

# BAM gets underway with first office building at London's new Net Zero business and innovation district in Brent Cross Town

1 year ago



**BAM** has started construction on the first office building, 3 Copper Square, at Brent Cross Town, the 180-acre, £8bn mixed use park town development in North London targeting to be a net zero carbon town by 2030.

Start on site at 3 Copper Square follows the appointment of BAM as the main contractor by Related Argent and Barnet Council.

The building, 3 Copper Square, designed by shedkm architects, will provide 239,000 sq ft of office space over 14 floors plus flexible retail space at ground level. It forms the cornerstone of a new business and innovation district that will extend to 3m sq ft and create workspace for up to 25,000 people – alongside the 6,700 new homes, student housing, homes for later living, a new high street, three schools and 50 acres of parks and playing fields.

Sheffield Hallam University is setting up its first university campus outside Yorkshire at Brent Cross Town and will be the anchor tenant. The University will occupy around 110,000 sq ft across the lower six floors of the building. Sheffield Hallam has award-winning teaching, learning and research capabilities alongside an outstanding student offer. The University's London campus will provide tailored support to help businesses to innovate, with access to sector expertise from academics and highly skilled graduates. It will also act as a conduit to strengthen links between South Yorkshire and London, creating new opportunities. 3 Copper

Square is scheduled to open in Q3 2026.

Rod Stiles, London Region Director, said: “We’re excited to begin another chapter in our 30 year-long partnership of working with Related Argent and continuing to build on our previous successes of delivering transformative projects. 3 Copper Square aligns perfectly with our own values of building a sustainable tomorrow and leaving a positive impact on the communities where we build and we look forward to delivering this thriving new neighbourhood with our partners.”

Matt Flood, Head of Commercial Development at Related Argent, said: “The start of construction at 3 Copper Square marks a massive step forward in creating a new business and innovation district at Brent Cross Town. Brent Cross Town is an extraordinary opportunity to deliver a new neighbourhood founded on health and sustainability, where businesses can flourish. This inspiring new hybrid timber and concrete-framed building will provide expansive workspaces that energise and connect. With access to state-of-the-art sporting facilities, a vibrant new High Street and engaging public realm, Brent Cross Town is where talent will choose to be.”

Luke Desforges, Academic Director for Sheffield Hallam University in London, said: “We’re excited that construction has begun on the home for our new campus, where we will be the anchor tenant. Due to open for September 2026, it will provide an outstanding and dynamic learning environment, boasting modern facilities, where students will learn from academic experts to gain the skills they need to thrive in a rapidly evolving world.”

Funding for the building is provided through the Related Argent and Barnet Council partnership, in addition to NatWest providing a £62.7m Green Loan. A Green Loan is lending which is dedicated to sustainable projects that demonstrate strong environmental performance. As part of the net zero park town, 3 Brent Cross Town is targeting EPC A and BREEAM Outstanding. Landlord areas will be supplied with 100% renewable electricity through a bespoke power purchase agreement. Low carbon heating and cooling will be provided via one of Europe’s largest electric district energy networks, developed in partnership with Vattenfall.

3 Copper Square boasts exceptional transport connectivity, located immediately beside the new Brent Cross West mainline station, which opened to passengers in December 2023 and connects with St Pancras International in central London in as little as 12 minutes.

The building is an innovative hybrid cross-laminated timber and concrete structure with exposed timber soffits that soften the lighting and acoustics and connect the working environment to nature to provide inspiring, creative, flexible and collaborative workspaces. An expansive double height reception offers easy access from the station entrance and a striking penthouse with a double height vaulted roof provides views across North and Central London. The top of the building includes a range of private and communal terraces.

Knight Frank and Cushman & Wakefield are appointed as leasing agents.