Landsec

Press Release

Title	**Fast growing AI firms drive new wave of demand at MYO King's Cross**
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Fast growing AI firms drive new wave of demand at MYO King's Cross

London, 19 October 2026 – Landsec has secured five further AI and technology businesses at MYO King's Cross, taking the flexible workspace to over 95% occupancy amid continued demand from London's growing technology sector.

The latest lettings build on growing demand from AI and technology businesses at MYO King's Cross, which opened just over a year ago.

Landsec is also seeing the workspace requirements of AI businesses change quickly as they scale. One MYO King's Cross customer initially took a single 20-desk office before expanding to three offices and, having outgrown the space, moved to a larger 118-desk enterprise suite at MYO Liverpool Street, all within 12 months.

AI and AI-adjacent businesses now account for 70% of occupied space at MYO King's Cross, reflecting continued demand from high-growth technology companies establishing and expanding their operations in London.

Natasha Morris, Director of Flex Workplace and Head of MYO, said: *"AI businesses can scale incredibly quickly, meaning their workspace requirements can look very different within a matter of months. The MYO model is designed for that kind of dynamism, giving businesses the flexibility to take more space as they grow or move across locations as their needs change.*

"For high growth businesses, it isn't always realistic to predict what their space requirements will be several years from now. Our role is to give them the room to grow at their own pace, whether that's within MYO or across the Landsec portfolio, without their workspace becoming a constraint on growth."

A spokesperson from Replit, one of the five new occupiers, said: *"As we grow our presence in London, King's Cross gives us access to the talent, businesses and wider technology community that are important to that growth.*

"MYO gives us the flexibility to adapt our workspace as the business scales, while providing the quality of environment we want for our team. That combination made MYO King's Cross a natural home for us."

MYO King's Cross offers more than 80,000 sq ft of flexible workspace, including private offices for 12 to 200+ desks, wellness rooms and a members-only gym. It is part of MYO's six-site London portfolio, giving customers access to a wider network of workspaces, amenities and

events as their businesses grow.

The latest leasing at MYO King's Cross comes alongside continued momentum across Landsec's wider London workplace portfolio, including the recently completed Timber Square in Bankside and Thirty High in Victoria, which will offer customers a mix of MYO, Created and Managed workspace.

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We identify and shape places that create opportunity, enhance quality of life, and bring joy to the people connected to them.

This is how we've created the UK's leading portfolio of urban places and one of the largest real estate companies in Europe.

Our £10 billion portfolio is built around premium workplaces, the country's pre-eminent retail platform, and a residential pipeline that will redefine urban life.

We've honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

Places where life happens. Where businesses grow. And where cities are defined.

Find out more at Landsec.com

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