

CBRE to market major King's Cross development site

2 years ago



Royal College Place – one of the last major land parcels in King's Cross, London NW1 – is being offered to the market by global real estate advisor, **CBRE**, acting on behalf of the Royal Mail Group Ltd and Parcellforce Worldwide.

Parcellforce Worldwide will permanently relocate its Royal College Place operations away from the site to a newly constructed, highly sustainable facility in Tottenham.

Full vacant possession of Royal College Place will be delivered in Spring/Summer 2025, allowing for a major development scheme to be brought forward by a new purchaser of the site, subject to securing the requisite consents.

The circa four-acre freehold site is located in the heart of London's Knowledge Quarter, directly adjacent to REEF Group's Tribeca project and the new London BioScience Innovation Centre (LBIC). The site is also in very close proximity to the Francis Crick Institute and Oriel, which will become the new home of Moorfields Eye Hospital and UCL's Institute of Ophthalmology.

The scale and location of the site suggests there is likely to be keen interest in the opportunity from the life science sector, as well as from office and residential developers and investors.

Alastair Perks, Head of London Development at CBRE, SAID: "We're delighted to be working with Royal Mail Group Ltd and Parcellforce Worldwide on this important project. Royal College Place is one of the last major freehold land parcels in the King's Cross market to be unlocked, and with full vacant possession available in 2025, it's a special opportunity. We expect good interest in the site from developers and investors across a range of sectors."