

# 20 Water Street

LONDON, E14

FLEXIBLE, SERVICED,  
FULLY FITTED LAB FACILITIES IN  
LONDON'S NEWEST LIFE-SCIENCE  
DISTRICT

# Innovation Centre

 **KADANS**  
Science Partner



FITTED, CL2  
WET-LAB &  
OFFICE ACCOMMODATION



SHARED LAB EQUIPMENT  
& FACILITIES



ABILITY TO SCALE  
WITHIN THE CANARY  
WHARF SCIENCE  
ECOSYSTEM



SHORT OR LONG TERM  
AGREEMENTS  
AT AN ALL INCLUSIVE COST



AVAILABLE  
NOW



RECEPTION, MEETING  
ROOMS, BREAK OUT SPACE,  
COLLABORATION AREAS

**LONDON INNOVATION CENTRE** provides opportunities for early-stage science companies to gather, create and innovate. Take a single bench or your own private lab within Canary Wharf's thriving ecosystem.

# INNOVATION CENTRE SPECIFICATION

The Innovation Centre provides you with your own fully fitted private laboratory or single bench in a shared space, along with office accommodation, access to meeting rooms, shared equipment facilities and break out space.

## LABORATORY SPACE

- Your own fully fitted laboratory space including write-up and tissue culture room or a single bench in a shared lab.
- CL2 – wet lab provision
- Chemical resistant vinyl floor, lab benching, hygiene station, dado trunking for data and power
- 16A 3-phase supply in write up rooms
- 6 air changes per hour
- 3 gas pipes (nitrogen, carbon dioxide) capped above ceiling of each laboratory
- Goods lift provided in the building with oxygen monitors
- Lab management system. IoT ready and fully digitised to help control and ensure process quality.

## OFFICE SPACE

- Your own fully fitted office
- 4 – 10 person meetings rooms with a centralised booking system

## SHARED FACILITIES

- Access to shared facilities include:
  - » Autoclave
  - » Glass wash
  - » Ice machine
  - » Lab dishwasher and drying
  - » Water purification tank
  - » -80 free standing freezer
  - » On floor LN2
- On site **Lab Manager**, **Front of House Manager** and **Community & Operations Manager**
- Open plan kitchen and breakout spaces



# L5

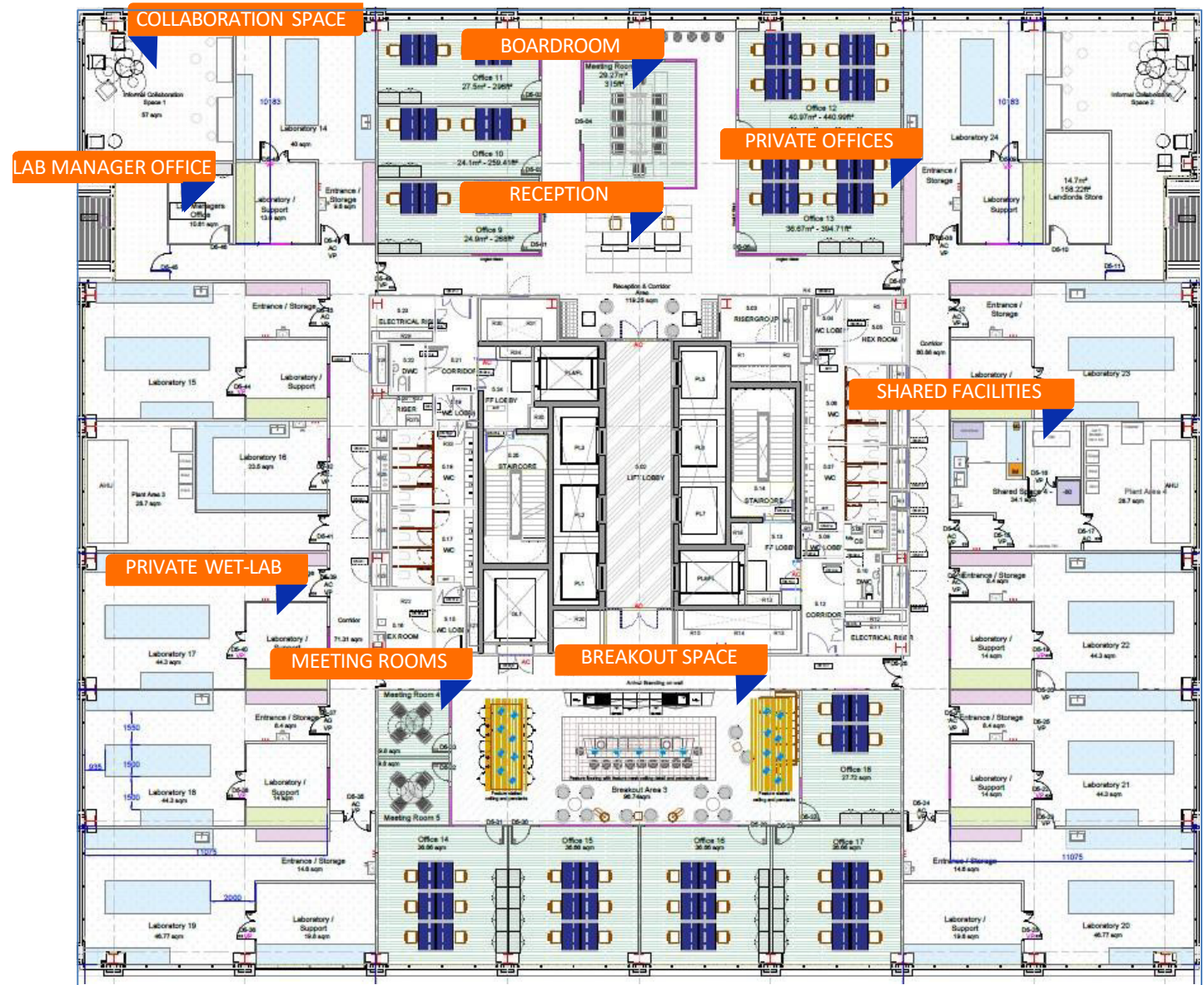
## 19,145 sq ft

**Collaboration Space** to stimulate partnerships and knowledge sharing

**Dedicated Laboratory & Write Up Rooms**  
Containment Level 2

**Shared Facilities**  
Autoclave/ glass wash/ ice machine/ lab dishwasher and drying/ water purification tank/ -80 free standing freezer, LN2 tank.

**Dedicated office** and access to meeting rooms



## FLOOR PLANS

L4 | L5

# L4

## 19,165 sq ft

Fitted CL2 lab ranging from 200 sq ft to 5,000 sq ft +

Our dedicated on site team including our **Lab Manager**, **Community & Operations Manager** and **Front of House Manager** are here to support your daily needs and long term development.

The new facility has been designed to allow flexibility for specific tenant requirements. The space allows for easy conversion and adjustment of space-use for tenants occupying the property.

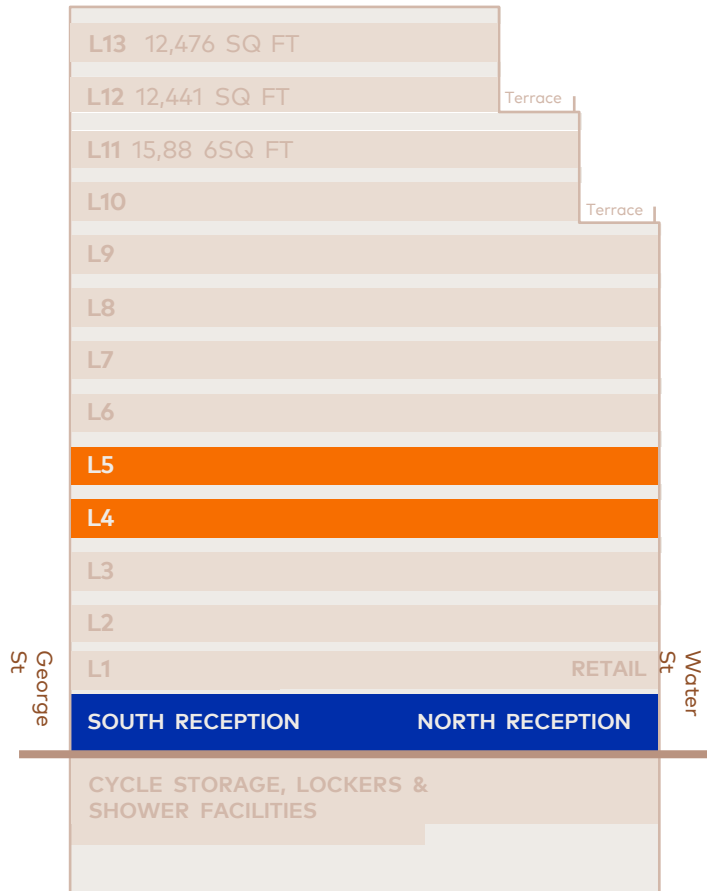










## FLOOR PLANS

L4 | L5

# 20 WATER STREET

## THE BUILDING



-  **212 bike spaces**
-  **18 showers**
-  **Changing area & drying rooms**
-  **210 lockers**
-  **Car and motorcycle spaces available nearby**
-  **BREEAM Outstanding**
-  **Dual power supply**
-  **N & S double height entrance receptions**



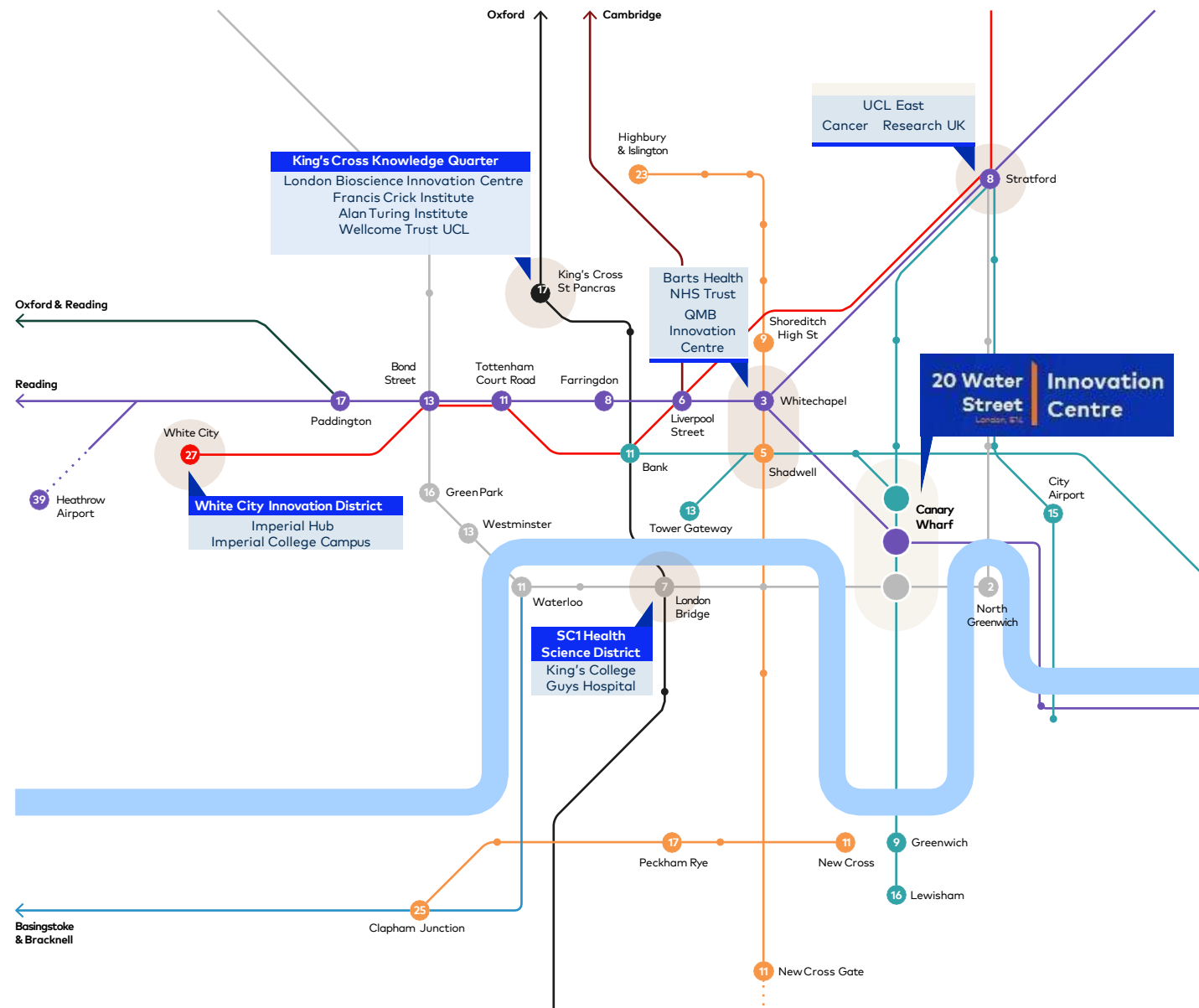
# LOCATION CANARY WHARF

Canary Wharf is exceptionally well connected internationally and locally.

3 international airports, Heathrow, Gatwick & City Airport, accessible within 15-40 minutes. An investor from Boston can land at Heathrow and be in Canary Wharf in less than 45 mins.

Canary Wharf benefits from the DLR, Jubilee and Elizabeth Line providing excellent connectivity.

- 3 mins Whitechapel
- 6 mins Liverpool Street
- 7 mins London Bridge
- 11 mins Waterloo
- 17 mins King's Cross
- 17 mins Paddington
- 27 mins White City



# CANARY WHARF IN GOOD COMPANY

Life science businesses do not exist in isolation. They require the support of an extensive network. This is an area in which Canary Wharf excels.

Many health and life science-led businesses are already located at Canary Wharf including the Medicine & Health Regulatory Authority (MHRA), Genomics England, UCL Management School and the General Pharmaceutical Council.

Level39, a world-leading tech hub, has a vibrant community of 180 start-up and scaleup companies at Canary Wharf.

Canary Wharf is home to lawyers, intellectual property attorneys, consultants, business advisors/ mentors, data scientists and many more service firms.

The UK Medicine & Health Regulatory Authority provides a depth of regulatory expertise.



CANARY WHARF TENANTS



# LIFESTYLE YOUR COMMUNITY



HAWKSMOOR



THIRD SPACE



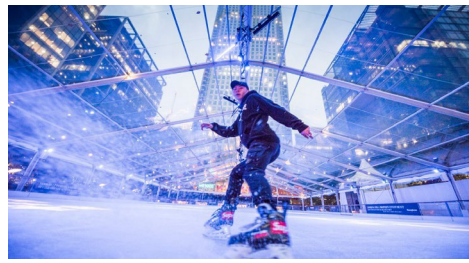
# COMMUNITY

## JOIN A VIBRANT NEIGHBOURHOOD



DISHOOM, 15 WATER STREET T

ICE RINK, CANADA SQUARE PARK



CAPITAL KART, CABOT PLACE



HARBOUR QUAY OUTDOOR GYM



AMAZON FRESH



MERCATO METROPOLITANO (MMY)



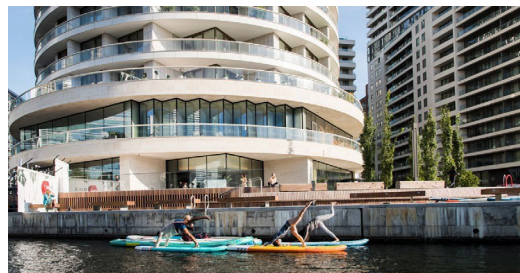
TRIBE HOTEL, 15 WATER STREET



IN2SPORTS LEISURE CENTRE



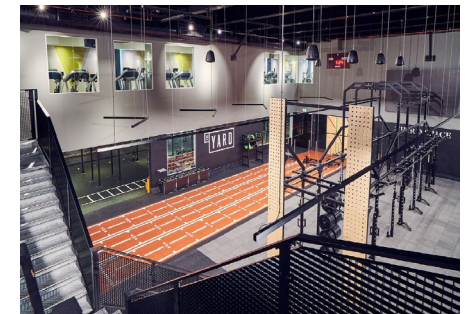
WOOD WHARF NURSERY



PADDLE BOARDING



GOBOAT, BELLMOUTH PROMENADE



THIRD SPACE

# INNOVATION A THRIVING ECOSYSTEM

Canary Wharf benefits from the key ingredients to foster a flourishing life science cluster and support the growth of the most innovative life science companies.

## SPACE



- The scalability and flexibility on offer at Canary Wharf is unrivalled across Europe.
- At Canary Wharf, unlike any other UK cluster, you can grow from taking a single lab bench at 20 Water Street to taking a 500,000 sq. ft HQ without moving more than a few hundred meters

## PEOPLE & TALENT

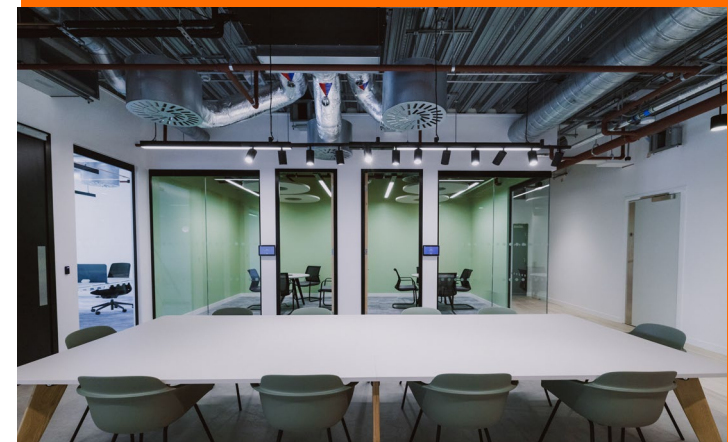


- The Innovation Centre sits in Tower Hamlets which provides a deep pool of talent including entry level, PhD, Postdoc and management talent
- The superb connectivity means you can attract talent from a pool of over 7.1m people within 60 mins
- Accessibility to Heathrow & London City Airport makes Canary Wharf a globally attractive destination
- Housing is provided on the Canary Wharf estate at a range of price points from student accommodation to affordable housing to private rentals

## FUNDING



- **Grant Funding** - UKRI, Cancer Research UK, Wellcome Trust and Bill & Melinda Gates Foundation all within 30 minutes
- **Venture Capital** – 20+ dedicated therapeutics VC within 25 minutes
- **Follow On Funding** – 15+ follow-on investors within 30 minutes
- **Investment Banking** - 6 of the worlds largest investment banks working in life science within 2 minutes
- **Public Markets** - London Stock Exchange and Alternative Investment Market (AIM) within 20 minutes



# FLEXIBILITY

## UNRIVALED SCALABILITY

At Canary Wharf, unlike at any other UK cluster, you can grow from a single lab bench at the London Innovation Centre to a 500,000 sq. ft HQ at One North Quay without moving more than a few hundred meters.

Kadans Science Partner and Canary Wharf Group have formed a joint venture to deliver a world leading health and life science hub at Canary Wharf.

Canary Wharf is creating a vibrant campus, bringing together small start-ups and SME's alongside global healthcare and pharmaceutical companies as well as clinicians and academic institutions.

The **London Innovation Centre** at 20 Water Street is available now, providing opportunities to early-stage life science companies, through flexible, serviced and fully fitted lab and office space.

**One North Quay**, adjacent to the Crossrail Station, will be ready for occupation in 2027. It will be Europe's largest and most technologically advanced commercial lab and will provide 823,000 sq. ft, across 23 storeys, of state-of-the-art laboratory, office and innovation space for some of the most exciting and fast-growing businesses in the health and life science sector. It will be capable of delivering CL2 lab space on every floor as well as GMP, high containment and affiliated space.



One North Quay

# ABOUT KADANS SCIENCE PARTNER



**26**  
CAMPUSES  
ACROSS EUROPE



**450+**  
COMPANIES



**8 MILLION+**  
SQ FT LETTABLE  
FLOOR AREA



**50+**  
PROPERTIES



**>95 %**  
STABLE  
OCCUPANCY



**5 MILLION+**  
SQ FT LETTABLE FLOOR  
AREA IN FUTURE DEVS

**Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. Kadans provides its tenants with an array of additional services, tailored to their specific needs.**

Kadans values connection, proximity, sustainability and human scale. We want to promote innovation by bringing together businesses and employees; creating a connecting 'spine' across all aspects of the research cycle is the basis of our design philosophy.

In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

## INTERNATIONAL ECOSYSTEM

Kadans is currently present on 26 campuses and science parks across 7 countries, where we operate over 8 million sq ft of space for over 400 tenants, ranging from start-ups, scale-ups to corporates, government bodies and educational institutes.



20 WATER STREET INNOVATION CENTRE

# KADANS ECOSYSTEM

## VALUE ADD SERVICES



### Incubator & Accelerator Programs

Design and implement programs to support start-ups and scale-ups, providing advice and access to capital.



### Events & Meetings

Regular networking events include yearly barbecues and seminars, stimulating both formal and informal interaction between tenants and relevant third parties.



### Facilitate Knowledge Sharing

We are constantly interacting with companies and other governmental and educational organisations, with these networks offering excellent opportunities to tap into the scientific community and explore new possibilities through broad-scale collaborations.



### On-Site Service & Support

Kadans' in-house Facility, Technical Property and Asset Management Teams provide dedicated on-site support.



### Access to Funding & Capital

We can provide hands on support to our tenants when seeking to raise further capital. This is presentation and pitch deck support to government funding or access to venture capitals.



### Specialised Facilities

Our unrivalled experience with the development and implementation of specialised requirements and equipment will ensure a tailored fit-out to individual tenants needs. Our investment in the Clustermarket platform also gives companies access to a global portfolio of specialised scientific equipment.



### Access to Knowledge Institutes

Close proximity to leading universities and centres of research gives tenants access to a skilled and talented workforce, additional knowledge and new developments.



### Shared Facilities

We offer shared meeting rooms and workspaces on our multi-tenant campuses.

# KADANS SCIENCE PARTNER ACROSS THE UK

## Kadans' UK ownership

- 1 HIH Building, Govan, Glasgow
- 2 West of Scotland Science Park, Glasgow
- 3 Upper Brook Street, Manchester
- 4 Merlin Place, Cambridge
- 5 B900 Babraham Research Campus, Cambridge
- 6 Sycamore House, Stevenage
- 7
  - 4 Brandon Road, Kings Cross, London
  - 5-10 Brandon Road, Kings Cross, London
  - 18-20 Tileyard Road, Kings Cross, London
  - One North Quay, Canary Wharf, London
  - London Innovation Centre at 20 Water Street, Canary Wharf, London
- 8 Sherard Building, Oxford Science Park
- 9
  - Windrush Court, Oxford
  - Windrush Innovation Centre, Oxford
  - Harrow House, Oxford
- 10 Abingdon Science Park, Oxfordshire



## Selected tenants across Kadans' UK

MERCK

cytiva

CATAPULT  
Cell and Gene Therapy

Oxford  
Biomedical

Rentschler  
Biopharma

GSK

Oxford  
Science  
Enterprises

ABZENA

ImmuONE™  
Inhalation and Immune In Vitro Assay Solutions

charles river

AKAMIS  
BIO

CHARM  
THERAPEUTICS

THEOLYTICS

FREELINE

ACHILLES  
THERAPEUTICS

curia

sb drug discovery

REPROCELL

BIOIVT  
ELEVATING SCIENCE®

genefirst

Sherlock  
BIOSCIENCES

# 20 Water Street Innovation Centre

London, E14

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