

4 ARBOUR
STREET
COPPER SQUARE

Energise your business

4 Arbour Street, Copper Square is an innovative new workplace which fosters creativity, collaboration and productivity.



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 including one communal area for working and event spaces.



WiredScore
Targeting Platinum

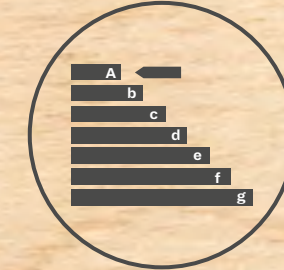


SmartScore
CERTIFIED

Europe's first WiredScore and SmartScore Neighbourhood.



BREEAM Outstanding.
Targeting EPC A.



3.3m

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

The Town

Overview

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

The Town

The Building

Contact

Brent Cross West Station

4 ARBOUR STREET
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

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 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, and enjoy events and entertainment all year round.



Redefining the town centre

From local independents to national brands



GAIL's

Always Gladice



KARMA BREAD
— back to the source —

el Estudio

Reformer and Tower Pilates

THE 108

stamp

★GUSSY★

SOCIAL POTTERY

AFG
FOOD
&
WINE



Year-round events programme

In 2025, we hosted 186 events across 212 days attracting 11,845 attendees. 2026 events include:



Summer Festival

A community celebration featuring food stalls, live music, and activities for all ages, bringing together local schools, families and residents.



Summer in the Park

A six-week programme of free sport, wellbeing and creative activities for all ages, including skateboarding, football, basketball, parkour and crafts.



Chair Yoga

Free, dementia-friendly exercise classes promoting movement, wellbeing and social connection.



Summer in the Square

A celebration of street food, live music, garden games and free creative workshops, creating a lively destination for the local community.



The Play-Offs

A team-based sports event with padel, baseball batting cages and bootcamp challenges.



Monthly Book Club

A free, welcoming book club featuring inspiring reads by north London writers, with informal discussion and opportunities to meet fellow readers.

A place for wellbeing

Clitterhouse Playing Fields

Enjoy 50 acres of parks and green spaces, with Clitterhouse Playing Fields opening in Spring 2027 to deliver unrivalled sport and play facilities.

From walking meetings to team sports, Brent Cross Town makes it easy to embrace a healthier and more active way of life.

Sparking innovation

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.

Courses from 2027 include:

- Accountancy and Finance
- Business
- Computing
- Law
- Psychology
- Public Health



The Building

Truly connected

4 Arbour
Street

60 seconds
from desk to platform

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

The reception



A beautifully crafted arrival space to welcome staff and visitors

The terraces

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

Outdoor workspaces

Generous outdoor
spaces to work,
breakout or entertain



[Overview](#)

[The Town](#)

[The Building](#)

[Contact](#)

[Overview](#)

[The Town](#)

[The Building](#)

[Contact](#)



Overview

The Town

The Building

Contact



Offices



Up to
130,000
sq ft available

Key

Available

Let

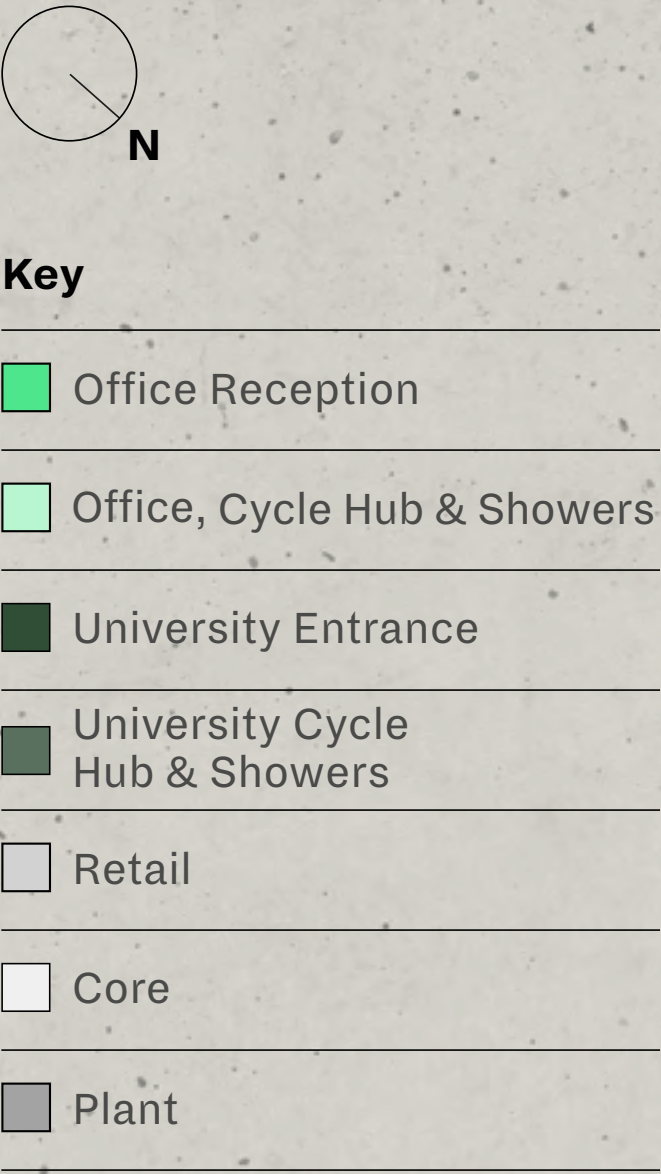
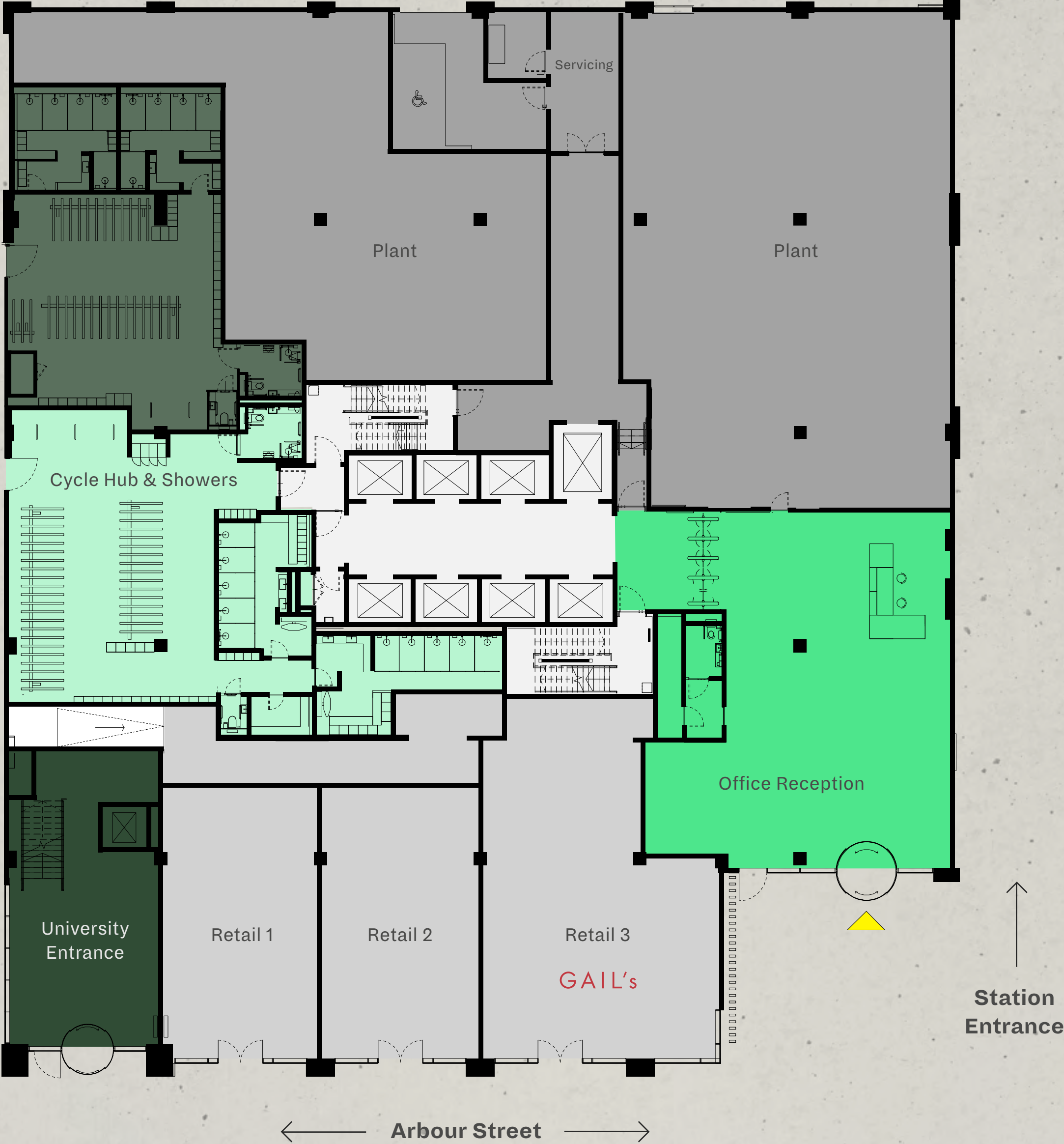
Not to scale. For identification purposes only.

On the ground floor

Office Reception

Floor plan

Floor	Tenure	NIA sq ft	Terrace sq ft
14	Catering Kitchen	109	1,548
13	Office	13,439	2,356
12	Office	16,174	3,198
11	Office	19,912	-
10	Office	19,918	-
9	Office	19,916	-
8	Office	19,901	-
7	Office	19,873	-
1 – 6	Pre-Let	-	-
G (Reception)	Office	2,034	-
G	Retail	4,415	-
Total		129,133	

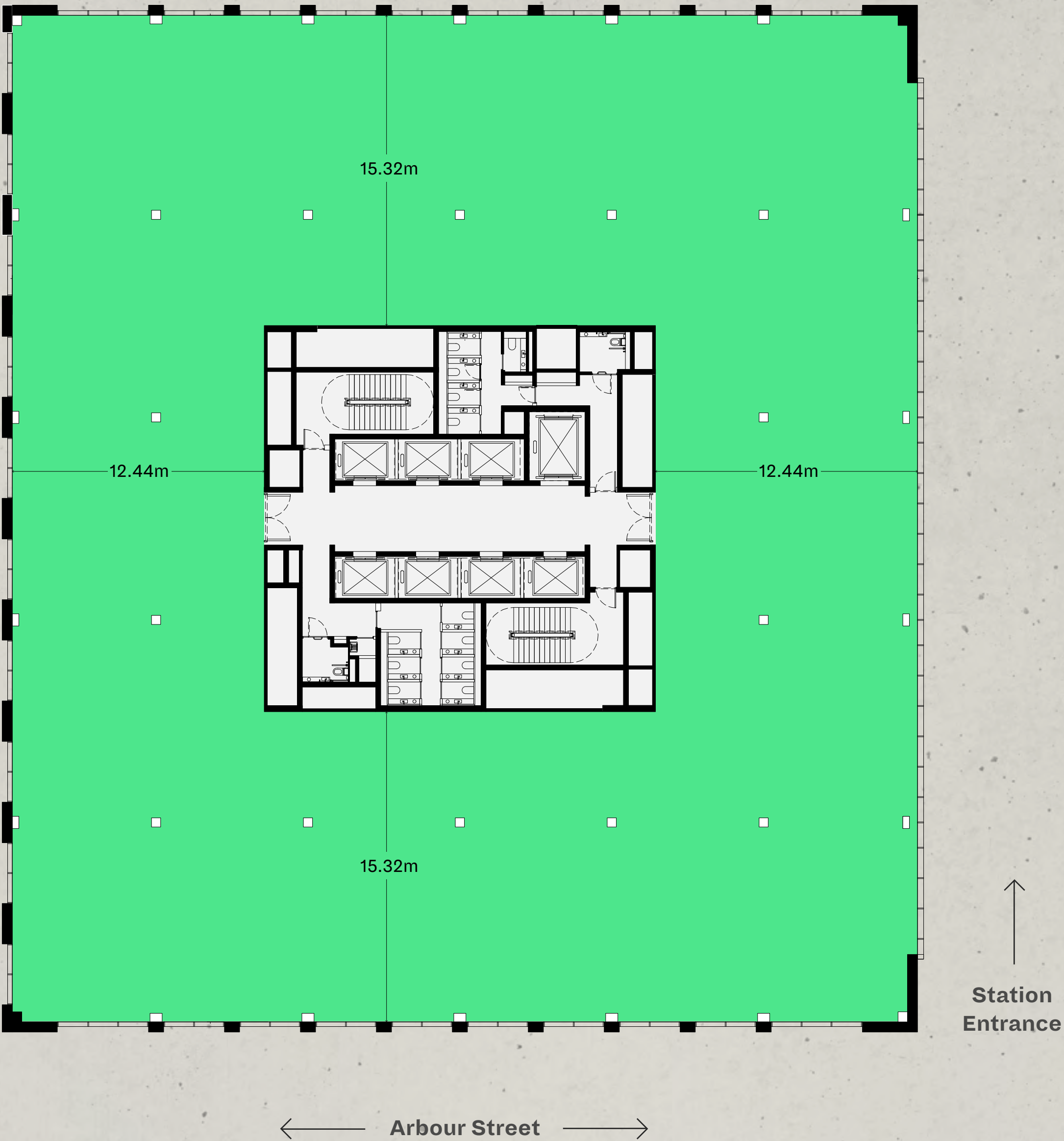


Typical upper floors

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

Floor plan		Space plans	
Floor	Tenure	NIA sq ft	Terrace sq ft
14	Catering Kitchen	109	1,548
13	Office	13,439	2,356
12	Office	16,174	3,198
11	Office	19,912	–
10	Office	19,918	–
9	Office	19,916	–
8	Office	19,901	–
7	Office	19,873	–
1 – 6	Pre-Let	–	–
G (Reception)	Office	2,090	–
G	Retail	4,352	–
Total		129,133	

Not to scale. For identification purposes only.



N

Key

Office

Core

Typical upper floors

7th–11th Floors
Traditional single floor office

Floor plan 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

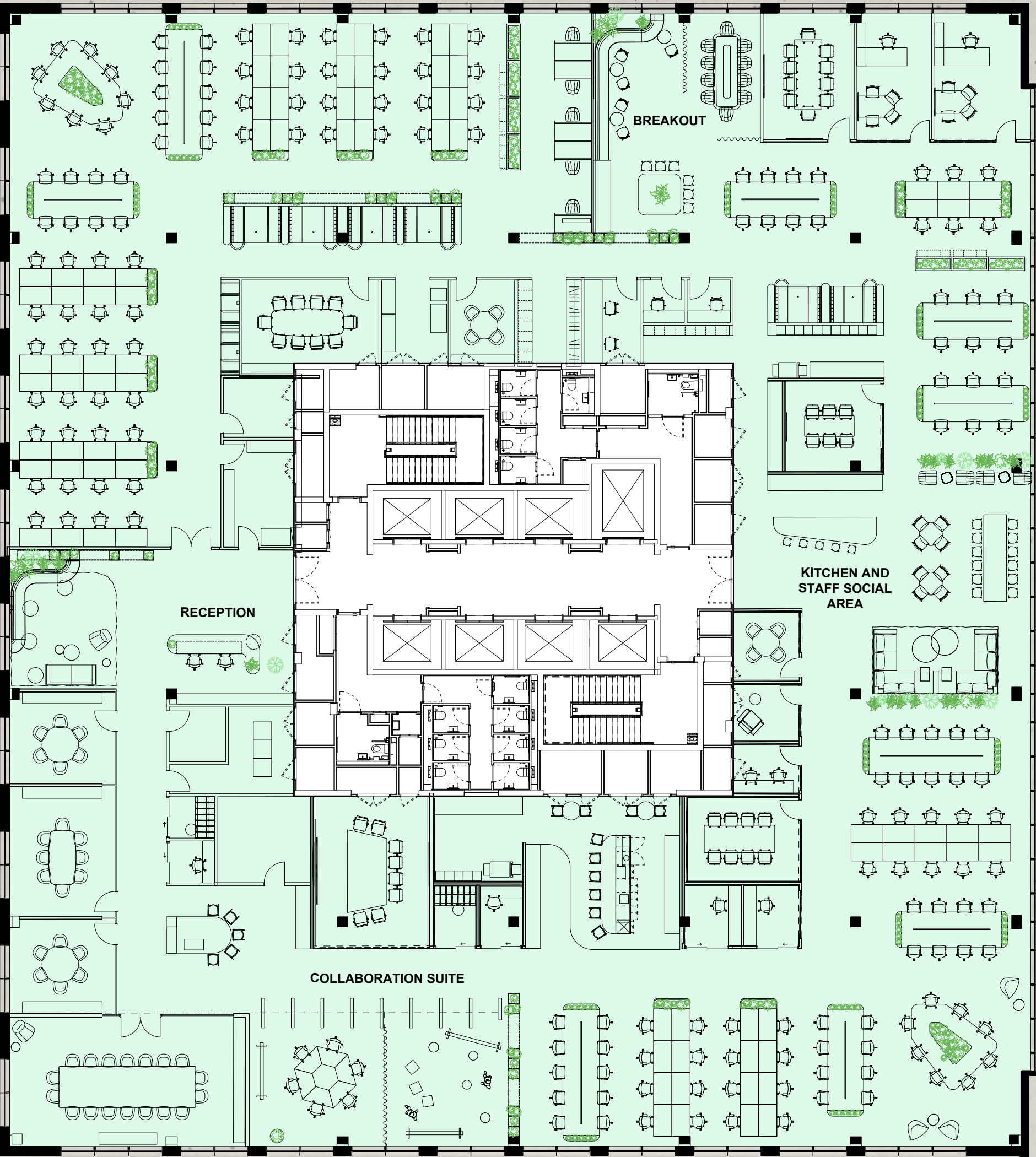
Desks including offices (based on 100% planning ratio) 185

Collaboration seats 50

Breakout seats 66

Meeting room seats 88

Quiet rooms / phone booths 8



Station Entrance
↑

← **Arbour Street** →

Not to scale. For identification purposes only.

Typical upper floors

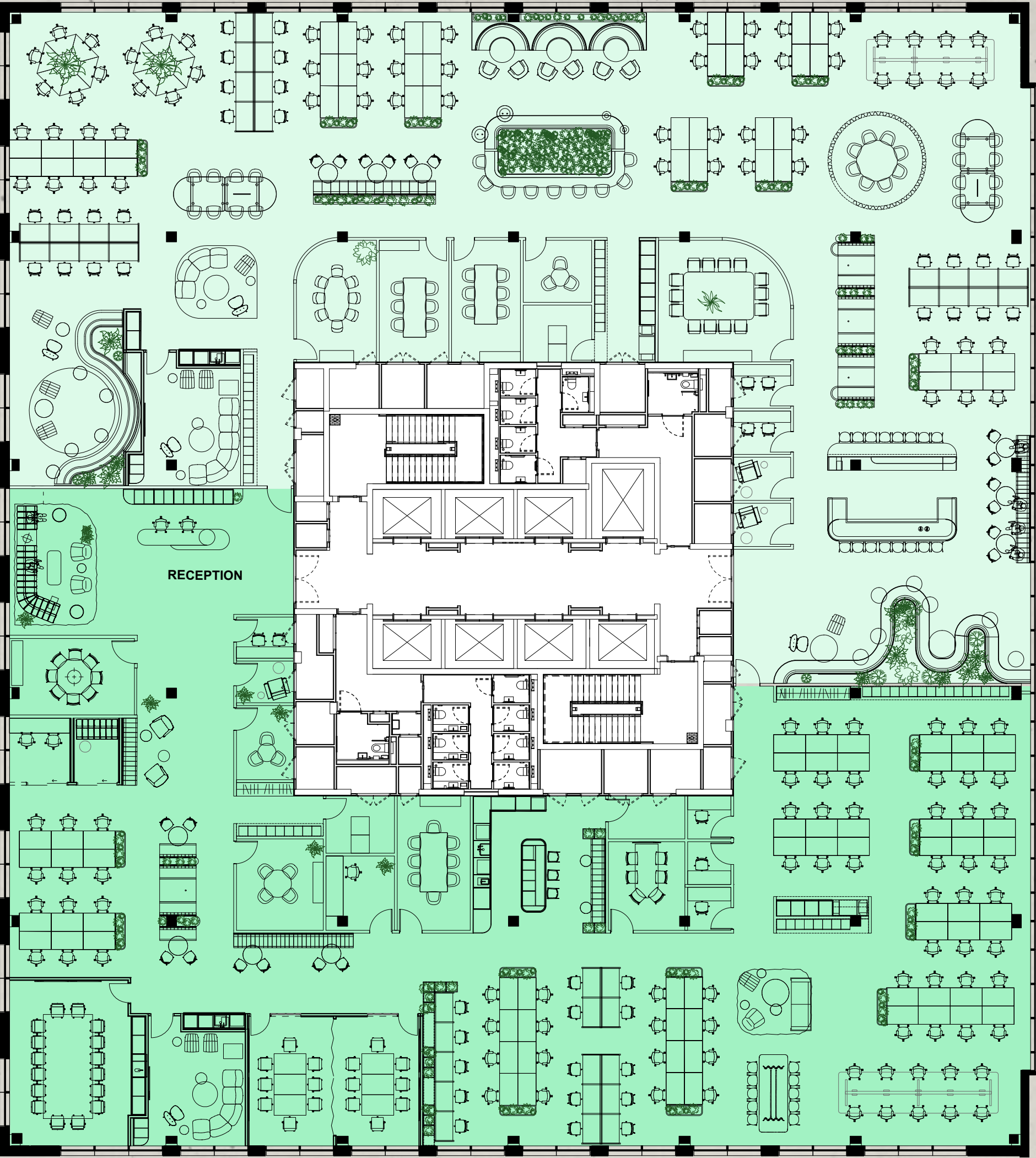
7th–11th Floors Split tenancy floor office

Floor plan 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

Not to scale. For identification purposes only.



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 — 3,200 sq ft

Floor plan CGI

Floor	Tenure	NIA sq ft	Terrace sq ft
14	Catering Kitchen	109	1,548
13	Office	13,439	2,356
12	Office	16,174	3,198
11	Office	19,912	–
10	Office	19,918	–
9	Office	19,916	–
8	Office	19,901	–
7	Office	19,873	–
1 – 6	Pre-Let	–	–
G (Reception)	Office	2,034	–
G	Retail	4,415	–
Total		129,133	

Not to scale. For identification purposes only.





Overview

The Town

The Building

Contact

Public realm outside 4 Arbour Street, Copper Square



Overview

The Town

Contact

The penthouse



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

Enhancing performance

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



Harnessing the power of nature

4 Arbour Street, 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.

Summary specification

Certification		Mechanical Services		Standby Power Generation		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.
BREEAM	Targeting ‘Outstanding’ rating.	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).	Landlord Generator	One 330kva generator feeding life safety systems and data critical infrastructure .	
Wiredscore	Targeting ‘Platinum’ rating.					
SmartScore	Certified.			Protective Installations		
EPC	Targeting ‘A’.	Fresh Air Supply	Level 13 is provided with 4 pipe trench heating & cooling units to perimeter and 4 pipe fan coil units to internal areas.	Fire prevention	Automatic sprinkler installation.	Shower and Amenity Provision
FSC	Targeting Project Certification.			Fire detection	L2 detection and alarm system.	
Construction and Finishes				Vertical Transportation		
Structure	Concrete columns and beams with cross-laminated timber floors.	Internal Conditions	Winter -20C +/-2c. Summer -24C +/-2c.	Passenger lifts	7x21-person lifts / 1,600kg total capacity.	
Finishes	1. Façade: – 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. 2. Core: – Exposed concrete core walls. – Illuminated large scale floor numbering. – Dark soffit planes containing lighting and services. – Dark aluminium lift doors and architraves.	Building Management	A Building Energy Management System (BEMS) will operate the on floor mechanical plant and all associated energy metering.	Goods lift	1x33-person lift / 2,500kg total capacity.	
Office Space		Plant space	All common plant is located on the ground, first and roof levels.	Telecoms and Data Provision		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.
Planning Grid	Designed on a 1500mm planning module and 7.5m x 10m structural grid.	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.	District Heating Provision		
Occupancy	Office floors - 1 person per 8m2.	Lighting	6W/m2.	District Cooling Provision		
Floor to Ceiling Heights	2.8m clear to underside of beam. 3.3m to the underside of the soffit.	Small Power	23W/m.	The building will be connected to Brent Cross site wide District heating network which delivers 1273kW LTHW providing 58c flow and 28c return.		
Raised Floor Voids	300mm.	Office Lighting	Lighting meets with CIBSE lighting Guide 7 with working range of 300 to 500 lux.	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.		
Floor Loadings	3.0kN/m2 + 1.0kN/m2 for partitions.	Lighting Controls	LED lighting with fully programmable wireless control system including presence detection and daylight sensing.			
Acoustic	NR38 – open plan office areas.					

Contact



Sam Williams

sam.williams@relatedargent.co.uk

M: 020 3664 0190

Matt Flood

matt.flood@relatedargent.co.uk

M: 020 3664 0133

Architecture

Principal Contractor

shedkm



Jonny Lee

jonny.lee@knightfrank.com

M: 07885 389 426

Tom Slater

Tom.Slater@knightfrank.com

M: 07870 803 314

Elizabeth Galbraith

elizabeth.galbraith@knightfrank.com

M: 07966 247 607

Jack Riley

jack.riley@knightfrank.com

M: 07867 002 484

Katie White

katie.white@knightfrank.com

M: 07974 096 734



Marianne Thomas

marianne.thomas@cushwake.com

M: 07771 513 118

Cameron Lineen

cameron.lineen@cushwake.com

M: 07827 661 335

Alexandra Brooks

alexandra.brooks@cushwake.com

M: 07553 536 553

brentcrosstown.co.uk/4-arbour-street
@brentcrosstown

