

# London

## 3 Brent Cross Town



Brent Cross Town is a truly integrated “5-minute city” conceived with the core values of social connectivity, environmental sustainability, and health and wellness. Extending to approximately 10M SF across 180 acres, this new “park town” is a visionary mixed-use scheme. 3 Brent Cross Town is a highly sustainable, Lifestyle Office building which forms the gateway to the town from the new rail station. A major UK university, Sheffield Hallam, has pre-leased close to 50% to create a state-of-the-art teaching campus.

### **Building Specifications:**

- 245,000 SF, 12-story Lifestyle Office building
- Forms part of the gateway into the new town, with direct access to the new train station
- Designed by renowned UK architects, ShedKM
- Hybrid timber and low-carbon concrete construction
- Typical floorplates of 20,000 SF, efficiently arranged around a center-core

### **Key Lifestyle Office Features:**

- Access to the new Brent Cross Town neighborhood including over 50 acres of parks and sports facilities
- Surrounded by a diverse selection of retail, restaurants and leisure amenities
- Inspiring private and communal terraces on the upper levels
- Connected to the Net Zero Carbon sitewide heating and cooling network
- Extensive cycle parking and shower facilities to encourage active travel
- Exposed timber structure to provide tangible embodiment of ESG credentials
- Generous planting to support health and wellbeing
- A net-zero carbon project targeting BREAAAM Outstanding

