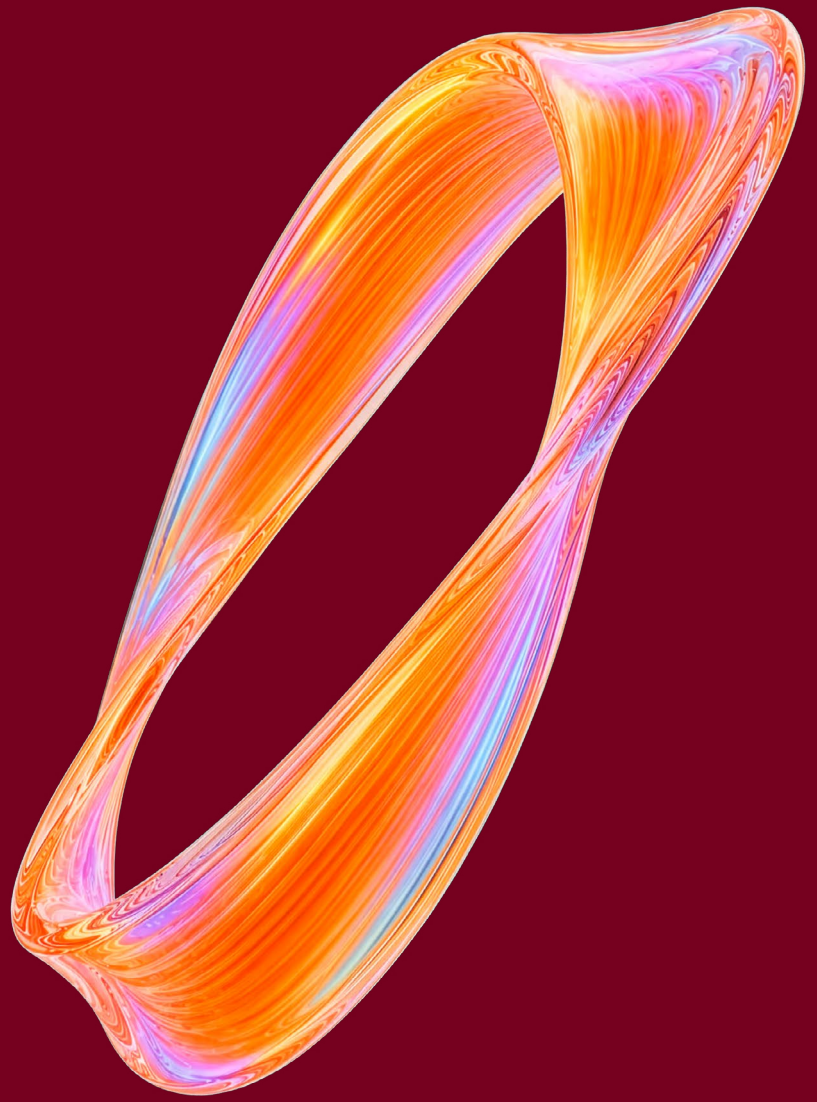
LONDON CANCER DISTRICT

Innovation Gateway

High-quality, fully-fitted incubator space in Sutton, at the centre of the world's leading cancer district



www.londoncancerdistrict.com

Find your breakthrough

In a vibrant community of scientists, doctors and innovators

At the heart of the London Cancer District, the world's leading district for cancer research and treatment, Innovation Gateway is a state-of-the-art facility fully fitted with high-quality laboratories, offices and collaboration spaces.

Alongside The Institute of Cancer Research, The Royal Marsden and Maggie's.







LONDON CANCER DISTRICT Innovation Gateway

Come and join our growing ecosystem

Vesynta

ELIPTICA

ExoNostic

Innovation Gateway

BECKMAN COULTER

Kindling Bio

Kingston University London

CURESPONSE

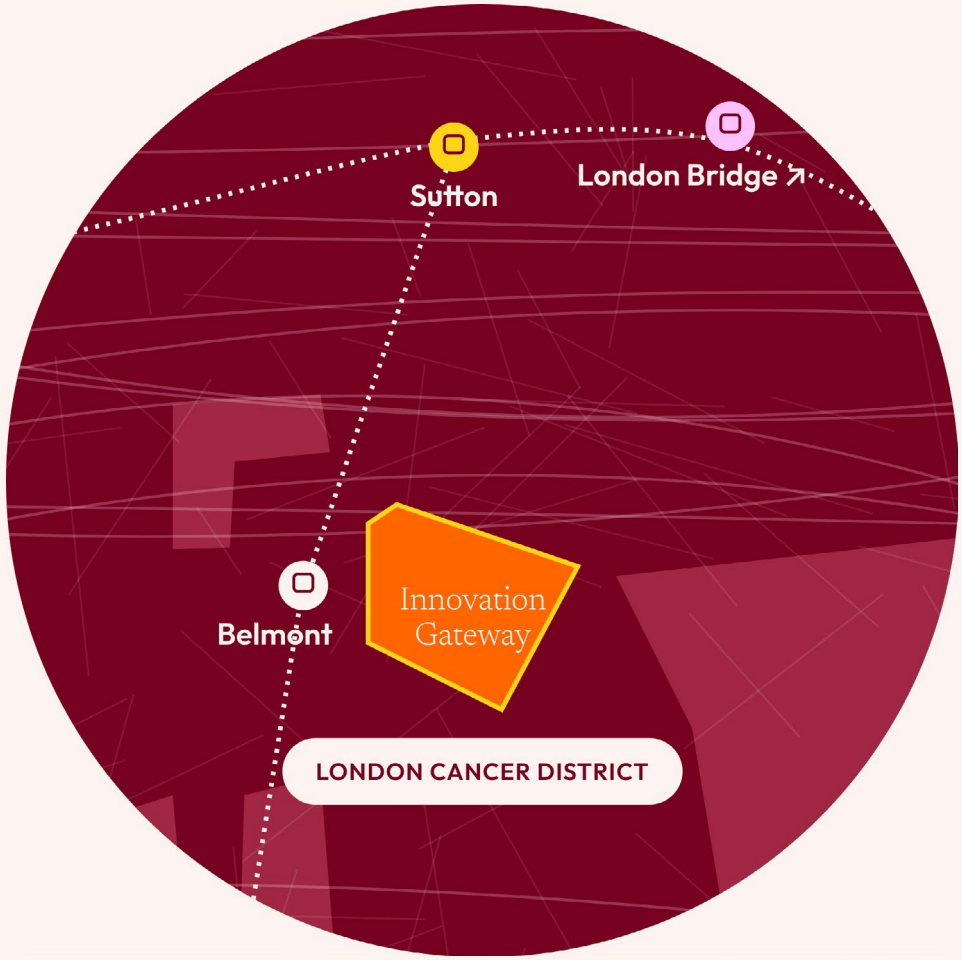


"Being located at Innovation Gateway offers Curesponse the opportunity to be part of the London Cancer District, with close proximity to world-leading organisations such as the ICR and The Royal Marsden Hospital. This provides unique opportunities to establish new collaborations to advance cancer care and cancer research and save lives."
"We have collaborated with ICR's Core Research Facilities and their Flow Cytometry team to assist our R&D work and we are currently planning further collaborations with other teams within the ICR's Core Research Facilities."

Dr Sandra Hanks, Director of Curesponse's UK Laboratory at Innovation Gateway

Locate yourself here

Innovation Gateway is located within the London Cancer District in Sutton, with fast access to central London and both Gatwick and Heathrow international airports.
We are also connected to the UK's world-famous life-science 'Golden Triangle' between London, Cambridge and Oxford.



Train Times

Sutton		London	30 minutes
Sutton		Cambridge	1 hr 40 mins
Sutton		Oxford	2 hours

Work side-by-side with world-leading cancer researchers

At Innovation Gateway, you're plugged directly into The Institute of Cancer Research (ICR)

→ Collaborate with 280+ ICR scientists and clinicians
→ Access cutting-edge equipment, training and expertise
→ Connect through seminars, hackathons and industry networks



LONDON CANCER DISTRICT Innovation Gateway

Be at the heart of world-leading cancer care

At Innovation Gateway, you're next door to The Royal Marsden Hospital and its new £100m Oak Cancer Centre

- → Connect with one of the world's most influential cancer treatment institutions
- → Access up to 1,000 clinical trials each year
- → Benefit from proximity to state-of-the-art facilities and expertise

LONDON CANCER DISTRICT Innovation Gateway



A place to enjoy


Art installation



Padel courts


New pedestrian & cycle routes


Alive with food & events


Re-introduced nature & landscaping


Community garden

A gateway to innovation

High-profile presence

Industry-specific events in collaboration with the ICR & RMH, and access to shared spaces

Scale-up opportunities

Start with a single desk and grow into a fully fitted lab

Dedicated Parking

Allocated car and cycle spaces for Innovation Gateway tenants

Empowering collaboration

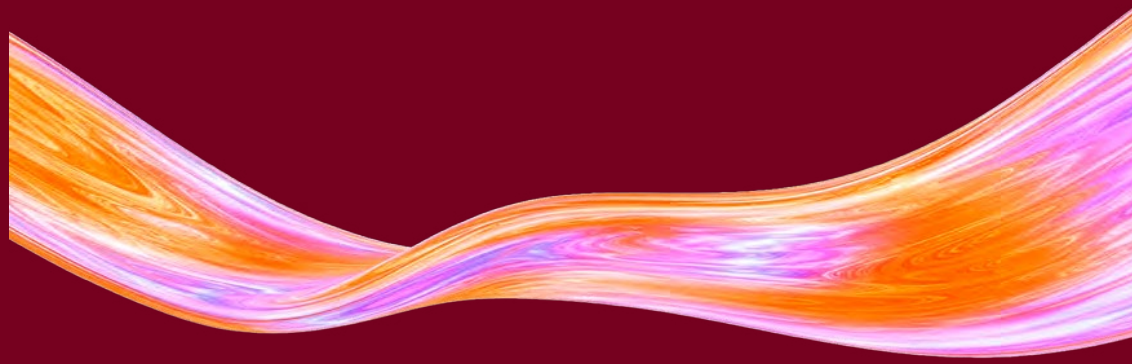
Dedicated community manager to facilitate collaboration and cross-learning

Join a best-in-class network

Opportunities to network and collaborate with oncology-focused businesses

Events & collaboration space

Dedicated high-quality space for events and launch opportunities



Labs to enable next-gen research

Amenities

- Reception
- Kitchen & breakout space
- Shower
- Accessible WC's
- Investor & multi-purpose space
- Car Parking
- Goods & passenger lift
- Garden Space

Facilities management

- Dedicated operational team & Community Manager
- Help desk and Concierge
- Out of hours security

Access to shared equipment

- Freezer Room
- Lab wash-up Room
- Autoclave
- Glass wash
- Ice machine
- Distilled water

Offices

- Fully fitted offices
- Desks & Chairs
- Kitchen Areas
- Breakout space
- Dedicated Visitors Suite & Event space

Detailed specifications can be provided on request.


Fitted CL2 lab

Meeting rooms & event spaces

Innovation Gateway has plenty of spaces ready to host you, your colleagues and guests for team discussions and events.

→ Versatile spaces for team catch-ups, board meetings and events
→ State-of-the-art tech with AV, screens and super fast Wi-Fi
→ Accessible 24/7 with good transport links



Brand-new visitors suite


Sophisticated private meeting rooms

Fast-track your R&D with ICR & RMH's science assets



One-stop access to ICR & RMH's unique science and clinical assets



Faster routes to discovery, development and trials



Direct collaboration with world-leading cancer experts



Flexible support tailored to biotech growth needs

LONDON CANCER DISTRICT Innovation Gateway

Plans and area

Ground floor

Labs

GF1	561 sqft
GF2	504 sqft
GF3	492 sqft

Offices

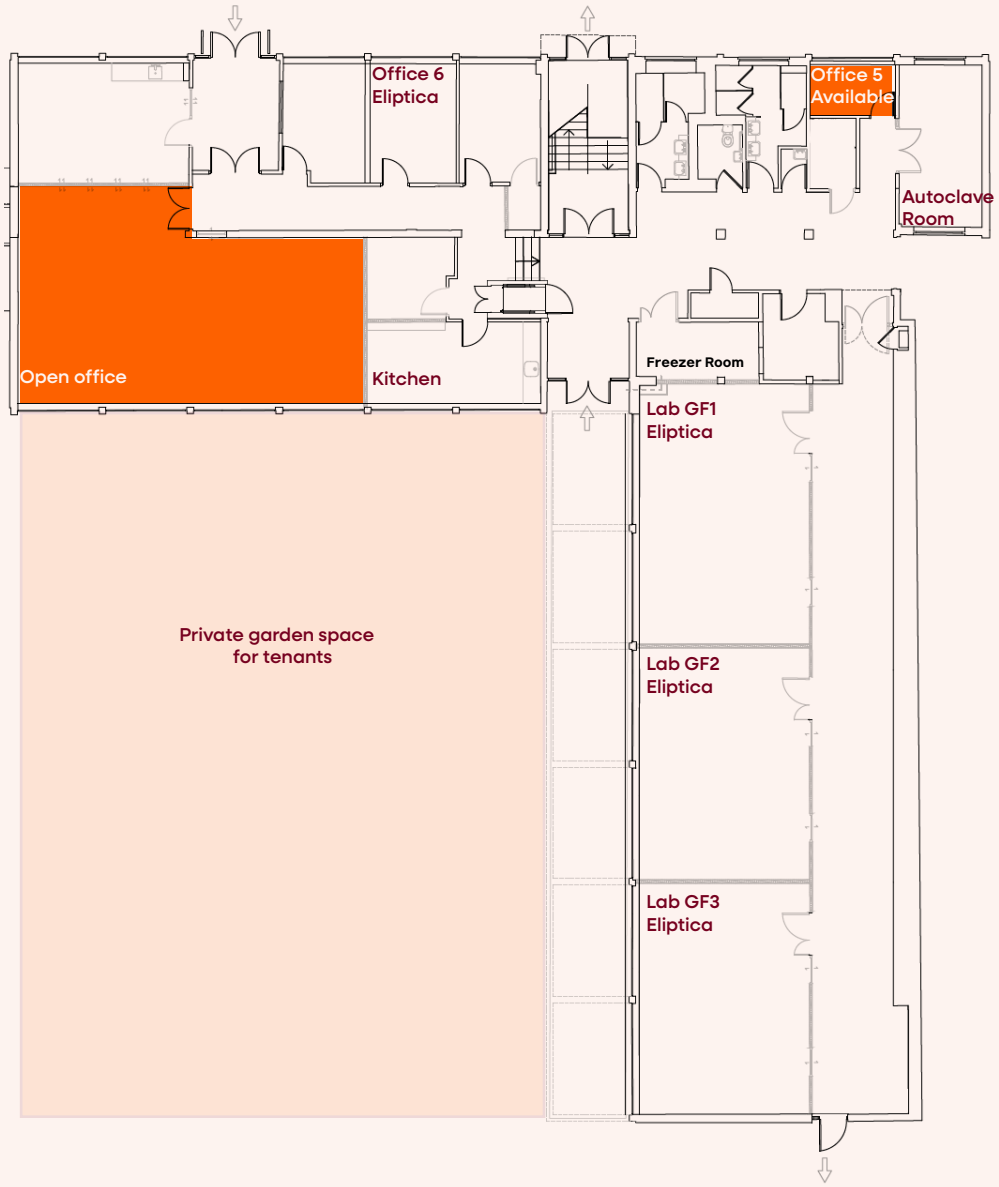
Open office	852 sqft
Office 5	54 sqft
Office 6	120 sqft

Amenities

Kitchen

-80 Freezer room

Autoclave & wash up room



Available Spaces

Plans and area

First floor

Labs

FF1	330 sqft
FF2	378 sqft
FF3	372 sqft
FF4	362 sqft
FF5	118 sqft
FF6	221 sqft

Offices

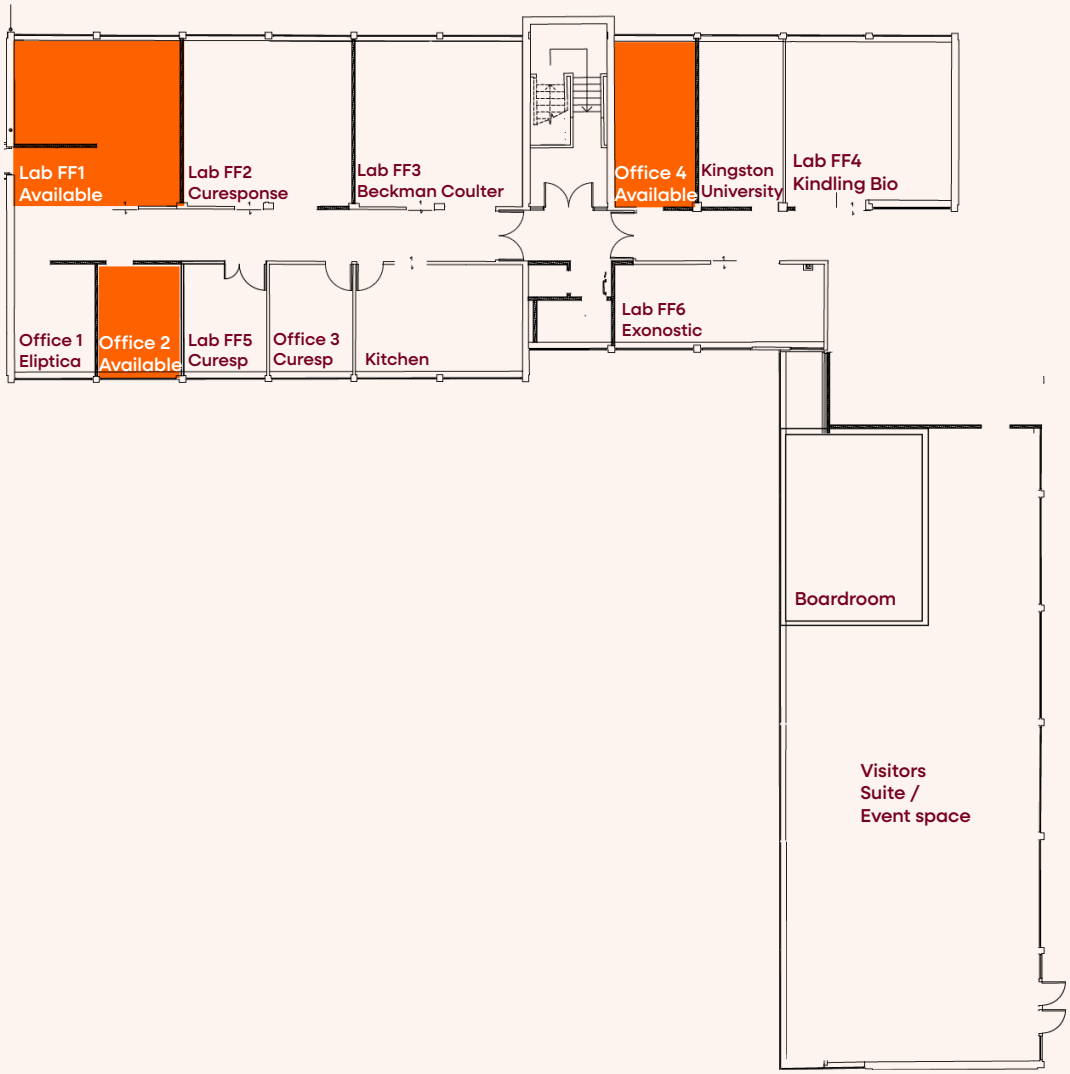
Office 1	117 sqft
Office 2	123 sqft
Office 3	121 sqft
Office 4	180 sqft

Amenities

Kitchen

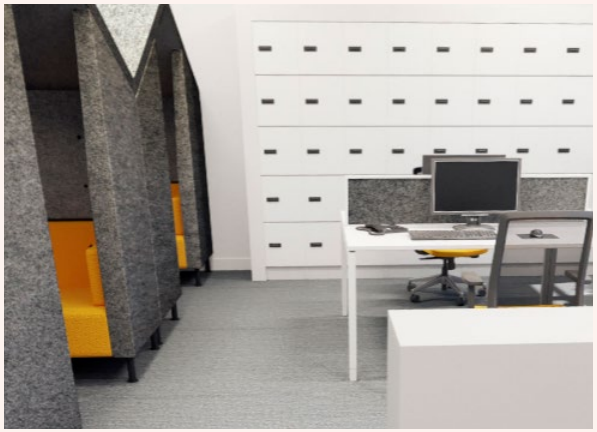
Visitors Suite

Board room



Available Spaces

Pricing



Desks

Flexible rolling licence with dedicated desk space

Collaborative ecosystem with scientists, clinicians and innovators on campus

Fully serviced with high-speed connectivity · Meeting and breakout spaces

From £70 per month



Offices

Flexible offices for start-ups and scale-ups

Collaborative ecosystem with scientists, clinicians and innovators on campus

Fully serviced with high-speed connectivity · Meeting and breakout spaces

From £565 per month



Labs

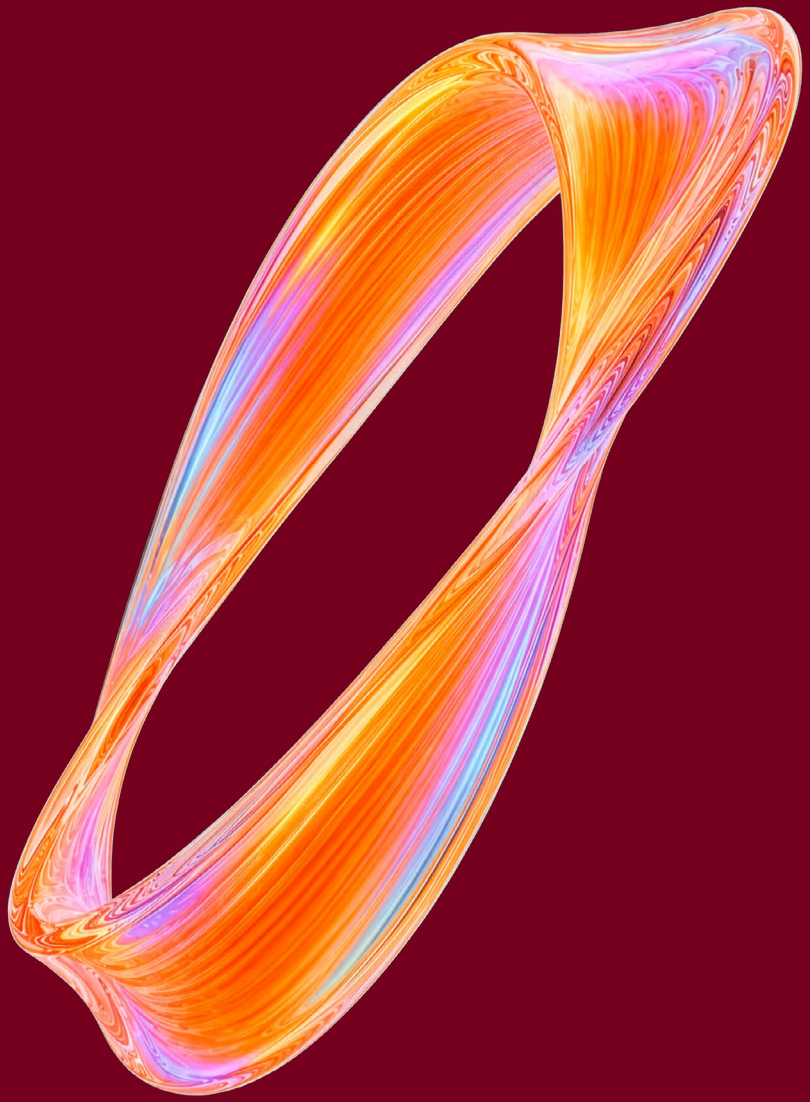
Flexible labs designed for biotech, pharma and med-tech

Collaborative ecosystem with ICR, The Royal Marsden and industry partners

Shared facilities – equipment, meeting rooms, breakout spaces

From £2,500 per month

LONDON CANCER DISTRICT



PROUDLY SUPPORTED BY

SOCIUS

Sutton

ICR The Institute of Cancer Research

populate

AVIVA

CONTACTS

DTRE
Florence Weston

florence.weston@dtre.com
07 761 280 978

populate
Joss Taylor

ig@populate.dev
07 756 162 824