

3 COPPER
3 SQUARE

Energise your business



3 Copper Square is an innovative new workplace which fosters creativity, collaboration and productivity

Completion 2026

Talent wellbeing is vital to business success.

£138bn

Yearly cost to the UK
economy of days lost
to sickness*

\$8.9tn

Yearly loss in global GDP
due to low employee
engagement*

3 Copper Square is a workplace
which is designed to help
organisations and people flourish.

*Source: Vitality Britain's Healthiest Workplace survey, Gallup

At a glance



A hybrid-timber building designed to reduce embodied carbon by 13%.



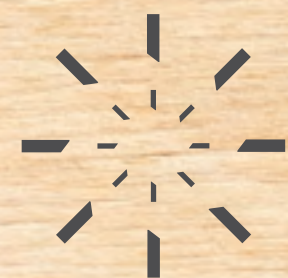
Exposed timber – scientifically proven to increase wellbeing.

3 million

sq ft business and innovation district for 25,000 workers.



Gateway building on a new Thameslink train station (12 mins from St Pancras International).



District energy network supplies low-to-zero-carbon heating and cooling to reduce operational emissions.

20,000

sq ft large, flexible floor plates.

Sheffield Hallam University

A new campus providing learning, research and partnerships.

100%

renewable electricity supply for heat, cooling and power. All-electric building.

4

Roof terraces offering unique working and event spaces.



WiredScore
Targeting Platinum

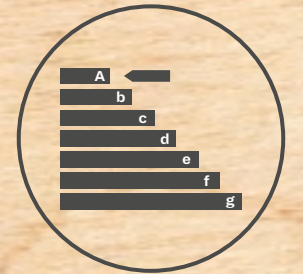


SmartScore
CERTIFIED

Europe's first WiredScore and SmartScore Neighbourhood.



Targeting BREEAM Outstanding.
Targeting EPC A.



3.3m

to underside of soffit.
Enhanced floor to ceiling height for increased daylight.

A trusted developer

Related Argent is one of the largest privately owned property and urban regeneration businesses in the UK, with an unrivalled track record of delivering global exemplars of city-building with vision and scale, from London's King's Cross to New York's Hudson Yards.

We are now partnering with Barnet Council to create Brent Cross Town, delivering social impact and leaving a long-term legacy.

A partnership between



King's Cross



Hudson Yards



£8bn, 180-acre visionary mixed-use regeneration under single ownership

The Town

Brent Cross West Station

3 COPPER SQUARE

M1

North Circular A406

Claremont Park

Visitor Pavilion

Clitterhouse Playing Fields

Brent Cross Shopping Centre

Later phases of Brent Cross Town

Brent Cross Tube Station



3m

sq ft of dynamic workspace

6,700

new homes on completion

50

acres of green parks and playing fields

50

shops, bars and restaurants

5,000

students studying

Zero

net carbon town by 2030

Built on four pledges



1 Sport & play

We will create the place in London to participate in sport and play. Fifty acres of parks and playing fields to unite people and transform lives.



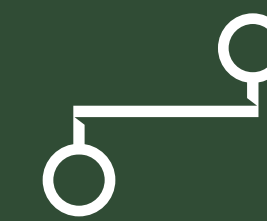
2 Flourishing community

Putting science behind health and wellbeing by investing in a data-driven Flourishing Index.



3 Net zero carbon town

We will develop a net zero carbon town which addresses the global challenge of climate change.



4 Strengthening connections

Into and out of central London via great transport links, between businesses, customers, friends and family, as well as outstanding digital connectivity.

Strategically positioned for success

A gateway location connecting capital and country. Links to all mainline stations in 30 minutes and all five airports within an hour.

5.2M

working age population within 60 mins



Brent Cross West Station

4mins

West Hampstead



12mins

St Pancras International (Knowledge Quarter)



15mins

Farringdon



16mins

St Albans



32mins

Luton Airport Parkway



60mins

Bedford



Brent Cross Tube Station

15mins

Euston



25mins

Bank



27mins

London Bridge



20mins

Tottenham Court Road



25mins

Waterloo



By Road

5mins

to M1 / A1M / North Circular

15mins

M25 (J21)

40mins

Heathrow Airport



All timings based on fastest train times

A town where all can flourish

The Town

3 COPPER SQUARE

Masterplan key

- Offices
- 3 Copper Square
- Later Living
- Health, retail & Leisure
- Residential
- Hotels
- Schools
- Student Living



Masterplan



A park town for future London

Everyday ease, culture, and hospitality – it's all here in this vibrant new neighbourhood. Explore and shop on Merchant Street, dine alfresco in nine public squares.



Year-round events programme

In 2024, we hosted 91 events across 259 days attracting 71,000 attendees. 2025 events include:



Brent Cross Town Community Choir

A relaxed, fun atmosphere designed to enhance vocal skills and create a strong sense of community and belonging.



Summer in the Park

A 6 week programme of free activities including pickle ball, yoga, sound bath, art and wellbeing alongside park fit sessions.



Yoga

Regular sessions supporting mental health and well-being.



Sport & Play Festival

London's first competitive socialising festival.



Run, Walk, Talk

Weekly female running group fostering community connection, new friendships, mental well-being and physical fitness.



Run Kids Run

Social impact initiative bringing primary schools and the community together for a fun run.

Inspiring public art

The Town



Annu Kilpeläinen 2021 Community Mural

Inspired by Barnet-based botanist, William Cattley (1788 to 1835), this artwork embodies growth, togetherness, hope, community and diversity.



Hanna Benihoud, 2022 Rainbow of Ribbons

Conceived on a sunny day spent in the park observing children of all ages engaging with colours and shapes, the metal ribbons integrate physical movement and play in to the artwork.



Lakwena, 2023 Here we come, here we rise

At 52m-long and 21m-high, the structure wraps around the town's new electricity substation and is one of the largest public art installations in the UK. The name reflects an ambition to inspire and bring people together in this new community.



Giles Round 2023 Time passes & still I think of you

A poignant exploration of memory, love and loss, explore Giles Round's moving dedication to his mother.



Steven Wilson, 2023 Yesterday, Tomorrow

A heartfelt ode to the people and stories that have shaped the neighbourhood, this work was inspired by the community, many of whom contributed their memories of the area.

World leading digital technology

Brent Cross Town is Europe's first WiredScore and SmartScore Neighbourhood

At the forefront of technology enabled, future proofed experiences



WiredScore



SmartScore
CERTIFIED



Estate-wide connectivity with seamless high speed free wifi



5G mobile networks integrated with the buildings and the public realm



Super-fast dedicated local area fibre networks



Smart building technology to improve energy efficiency

A place for wellbeing

The Town



Feel at your best with access to 50 acres of parks and green spaces, with unrivalled sport and play facilities

From walking meetings to a variety of team sports, Brent Cross Town facilitates a healthier and more active lifestyle for all.

Clitterhouse Playing Fields

Sparking innovation

The Town

A business and innovation district driving new economic activity.

Here, you'll find:

A purposeful business community with a shared ambition to advance people's quality of life.

Sheffield Hallam University will help anchor this new district and will provide tailored support packages to help businesses innovate, with access to specialised facilities, academics and graduates.



Data driven social impact

Seize the opportunity to be part of our data-driven Flourishing Index, putting science behind community and individual health and wellbeing.

One of the ways we have created long term, measurable results is through our Community Fund.

When you move to 3 Copper Square, you can join the journey and enhance the social impact of your business.



Brent Cross Town Community Fund in action

£230k

awarded by end of 2024

14,400+

beneficiaries supported by the projects

52

projects funded

5

years of funding already provided







The Building

BRENT CROSS

Sheffield Hallam University

Squeezed

the salad stop

LONDON COFFEE HOUSE

LONDON COFFEE HOUSE

Public realm outside 3 Copper Square

Truly
connected

The Building

3 COPPER
SQUARE

60 seconds
from desk to platform

3 Copper Square connects
to the new Brent Cross West
Thameslink station – so when
it's raining, there's no need to
brave the elements.

Harnessing the power of nature

The Building

3 Copper Square harnesses the many benefits of timber which is scientifically proven to enhance wellbeing. Experience softer light, gentle acoustics, and an inspiring look and feel.



Enhancing performance

Adaptable timber floor plates that enhance collaboration and drive team performance, making the in person experience more rewarding.

The Building



Net zero carbon at 3 Copper Square

Embodied carbon is minimised by the innovative hybrid timber and low carbon concrete frame. The building is all-electric and powered by 100% renewable energy. Heating and cooling is provided by one of Europe's largest electric district energy networks.

The Building

13%

lower embodied carbon than the LETI target (2020–2025)



Operational energy consumption aligned with the UKGBC's 2020–2025 target

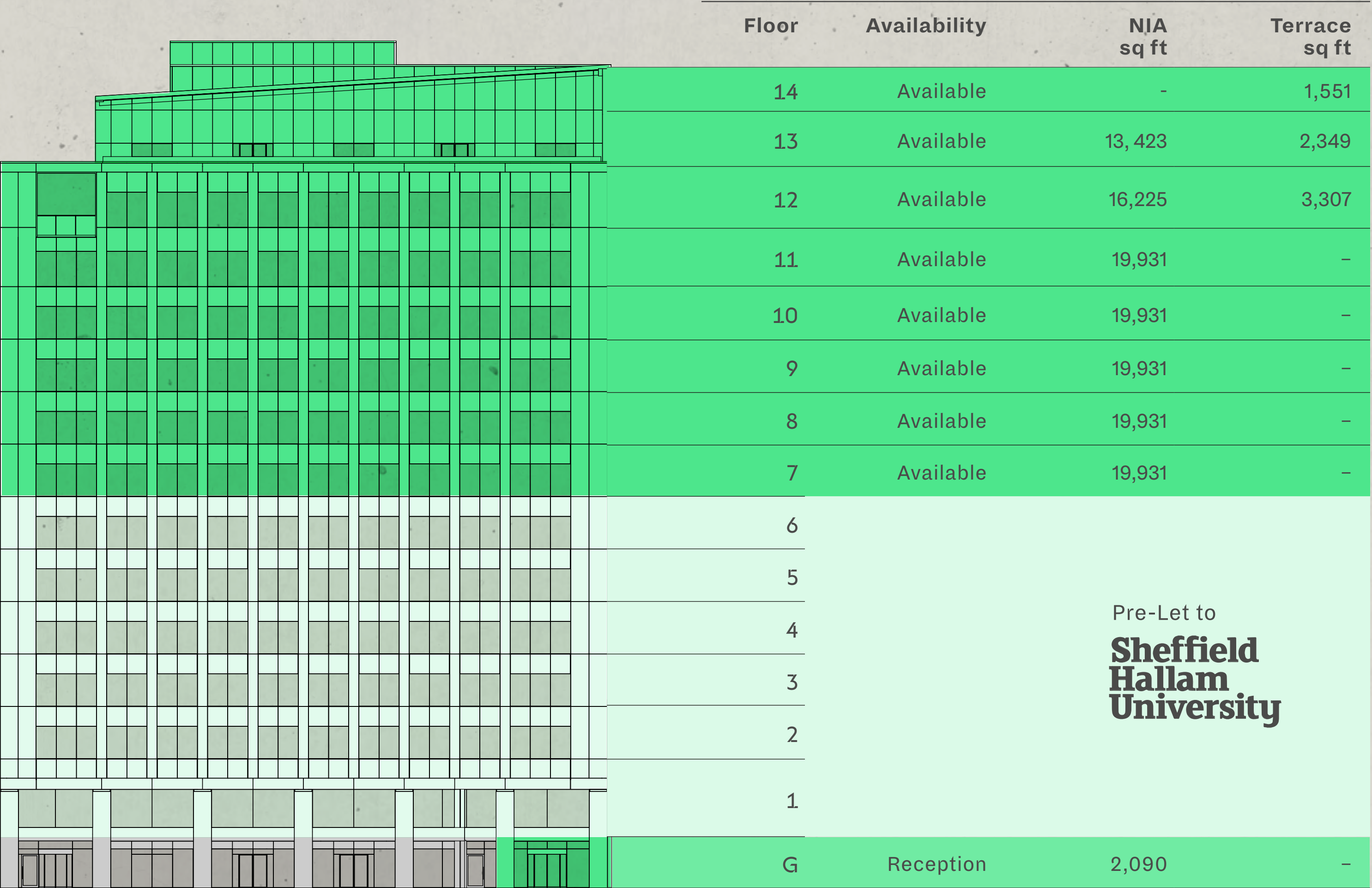
VATTENFALL

Partner for the neighbourhood's energy services

New electric substation



Offices



Up to
130,000
sq ft available

The Building

← Arbour Street →

↑
Station
Entrance

Key

- Available
- Pre-Let

Not to scale. For identification purposes only.

The reception

The Building

3 COPPER SQUARE
<CAFE
RECEPTION>
LIFT>

3
10
9
8
7
6
5
4
3
2
1

A beautifully crafted arrival space to welcome staff and visitors

Outdoor workspaces

The Building

Generous outdoor spaces to work, breakout or entertain



The penthouse

The Building

A stunning penthouse with floor-to-ceiling heights of up to 7m and two private terraces

The terraces

The Building

A series of expansive terraces open out onto views of the surrounding greenery and the London skyline

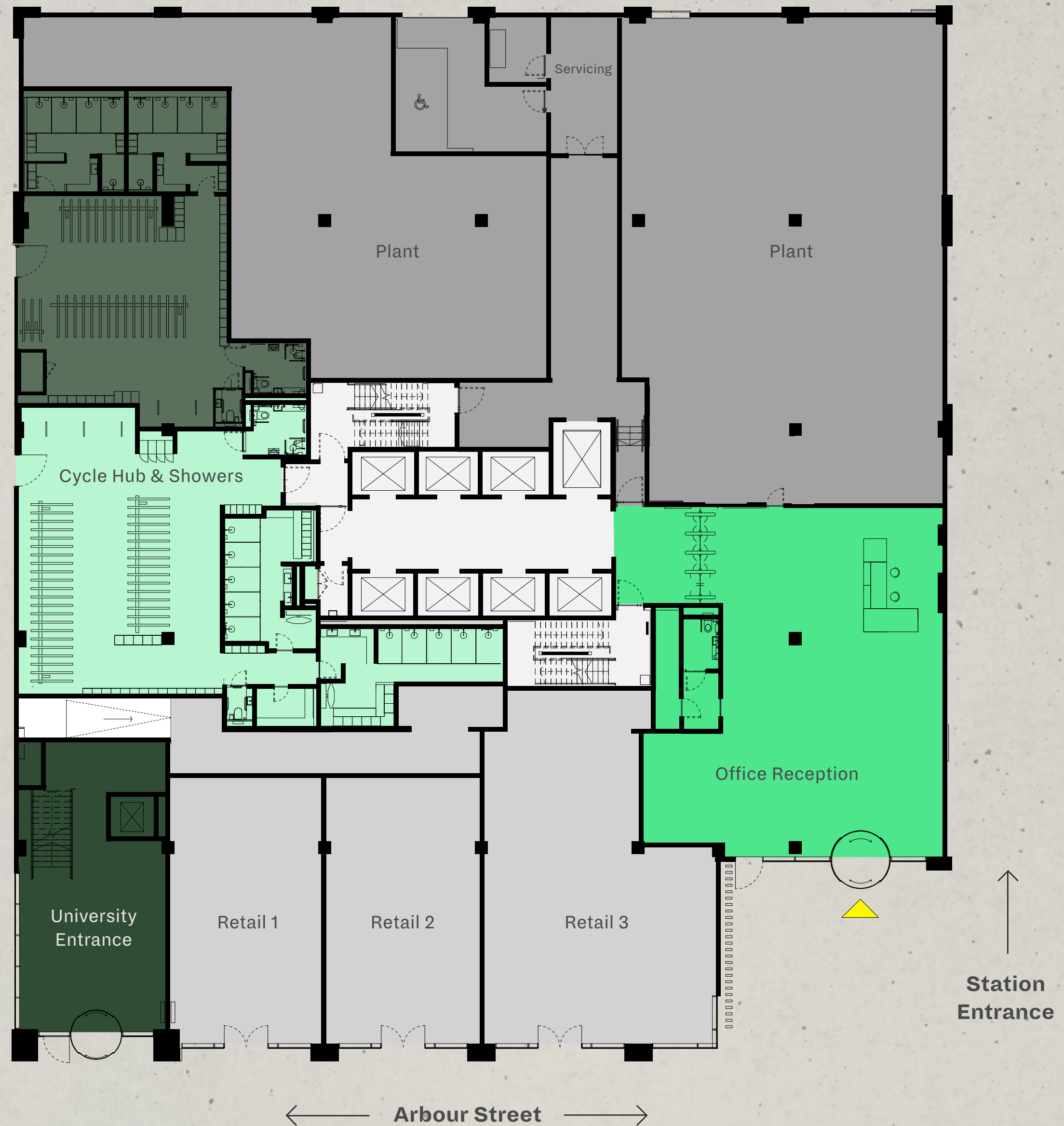


On the ground floor

Office Reception

Floor plan

Floor	Tenure	NIA sq ft	Terrace sq ft
14	Office	-	1,551
13	Office	13,423	2,349
12	Office	16,225	3,307
11	Office	19,931	-
10	Office	19,931	-
9	Office	19,931	-
8	Office	19,931	-
7	Office	19,931	-
1-6	Pre-Let	-	-
G (Reception)	Office	2,090	-
G	Retail	4,352	-
Total		129,303	



Key

- Office Reception
- Office, Cycle Hub & Showers
- University Entrance
- University Cycle Hub & Showers
- Retail
- Core
- Plant

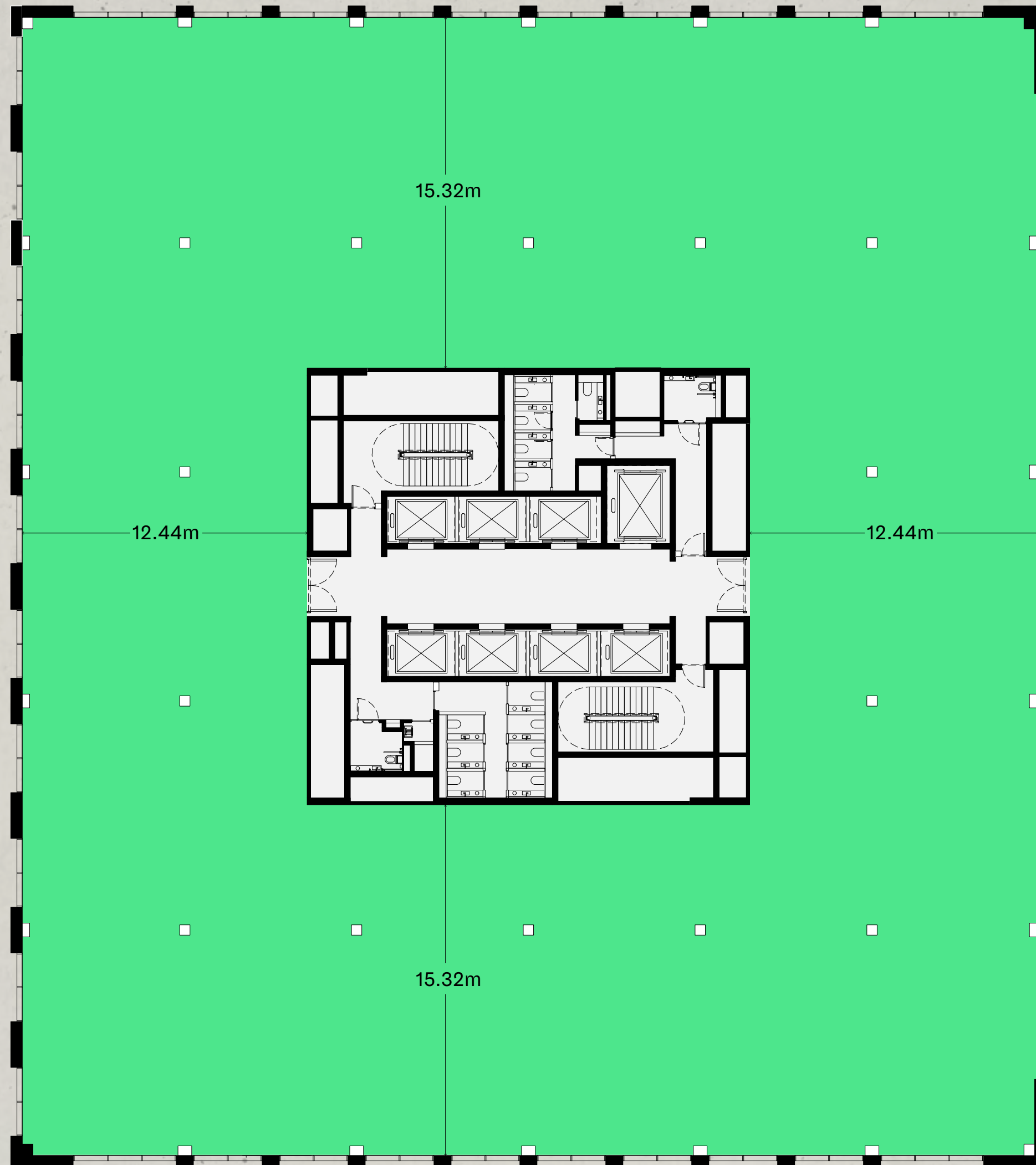
Typical upper floors

7th-11th Floors
 Floorplates of 20,000 sq ft

Floor plan

Floor	Tenure	NIA sq ft	Terrace sq ft
14	Office	-	1,551
13	Office	13,423	2,349
12	Office	16,225	3,307
11	Office	19,931	-
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7	Office	19,931	-
1-6	Pre-Let	-	-
G (Reception)	Office	2,090	-
G	Retail	4,352	-
Total		129,303	

The Building



Key

Office

Core

↑
Station Entrance

← Arbour Street →

Not to scale. For identification purposes only.

Typical upper floors

7th–11th Floors

Traditional single floor office

Space plans

Net internal area

19,931 sq ft / 1851 sq m

Planning ratios

Maximum people on floor for fire egress @ 1:6 308

Planning ratio @ 1:10 185

Work typologies

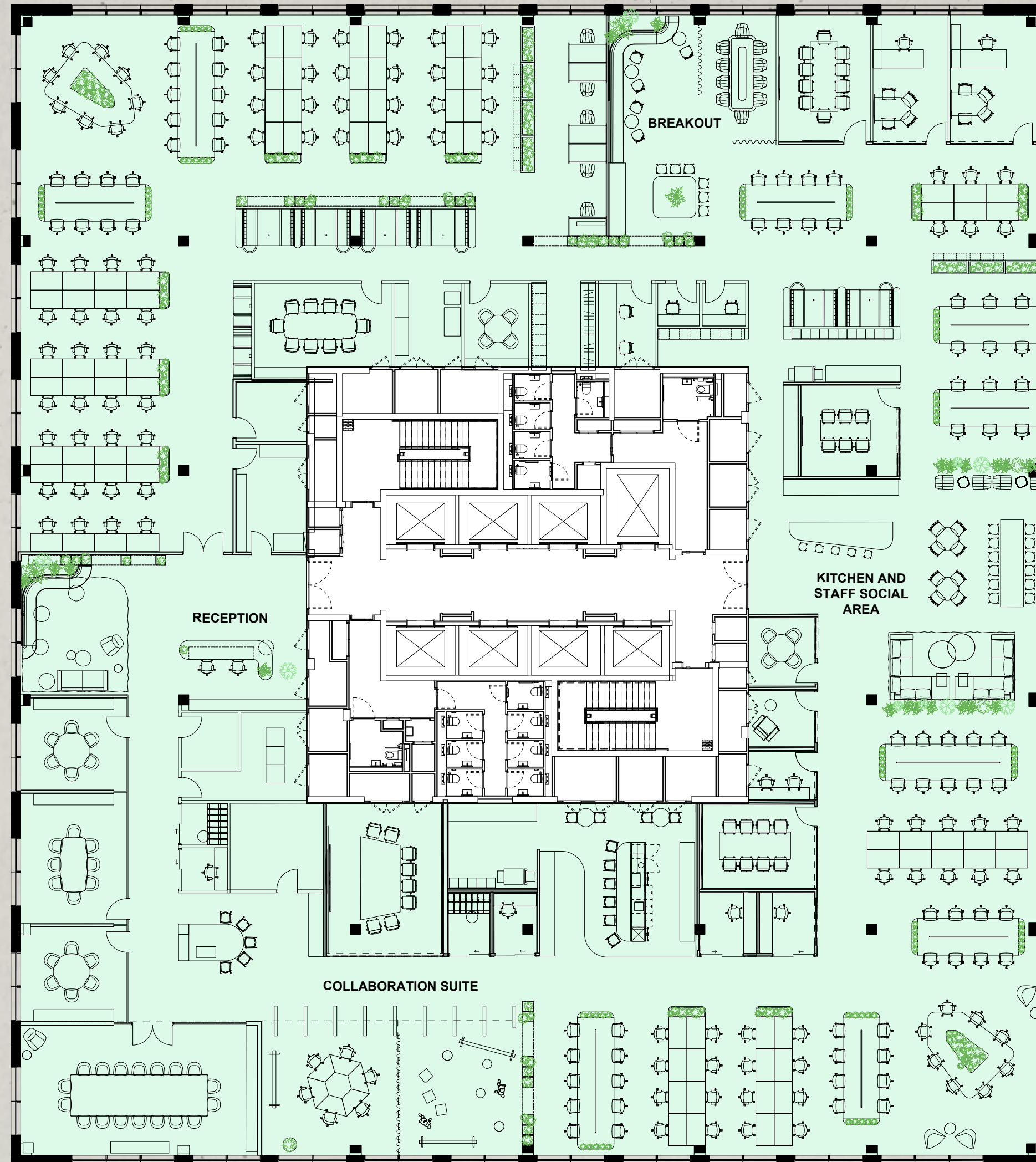
Desks including offices (based on 100% planning ratio) 185

Collaboration seats 50

Breakout seats 66

Meeting room seats 88

Quiet rooms / phone booths 8



The Building

Not to scale. For identification purposes only.

← Arbour Street →

↑
Station
Entrance

Typical upper floors

7th-11th Floors
Agile multiple floor office

Space plans

Net internal area

19,931 sq ft / 1851 sq m

Planning ratios

Maximum people on floor for fire egress @ 1:6 308

Planning ratio @ 1:8 231

Work typologies

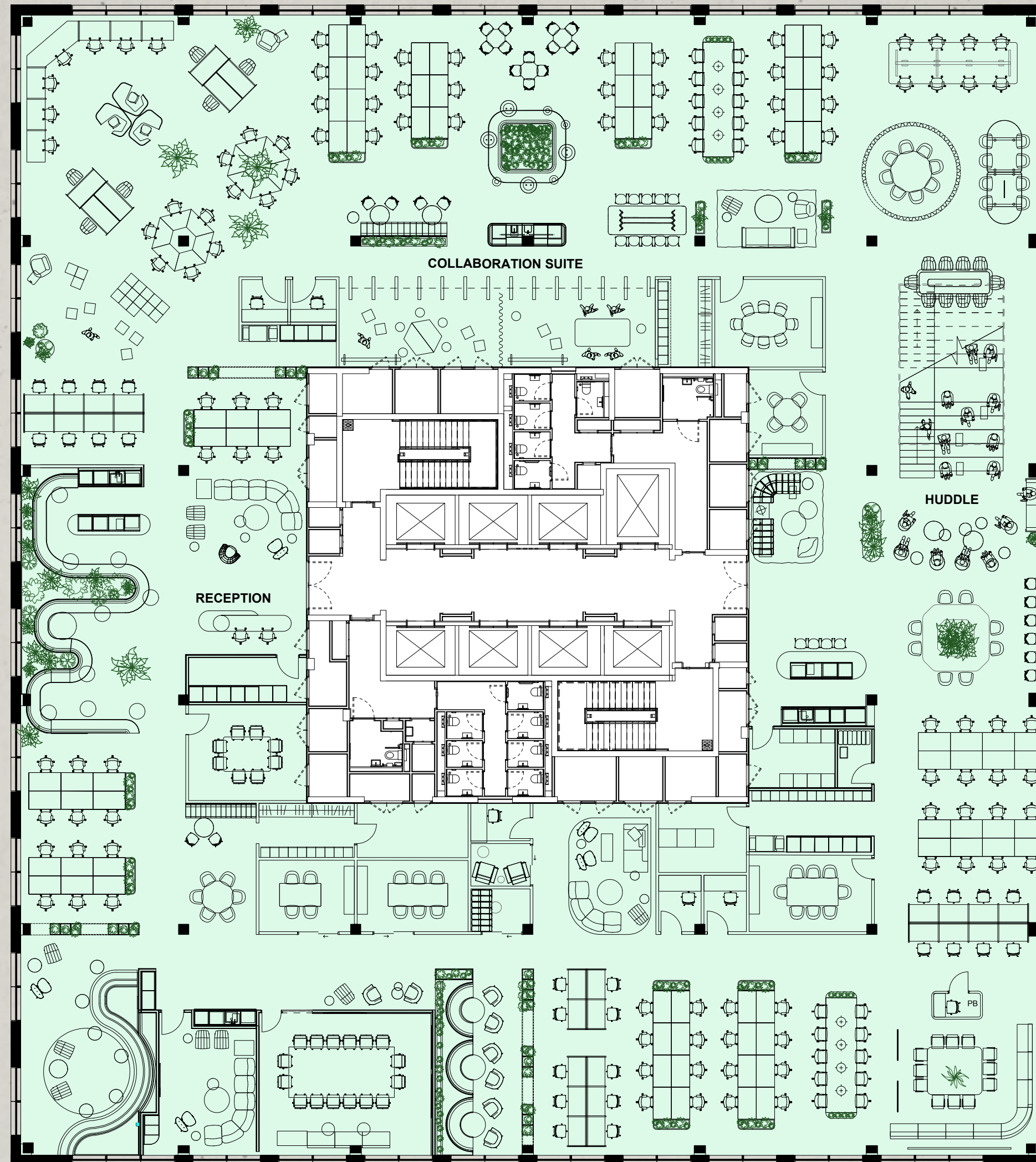
Fixed desks including offices (based on 75% of planning ratio) 170

Collaboration seats 118

Breakout seats 80

Meeting room seats 60

Quiet rooms / phone booths 6



Not to scale. For identification purposes only.

← Arbour Street →

↑
Station
Entrance

Typical upper floors

7th-11th Floors
Split tenancy floor office

Space plans

Traditional split tenancy

Net internal area

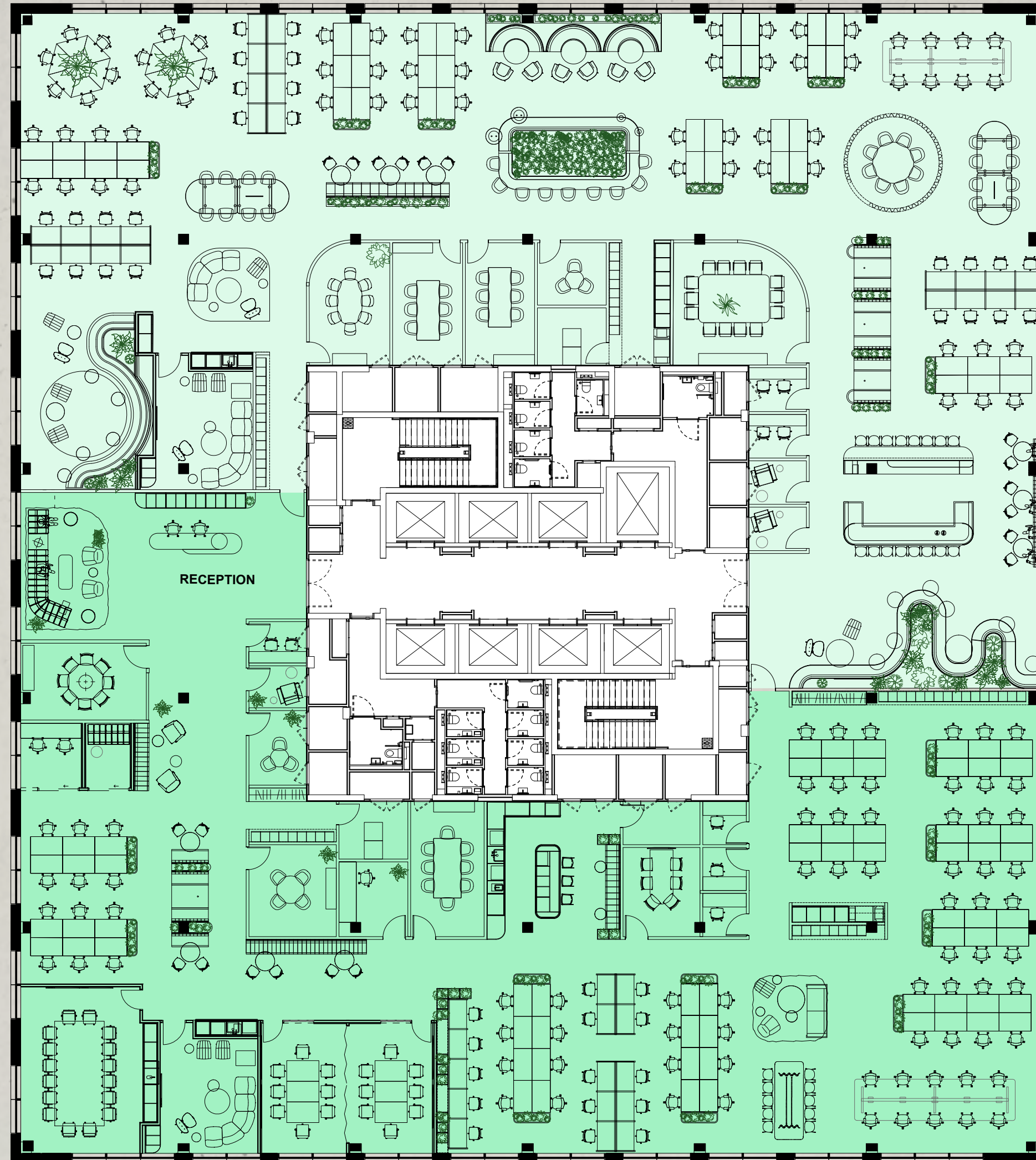
9,811 sq ft / 911 sq m

Planning ratios

Maximum people on floor for fire egress @ 1:6	151
Planning ratio @ 1:10	91

Work typologies

Fixed desks including offices (based on 75% planning ratio)	91
Collaboration seats	18
Breakout seats	27
Meeting room seats	67
Quiet rooms / phone booths	8



Agile split tenancy

Net internal area

10,032 sq ft / 932 sq m

Planning ratios

Maximum people on floor for fire egress @ 1:6	115
Planning ratio @ 1:8	116

Work typologies

Fixed desks incl. offices (based on 75% planning ratio)	86
Collaboration seats	62
Breakout seats	59
Meeting room seats	43
Quiet rooms / phone booths	4



Station Entrance ↑

Key

- Traditional split tenancy
- Agile split tenancy

Opening onto a terrace

12th Floor

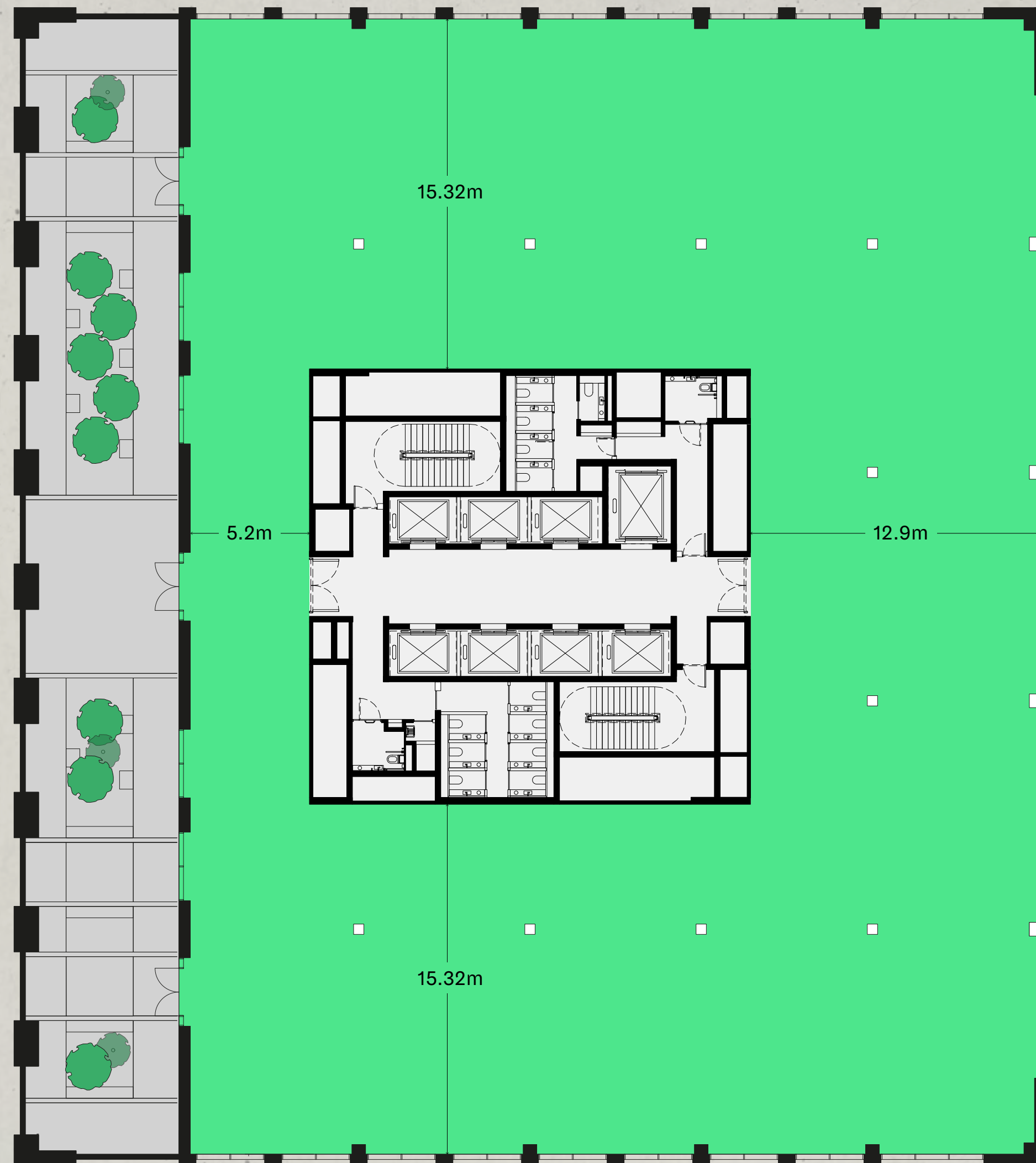
Office space — 16,200 sq ft

Terrace — 3,300 sq ft

Floor plan

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7	Office	19,931	-
1-6	Pre-Let	-	-
G (Reception)	Office	2,090	-
G	Retail	4,352	-
Total		129,303	

Not to scale. For identification purposes only.



Key

Office

Core

Terrace

↑
Station
Entrance

← Arbour Street →

A destination penthouse

13th Floor

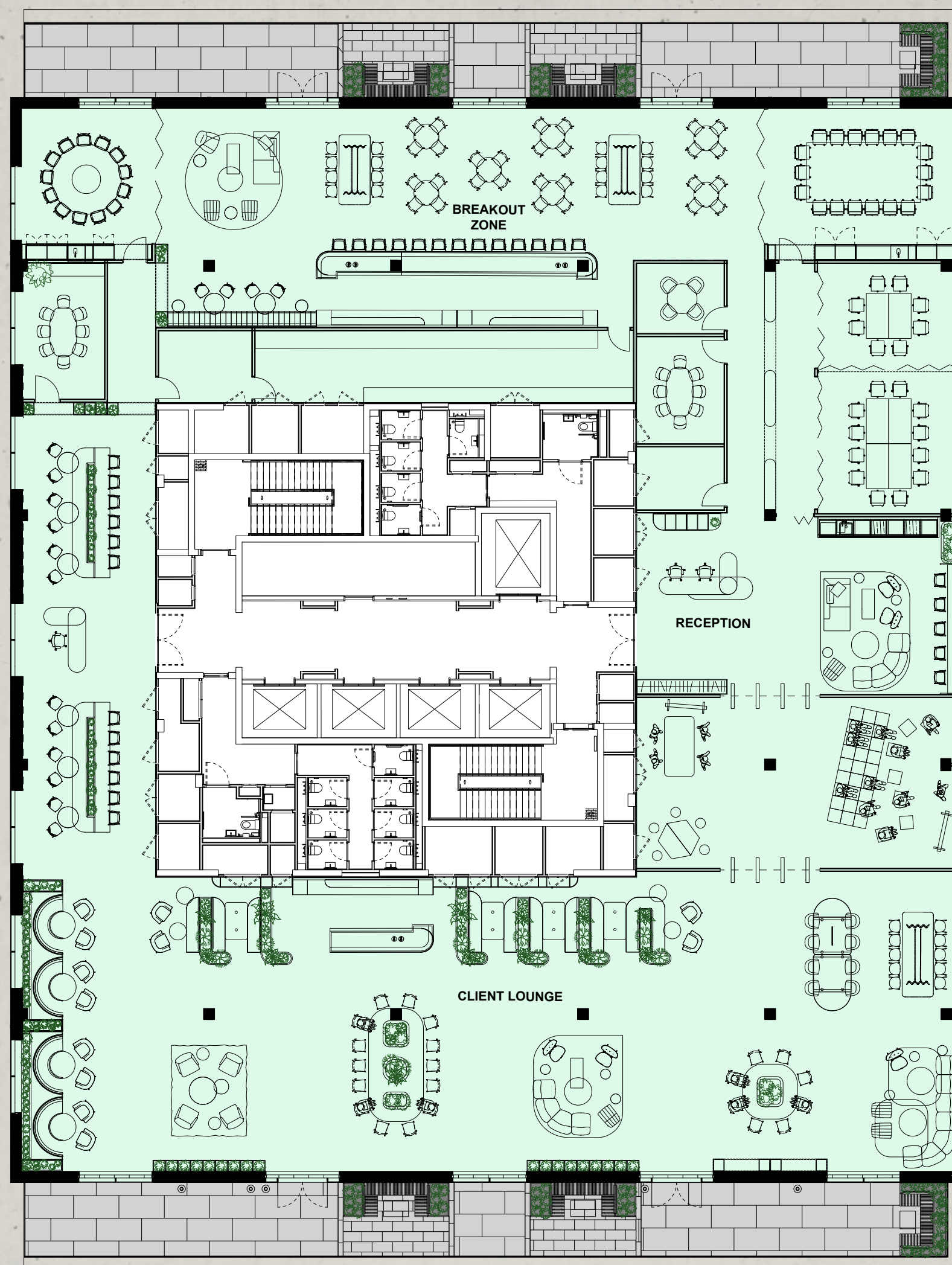
Office space — 13,400 sq ft

Terrace — 2,350 sq ft

Space plan

Floor	Tenure	NIA sq ft	Terrace sq ft
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11	Office	19,931	-
10	Office	19,931	-
9	Office	19,931	-
8	Office	19,931	-
7	Office	19,931	-
1-6	Pre-Let	-	-
G (Reception)	Office	2,090	-
G	Retail	4,352	-
Total		129,303	

Not to scale. For identification purposes only.



Key

Office

Terrace

Net internal area

13,423 sq ft / 1,247 sq m

Planning ratios

Maximum people on floor for fire egress @ 1:6 207

Average capacity @ 1:8 156

Typologies

Hospitality space 70

Work lounge 128

Collaborative suite 20

Meeting room seats 74

Station Entrance ↑

← Arbour Street →

Summary specification

Certification

BREEAM	Targeting 'Outstanding' rating.
Wiredscore	Targeting 'Platinum' rating.
SmartScore	Certified.
EPC	Targeting 'A'.
FSC	Targeting Project Certification.

Construction and Finishes

Structure	Concrete columns and beams with cross-laminated timber floors.
Finishes	<p>1. Façade:</p> <ul style="list-style-type: none"> - Floor to ceiling glazing with opaque spandrel panel between floors. - GRC cladding to solid elements from second to twelfth floors. - Dark brick columns and freeze to ground and first floor. - Dark aluminium cladding to penthouse floors twelve and thirteen. <p>2. Core:</p> <ul style="list-style-type: none"> - Exposed concrete core walls. - Illuminated large scale floor numbering. - Dark soffit planes containing lighting and services. - Dark aluminium lift doors and architraves.

Office Space

Planning Grid	Designed on a 1500mm planning module and 7.5m x 10m structural grid.
Occupancy	Office floors - 1 person per 8m2.
Floor to Ceiling Heights	2.8m clear to underside of beam. 3.3m to the underside of the soffit.
Raised Floor Voids	300mm.
Floor Loadings	3.0kN/m2 + 1.0kN/m2 for partitions.
Acoustic	NR38 – open plan office areas.

Mechanical Services

Air conditioning	Levels 7 to 12 are provided with heating and cooling via 4 pipe fan coil air conditioning units to the perimeter & exposed passive chilled beams to internal areas (typical floor).
	Level 13 is provided with 4 pipe trench heating & cooling units to perimeter and 4 pipe fan coil units to internal areas.
Fresh Air Supply	12 litres / sec / person + 10% (1.65L/s/m2).
Internal Conditions	Winter -20C +/-2c. Summer -24C +/-2c.
Building Management	A Building Energy Management System (BEMS) will operate the on floor mechanical plant and all associated energy metering.
Plant space	All common plant is located on the ground, first and roof levels.
Office Ventilation Systems	The building is mechanically ventilated principally via tempered (heating and cooling coils) air from centralised air handling units (AHUs).

Electrical Services

Electrical Supply	The building has a HV Metered intake which services a 2.5MVA transformer. The office area is served via 2No. three phase and neutral rising busbars, each busbar is provided with 3No. tenant electrical boards serving lighting, small power and mechanical loads at each floor level.
Lighting	6W/m2.
Small Power	23W/m.
Office Lighting	Lighting meets with CIBSE lighting Guide 7 with working range of 300 to 500 lux.
Lighting Controls	LED lighting with fully programmable wireless control system including presence detection and daylight sensing.

Standby Power Generation

Landlord Generator	One 330kva generator feeding life safety systems and data critical infrastructure .
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Protective Installations

Fire prevention	Automatic sprinkler installation.
Fire detection	L2 detection and alarm system.

Vertical Transportation

Passenger lifts	7x21-person lifts / 1,600kg total capacity.
Goods lift	1x33-person lift / 2,500kg total capacity.

Telecoms and Data Provision

Separate intake rooms will be provided at ground floor with direct external access providing diverse entry points. Tenants will have choice between Telecoms providers servicing the building.
Cableways will be provided with dedicated data/BMS riser provision for future tenants use.
Technology installed to boost the mobile signal throughout the building for seamless mobile connectivity.

District Heating Provision

The building will be connected to Brent Cross site wide District heating network which delivers 1273kW LTHW providing 58c flow and 28c return.

District Cooling Provision

The building will be connected to Brent Cross site wide District cooling network which delivers 2180kW.
Chilled water system providing 8c flow and 15c return.

Energy Metering	A comprehensive energy metering system is provided to enable separation of mechanical, electrical and water services on a tenant by tenant / floor by floor basis.
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Shower and Amenity Provision

Showers	18 showers (9 male, 9 female).
DDA showers	2 accessible.
Lockers	224 lockers.
Secure cycle storage	224 spaces. 24 electric bike charging points.

Security

The building will be secured by a digitally enabled access management system operational at each entry point to the building, the lifts and the stair cores. Entrance gates are provided to the main entrances to the building with CCTV installed to cover main entry and exit routes into the building. Tenants are able to install their own internal access control and CCTV systems. All information provided is indicative and subject to final as built construction information.

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Architecture



Principal Contractor



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