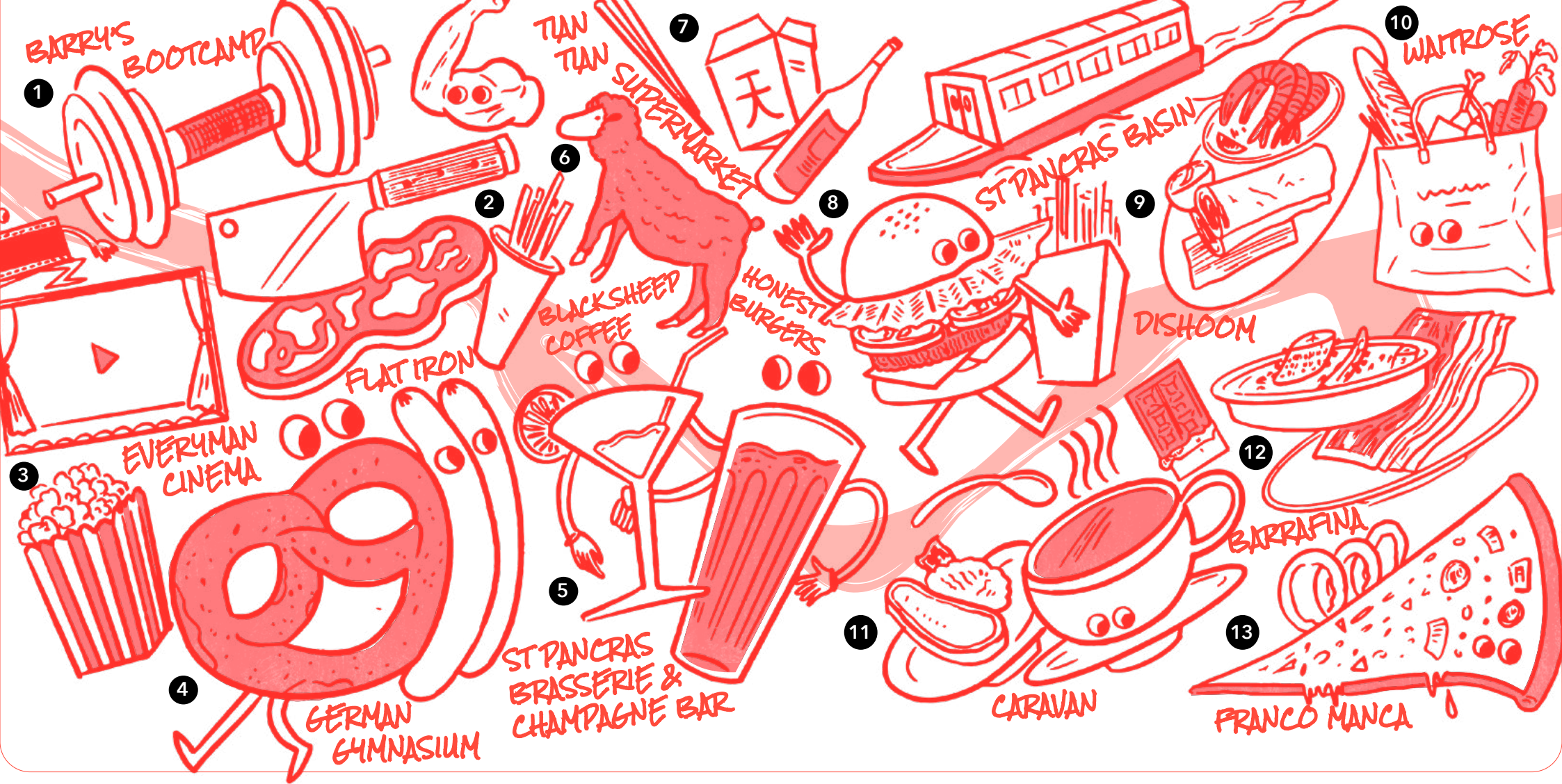


Not to scale. Indicative only.









LOCAL AMENITIES

Within a hive of activity, you will benefit from being in close proximity to the retail and leisure destinations of Coal Drops Yard, just a five minute walk away from King's Cross Station.

- | | |
|---|---------------------|
| 1. Barry's Bootcamp | 7. Tian Tian Market |
| 2. Flat Iron | 8. Honest Burgers |
| 3. Everyman Cinema | 9. Dishoom |
| 4. German Gymnasium | 10. Waitrose |
| 5. St Pancras Brasserie & Champagne Bar | 11. Caravan |
| 6. Black Sheep Coffee | 12. Barrafina |
| | 13. Franco Manca |



1. Coal Drops Yard

2. Granary Square



1. Coal Drops Yard

The most characterful retail in London, the restored rail arches of Coal Drops Yard are home to an array of shops you won't find anywhere else in the capital.

2. Granary Square

The iconic public plaza, as large as Trafalgar Square, brims with life night and day. Its fountains are a major draw, along with its outdoor art installations.

3. Regent's Canal

The Regent's Canal stretches over 8.5 miles between Limehouse and Little Venice. From Granary Square, walk along the canal towards Gasholder Park and discover the two acre Camley Street nature reserve.

4. Lewis Cubitt Square

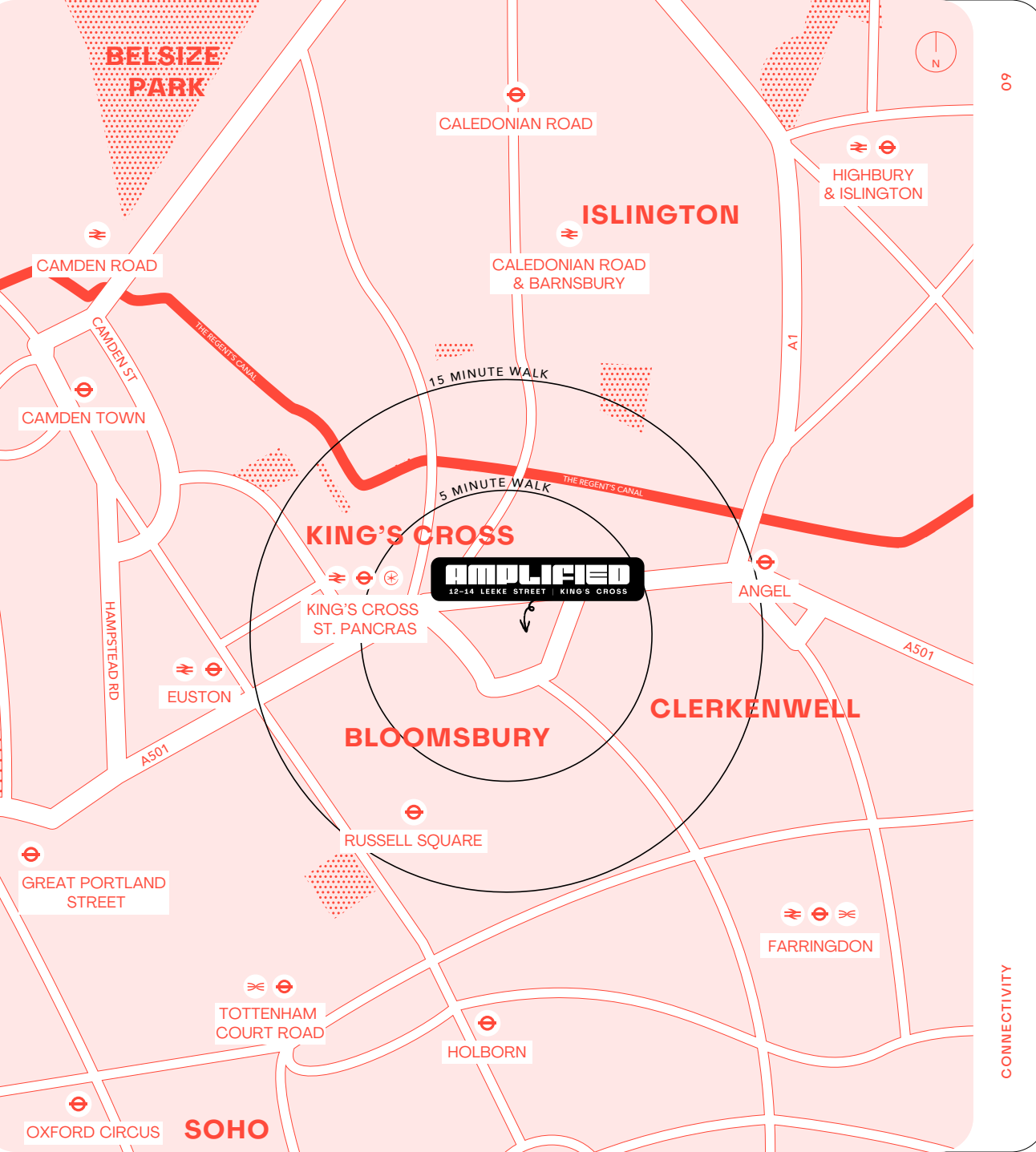
Around the corner from Granary Square is Lewis Cubitt Square, named after the 19th century engineer and architect. It also connects to Lewis Cubitt Park.

LOCAL AMENITIES

3. Regent's Canal



4. Lewis Cubitt Square



09

CONNECTIVITY










CONNECTIVITY

AMPLIFIED is just a 5 minute walk to King's Cross St. Pancras Station which links six London Underground Lines and places all of London on your doorstep.

The two combined train stations are also served by the London Overground, Thameslink, Great Northern, Southeastern, East Midlands and Grand Central Railways allowing change-free journeys to major UK cities including St Albans, Brighton, Sheffield and Leeds.

The Eurostar provides direct high-speed trains to France, Belgium & Holland.

		
King's Cross St. Pancras 	5 mins	4 mins
Euston 	12 mins	6 mins
Farringdon 	20 mins	8 mins
Oxford Circus 	11 mins	16 mins
Paddington 	20 mins	25 mins

Key Services at  King's Cross St. Pancras

-  Circle
-  Hammersmith & City
-  Victoria
-  Northern
-  Piccadilly
-  Metropolitan

 eurostar ThamesLink/  southeastern  EAST MIDLANDS TRAINS

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