



# Lab Space

BY BRITISH LAND

Regent's Place



# Up and running fast

Innovative businesses demand outstanding spaces and specialist knowledge of life sciences. We're best positioned to understand exactly what you need and meet your requirements, allowing you to hit the ground running and start solving problems quickly.

As your business grows and your needs change we have the ideal space in our campuses for your future success. With locations across the 'Golden Triangle' of London, Cambridge and Oxford, you'll be at the epicentre of world leading institutions and like-minded businesses.

With Lab Space by British Land, you'll always be part of a thriving community.



# British Land Locations







# A campus for the future



# Regent's Place. A 13-acre innovation campus

The gateway to one of the greatest knowledge clusters in the world. At the forefront of new ways of working. On a campus that brings together a dynamic blend of culture and community and offers a lively mix of retail, leisure and public space. Regent's Place is a place where connections are made, communities flourish, and ideas are born.



Regent's Place Plaza



Over 100,000 sq ft of public space at Regent's Place has been revitalised



Close to the British Museum



350 Euston Road



Ecological Planting



Just Like Us Giving Box



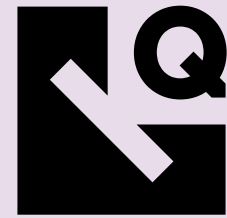
Let's Talk Installation



Big Screen at Regent's Place Plaza



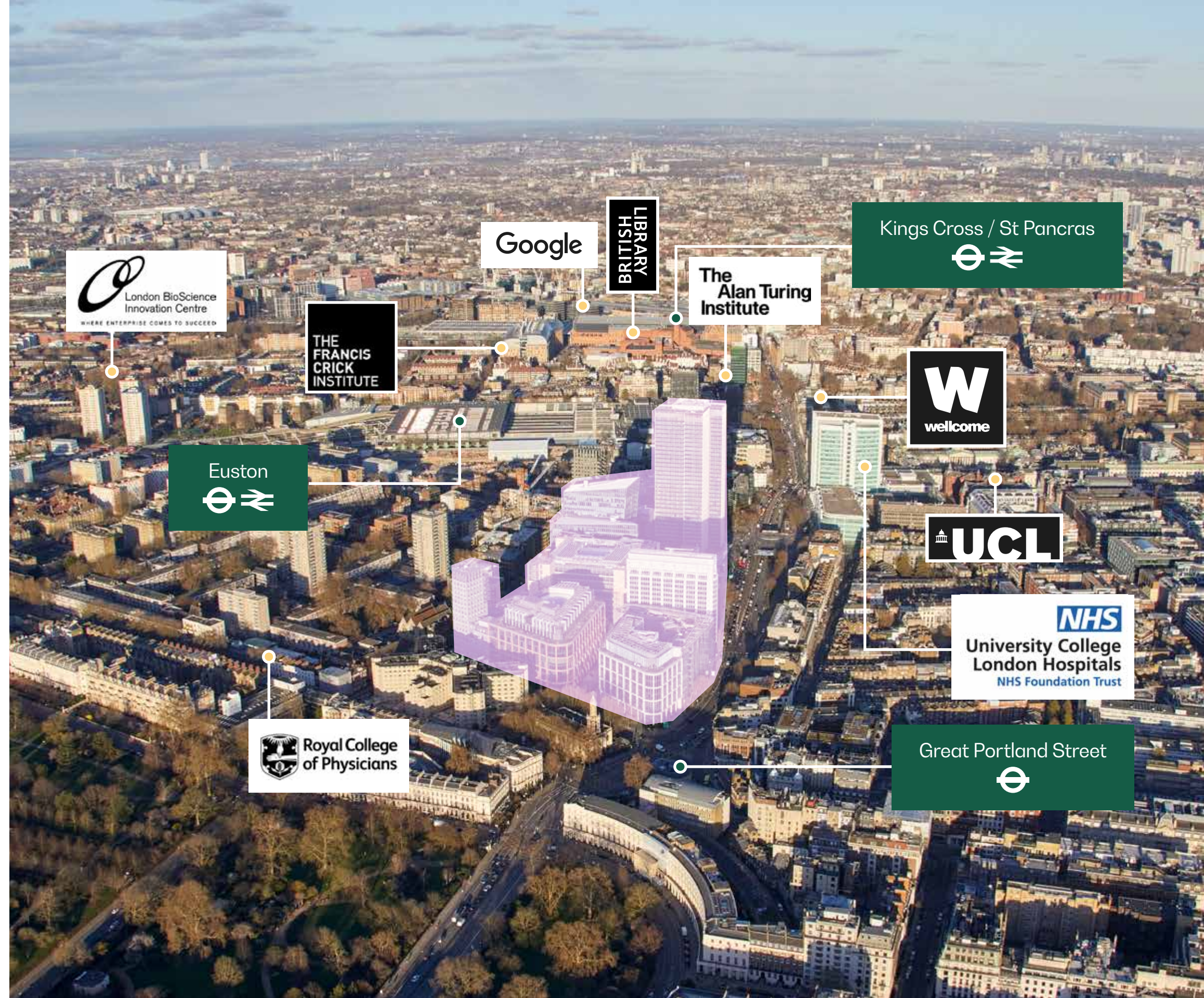
# World Class Connections



PARTNER

Regent's Place sits at the heart of the Knowledge Quarter – one of the world's great knowledge clusters, where just a few streets are home to over 100 academic, scientific and cultural organisations.

This proximity fosters an incredible environment for creating deep connections and sharing ideas in unique ways – and is now further enriched by the creation of our state-of-the-art life sciences Lab Spaces, which create new possibilities for scientific research right in the heart of the Knowledge Quarter.



London BioScience  
Innovation Centre  
WHERE ENTERPRISE COMES TO SUCCEED



THE  
FRANCIS  
CRICK  
INSTITUTE

Google



BRITISH  
LIBRARY

The  
Alan Turing  
Institute

Kings Cross / St Pancras

Euston



W  
wellcome



UCL



NHS  
University College  
London Hospitals  
NHS Foundation Trust



Royal College  
of Physicians

Great Portland Street



# Direct connections

National Rail 

Airports 

**Cambridge**  
50mins (via King's Cross St Pancras)

**London City Airport**  
40mins (via DLR)

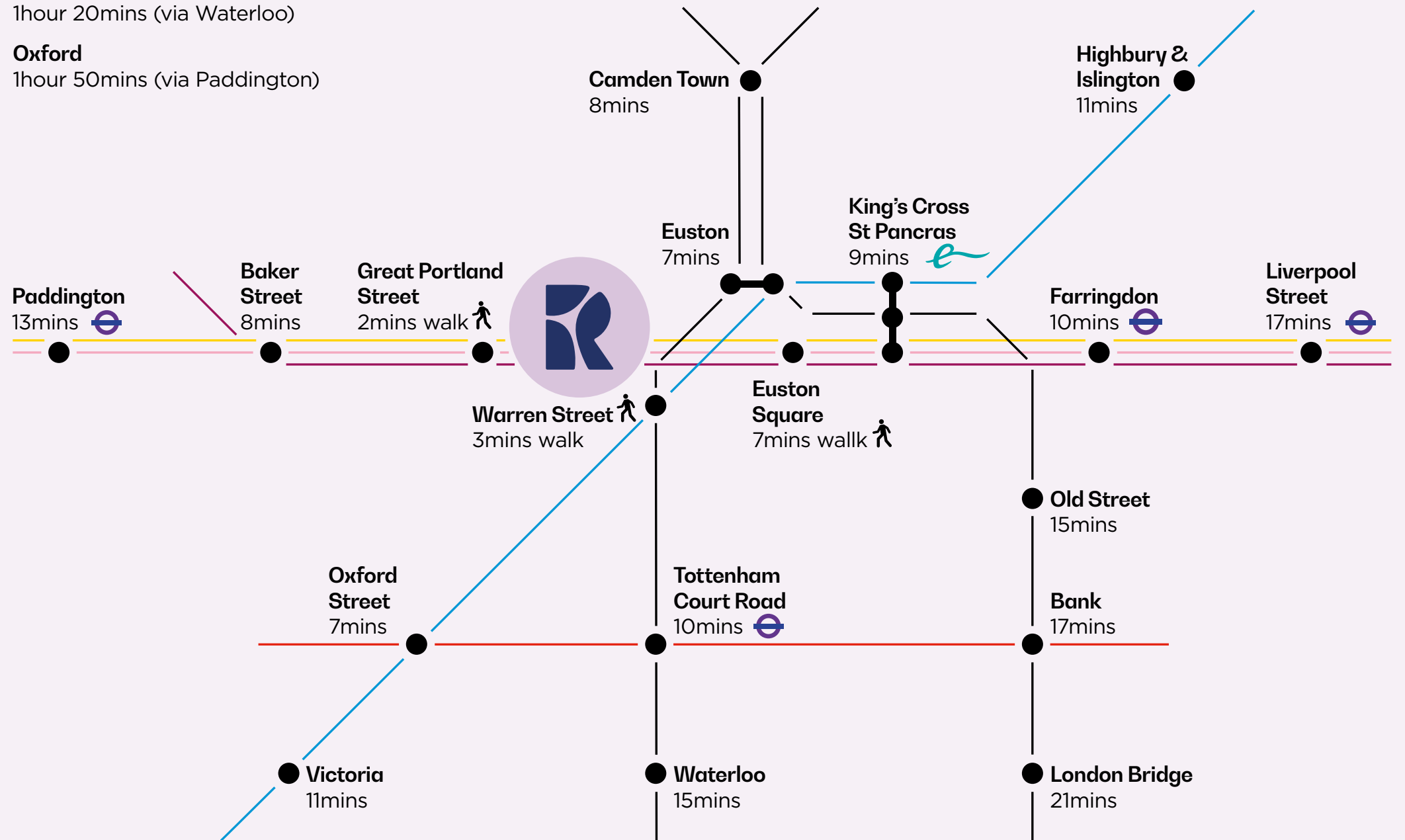
**London Gatwick Airport**  
50mins (via National Rail)

**London Heathrow Airport**  
50mins (via Heathrow Express)

**Bath**  
1hour 20mins (via Paddington)

**Guildford**  
1hour 20mins (via Waterloo)

**Oxford**  
1hour 50mins (via Paddington)



ALBANY ST

**KEY**

- BIKE PARKING
- BROMPTON BIKE HIRE
- EV CHARGING
- ATM
- WATER FOUNTAIN
- BUS STOP
- TUBE STATION
- TRAIN STATION
- CAMPUS
- PUBLIC SPACE

**BRANDS**

- THE UNION
- PRET A MANGER
- WASABI
- LONDON CLIMBING CENTRE
- CHANGE PLEASE COFFEE/TOAST ALE (U/O)
- NEW DIORAMA THEATRE
- NDT CAFÉ & BAR
- LONDON CLIMBING CENTRE
- BLACK SHEEP COFFEE
- ACAI BERRY
- SANTANDER
- THE GYM GROUP
- AFFORDABLE WORKSPACE
- THE OLD DIORAMA ARTS CENTRE
- THE REFINERY
- SAINSBURY'S
- ITSU
- BEANY GREEN
- AMAZON FRESH
- BLOOMSYARD
- STARBUCKS
- PRET A MANGER

LONDON EUSTON,  
KINGS CROSS &  
ST PANCRAS





# Access to a great range of food choices, entertainment and leisure facilities on your doorstep



London Climbing Centre



Black Sheep Coffee



Wasabi



Change Please Coffee/Toast Ale



Beany Green



BloomsYard



New Diorama Theatre



Acai Berry



# Part of a thriving community

From Europe's largest green wall to newly revitalised public spaces, the sustainable design, and thoughtful architecture help make Regent's Place somewhere that inspires.

Here, one of the Capital's most popular bouldering walls rubs shoulders with one of London's most celebrated fringe theatres, just a stone's throw from the West End's best eating and drinking spots, and yards from the beautiful Regent's Park.



36m green wall - the largest in Europe





# More than a great workplace

Regent's Place creates opportunities. For four decades, we've had a close relationship with our local community - bringing together our people, customers and young people and adults from Camden to collaborate on increasing aspirational skills and access to good jobs.

Through the Regent's Place Community Fund, we've brought together businesses and funding to educate, support, inspire - and change lives.



## Wellbeing

66,000+ sq ft of green roofs and gardens across Regent's Place, designed for wellbeing and biodiversity.



## Active Lifestyles

Supporting active lifestyles with 1,500+ cycle spaces on campus, along with Brompton Bike hire and Lime Bikes.



## Smart Technology

Optimised building performance helps customers achieve carbon goals and boost wellbeing.



## 100% Renewable

100% of the energy we buy for Regent's Place customers comes from renewable sources.



## Campus App

Personalises the Regent's Place experience, making life easier while growing community connections.



## Healthy Materials

All our suppliers choose materials for the wellbeing of both people and planet.



## Circular Economy

1,000+ tonnes of waste recycled for Regent's Place customers since 2019 = over 70 double decker buses.



## Zero waste to landfill

100% of the waste we manage for Regent's Place customers has been diverted from landfill since 2014

# Community Fund

The Community Fund is a unique business-led initiative run by businesses at Regent's Place, coming together to support local grass roots charities and organisations and making a real difference in the local area. The Fund focuses on projects that support social cohesion, skills and access to employment and healthy living.

**1/3** customers connecting

**11** community partners





# Available Lab Space



# Regent's Place lab spaces



## Science-first spaces. In people-first locations.

We are specialists in creating outstanding lab spaces in existing offices. So you get everything you'd expect from a state-of-the-art lab, and you get it exactly where you want to be - right at the heart of one of the greatest knowledge clusters in the world. And on a thriving campus that's buzzing with places to eat and drink as well as one of London's most popular bouldering walls, plus one of its most acclaimed theatres.

## Smooth running and research-friendly working

Our specialist designers know what it takes to build and run world-class labs. From critical infrastructure, research-friendly loading bays and delivery access, to day-to-day details like making sure there's ample equipment-friendly storage.



*"Creating state-of-the-art labs, that can work how scientists need them to work, in the heart of central London - is no mean feat. That's why they're so sought after. Because we can combine the best specialists with our unique locations and experience British Land can to do it, and do it well."*

**Kath Ames,**  
Life Sciences Operations  
& Property Manager.



## Research-friendly working, 24/7.

We know research doesn't always keep regular hours. Our lab spaces are accessible all day and night, every day of the year. And because we own and run the whole Regent's Place campus, we're also able to provide maximum flexibility with deliveries and supplies scheduling.

## Hit the ground running

Running a lab involves a myriad of licences and certifications. We can assist with your trade effluent licence and can connect you to our network of scientific advisors if you need specialist advice.

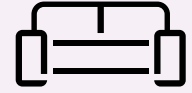


# 338 Euston Road





# The building



## Innovative design

A re-imagined reception featuring a triple height living wall, the latest in efficient LED lighting, and open spaces to work, meet and unwind.



## Support on hand

British Land's Life Sciences operations manager on site for support.



## 166 bike racks



## 22 showers

And spacious changing rooms for men and women.

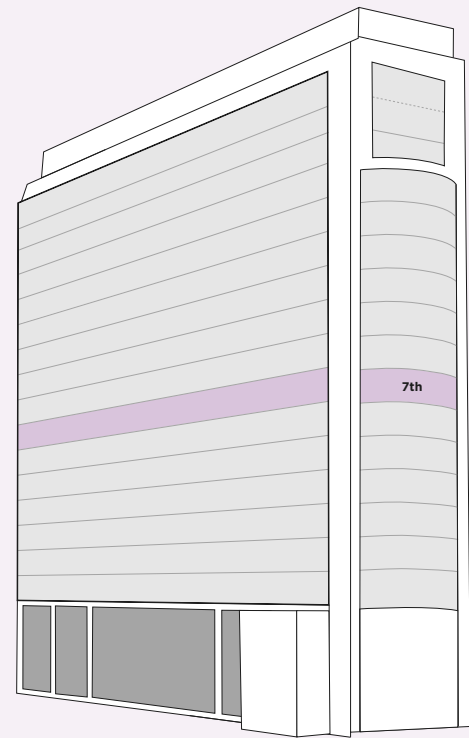




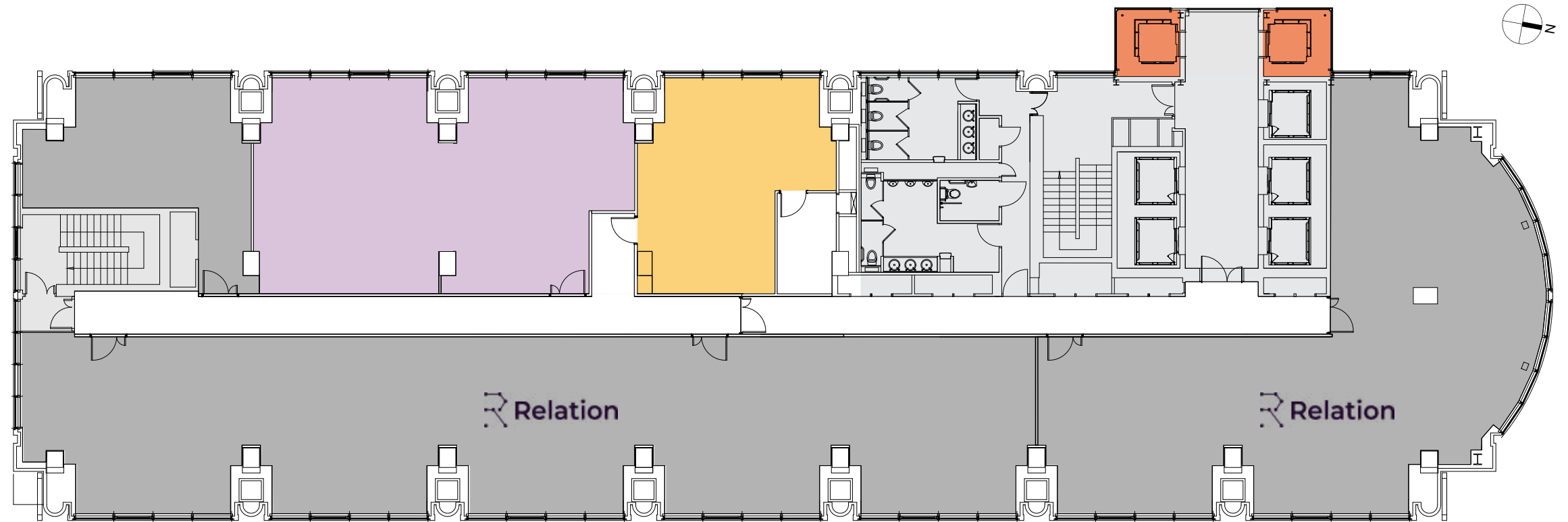
# 7th floor Lab Enabled

1,098 sq ft

Base design to lab enabled shell and floor with optional upgrades through to fully fitted labs.



FLOOR	STATUS	AREA sq ft
7th	Lab enabled space	1,098



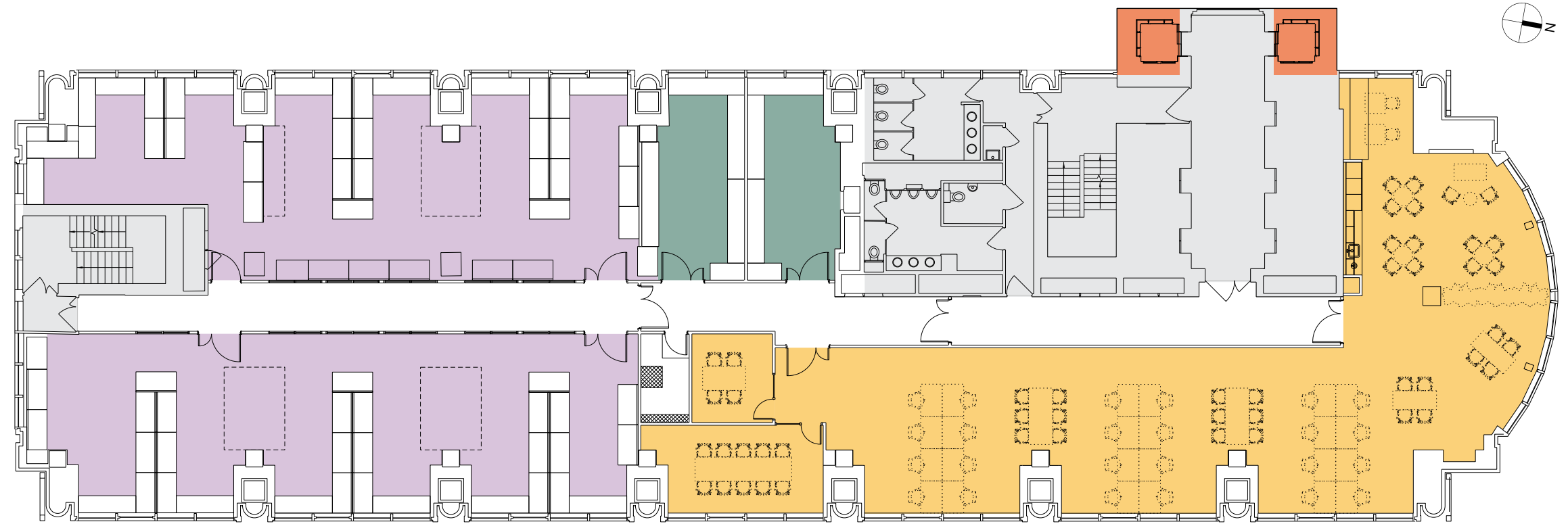
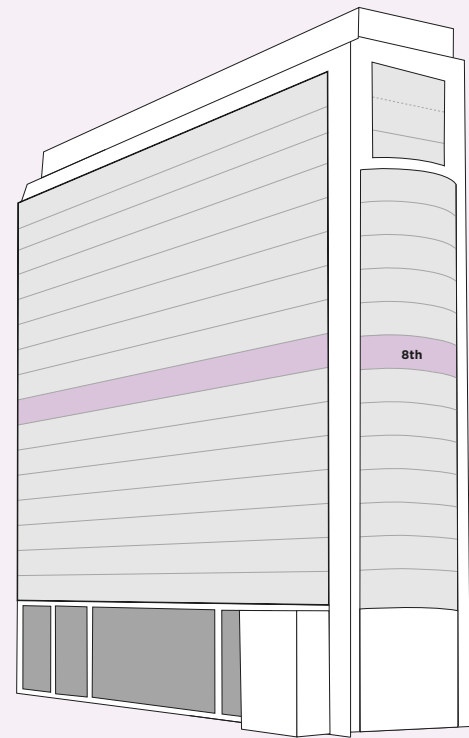
## Key

- Available
- Kitchen
- Goods lift
- Core



# 8th floor Fitted Solution

7,250 sq ft



**Key:** ● Core ● Lab Workspace ● Office & Amenity ● Support

FLOOR	STATUS	AREA SQ FT
8th	Available Lab Space	7,250

## Laboratories (3,050 sq ft)

### CL2 laboratory (1,530 sq ft)

- 45 LM of Lab Benches + x2 Lab Sinks
- x8 Bio Safety Cabinets
- 3 LM of Storage

### Analytical Laboratory (1,520 sq ft)

- 37.5 LM of Lab Benches + Lab Sink
- x2 Area for Large Free Standing Equipment

## Office & Collaboration (2,650 sq ft)

### Open Office (1,800 sq ft)

- x32 Workstations
- x3 Loose Collaboration Areas

### Meeting & Amenities (850 sq ft)

- Reception Area
- Kitchenette & Breakout Seating
- x2 Meeting Rooms

## Support (440 sq ft)

### Lab Support Area (440 sq ft)

- Lab storage for;  
Waste  
Gases  
Comms

### Circulation (950 sq ft)



# Specification



90w/m2 power to labs



CL2 base design 60:40  
lab to office space



2 x 1,000kg service lifts  
with basement access



Provision for recirculation  
fume cupboards



Dedicated waste storage  
areas available



6 Air changes per hour  
(ACH) to lab space





A photograph of a modern building with a curved facade and large glass windows. The building is the central focus, with a large yellow graphic overlay in the center. The text "20 Triton Street" is written in white, bold, sans-serif font across the middle of the image. The background shows a clear blue sky with some clouds, and other buildings and trees are visible on either side of the street. The overall scene is bright and sunny.

# 20 Triton Street



# The building



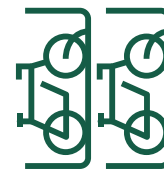
## Reception Redesign

A revitalised reception with the latest in efficient LED lighting and open breakout areas, its a functional space to work, meet and unwind.



## Support on Hand

British Land's on-site management with experienced staff and Life Sciences Operations Manager looking after the space.



## End of Trip Facilities

The basement offers tenants 330 bike racks, 34 showers and spacious changing rooms.

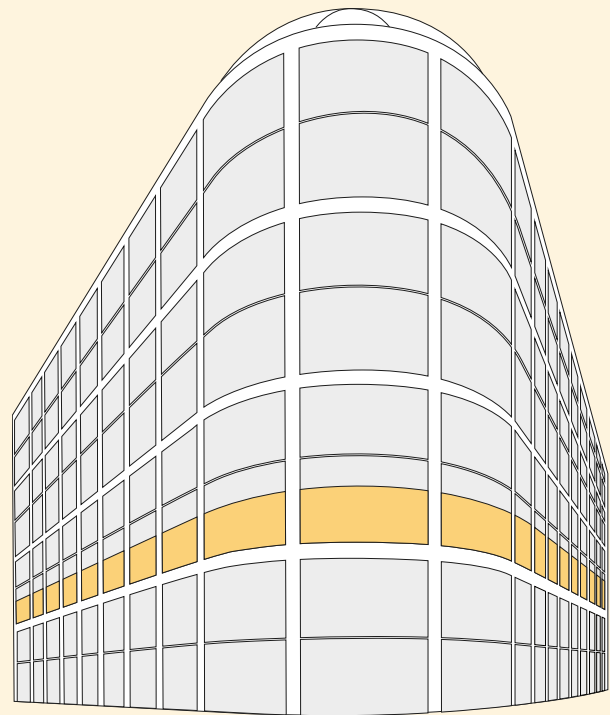




# 2nd Floor Lab Enabled

## 32,200 sq ft

Base design to lab enabled shell and floor with optional upgrades through to fully fitted labs.



FLOOR	AREA SQ FT	TERRACES SQ FT
2nd	32,200	2,050





# Specification



6 Air changes per hour (ACH) to lab space (assumed 60% of the floor)



CL2 base design 60:40 lab space to office space



Flexible locations for recirculating fume and safety cupboards. Extract to air upgrade available



Option for tailor made fitted labs 4m floor-to-slab height 2.5m minimum once fitted



90w/m<sup>2</sup> power to labs



Basement storage facilities



1 x 2,000kg service lift with basement access

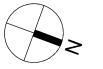


Single or multiple occupational options on the floor 6,000 - 32,200 sq ft



**Key**

- Core
- Lab Space
- Office Workspace
- Terrace
- Goods lift



2nd floor indicative layout (single occupier)



# Get Started

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