

The background of the advertisement features two men in dark suits and ties running towards the right. They are wearing tall, pointed hats that resemble rockets. Each man is holding a stylized model of an atom with a central nucleus and three elliptical orbits. The overall scene is set against a solid black background.

TRIBECA — LONDON

KING'S CROSS

SCIENCE AND INNOVATION SPACE
UP TO 600,000 SQ FT OF SCIENCE AND
INNOVATION SPACE

A vintage photograph with a yellow tint. On the left, a man with a beard and glasses, wearing a white t-shirt and shorts, sits on a wooden crate. On the right, a man in a heavy fur coat and hat sits on another crate. Between them is a large, spherical hot air balloon. To the left of the first man is a tall, cylindrical barometer. Two glowing light bulbs are visible in the background. The text 'CONNECTING KNOW—HOW & KNOW—WHO' is overlaid in large white letters across the center of the image.

CONNECTING KNOW—HOW & KNOW—WHO

A NEW DESTINATION FOR LIFE & SCIENCE AT
THE HEART OF THE KNOWLEDGE QUARTER.

COAL DROPS YARD

KING'S CROSS STATION

ST PANCRAS INTERNATIONAL

THE FRANCIS CRICK INSTITUTE

MOORFIELDS EYE HOSPITAL - ORIEL (2027)

LBIC

ROYAL VETERINARY COLLEGE

LBIC AT APEX

GASHOLDER PARK

THE BRITISH LIBRARY

REGENT'S CANAL

THE CAMPUS LOOKING SOUTH

AN INDICATIVE AERIAL VIEW OF THE TRIBECA CAMPUS



INTRODUCTION

*Survival belongs
to the most adaptable
to change.*

”

Charles Darwin

- Up to **600,000 sq ft** of state-of-the-art **science and innovation spaces**
- **50,000 sq ft** of **lifestyle amenities** including **shops, cafés, bars** and **fitness** facilities
- An acre of **landscaped public realm**

- **New pedestrian bridge** connecting to King's Cross Station in **under 10 minutes**
- **180 metres** of **waterside frontage** overlooking Regent's Canal
- Set within a globally renowned biotech cluster and **London's Knowledge Quarter**
- Anchored by **The Francis Crick Institute** and **The London BioScience Innovation Centre.**

THE AREA

RESTAURANTS & BARS

BAO
 Barrafina
 Caravan
 Camino
 Casa Tua
 Coal Office
 Dishoom
 Electric Shuffle
 El Pastor
 Fatto a Mano
 Granger and Co
 Hoppers
 KOKO
 Lafayette
 Parrillan
 Porte Noire
 Purrezza Camden
 Tamila
 The Lighterman
 Vermuteria

CAFÉS

Arabica Coffee
 Gails
 Geoffrey's
 Notes Coffee
 Towpath Café

GYMS

1Rebel Euston
 F45 Training
 Frame
 King's Cross Fitness
 Metabolic London
 PureGym Camden

ARTS & CULTURE

Everyman Cinema
 King's Place
 Lightroom
 London Canal Museum
 Queer Britain
 The British Library
 Wellcome Collection

SHOPPING

A.P.C.
 Ace and Tate
 Aesop
 & Other Stories
 Carhartt
 COS
 Facegym
 M&S
 Nike
 Offspring
 Paul Smith
 Rains
 Space NK
 Sweaty Betty
 Tom Dixon
 Uniqlo
 Waitrose
 Søstre Grene





AROUND THE CORNER

I've seen further than others by standing on the shoulders of giants

" Isaac Newton



GRANARY SQUARE



KING'S CROSS STEPS

CARAVAN

“Fundamental discovery research generates an almost unlimited pipeline of ideas.”

Paul Nurse
 Chief Executive of
 The Francis Crick Institute

CONNECTING
 KNOW
 — HOW
 & KNOW
 — WHO



- KNOW—HOW ALSO NEARBY**
- PURESRING
 - THE BRITISH MUSEUM
 - SYNTHESIA
 - SCALE AI
 - WAYVE
 - HARVEY AI
 - OPEN AI
 - AUTOGENAI
 - SCHOOL OF HYGIENE AND TROPICAL MEDICINE

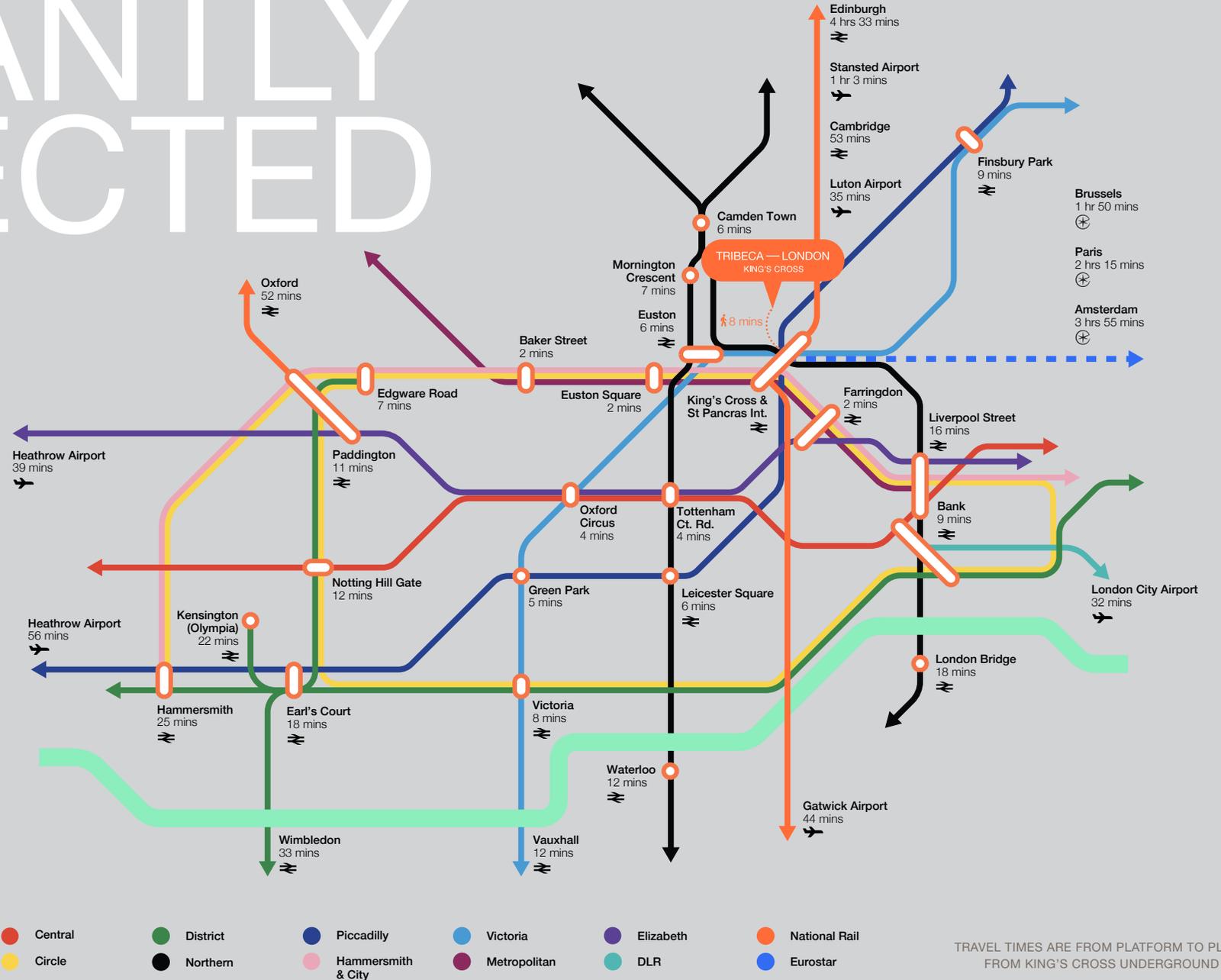
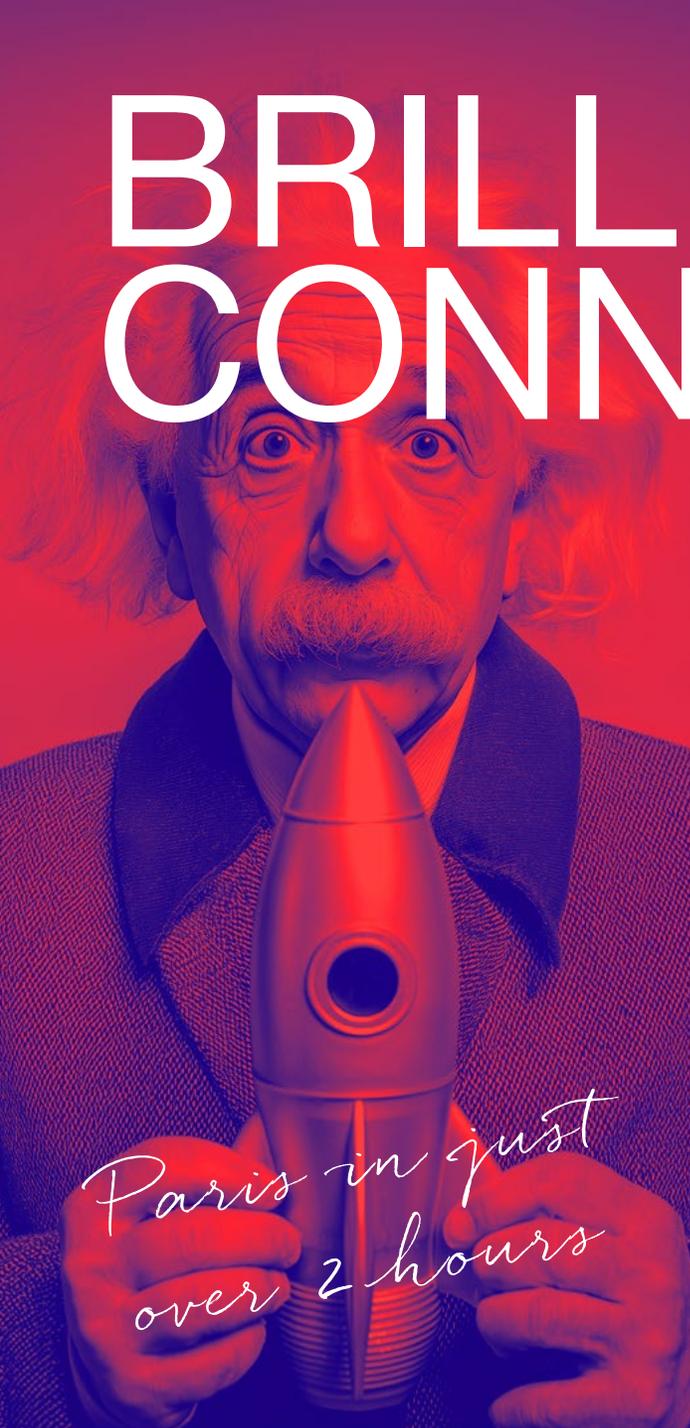
A NEW LINK TO KING'S CROSS



*Coal Drops Yard
in 5 mins*

AN INDICATIVE VIEW OF THE NEW PEDESTRIAN BRIDGE TO KING'S CROSS

BRILLIANTLY CONNECTED



COMMUNITY



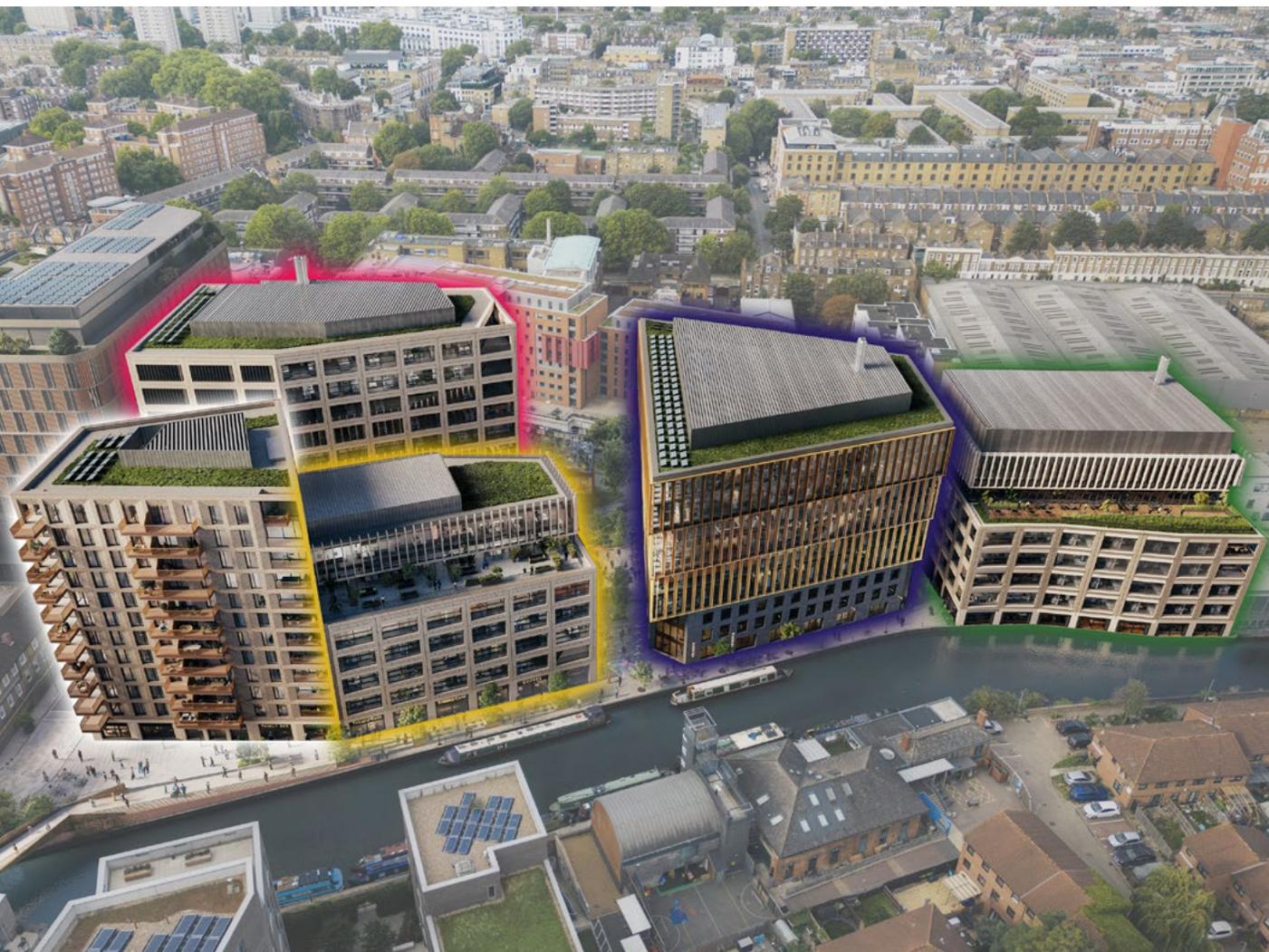
69 EXCEPTIONAL
APARTMENTS WITH
REMARKABLE VIEWS

EXTENSIVE LANDSCAPE,
PUBLIC SQUARES & CANALSIDE
ESPLANADE

*Innovation centre
& incubator
facilities.*

UP TO
50,000 SQ. FT.
OF RETAIL, CAFÉS,
LEISURE & RESTAURANTS

THE SPACE



APEX



Building GIA	Typical Floor GIA	Retail	Delivery
112,526 SQ FT	15,188 SQ FT	LET	AVAILABLE NOW

Part occupied by The London BioScience Innovation Centre.

REFLECTOR

Building GIA	Typical Floor GIA	Retail	Delivery
197,683 SQ FT	18,928 SQ FT	9,649 SQ FT	Q3 2026

ASSEMBLY

Building GIA*	Typical Floor GIA	Retail	Delivery
252,779 SQ FT	27,338 SQ FT	9,512 SQ FT	Q2 2027

CONNECTOR

Building GIA*	Typical Floor GIA	Retail	Delivery
71,892 SQ FT	10,721 SQ FT	12,622 SQ FT	Q2 2027

*Shared basement, facilities and science space, GIA: 73,369 sq ft.



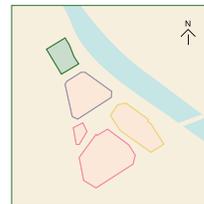
APEX

APEX

THE AREAS

	Science & Innovation GIA (SQ FT)	Terrace (SQ FT)
LEVEL 6	11,654	—
LEVEL 5	11,654	1,855
LEVEL 4*	15,087	130
LEVEL 3*	15,087	130
LEVEL 2	LET	LET
LEVEL 1	LET	LET
GROUND	LET	—
BASEMENT	1,810	—
TOTAL	53,482 SQ FT	

**Available fully fitted from August 2026.*

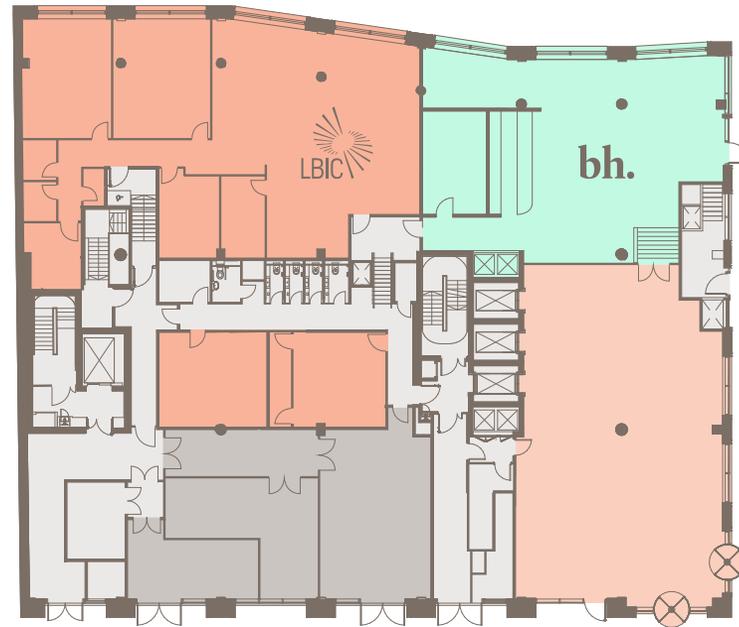


PHOTOGRAPH OF APEX

APEX

FLOORPLANS

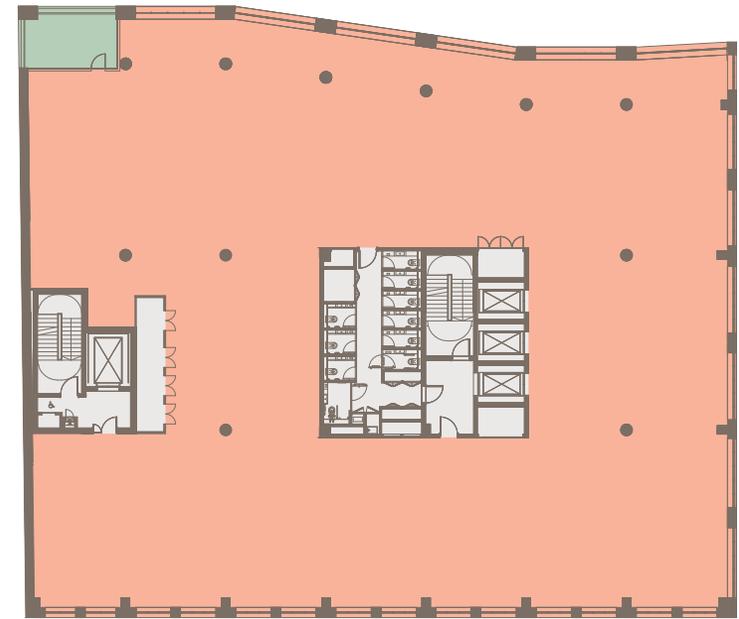
REGENT'S CANAL



ST PANCRAS WAY

GROUND

REGENT'S CANAL



ST PANCRAS WAY

TYPICAL UPPER

- LOBBY/RECEPTION
- CAFÉ
- SCIENCE & INNOVATION SPACE
- TERRACE
- SERVICING AREAS

*Not to scale. Floorplans are indicative only.
Example test fits are available on request.*





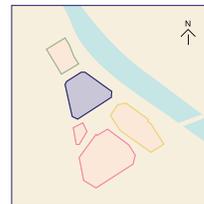
REFLECTOR

REFLECTOR

REFLECTOR

THE AREAS

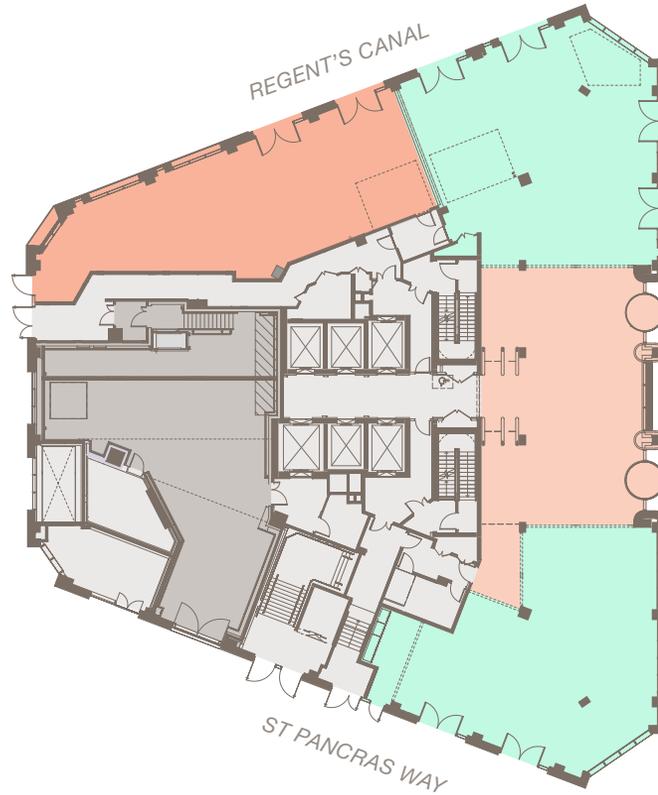
	Science & Innovation GIA (SQ FT)	Terrace (SQ FT)
LEVEL 8	20,454	—
LEVEL 7	20,454	—
LEVEL 6	19,684	—
LEVEL 5	19,684	—
LEVEL 4	18,928	—
LEVEL 3	18,928	—
LEVEL 2	18,031	—
LEVEL 1	15,327	—
GROUND	2,168	—
BASEMENT	2,511	—
TOTAL	156,169 SQ FT	—



INDICATIVE VIEW OF REFLECTOR

REFLECTOR

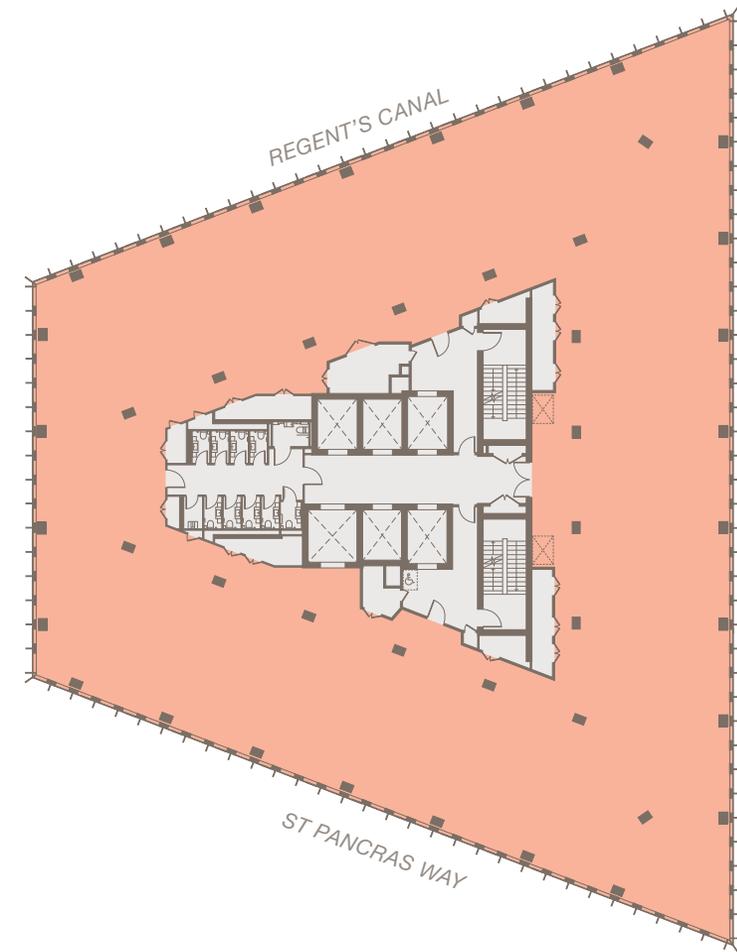
FLOORPLANS



- LOBBY/RECEPTION
- RETAIL
- SCIENCE & INNOVATION SPACE
- SERVICE BAY

*Not to scale. Floorplans are indicative only.
Example test fits are available on request.*

GROUND



TYPICAL UPPER





ASSEMBLY

ASSEMBLY

THE AREAS

	Science & Innovation GIA (SQ FT)	Terrace (SQ FT)
LEVEL 10	14,525	365
LEVEL 9	14,523	365
LEVEL 8	15,710	1,775
LEVEL 7	27,387	600
LEVEL 6	27,388	600
LEVEL 5	27,387	600
LEVEL 4	28,845	230
LEVEL 3	28,835	230
LEVEL 2	28,831	230
LEVEL 1	28,347	—
GROUND-MEZZANINE	7,666	—
GROUND	3,335	—
BASEMENT*	22,892	—
TOTAL	275,671 SQ FT	

*Shared basement with Connector.



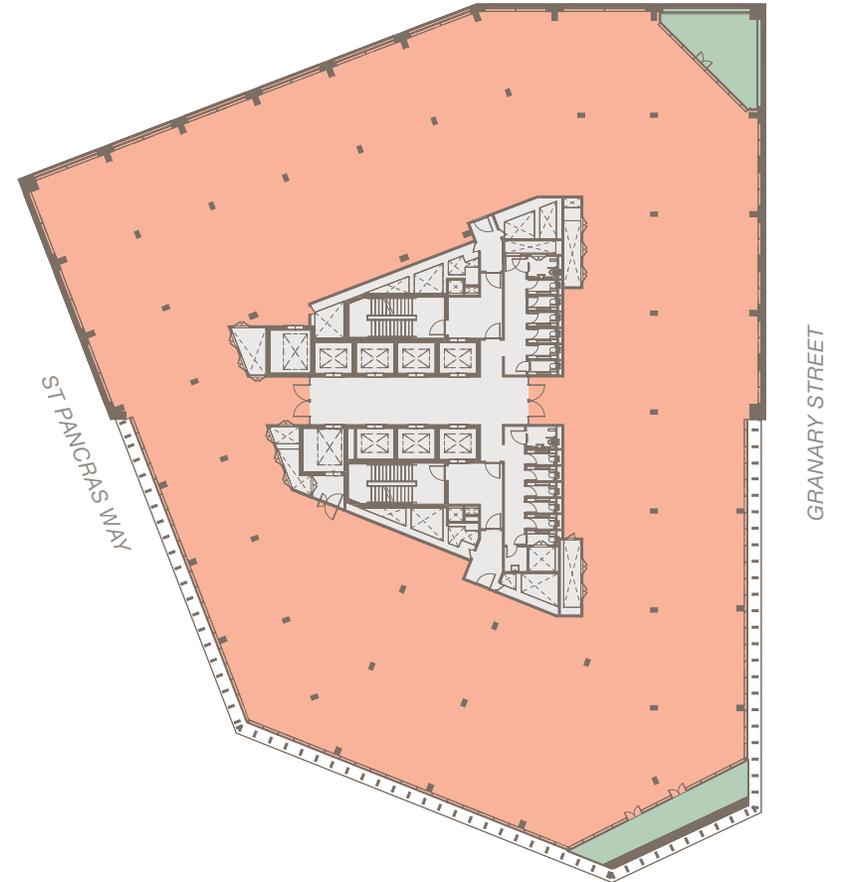
INDICATIVE VIEW OF ASSEMBLY

ASSEMBLY

FLOORPLANS



GROUND



TYPICAL UPPER

- LOBBY/RECEPTION
- RETAIL
- SCIENCE & INNOVATION SPACE
- TERRACE
- SERVICE BAY

*Not to scale. Floorplans are indicative only.
Example test fits are available on request.*



CONNECTOR

CONNECTOR



CONNECTOR

THE AREAS

	Science & Innovation GIA (SQ FT)	Terrace (SQ FT)
LEVEL 6	7,497	—
LEVEL 5	7,451	2,145
LEVEL 4	10,721	—
LEVEL 3	10,440	—
LEVEL 2	10,723	—
LEVEL 1	10,193	177
GROUND	0	—
BASEMENT*	0	—
TOTAL	57,025 SQ FT	

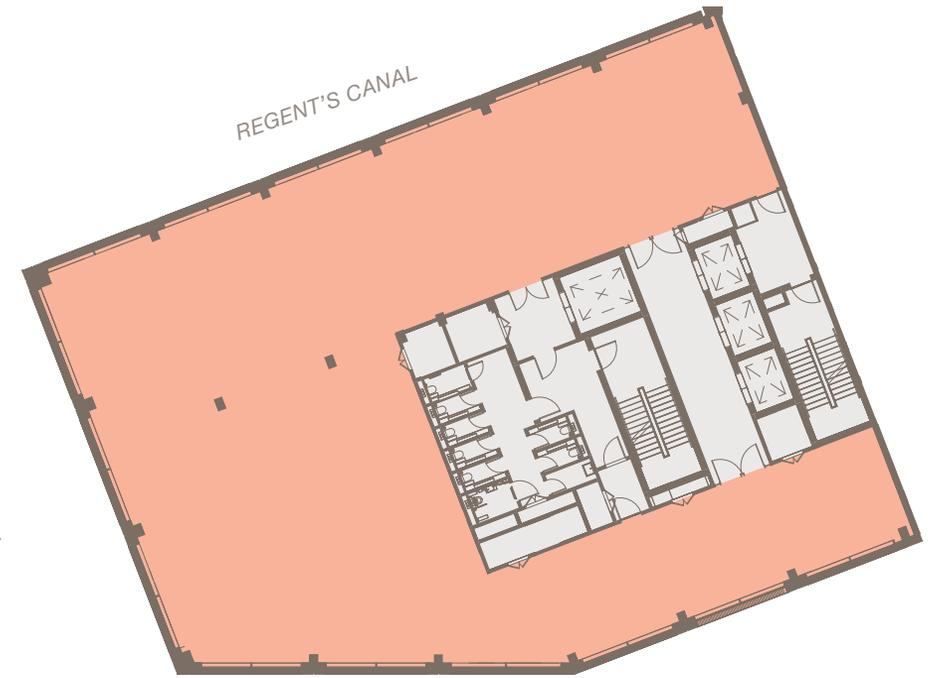
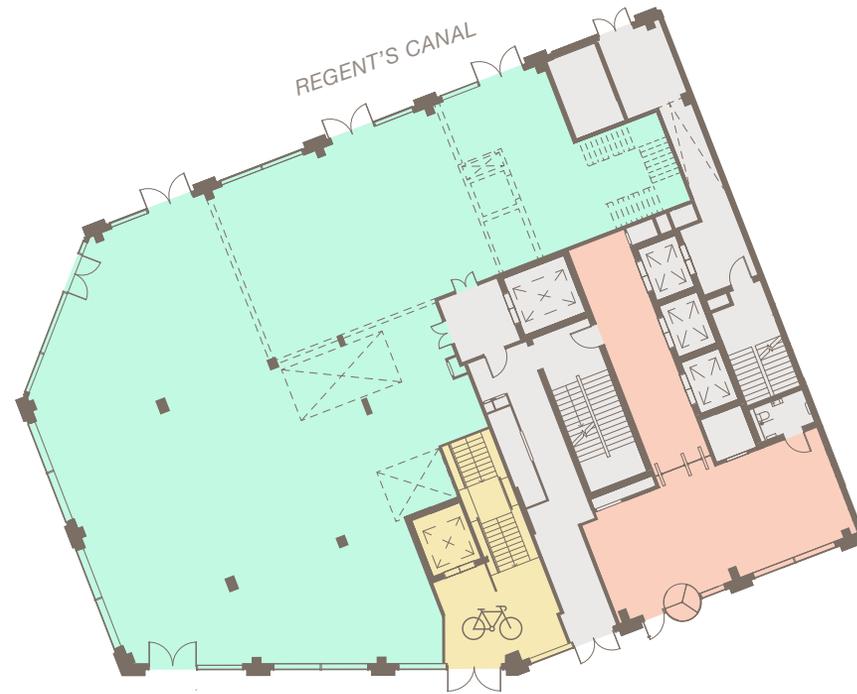
**Shared basement with Assembly.*



INDICATIVE VIEW OF CONNECTOR

CONNECTOR

FLOORPLANS



- LOBBY/RECEPTION
- RETAIL
- SCIENCE & INNOVATION SPACE
- CYCLE STORE ENTRANCE

*Not to scale. Floorplans are indicative only.
Example test fits are available on request.*

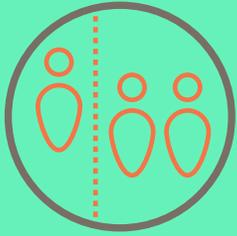
GROUND

TYPICAL UPPER





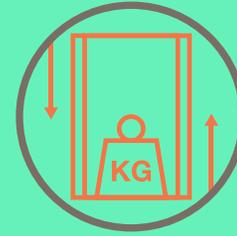
AN INDICATIVE VIEW OF DEDICATED BREAKOUT SPACES



Single & multi-tenant
demise options per floor



WiredScore Platinum certified
and pre-wired for **high-speed**
internet with connections <10GB

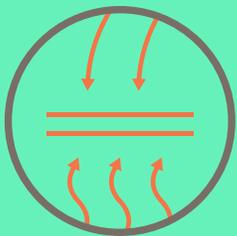


Secure indoor and outdoor
delivery bays and dedicated
2,500kg goods lifts

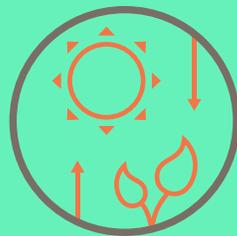


All electric buildings with
air source heat pumps

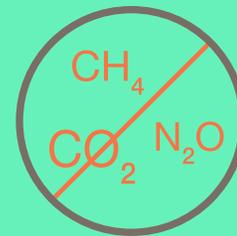
SPECIFICATION OVERVIEW



Passive design, **optimised to**
limit heat loss and solar gain
with automated MEP controls
for smart reporting



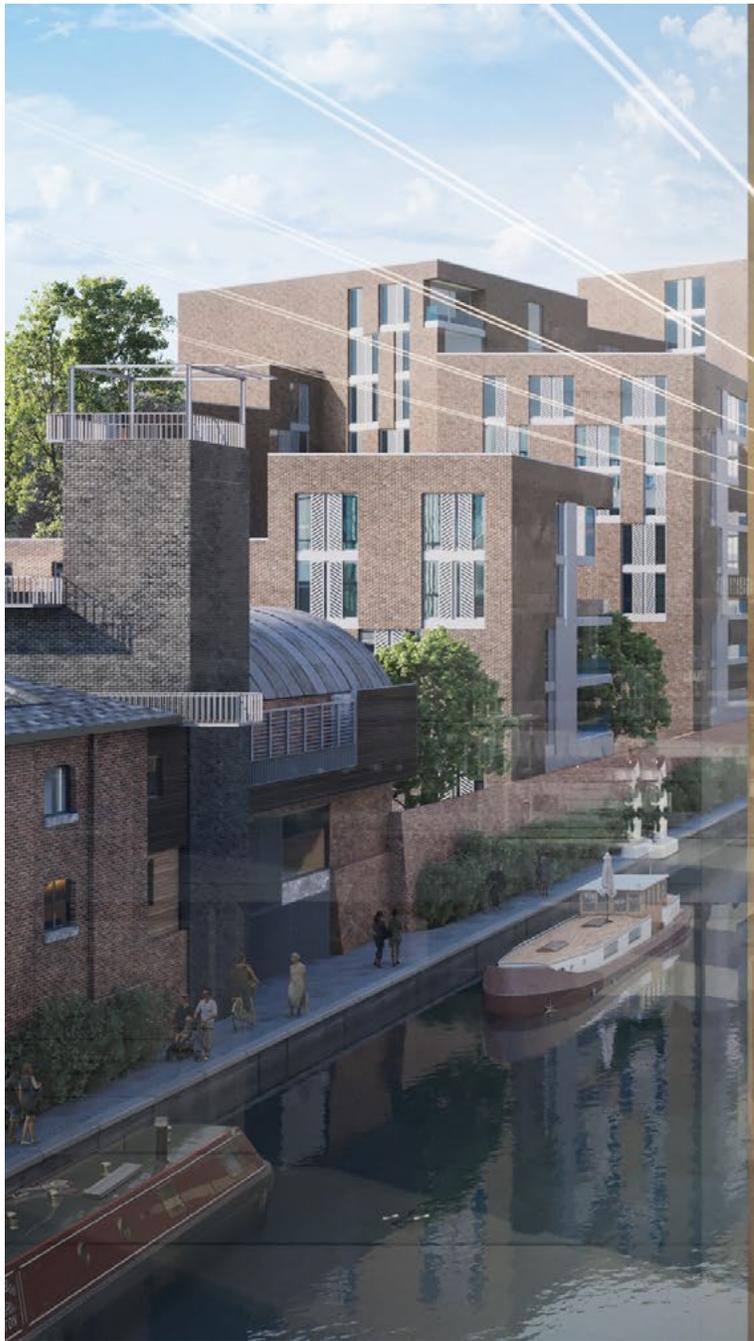
Canalside accommodation,
private balconies, roof terraces
and beautifully landscaped
public realm amenities



Net-zero carbon in operation,
commitment to **100% renewable**
energy supply and annual offset of
verified residual carbon



Generous **on-site cycle storage**
and **changing facilities**



AN INDICATIVE VIEW OF PURPOSE-BUILT LABORATORY SPACES IN APEX



On-site **shared lab services available** including autoclave, lab gases and **CAT 5 water**



Multiple fume cupboard locations per floor with extraction to atmosphere



Power **152W/m²** backup power generator for laboratory essential power



Laboratory **gas tank** and **bulk storage** space provision



Up to 65% of the net floor area ready to support lab use with **6 air changes per hour (ACH)**

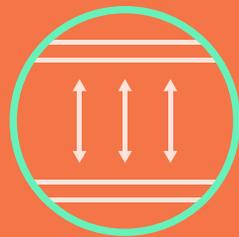
TRULY PURPOSE BUILT LABS



Laboratory drainage provision throughout to allow flexible fit-outs



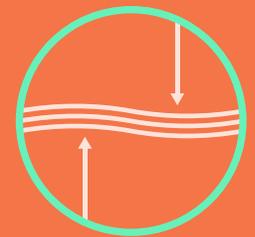
Containment Level 2 (CL2) laboratory plant and riser fit-out options



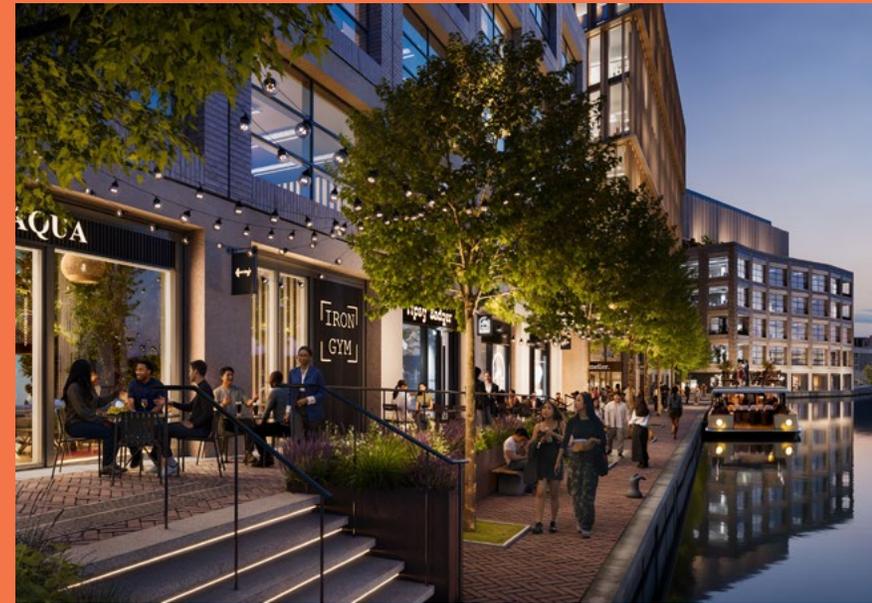
Enhanced laboratory **floor-to-floor heights of 4.0m** and Apex: 3.85m



Typical upper floor loading of **4kN/m² + 1kN/m²**



Majority of floor **vibration frequency RF= <1**



RETAIL AT TRIBECA

Tribeca will provide up to 50,000 sq ft of on-campus amenities including retail, fitness and dining. With significant frontage along Regent's Canal, each building will also house its own dedicated breakout spaces, offering a seamless transition between laboratories, work spaces and areas to unwind.

"
People will take notice
of you if you take
notice of what makes
them take notice."
"

Harry Selfridge



PARTNERSHIPS

In partnership with **The Francis Crick Institute**, and already occupied by the **London BioScience Innovation Centre (LBIC)**, Tribeca sits at the heart of London's life sciences ecosystem.

LBIC has played a key part in developing a commercial life sciences cluster around the capital's world-class knowledge base. Located within Apex, **LBIC** will offer a comprehensive range of specialist laboratory services to support all Apex occupiers.

- Glassware **cleaning, sterilisation** and **media sterilisation**
- Provision of **deionised water** and **dry ice**
- Maintenance of gas supplies including **management of liquid nitrogen supplies**
- **Waste management** including licences and consignment paperwork
- **Lab coat laundry** and **annual pipette servicing**
- **Maintenance of safety cabinets** and fume hoods
- Assistance with outgoing courier services and **specialised packaging**
- **Specialist training** for use of gases, liquid nitrogen, etc.
- Solvent and **hazardous waste management.**

CONNECT — WITH US

GET IN TOUCH

CBRE

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A DEVELOPMENT BY

reef+
partners

BlackRock®

IN PARTNERSHIP WITH

LBIC

**THE
FRANCIS
CRICK
INSTITUTE**

RVC Royal
Veterinary
College
University of London

TRIBECA.LONDON

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Q4 2025