



30 Brock Street

Work Ready
BY BRITISH LAND

21,330 SQ FT
WORKSPACE
OPPORTUNITY



Work Ready workspace in the heart of the Knowledge Quarter

A pioneering
building

that nurtures
connection
& creativity

THE BUILDING



Where innovation finds inspiration

21,330 SQ FT OF PREMIUM FITTED WORKSPACE
IN THE HEART OF THE KNOWLEDGE QUARTER

Designed by WilkinsonEyre, the 6-storey building
offers 21,330 sq ft of fully fitted, furnished and
connected workspace, at Regent's Place, within
the world's largest knowledge cluster.

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Work Ready

BY BRITISH LAND

British Land’s Work Ready workspace offer effective and sustainable solutions in Central London locations. We take care of the fittings, furnishings and connectivity so you can focus

on settling into your new home swiftly and smoothly. Work Ready spaces can be taken on traditional leases or with optional managed services for one all-inclusive price.

OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Fixed monthly cost		•
Fully managed WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•
Workspace Support from Shared Property Manager		•



READY TO GO

Fitted, furnished & connected. Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.

FITTED

Fully furnished, sustainable workspaces plus the ability to use our high speed fibre connection.

FULLY MANAGED

Get all the services you need to run your workspace for one monthly price.

Inspirational place to work, meet and unwind



21,330 sq ft
of workspace



1:10 base occupancy
person/sq m

EPC

EPC - B



Flexible floorplates
from 2,550 sq ft



2 x 13 person
passenger lifts



100% renewable energy,
certified by REGO



22 bike space,
8 showers and 8 lockers



16L sec per
person fresh air



Zero waste to landfill



2.75m floor-ceiling height

BREEAM®

BREEAM 'Excellent'

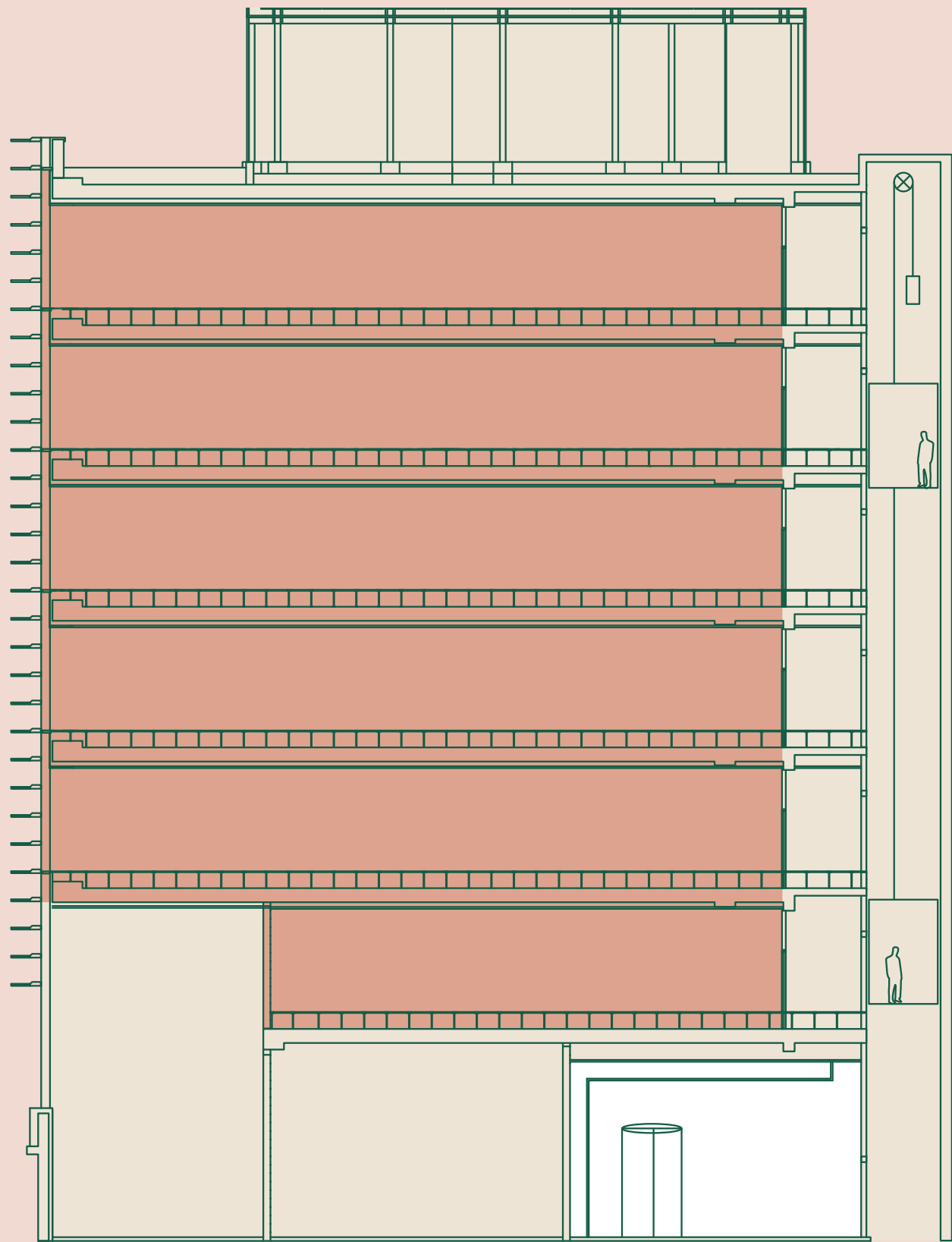


LED Lighting

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Schedule of areas



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FLOOR	STATUS	AREA (SQ FT)
6th	Available	3,750
5th	Available	3,749
4th	Available	3,751
3rd	Available	3,746
2nd	Available	3,753
1st	Available	2,555
Total		21,304

First Floor

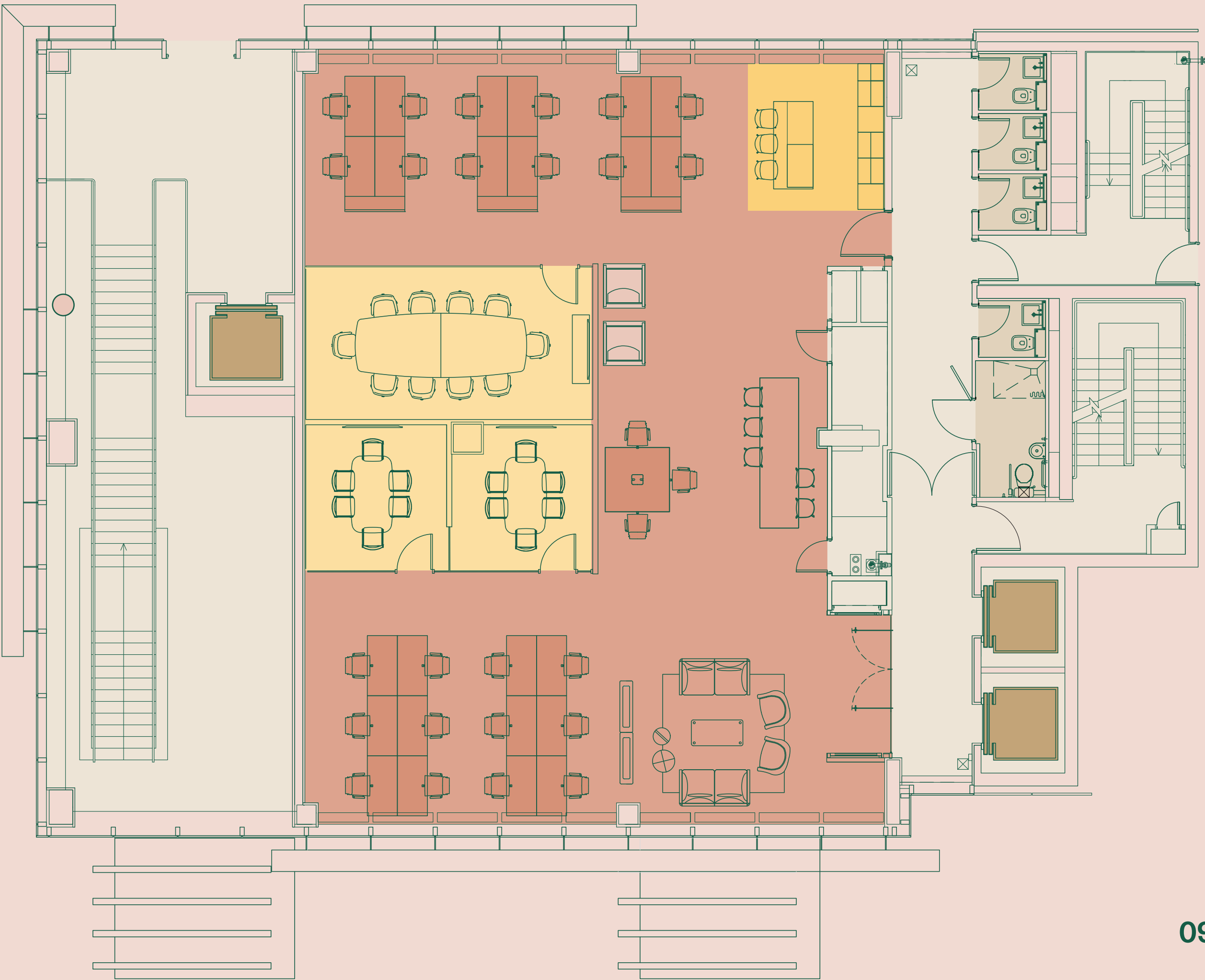
38x workstations
24x desks

Booths
2x 1 person phone booths

Meeting Rooms
2x 6 person
1x 10 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core

2,555 sq ft





Second Floor

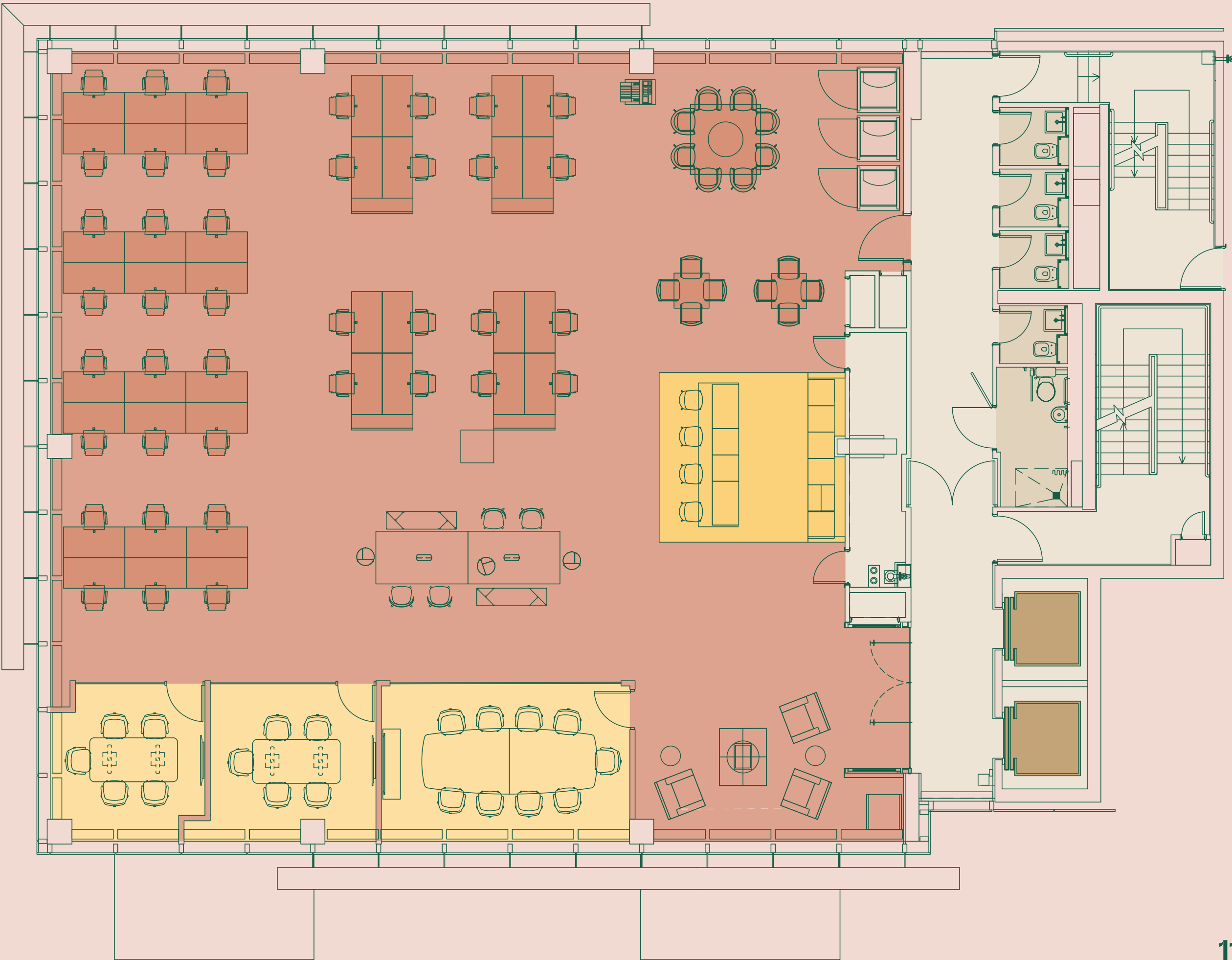
3,753 sq ft

61x workstations
40x desks

Booths
3x 1 person phone booths

Meeting Rooms
2x 5 person
1x 9 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core



Third Floor

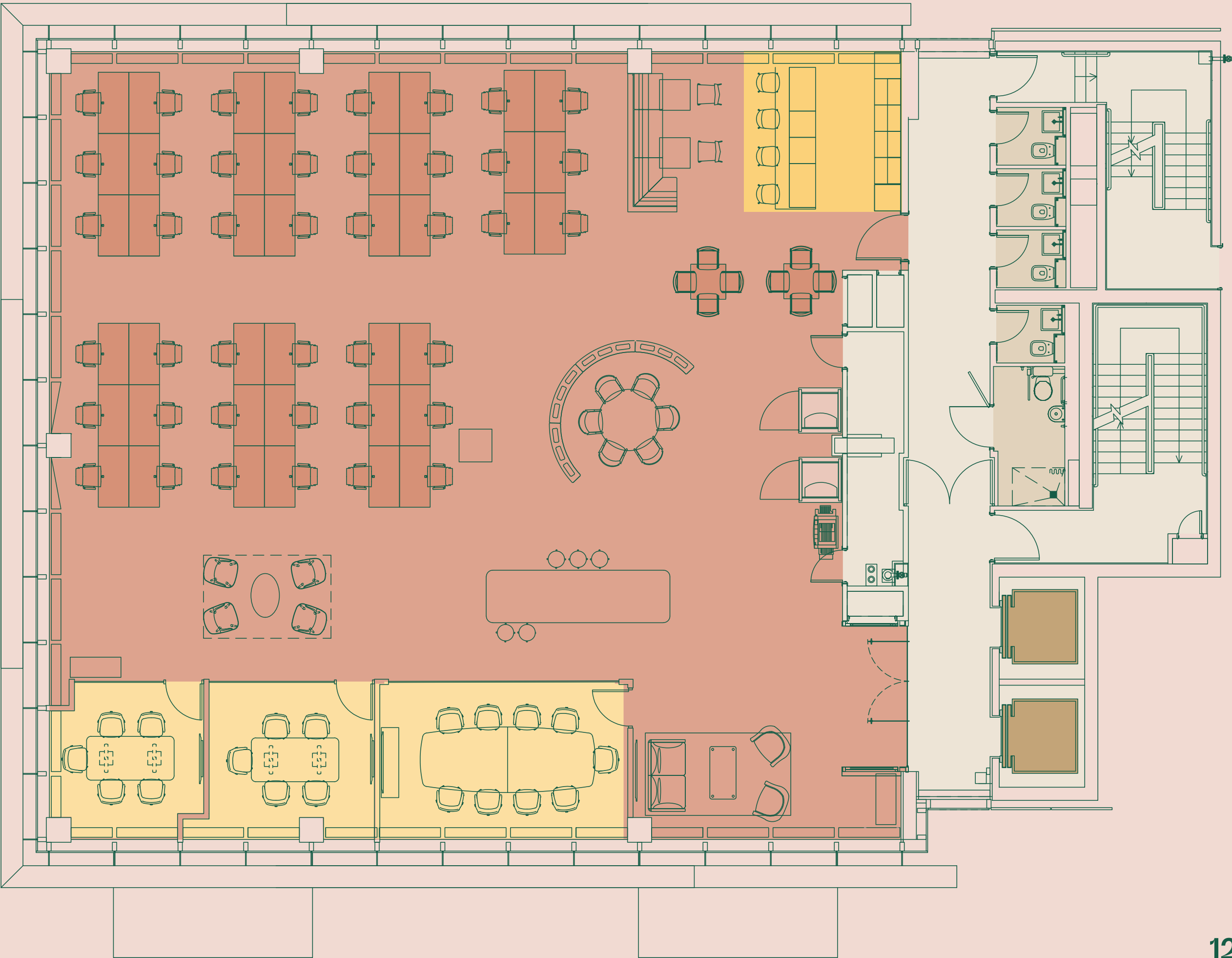
3,746 sq ft

67x workstations
44x desks

Booths
2x 1 person phone booths

Meeting Rooms
2x 5 person
1x 9 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core



Fourth Floor

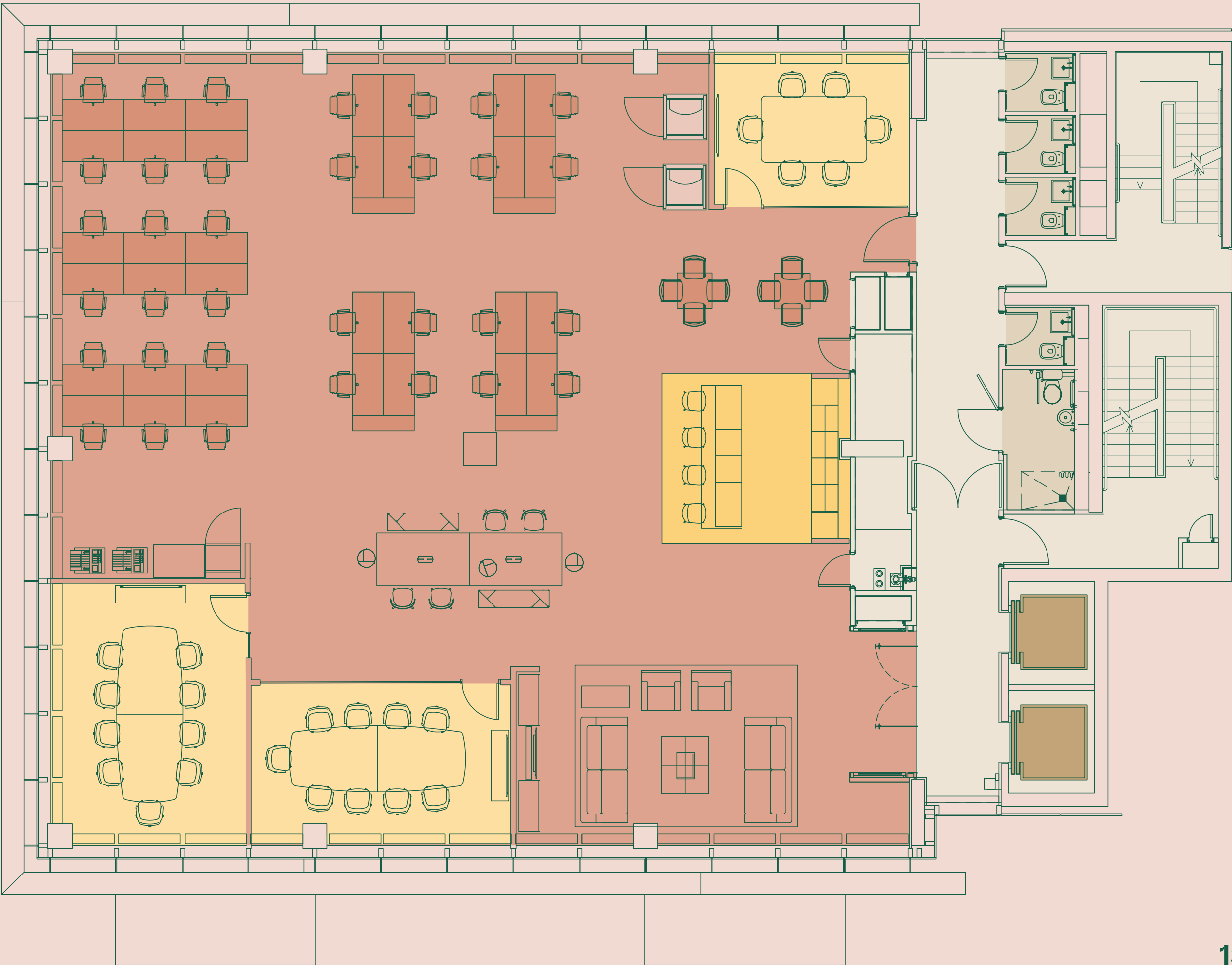
3,751 sq ft

52x workstations
34x desks

Booths
3x 4 person phone booths
2x 1 person phone booths

Meeting Rooms
2x 6 person
1x 9 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core



Fifth Floor

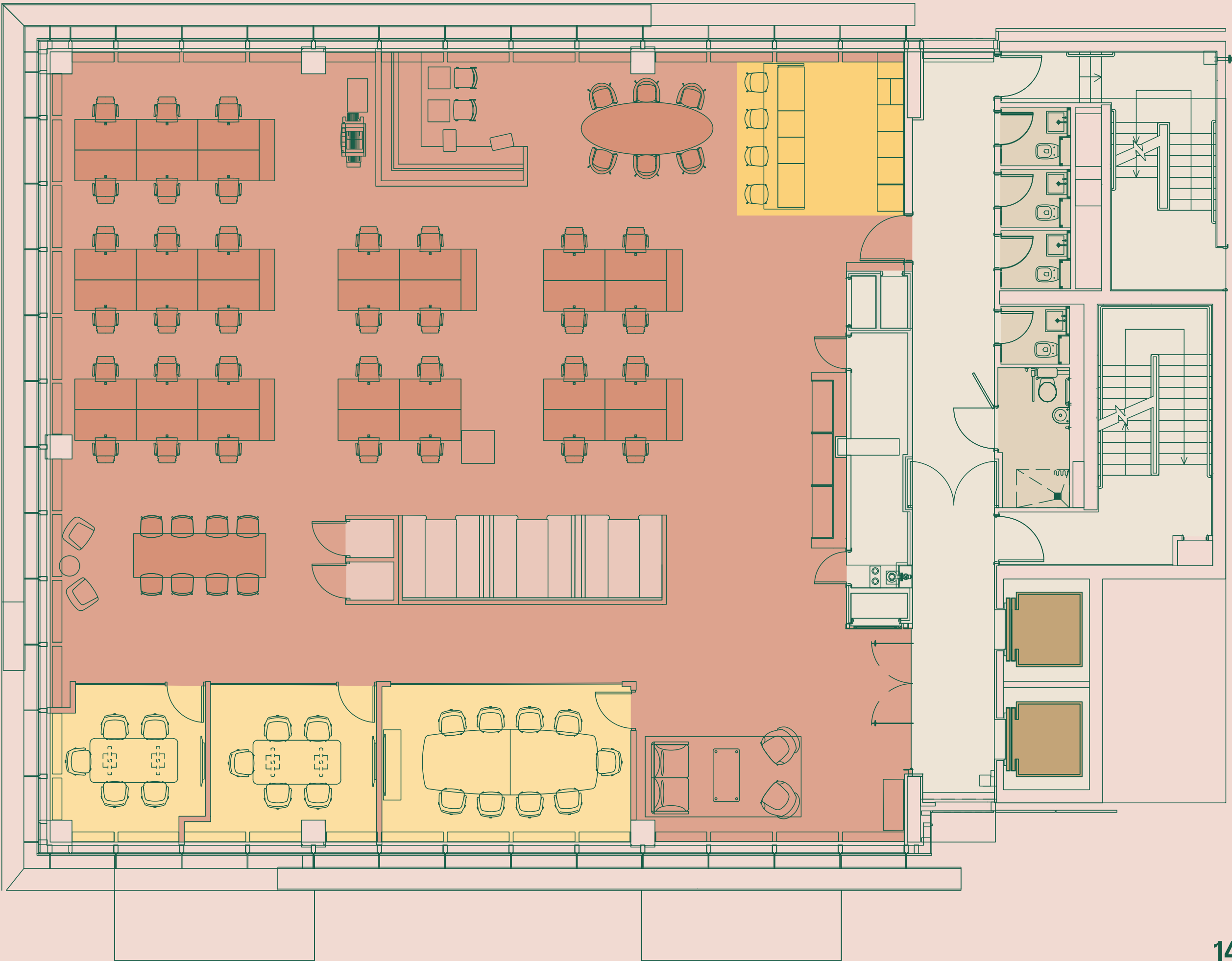
3,749 sq ft

54x workstations
34x desks

Booths
3x 4 person collab booths
2x 1 person phone booths

Meeting Rooms
2x 6 person
1x 9 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core



Sixth Floor

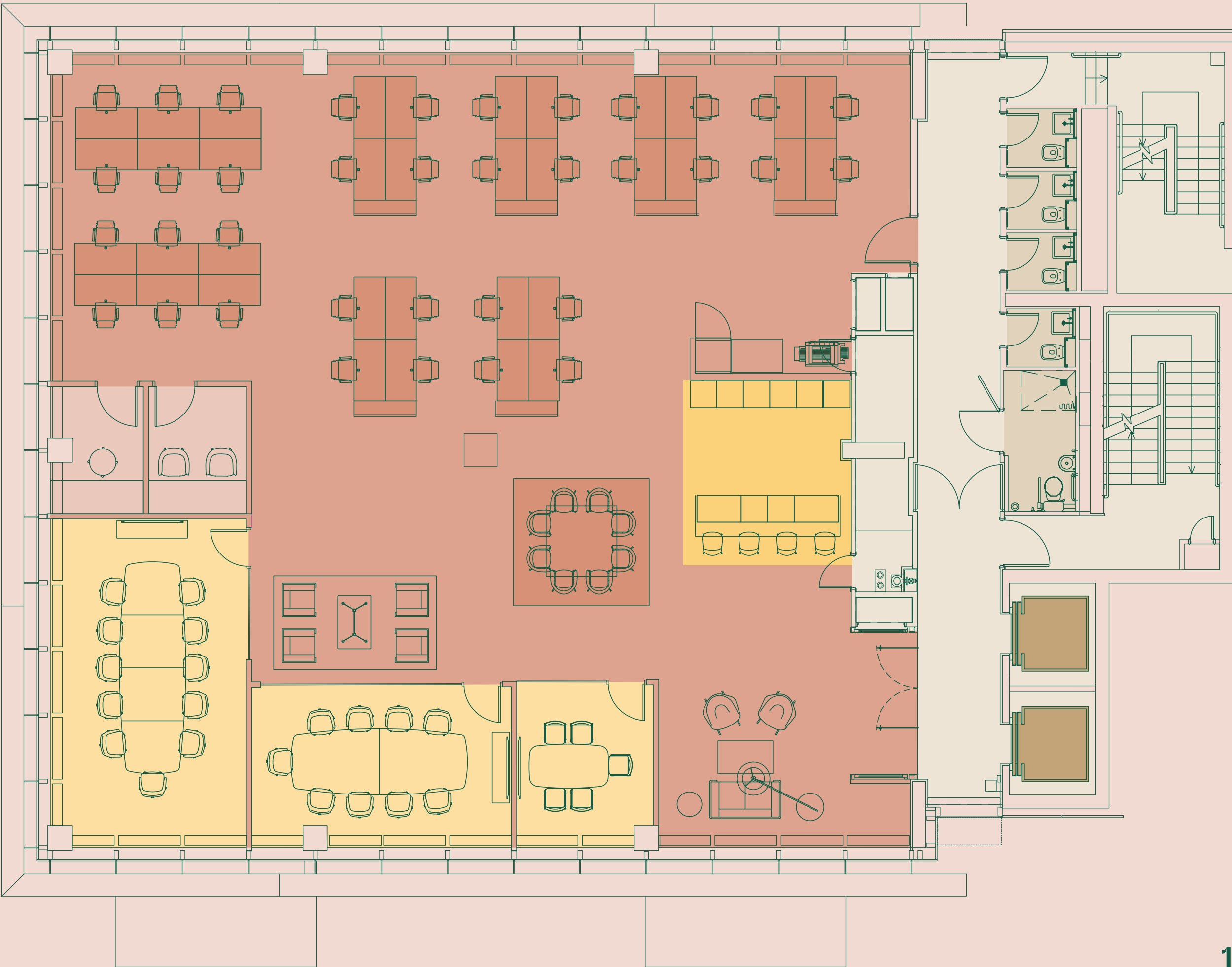
3,750 sq ft

50x workstations
34x desks

Booths
1x 1 person phone booths
1x 2 person phone booths

Meeting Rooms
2x 6 person
1x 9 person

- Office
- Meeting rooms
- Booths
- Lifts
- Tea point
- WCs
- Core





Where
connections



shape
tomorrow's
world

REGENT'S PLACE

One of the world's great innovation quarters

Regent's Place is at the heart of the Knowledge Quarter, home to over 100 academic, scientific and cultural organisations and one of the world's leading innovation clusters. It is a dynamic, collaborative environment, intentionally created to facilitate meaningful connections.



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∞ Meta
1

DeepMind
2

Google
3

THE FRANCIS CRICK INSTITUTE
4

synthesia
5

dentsu
6

BRITISH LIBRARY
7

The Alan Turing Institute
8

wellcome
9

UCL
10

Santander
11

A visionary, vibrant neighbourhood for an elevated work day experience.

30 Brock street is where innovation finds inspiration. Where the world's brightest talent is immersed in exciting central London culture. Step out from the beautiful plaza and wild flower gardens of Regent's Place, while the vibrant restaurants, cafés and shops of Camden, Marleybone, Fitzrovia and Soho are just minutes away.

Campus events, public meeting spaces, plus superb retail, fitness and dining amenities create social touch points that elevate the workday experience. It's a clean, pedestrianised, landscaped public environment where people enjoy spending time.

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▼ THE UNION



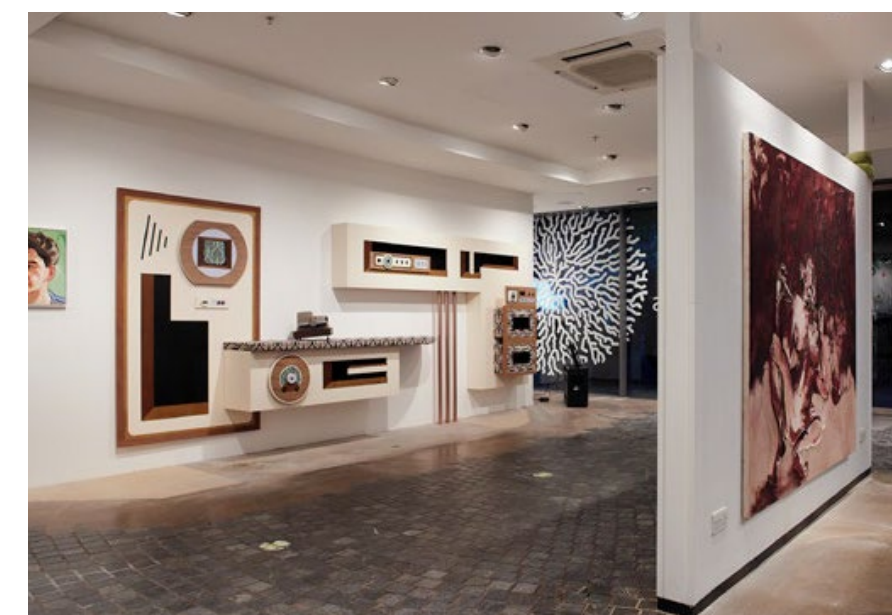
▲ REGENT'S PLACE PLAZA



▲ REGENT'S PARK



▲ THE BRITISH MUSEUM



▲ HYPHA STUDIOS

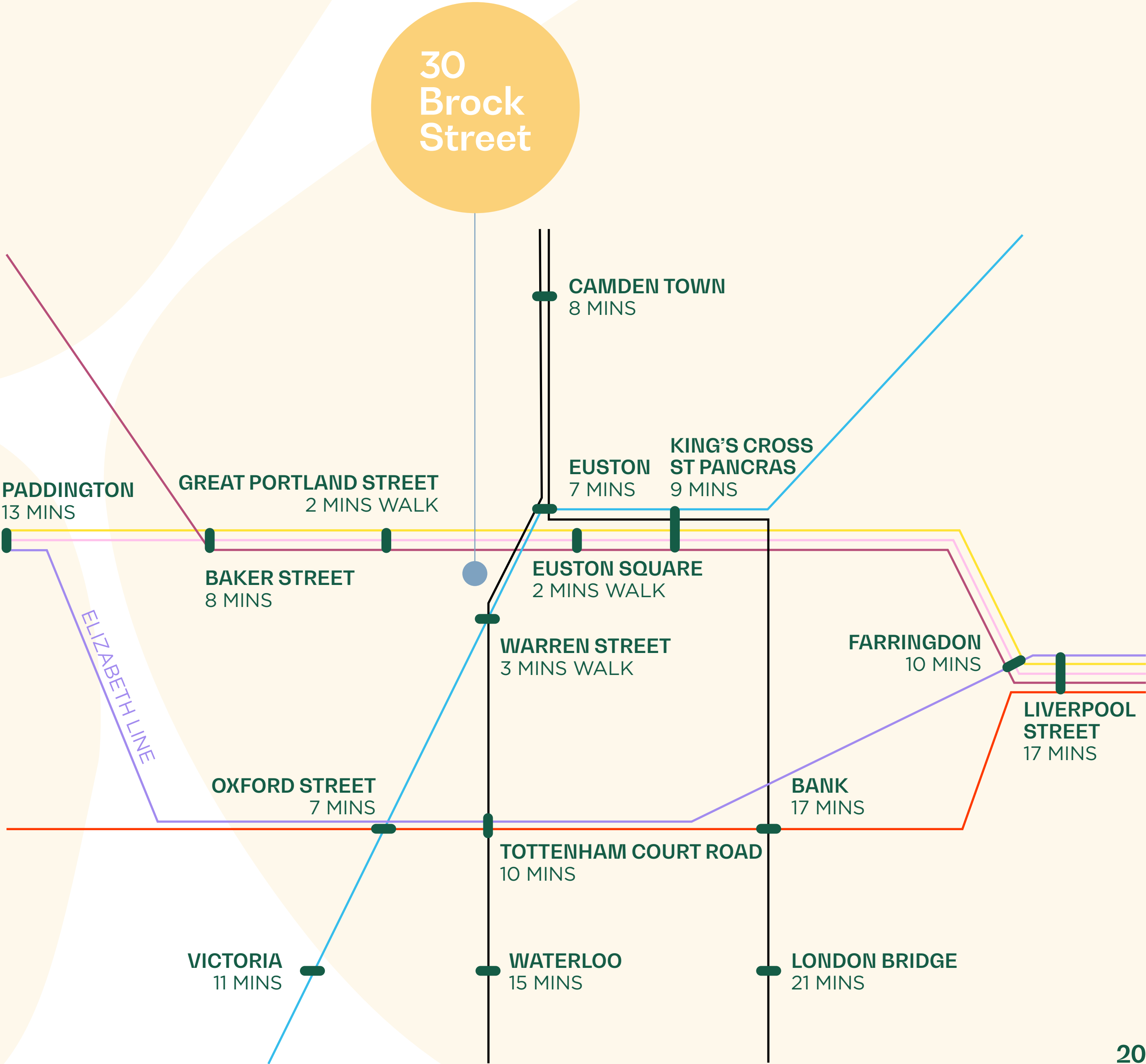
▼ NEW DIORAMA THEATRE



Central & connected

Equidistant between King's Cross and Paddington Stations – the capital's connection points for Oxford and Cambridge – Regent's Place is hyper-connected with national and international connections including Crossrail, airport links and access to the Elizabeth line.

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Ideal for hosting large, special events in an impactful setting.

LOCATION 10 Brock Street
CAPACITY 300



A bright space with different seating areas for team meetings or larger events.

LOCATION 20 Triton Street
CAPACITY 150



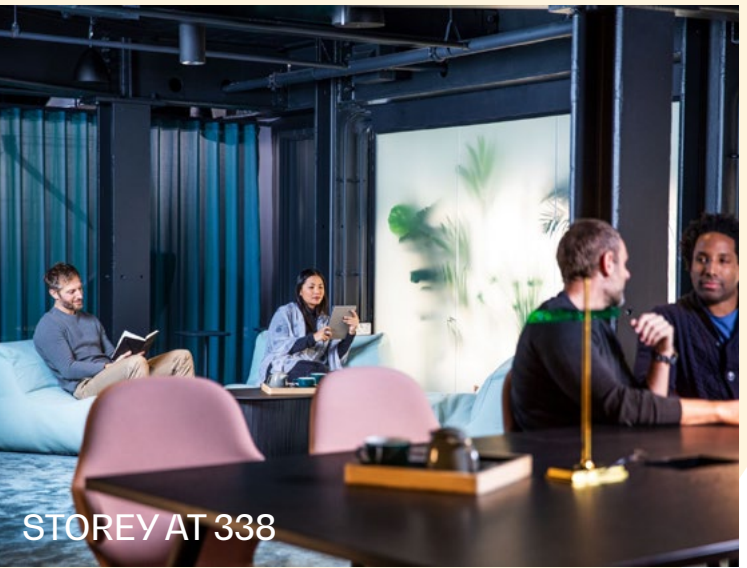
Hire the whole space for a panel discussion, networking event or smaller workshop.

LOCATION 17-19 Triton Street
CAPACITY 200



Creative studio space available for private hire.

LOCATION Euston Tower
CAPACITY 80



Flexible workspace with shared spaces including the 18-person boardroom.

LOCATION 338 Euston Rd
CAPACITY 18



Set to open in October, the space will offer bookable meeting rooms and an expansive atrium space, perfect for collaborative events.

LOCATION 1 Triton Square
CAPACITY Atrium space: 200
Meeting rooms: 6-20

Space to meet. Room to thrive.

The entire Regent's Place campus is an extension of your own workplace. From private meeting rooms to event auditoriums, our hireable spaces are equipped with the latest tech to facilitate productive collaboration.

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Affordable workspace, co-working and an event space for up to 200 people.

LOCATION 1 Triton Square
CAPACITY Theatre Style: 120
Standing: 200
Workshop 1: 50
Workshop 2: 51



Meeting rooms to full versatile creative studios and workspace.

LOCATION 201 Drummond Street
CAPACITY Office space: 2-8
Studios: 20-50



Hire the whole theatre for presentations, talks or events.

LOCATION 20 Triton Street
CAPACITY Theatre Style: 81
Standing: 120
Studio: 20-60

Prioritising sustainability and creating lasting legacies

From the tiny adjustments that collectively improve our energy intensity, to green roofs and gardens that support wellbeing, we take a holistic approach to sustainability to keep health, community and nature in perfect balance.

We believe that our success should also benefit the lives of local people. Over the past 40 years we've created employment opportunities, supported businesses, schools and charities, while also contributing to community group initiatives.



ZERO WASTE TO LANDFILL
100% of the waste we manage has been diverted from landfill since 2014



100% RENEWABLE
100% of the energy we buy comes from renewable sources



OUTSTANDING
1.1 million+ sq ft of BREEAM Outstanding and Excellent space delivered



ENERGY EFFICIENCY
21% reduction in energy intensity since 2019



CAMPUS APP
The platform to help manage every part of your day. Enjoy exclusive deals, contactless entry, meeting room bookings and more

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▼ GOOD NATURED SPACES
8,000 sq ft of affordable space made available to local businesses and community groups.



▼ EDUCATION
1,700+ local children have joined our Young Readers' Programme since 2016.



▲ LOCAL PEOPLE
14,500+ local people benefited since 2021.



▲ PARTNERSHIP
39 years partnering with our Camden community's schools and youth groups.

▼ COMMUNITY FUND
£200,000+ raised.



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CBRE

KONTOR

KATIE BLOWERS

M. 07435 987 572
katie.blowers@britishland.com

AMY HOCKLEY

M. 07717 272 446
amy.hockley@britishland.com

GEORGIA HOGG

M. 07921 742 553
georgia.hogg@britishland.com

ADAM COSGROVE

M. 07500 872 851
adam.cosgrove@cbre.com

GEORGINA WILLOUGHBY

M. 07788 706 031
georgina.willoughby@cbre.com

ALEXANDER RAE

M. 07824 417 097
alexander.rae@cbre.com

PAUL GOLD

M. 07779 100 875
paul@kontor.com

SAM DAVIS

M. 07403 226 453
sam.davis@kontor.com

LUKE PARKINSON

M. 07464 715 644
luke.parkinson@kontor.com

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Brochure designed by SAENTYS | +44 (0)20 7407 8717 | info@saentys.com | saentys.com | 5144

