

17CC LABS

17 COLUMBUS COURTYARD

E14 4DA



Indicative CGI: View from north east

MOVE-IN READY,
INNOVATION
DOESN'T WAIT

256,000 SQ FT OF WATERFRONT LABORATORY AND OFFICE SPACE

17CC LABS provides an outstanding opportunity for ambitious and innovative businesses to be part of London's fastest growing science cluster in Canary Wharf.

With highly specified fully fitted laboratory suites from 1,500 sq ft to larger shell and core laboratory and office space.

Available from H2 2026.



17CC LABS

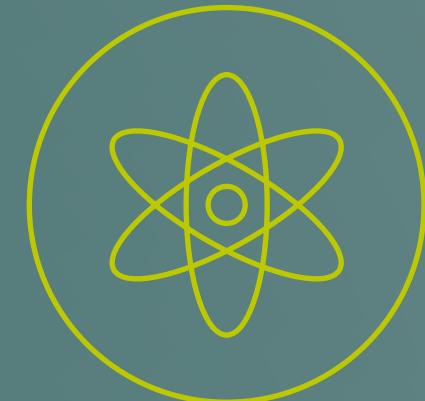


Indicative CGI: 17CC LABS entrance

WHERE INNOVATION THRIVES

17CC LABS is future-focused, connecting people, places and ideas. Designed to facilitate and promote collaboration with multiple communal spaces, the building provides an inspiring innovation ecosystem, supporting scientific development and fostering growth.

The building ensures all daily needs are met, with a specific focus on science and research requirements.



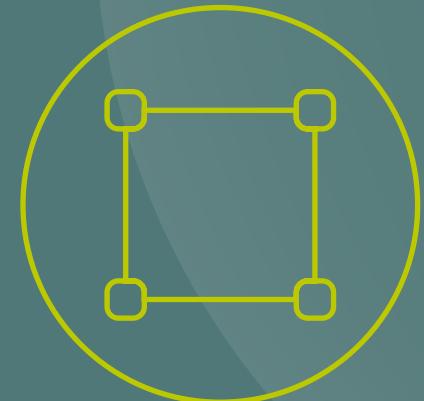
DESIGNED FOR SCIENCE

High specification CL2 labs



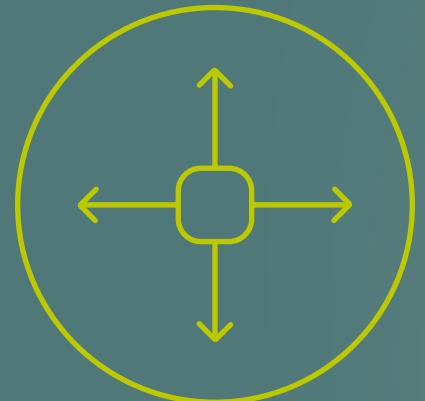
CONNECTED TO EVERYWHERE

Excellent transport links across the capital and beyond



256,000 SQ FT OF LAB SPACE

With single floorplates up to 24,000 sq ft designed around a central core



FLEXIBLE WORKSPACE

Delivering a variety of size and specifications from shell and core to fitted laboratory accommodation



CREATED FOR COLLABORATION

High quality breakout spaces for informal working, 6 bookable meeting rooms and an event area for knowledge sharing



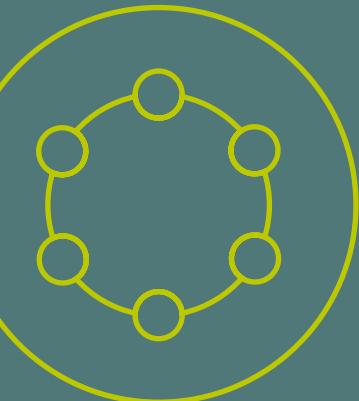
ON-SITE CAFÉ

A relaxing setting for collaboration



URBAN HUB

Located in the centre of the Canary Wharf science cluster, London's most forward thinking neighbourhood



EXTENSIVE LOCAL AMENITIES

Canary Wharf is a hive of activity, providing a wealth of local bars, restaurants and shops

Collaboration is at the core of 17CC LABS, with social, breakout, and event spaces curated to facilitate and promote knowledge sharing.



Delivering adaptable laboratory spaces, in either fully fitted or shell and core condition, 17CC LABS appeals to early and late stage companies alike.





WELCOME TO
LONDON'S NEWEST
INNOVATION HUB



BASE BUILD SPECIFICATION



Slab to slab
height of 4.1m
to 4.65m



Dedicated
waste storage



1 Dedicated
goods lift



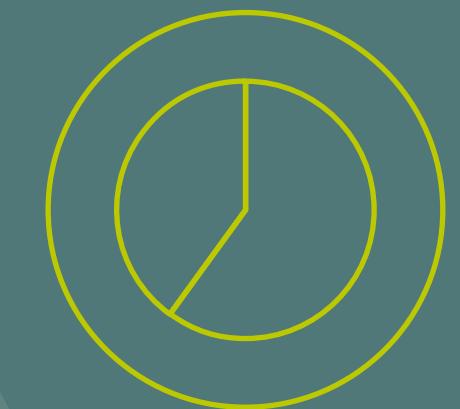
Resilient fibre
connection



Generous breakout
and amenity spaces
including on-site café



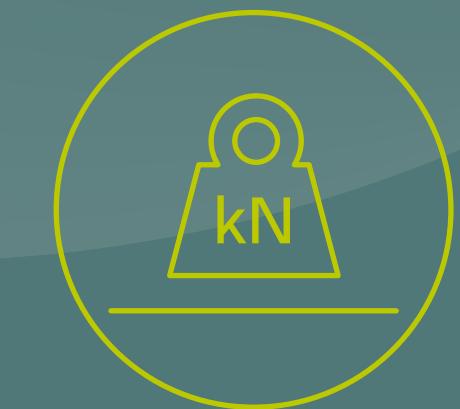
4.5MVA of
power from
2 substations



CL2 base design
to 60:40 lab to
office split



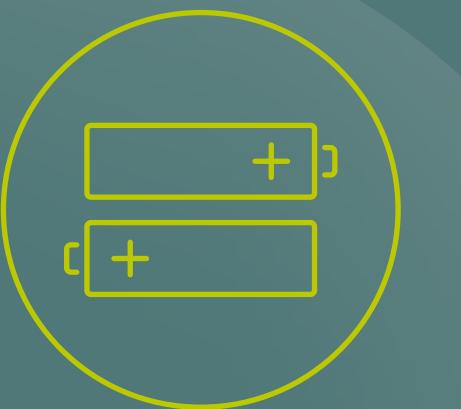
Response Factor
 <2 in lab areas



Floor-loading
 $4+1\text{kN}/\text{m}^2$



6 Bookable
meeting rooms

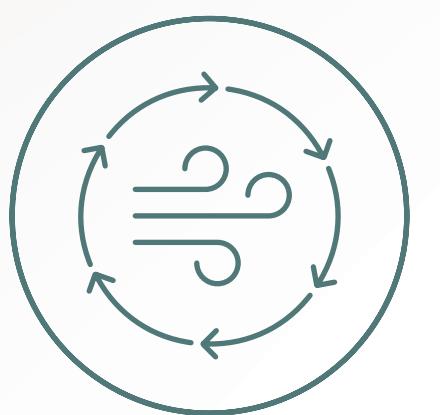


Dual power
supply N+N

FULLY FITTED RESEARCH AND DEVELOPMENT SPACE

The ground and first floors of 17CC LABS will be fully fitted CL2 labs and write-up space, starting from 1,500 sq ft. This turnkey space will be ideal for small science and research focused companies looking for immediate occupation.

The upper floors will offer CAT A or shell and core laboratory space, ideal for larger companies who want to custom design their lab space.



Labs designed to minimum 6 air changes per hour



Vulcathene drainage with dedicated drainage points



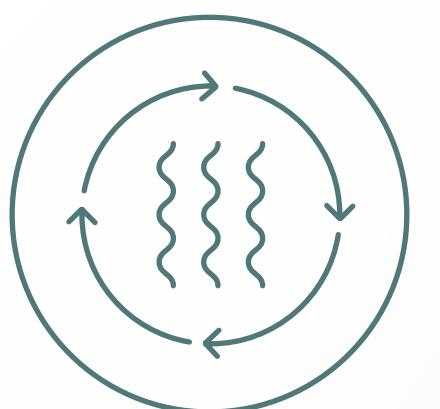
Provision of piped lab gases



Shared equipment room



Fully fitted / write-up space



Provision for recirculating fume cupboards



Benching and shelving



Chemical resistant vinyl flooring



Eye wash station

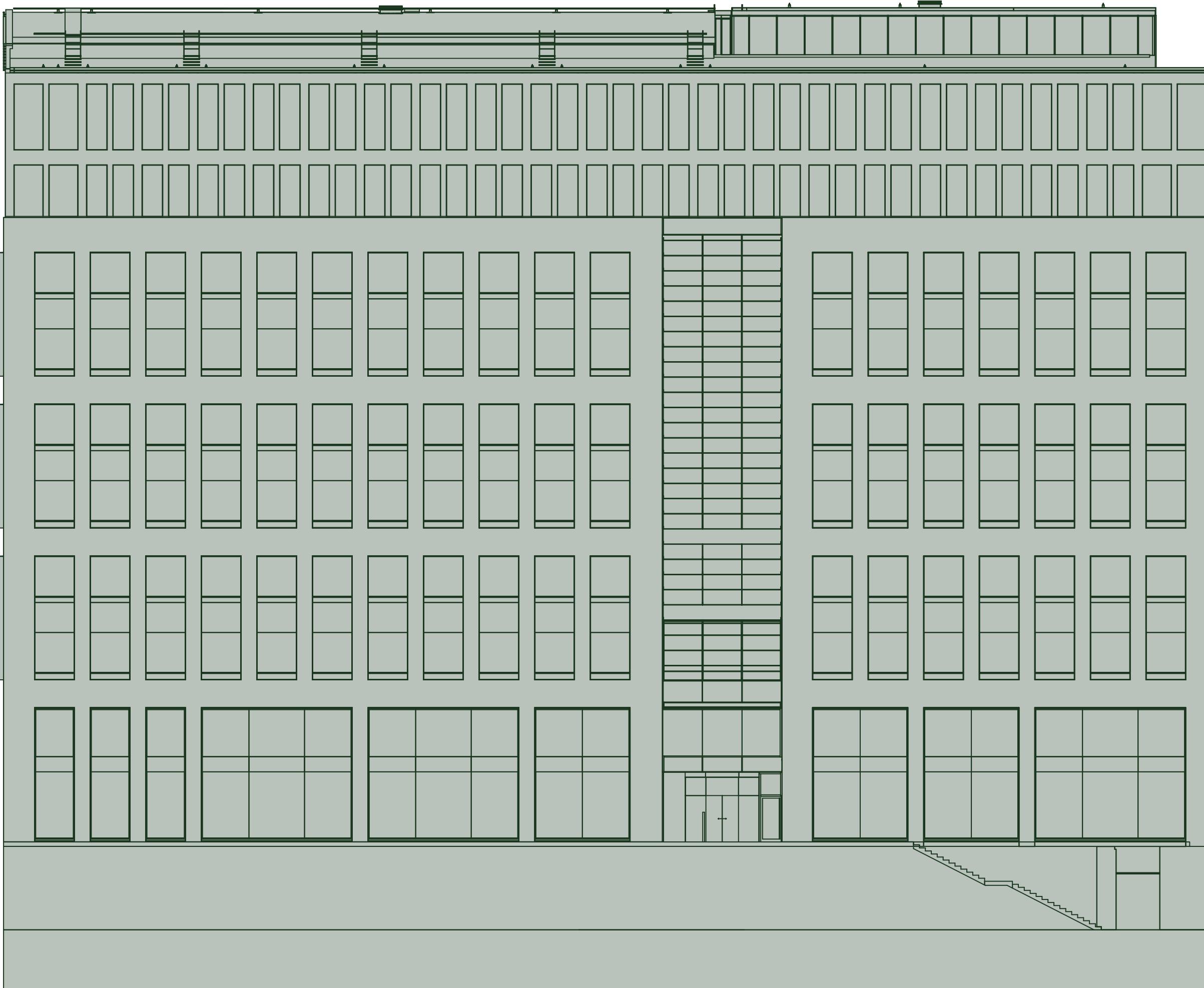


Lab sink and hand wash



SCHEDULE OF AREAS

LEVEL	SQ FT	SQ M	
09	18,505	1,719	Shell and core
08	23,893	2,219	Shell and core
07	23,896	2,220	Shell and core
06	23,893	2,219	Shell and core
05	23,893	2,219	Shell and core
04	23,893	2,219	CAT A
03	23,893	2,219	CAT A
02	23,818	2,212	CAT A
01	23,380	2,172	Fully fitted
G	22,272	2,069	Fully fitted
LG	15,696	1,458	
B	8,931	829	
TOTAL	255,963	23,774	

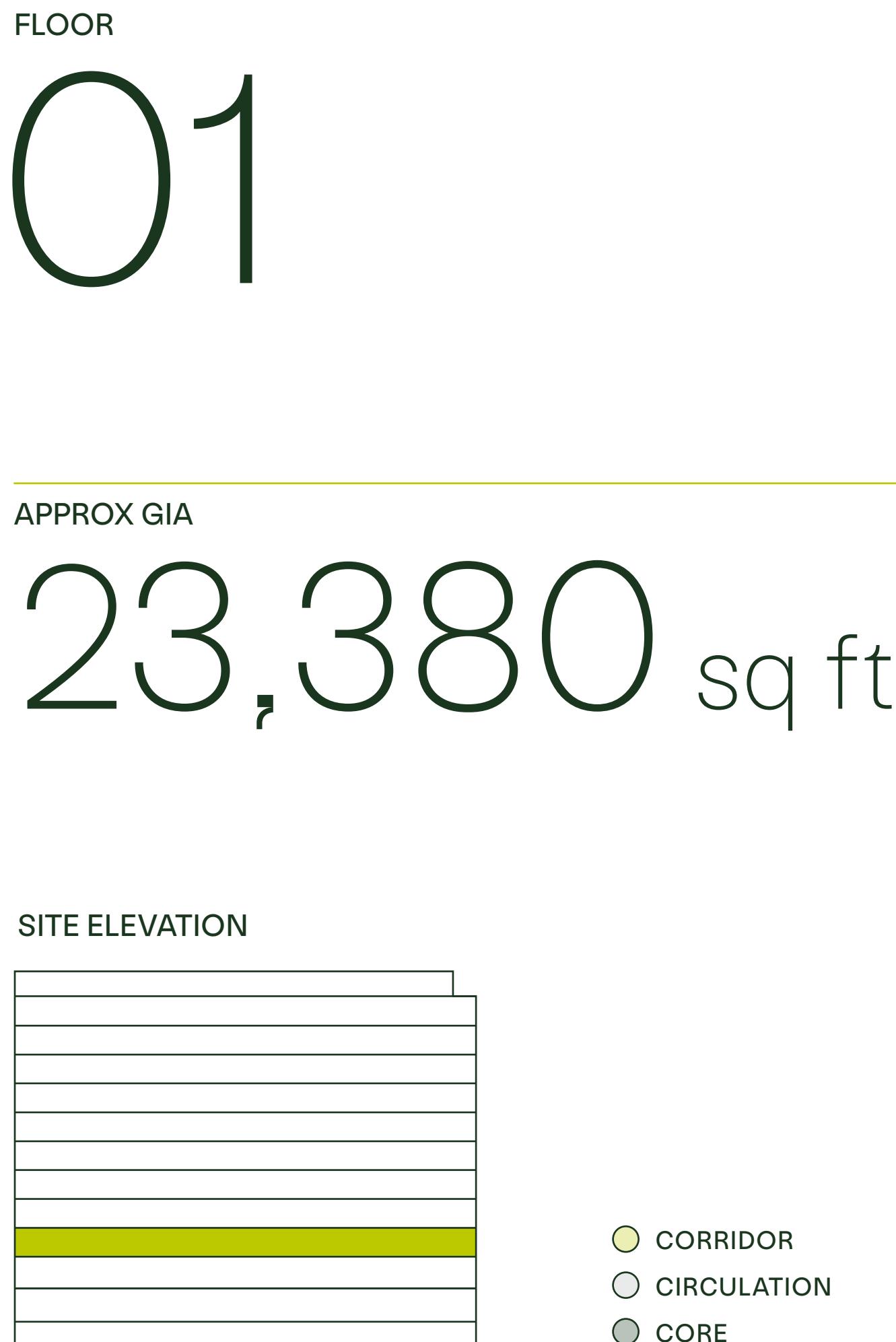


THE BUILDING



Floor plans are indicative for a typical user only and are not representative of the finished product

THE BUILDING



Floor plans are indicative for a typical user only and are not representative of the finished product

F - Fire lift
G - Goods lift
P - Passenger lift
P/F - Passenger/Fire lift
P/G - Passenger/Goods lift

THE BUILDING

FLOOR
02

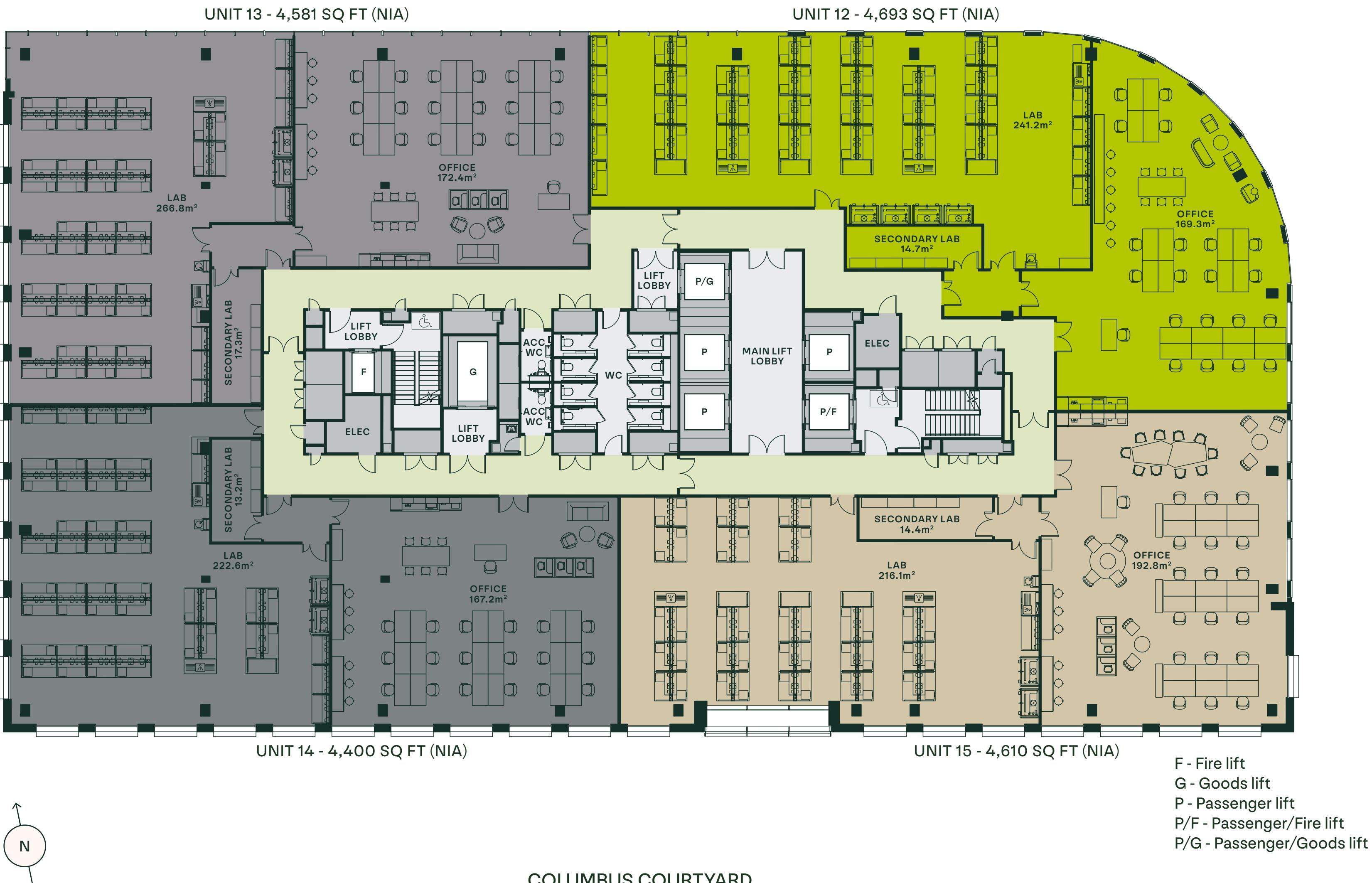
TEST FIT

APPROX GIA
23,818 sq ft

SITE ELEVATION



- CORRIDOR
- CIRCULATION
- CORE



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THE BUILDING

FLOOR

03

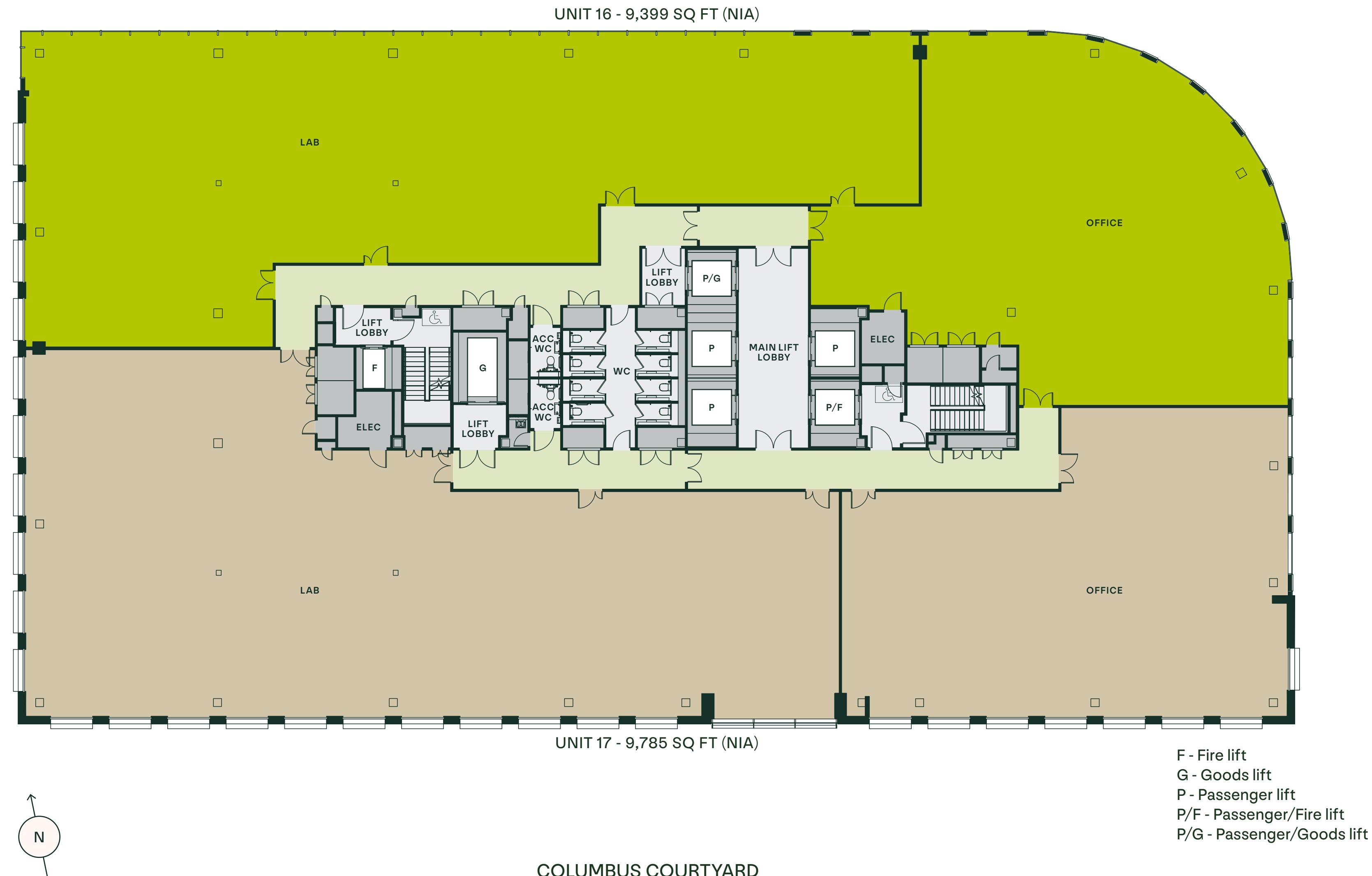
APPROX GIA

23,893 sq ft

SITE ELEVATION



● LABORATORY SPACE
○ CIRCULATION
● CORE



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THE BUILDING

FLOOR

06

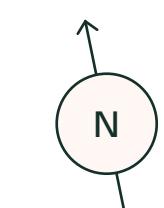
APPROX GIA

23,893 sq ft

SITE ELEVATION



- LABORATORY SPACE
- CIRCULATION
- CORE



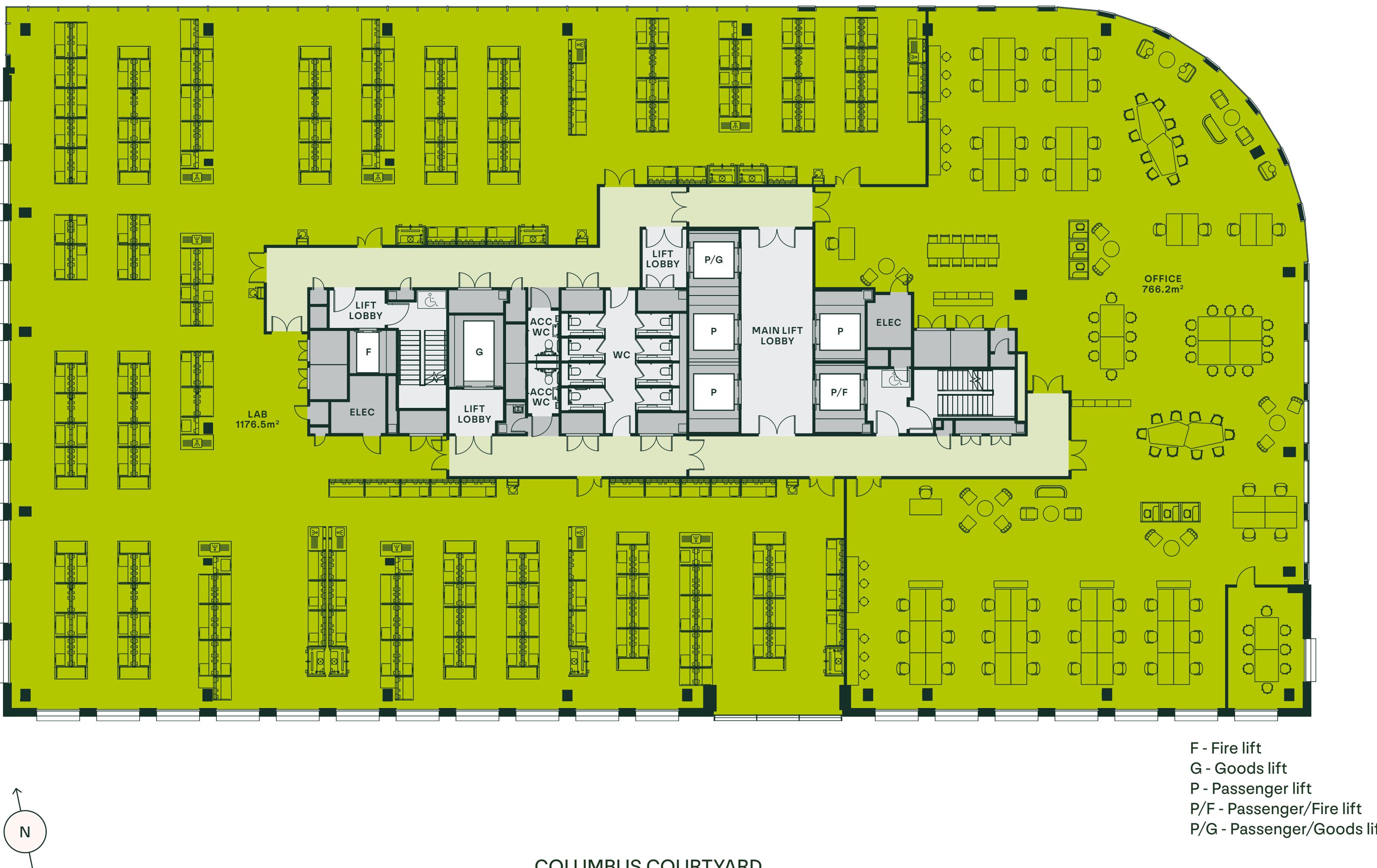
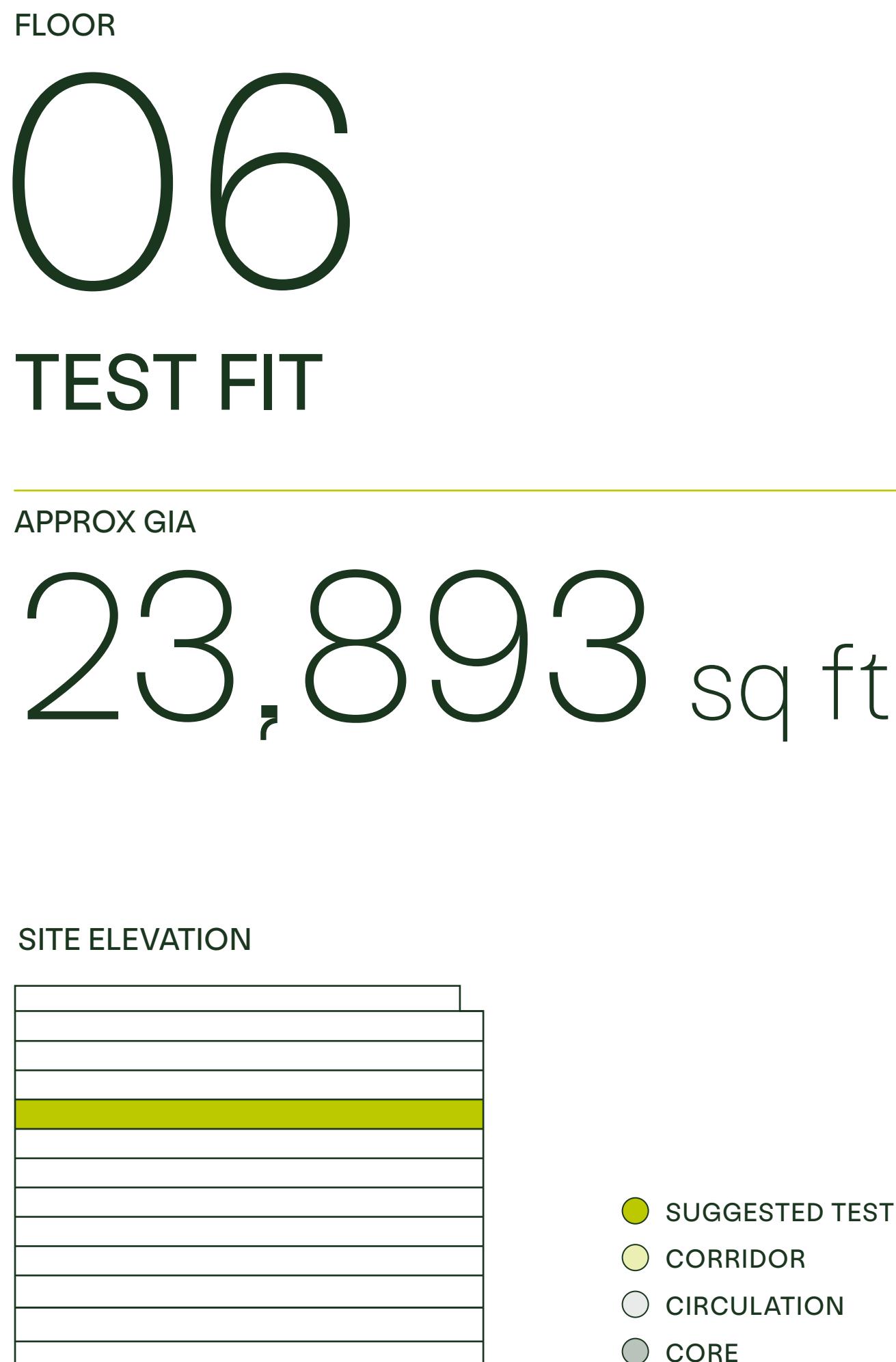
COLUMBUS COURTYARD

F - Fire lift
G - Goods lift
P - Passenger lift
P/F - Passenger/Fire lift
P/G - Passenger/Goods lift

FLOOR PLAN

Floor plans are indicative for a typical user only and are not representative of the finished product

THE BUILDING



Floor plans are indicative for a typical user only and are not representative of the finished product

TEST FIT

THE BUILDING

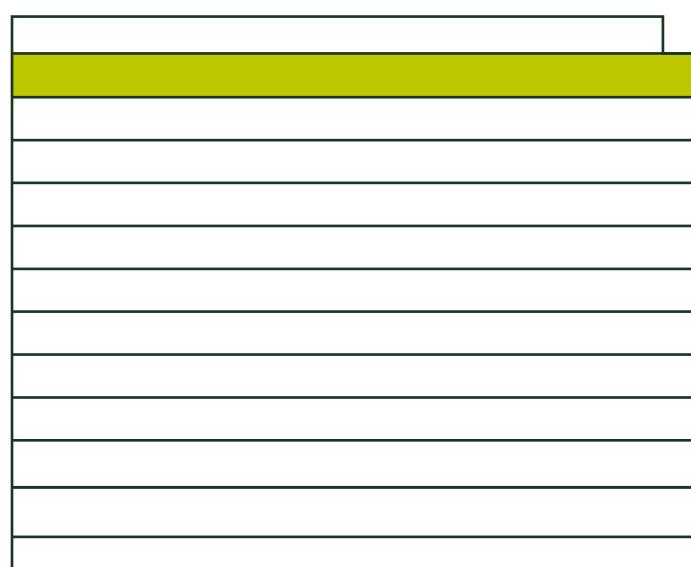
FLOOR

09

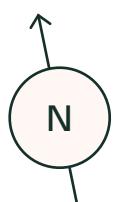
APPROX GIA

18,505 sq ft

SITE ELEVATION



- LABORATORY SPACE
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

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THE BUILDING

FLOOR

LG

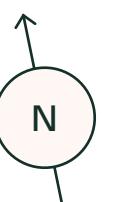
APPROX GIA

15,696 sq ft

SITE ELEVATION



- SECURITY BARRIER
- LANDLORD AREAS
- CHANGING ROOMS
- MEETING ROOMS
- SECURE CIRCULATION
- CORE



N

EXISTING RAMP DOWN TO BASEMENT LEVEL

COLUMBUS COURTYARD

- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift
- PL - Platform lift

Floor plans are indicative for a typical user only and are not representative of the finished product

THE BUILDING

FLOOR

B

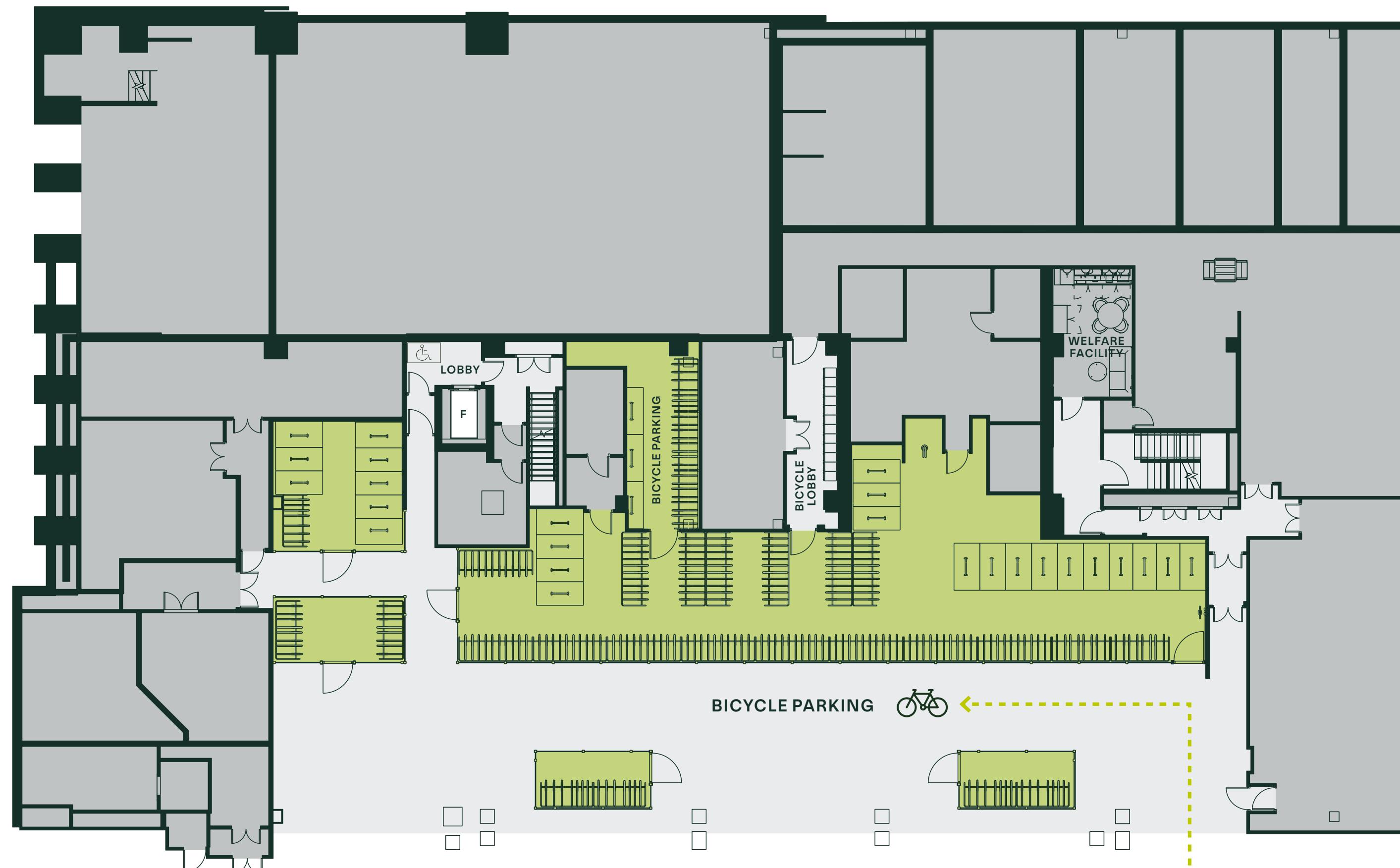
APPROX GIA

8,931 sq ft

SITE ELEVATION



- BICYCLE PARKING
- CIRCULATION
- CORE



COLUMBUS COURTYARD

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LOCATION

EUROPE'S
LEADING CITY FOR
VC INVESTMENT



LOCATION

LONDON'S PRIMARY SCIENTIFIC DESTINATION

London is Europe's leading city for venture capital investment into the pharmaceutical and life science sectors.

The East London Life Sciences Super Cluster offers world-class facilities and associated infrastructure. The Super Cluster is home to leading institutions, including Barts Life Sciences – a partnership between Barts Health NHS Trust and Queen Mary University of London formed to accelerate healthcare innovation.

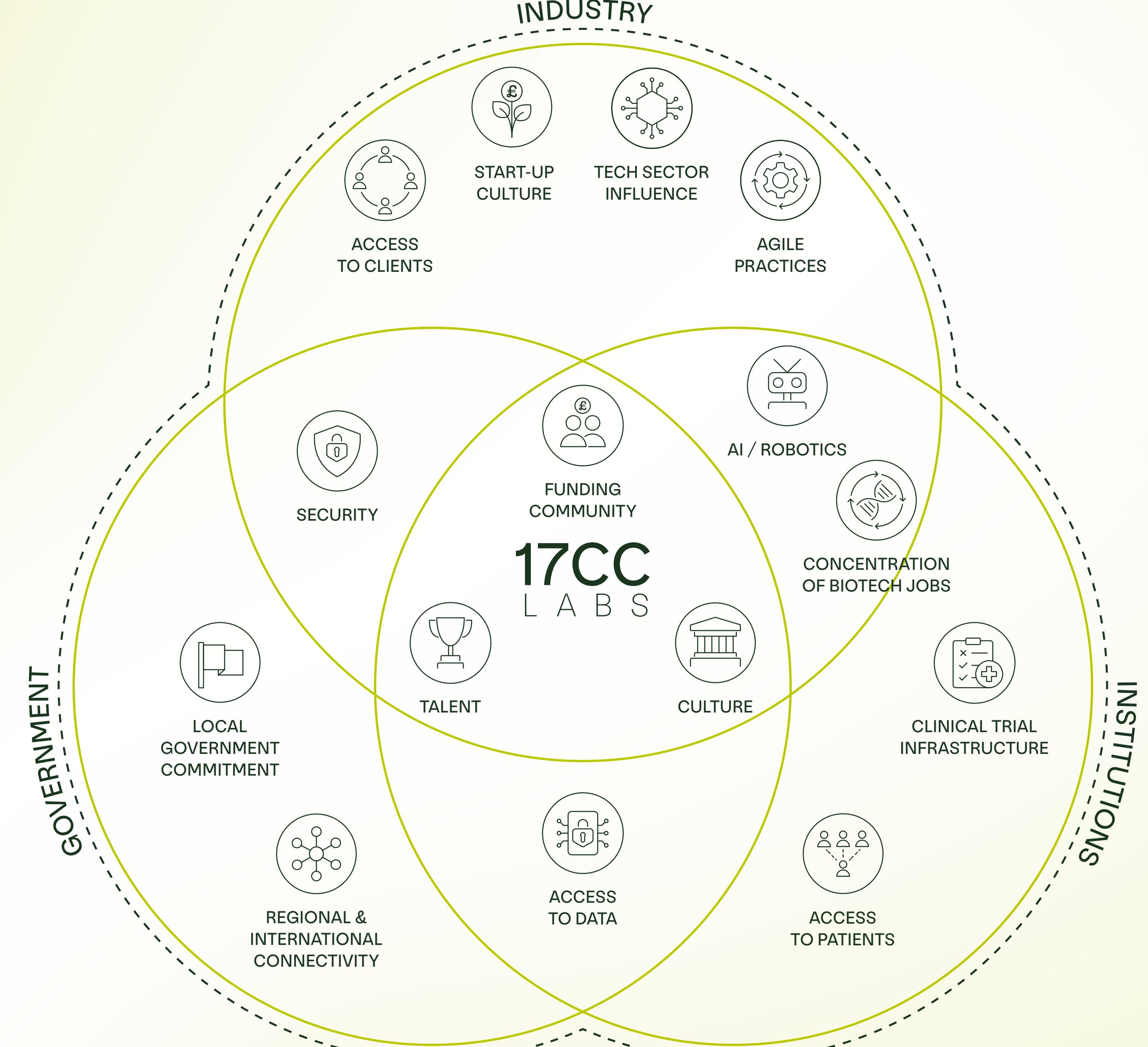
Strengthened by leading global science, technology, and pharmaceutical companies, the Super Cluster unites industry, the NHS, and academia to form one of the UK's largest life science hubs.

\$1.2 bn

HEALTH AND LIFE SCIENCES SECTOR VENTURE CAPITAL FUNDING DEPLOYED IN 2024

>560

VENTURE CAPITAL INVESTORS WITH LIFE SCIENCE EXPERIENCE HEADQUARTERED IN LONDON

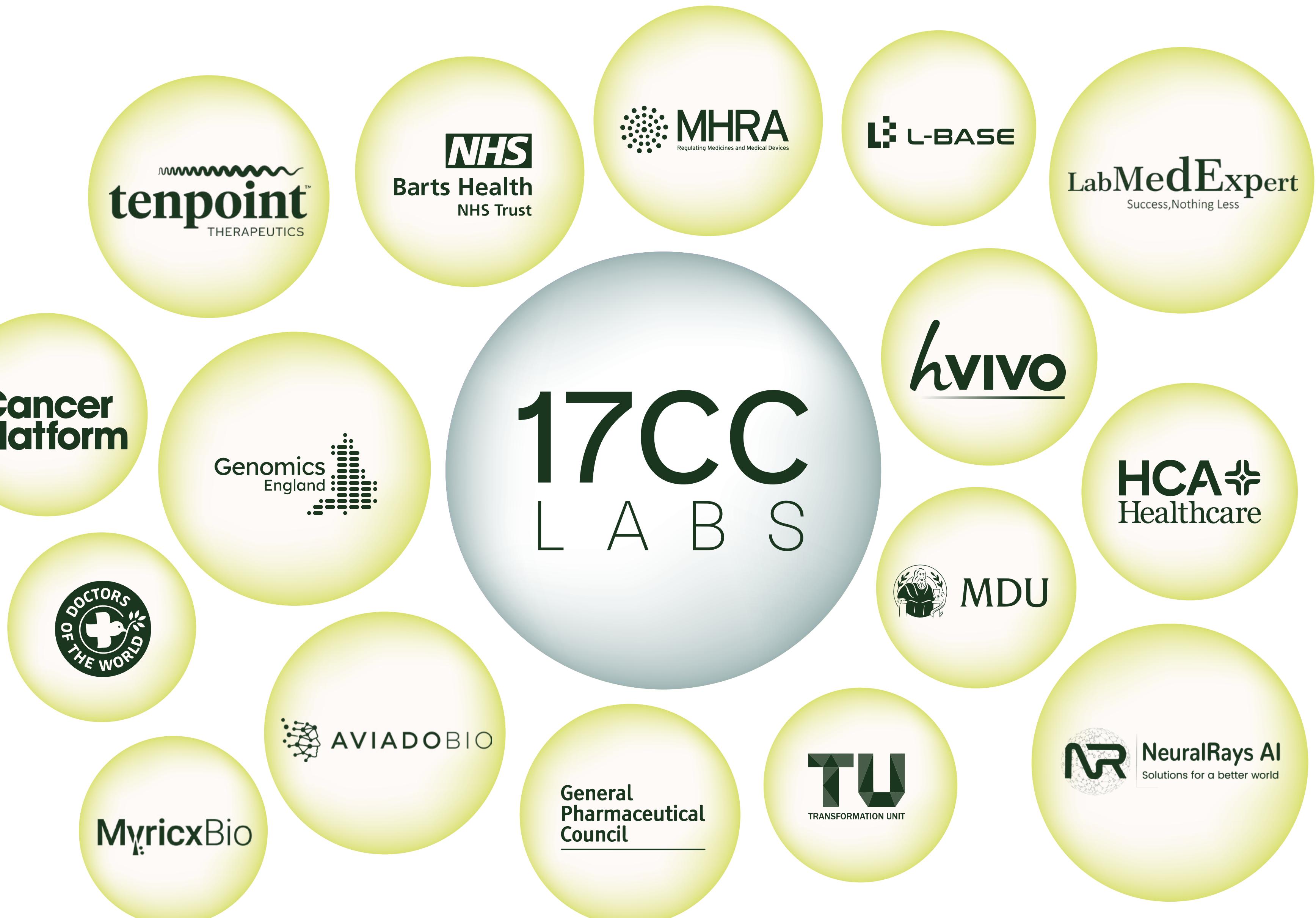


IN GOOD COMPANY

Canary Wharf is one of the fastest growing innovation districts for life sciences in London. Already home to Genomics England, the Medicines and Healthcare products Regulatory Agency, NHS Transformation, UK Health Security Agency, Barts Health NHS Trust and the General Pharmaceutical Council.

17CC LABS puts you at the heart of the Canary Wharf science cluster. Join a community of like-minded biotech, genomics and digital health pioneers, where ambitious businesses grow.

17CC
L A B S



ONE STEP AHEAD

A number of incredible companies are already based in Canary Wharf. Several in particular have set their future here, taking advantage of the excellent transport links, best-in-class infrastructure, and access to talent, collaboration and academia.



Following the merger of the world renowned Barts NHS Health Trust and Queen Mary's University, their decision to base their headquarters at the heart of Canary Wharf placed them at the centre of an ecosystem hosting other healthcare and financial organisations as well as world class research facilities. The move furthers the organisation's ambition to transform the future of healthcare on a global scale.



hVIVO's move to Canary Wharf in 2023 to focus on urology and clinical trials expanded their connectivity to global pharma clients. Their recently opened facility, encompassing CL2/CL3 laboratories and overnight trial accommodation, required a robust and flexible infrastructure which Canary Wharf provides.



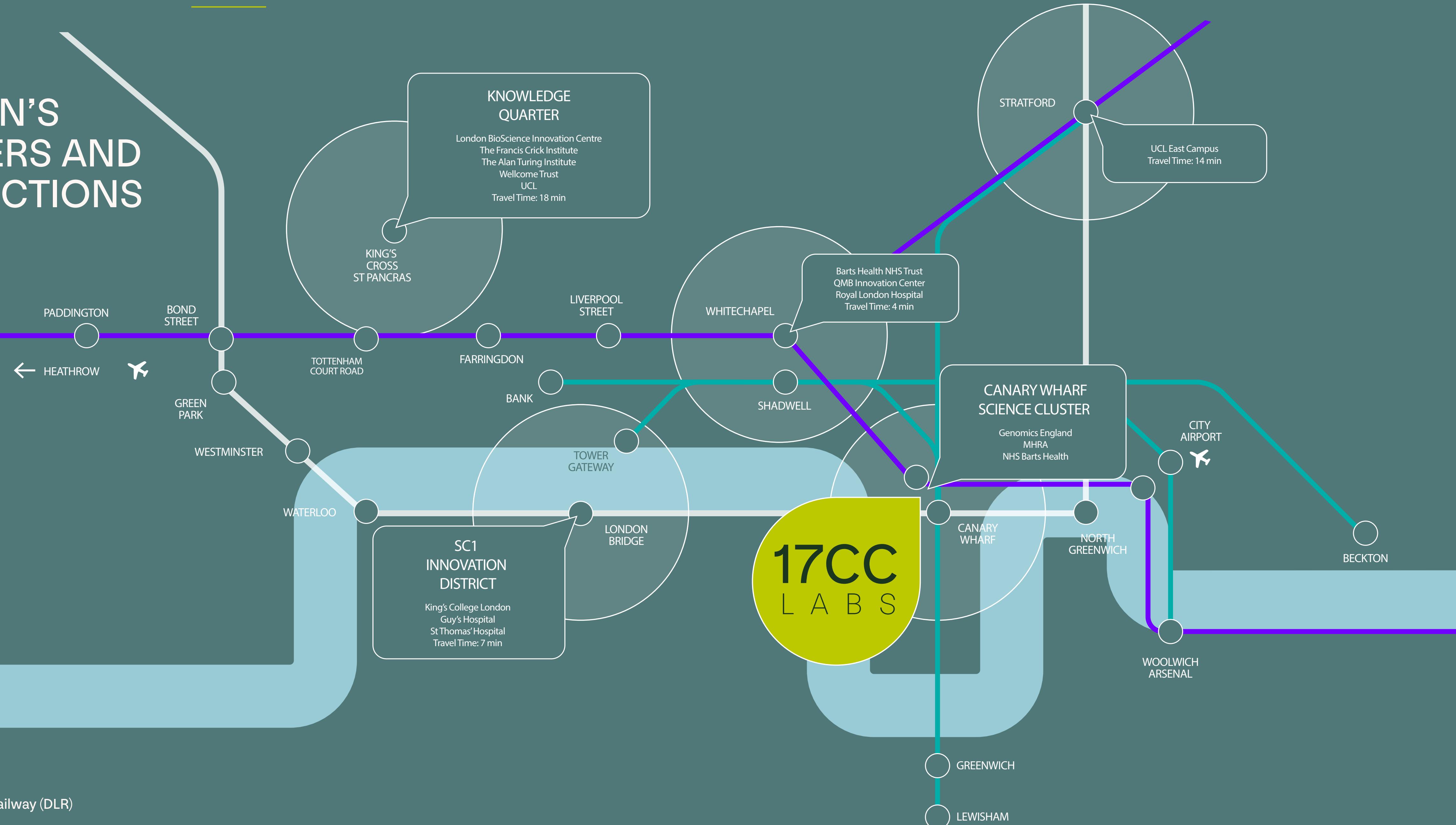
After spinning out from King's College and UK Dementia Research in 2019, AviadoBio has grown through numerous funding rounds to pioneer gene therapy research. The move to Canary Wharf was driven by a desire for improved proximity to research organisations such as Genomics England and for a location with greater access to talent.

HYPER-CONNECTED,
PERFECTLY POSITIONED



LONDON'S CLUSTERS AND CONNECTIONS

LOCATION



LOCATION

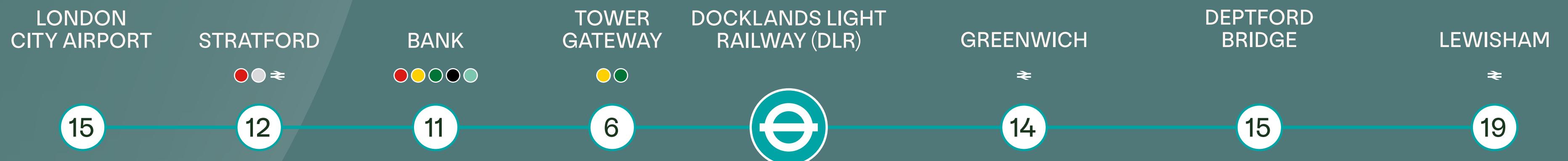
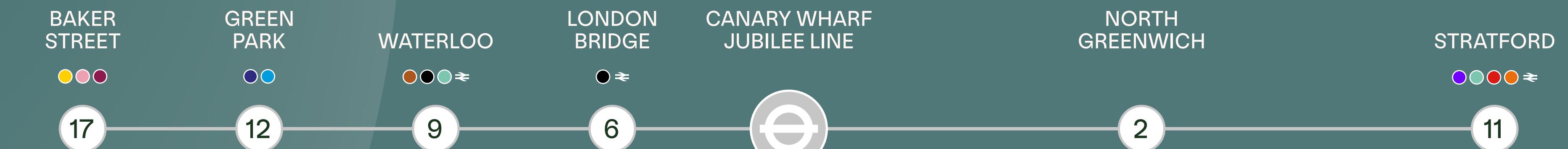
ALL WITHIN EASY REACH

The prime location of 17CC LABS allows for easy commutes and fast access across London, the Golden Triangle and internationally.

All travel times shown are in minutes.

TRANSPORT LINES:

- Bakerloo line
- Central line
- Circle line
- District line
- Docklands Light Railway (DLR)
- Elizabeth line
- Hammersmith & City line
- Jubilee line
- Metropolitan line
- Northern line
- Piccadilly line
- Victoria line
- Waterloo & City line
- London Overground
- National Rail



14 MIN
TO LONDON CITY
AIRPORT



16 MIN
TO KING'S CROSS
ST PANCRAS



44 MIN
TO HEATHROW
AIRPORT



45 MIN
TO GATWICK
AIRPORT



82 MIN
TO CAMBRIDGE



86 MIN
TO OXFORD



LOCATION

EVERYDAY AMPLIFIED

Located in the centre of Canary Wharf, 17CC LABS is in a superb waterfront position, right on the docks. The vibrant neighbourhood, provides everything needed for day to day living, from convenience retail to a wide range of bars and restaurants, all on your doorstep.

940,000 sq ft

OF RETAIL SPACE

300+

SHOPS, CAFÉS, BARS, RESTAURANTS,
SERVICES, AND AMENITIES

350,000 sq ft

OF INDEPENDENT RETAILERS
COMING TO WOOD WHARF SOON



WORK LIFE BALANCE

Canary Wharf provides a hive of activity for everyone to enjoy.

Experience an eclectic mix of places to eat, from casual street food and everyday convenience food to some of London's finest restaurants.

Looking for a spot of culture? Open-air theatre, concerts and movie nights provide entertainment throughout the year. Alternatively, take inspiration from public art collections whilst exploring the beautifully landscaped traffic-free zones. For other fun activities, visit the indoor leisure venues, literally next door.

A variety of gyms and spas are also available close by, for energising or winding down body and mind, or simply take a wander around the pedestrianised waterfront. And soon, enjoy the new 50m natural water lido at Eden Dock, due to open Summer 2026, with saunas and a clubhouse.

With this wealth of local facilities, Canary Wharf offers an outstanding urban lifestyle, not just a place to work.

16.5 acres

OF LANDSCAPED PARKS, GARDENS AND SQUARES

70,000

SEASONAL PLANTS PLANTED ANNUALLY



PLACES TO GO, PEOPLE TO MEET

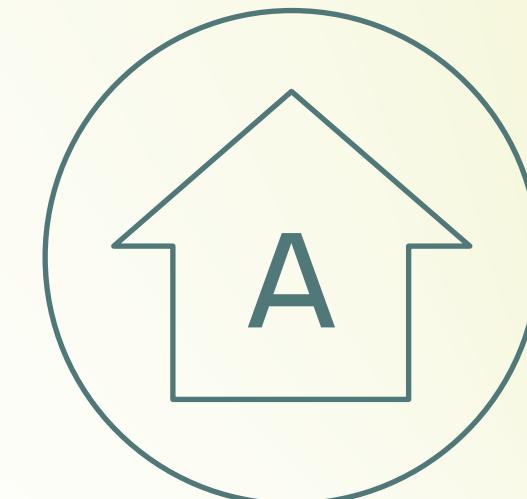
Bars, restaurants and shops right on
your doorstep.



TARGETING ENVIRONMENTAL PROSPERITY

The redesign of 17CC LABS has put sustainability at its core, retaining as much of the existing structure as possible, minimising construction waste and ensuring all new features are well-considered.

SUSTAINABILITY



TARGETING EPC A

Promoting energy efficiency, and reduced operational costs to occupiers



LOW EMBODIED CARBON IN CONSTRUCTION

The scheme is adopting Circular Economy principles for the reuse and recycling of materials



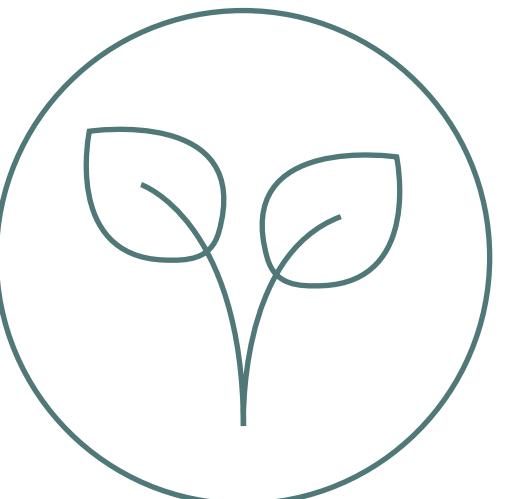
WIRED SCORE PLATINUM

Providing resilient and best in class digital connectivity



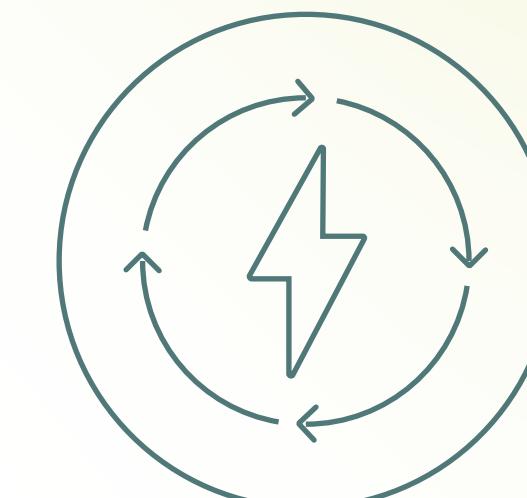
BREEAM CERTIFICATION

BREEAM Excellent rating is targeted



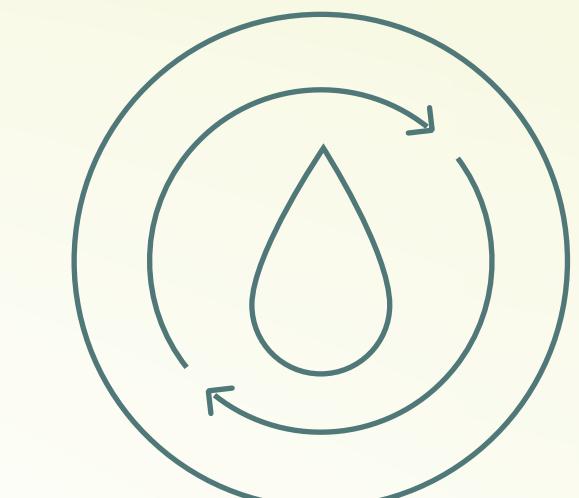
ALL ELECTRIC BUILDING

Scheme utilises energy efficient low and zero carbon technologies



SUSTAINABLE ELECTRICITY PROCUREMENT

Affordable and sustainable electricity supply, helping achieve net zero carbon in operation



WATER SAVING MEASURES

Achieving a 55% improvement in water consumption



SUSTAINABLE TRANSPORT

330 dedicated cycle spaces and premium changing facilities

CONTACT

FOR MORE INFORMATION PLEASE CONTACT



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DEVELOPED BY



OAKTREE

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