
London's Largest Purpose-Built Life Sciences Development

TRIBECA—LONDON

Life & Science—Connected

Life & Science—Connected



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Tribeca is the largest
purpose-built life sciences
development in London.

01

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Discovery

Development Overview

02

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Connected

The Location

03

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Life & Science

The Buildings

04

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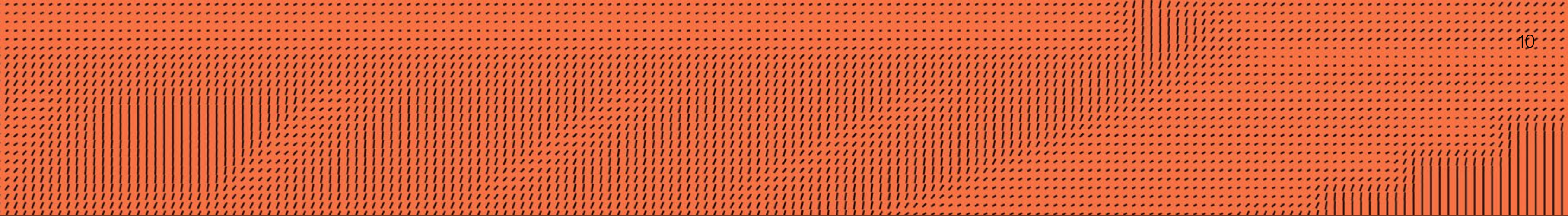
Sustainability

ESG

05

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Contact



01 ————— Discovery

A landmark quarter at the heart of London's biotech cluster.

Featuring c. 1 Million sq ft of state-of-the-art laboratories and associated workspace, significant retail / F&B and apartments, over five buildings.

Inspired by the vernacular of the area's industrial past, but designed to deliver modern, flexible space alongside vibrant restaurants and high quality public realm, sitting on Regent's Canal.

Tribeca creates a new community, where occupiers can collaborate and innovate in a contemporary, waterside environment.



1

Acre of public realm

180m

Waterside frontage on Regent’s Canal

LBIC/RVC

Anchored by London BioScience Innovation Centre,
wholly owned by the Royal Veterinary College

50,000 sq ft

Shops, cafés, bars & gym

600,000 sq ft

Laboratory and write up space

New Bridge

Pedestrian/cycle connection to Coal Drop Yards
and King’s Cross

London’s Largest

Purpose-built life sciences development

Tribeca London blends cutting-edge science with sophisticated city living. Under the lab coat, a life in colour.

Cross the canal into Tribeca and see science come to life, and life come to science. This landmark waterside quarter at the heart of the biotech cluster features one million square feet of state-of-the-art laboratories, offices and apartments. Step outside to boutiques, bars and restaurants spilling onto leafy streets and squares. At Tribeca London it's easy to breathe life into great ideas.

1 — Apex

Total Building GIA: 112,341 sq ft
Typical Floor GIA: 16,087 sq ft

Delivery: January 2024

2 — Reflector

Total Building GIA: 195,834 ft²
Typical Floor GIA: 19,693 ft²

Delivery: July 2025

3 — Assembly

Total Building GIA: 274,148 sq ft*
Typical Floor GIA: 29,278 sq ft

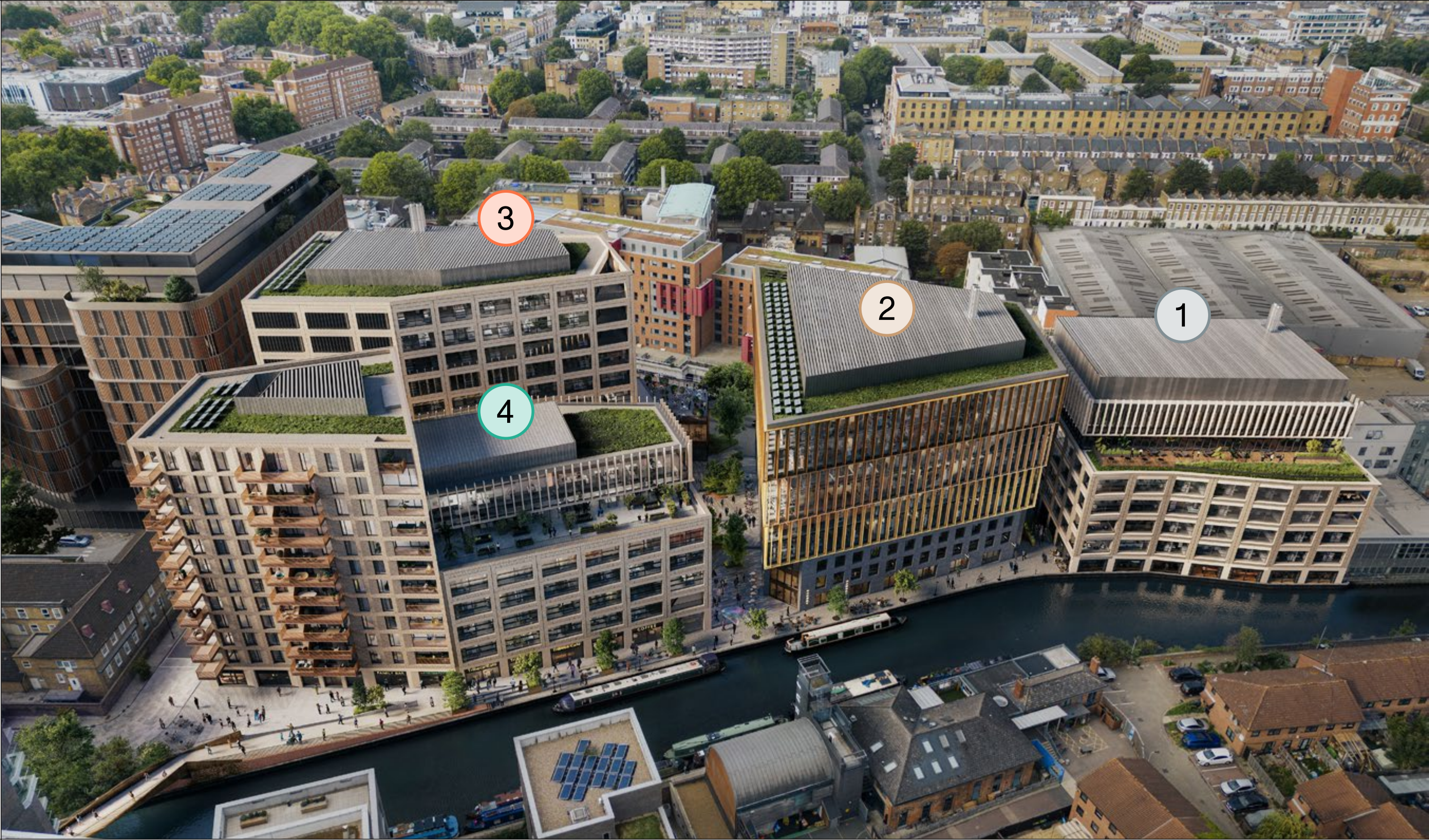
Delivery: December 2025

4 — Connector

Total Building GIA: 67,083 sq ft*
Typical Floor GIA: 10,452 sq ft

Delivery: December 2025

*
Shared basement, shared facilities
and Laboratory space GIA: 80,391 sq ft



LBIC formed a key part of the London Development Agency’s strategy for life sciences, with the objective of developing a commercial life sciences cluster around the capital’s world-class knowledge base.



Today, LBIC provides a focus for life sciences activity in the capital, offering exceptionally high standard laboratory and office facilities and a professional front door that cannot fail to impress.

Owned by the prestigious Royal Veterinary College, LBIC is home to more than 50 biotechnology and life science companies, including small start-ups and more established players.



LBIC will sit at the heart of the Tribeca ecosystem, offering exceptionally high standard laboratory and office facilities and supporting all of the occupiers.

“This expansion demonstrates our commitment to addressing the continuing need for high quality grow-on space for innovative young bioscience companies in London. The LBIC team, supported by the RVC, has been at the forefront of providing best-in-class facilities at the heart of the capital for over two decades now and our partnership with Reef will be key to the next exciting phase of our growth.”

Rich Ferrie
CEO at LBIC

London Bioscience Innovation Centre (LBIC) Services

LBIC have leased part of the Apex building and will provide a variety of laboratory specialist services to the remainder of the estate as outlined below, subject to LBIC terms, conditions and agreement:

- Glassware cleaning and sterilisation
- Media sterilisation
- Provision of deionised water
- Provision of dry ice
- Maintenance of gas supplies – standard supplies such as CO2 and N2 as well as specialised gases such as argon, oxygen etc
- Management of liquid nitrogen supplies
- Waste management – including clinical waste, offensive, solvent, WEEE and all associated licences and consignment paperwork
- Lab coat laundry
- Maintenance of safety cabinets/fume hoods
- Assistance with outgoing courier services and specialised packaging
- Annual pipette servicing
- Specialist training for use of gases, liquid nitrogen etc
- Solvent and hazardous waste



Purpose-built state-of-the-art laboratory
space at the heart of London's biotech cluster.
View of Regent's Canal from the Reflector.



02 ————— Connected

—— At the Heart of the The Knowledge Quarter

An Unrivalled Talent Pool

Over 1,500 world-leading scientists, engineers and experts across all biomedical science disciplines.



A Network of Spaces

Over 50 life sciences, biotech and diagnostic companies, including two of the world's top 12 universities in these fields.

A Hub for Innovation

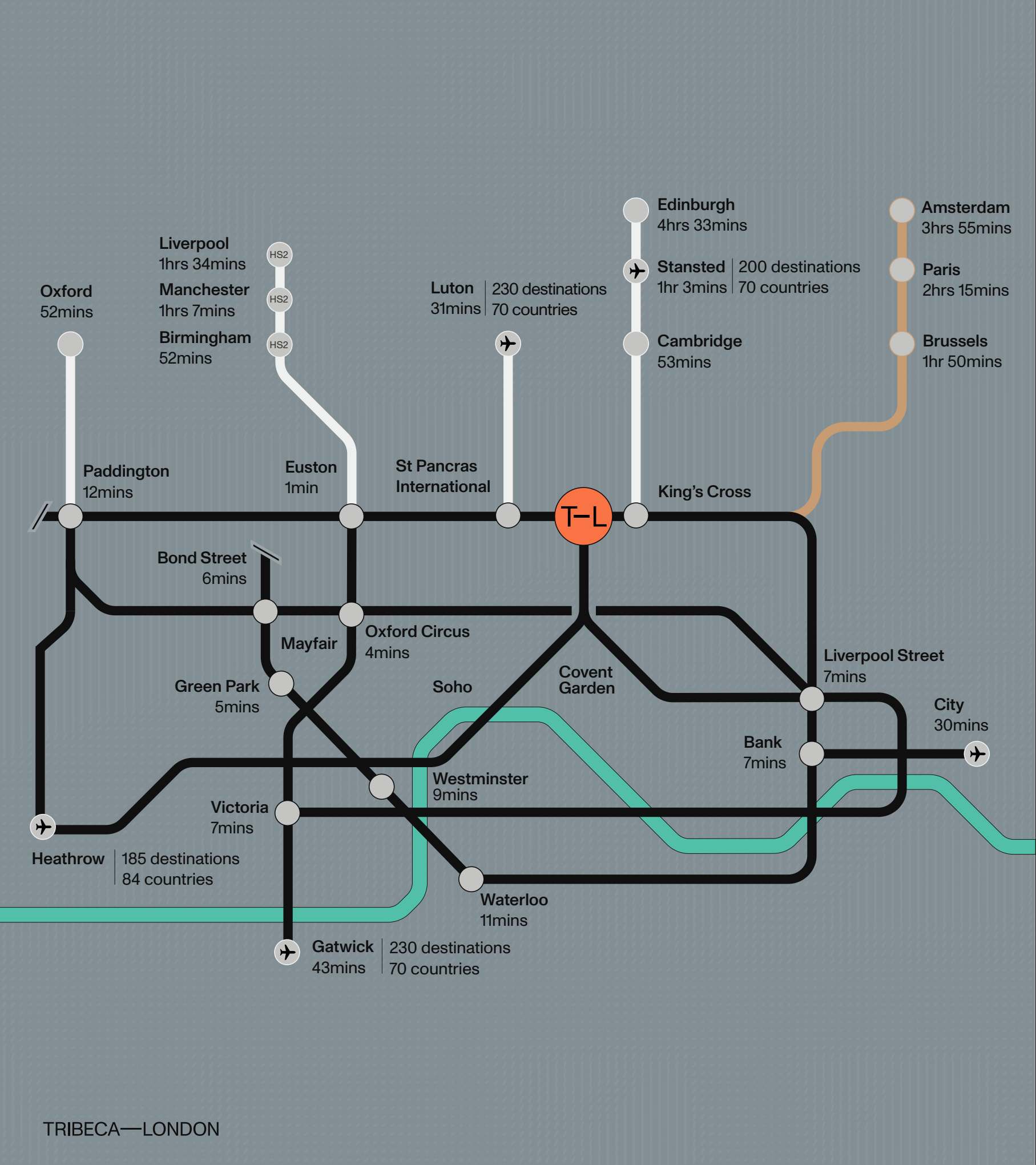
A talent pool across specialisms in Data Science, AI and Machine Learning.





Complete Connectivity

Tribeca London is at the heart of London's Knowledge Quarter. Here, thousands of commercial innovators and academics in bioscience and advanced technology collaborate and compete, powering the future of the UK economy. All within a seven-minute walk of Tribeca London are Merck, GSK, Meta, Google, the Francis Crick and Alan Turing Institutes, UCL, the London BioScience Innovation Centre and the British Library.



Biotech Cluster

All within a few minutes walk



UCL



Google/
DeepMind



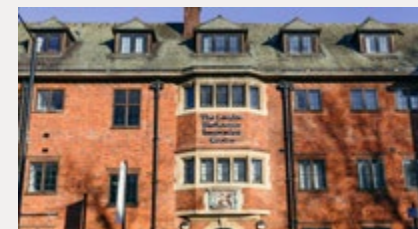
The Alan
Turing Institute



British Library



London
BioScience
Innovation
Centre



The Francis
Crick Institute



Moorfields
Eye Hospital



Meta

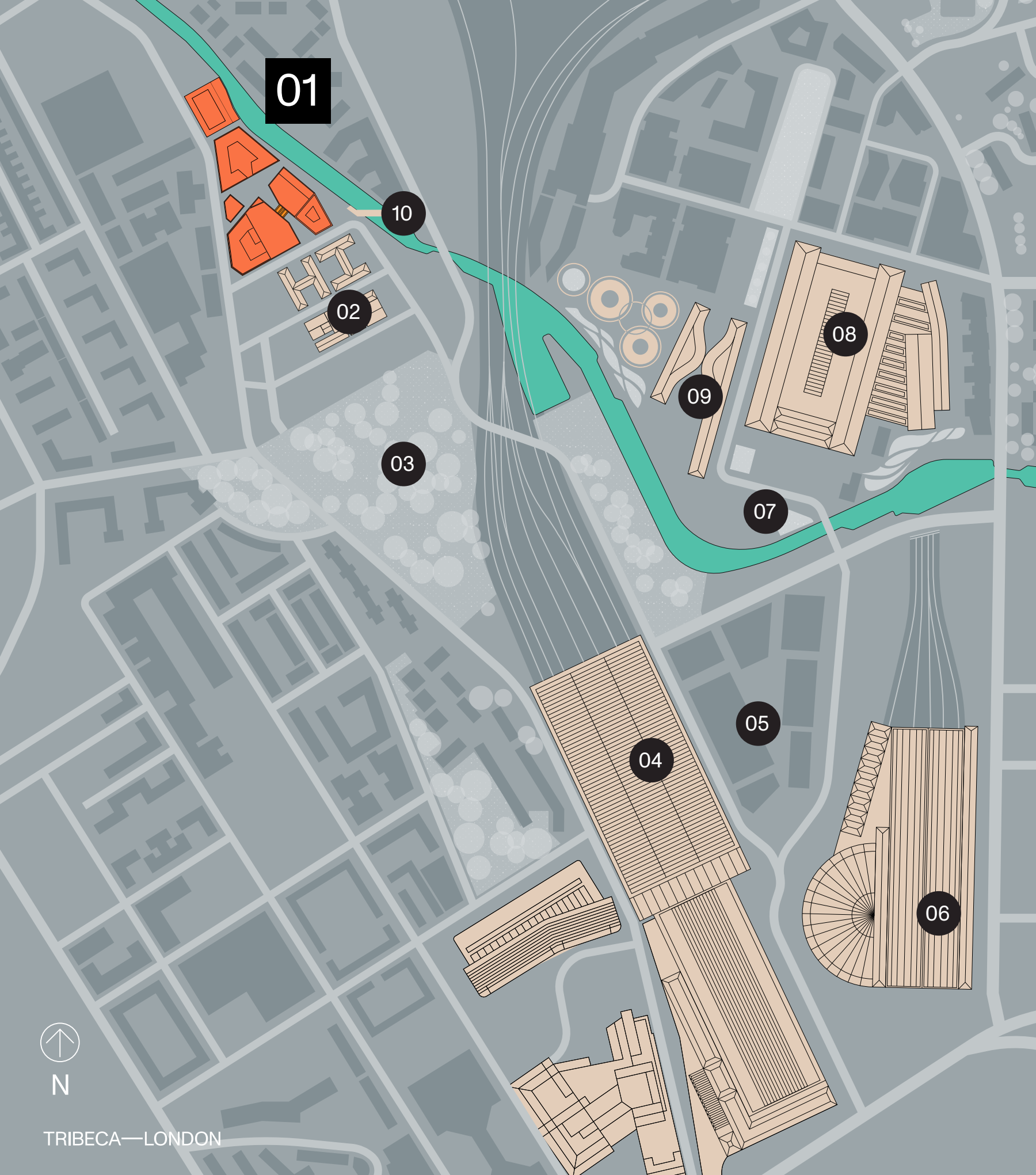


Royal
Veterinary
Collage



— In an Area full of Activity

Within 15 minutes walk

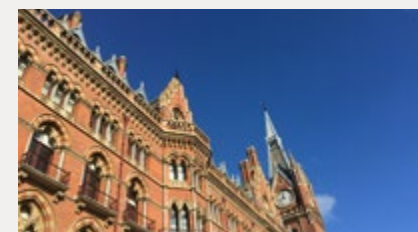


TRIBECA—LONDON

01
Tribeca



02
St Pancras
Hospital



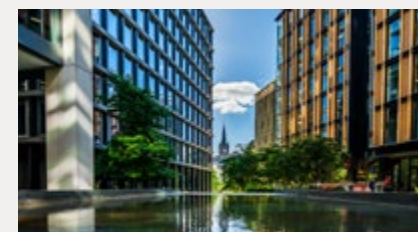
03
Gardens,
Parks & Nature
Reserve



04
St Pancras
International
Station



05
Pancras Sq



06
King's Cross
Station



07
Granary
Square



08
Central Saint
Martins



09
Coal Drops
Yard

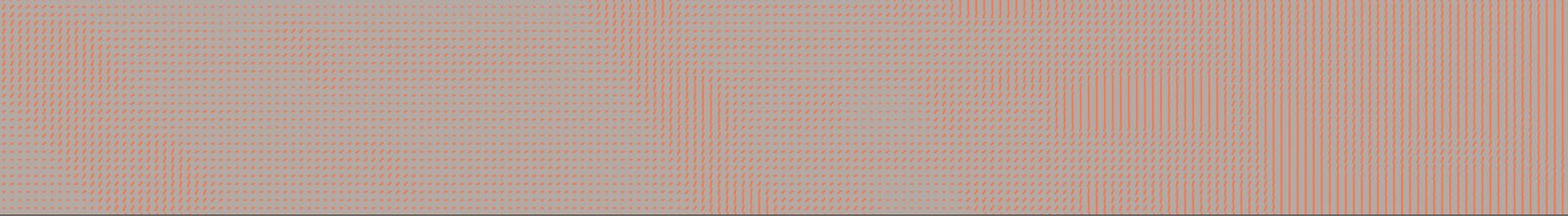


10
New Bridge



Parallel view of the site —
across from Regent's Canal

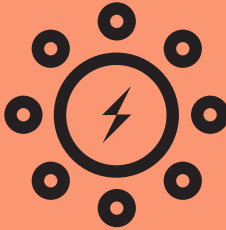
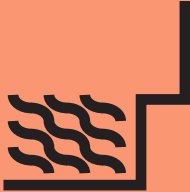
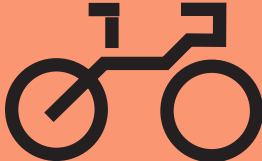
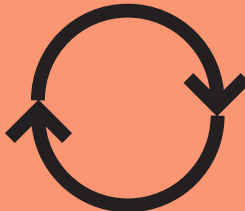
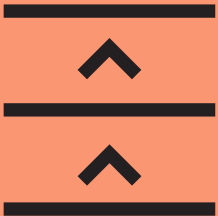




03 ————— Life & Science

Specification Overview

Lab-ready & Purpose-built Laboratory Spaces

	Multiple fume cupboard locations per floor with extraction to atmosphere.		Up to 65% of the Net floor area ready to support lab use with 6 air changes per hour (ACH).		Power 152W/m2		Backup power generator for laboratory essential power.		Canalside accommodation, private balconies, roof terraces and beautifully landscaped public realm amenities.
	Single/multi-tenant demise options per floor.		Wiredscore Platinum certified and pre-wired for high speed internet with connections up to 10GB.		On site shared lab services available including autoclave, lab gases and Cat5 Water.		Secure indoor and outdoor delivery bays and dedicated 2,500kg goods lifts.		Generous onsite cycle storage and changing facilities.
	Laboratory gas tank and bulk storage space provision.		Laboratory drainage provision throughout to allow flexible fitouts.		New pedestrian and cycle bridge connecting Tribeca to Coal Drops Yard, Granary Square and all the amenities at the heart of the Kings Cross development.		Net-Zero Carbon in operation development commitment, with 100% renewable energy supply and annual offset of verified residual carbon.		Containment Level 2 (CL2) Laboratory plant and riser fitout options.
	Enhanced laboratory floor to floor heights of 4.0m and Apex: 3.85m		Floor loading = 5kN / sqm		Majority of floor vibration frequency less than RF=1				

Apex

Accommodation

Total Building GIA : 112,341 sq ft
Typical Floor GIA : 15,087 sq ft

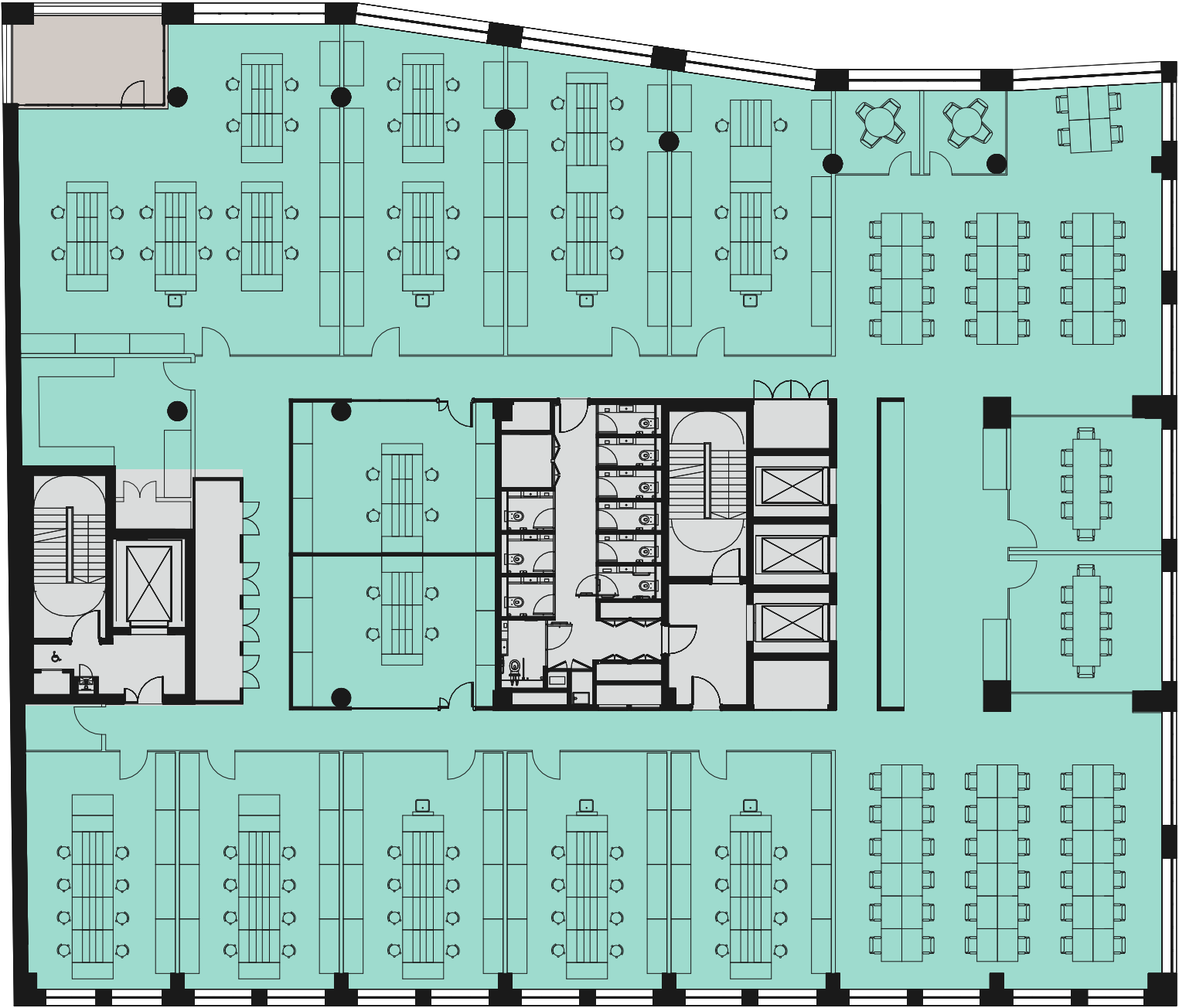
Key Points

- Completes January 2024.
- Typical office/lab floor to floor height of 3.85m.
- Ground floor accommodation could be separated and let as retail or restaurants if not required for office/lab use.



Typical Floor

	Area GIA (sq ft)	Balcony/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	15,065	145
Level 1	15,084	145
Ground Floor	15,071	–
Basement	13,639	
Total	112,341	



Not to Scale



Reflector

Accommodation

Total Building GIA : 195,834 sq ft
Typical Floor GIA : 18,937 sq ft

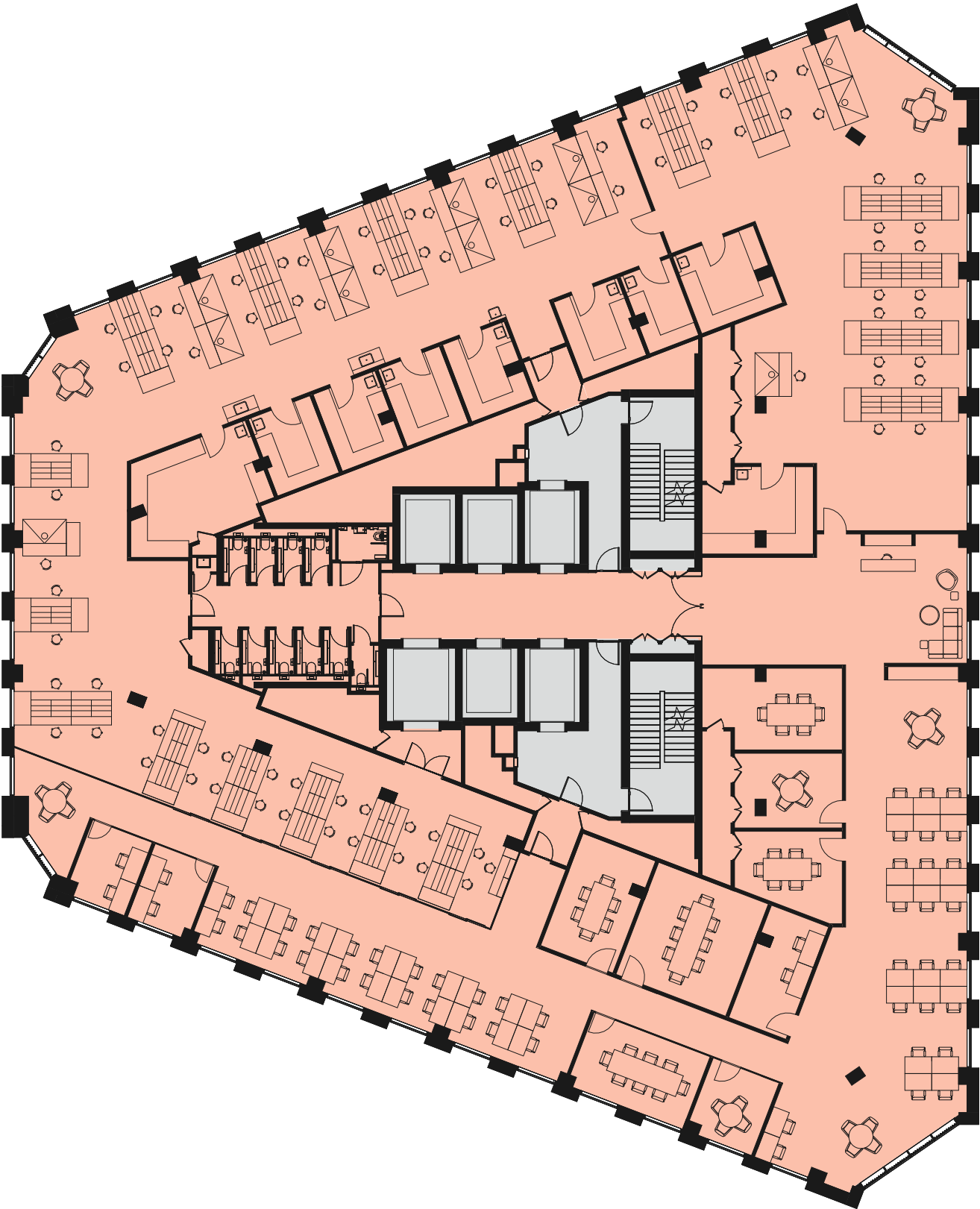
Key Points

- Completes summer 2025.
- Typical lab/write up floor to floor height of 4.00m.
- Opportunity for designated lab floors with increased floor height.
- Secure indoor loading bay.
- Building entrances open onto a new square and canal frontage for immediate amenity space.



Typical Floor

Area GIA (sq ft)	
Level 8	20,462
Level 7	20,462
Level 6	18,693
Level 5	18,693
Level 4	18,937
Level 3	18,937
Level 2	18,067
Level 1	15,511
Ground Floor	17,836
Basement	26,236
Total	195,834



Not to Scale



Assembly, Connector & The Platform

Assembly & Connector Accommodation

Connector

Total building GIA : 67,083 sq ft
Typical Floor GIA : 10,452 sq ft

Assembly

Total building GIA : 274,148 sq ft
Typical Floor GIA : 29,278 fsq ft

The Platform Accommodation (Retail/F&B)

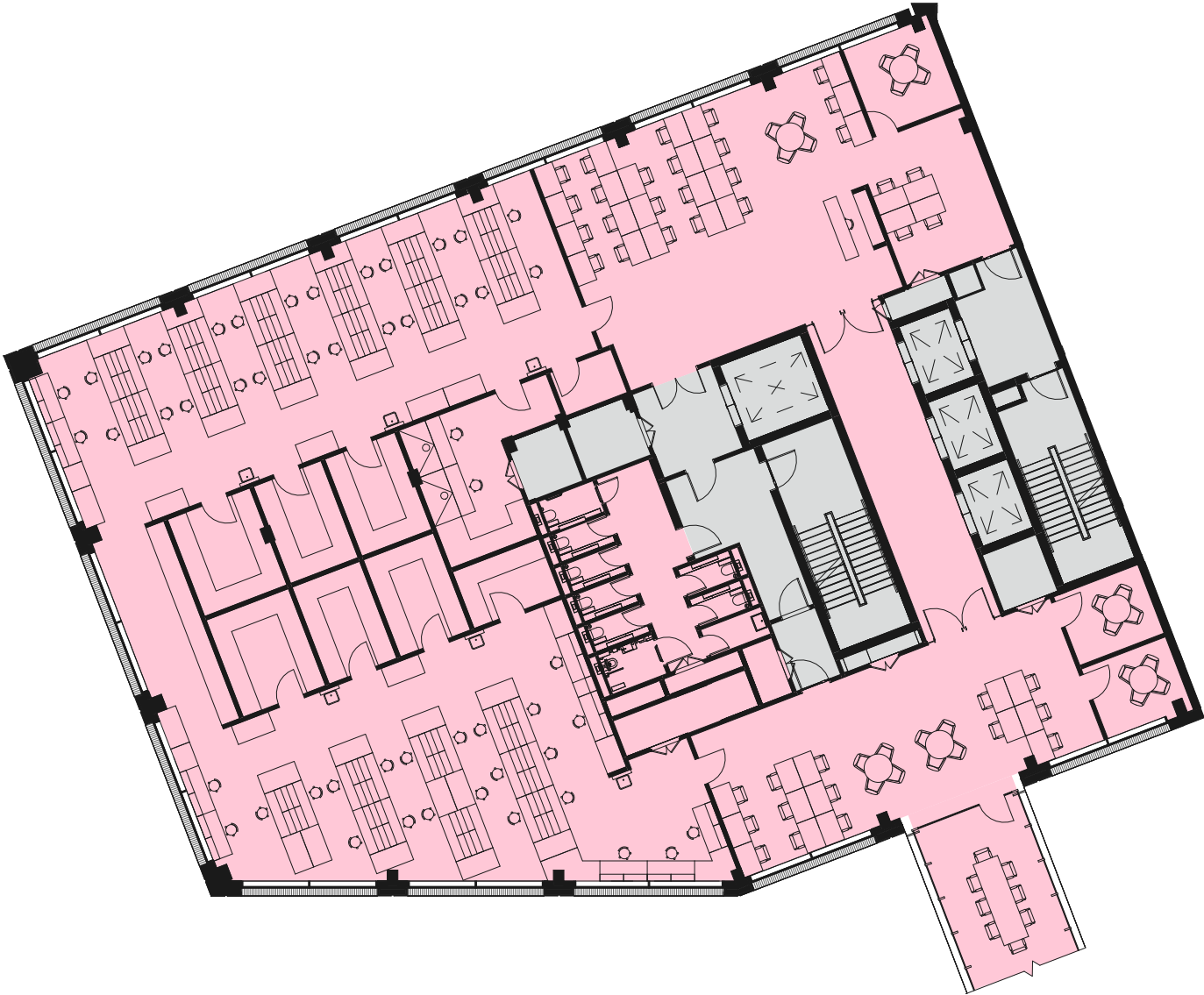
Total Building GIA : 8,536 sq ft
Typical Floor GIA : 2,594 sq ft

Key Points

- Completes summer 2025.
- Typical floor to floor height of 3.85m.
- Assembly and Reflector buildings are connected by bridges at the uppers floors and on the basement level.
- Large basement that can connect to Plots A&B.
- Building entrances open onto new square and canal frontage for immediate amenity space.

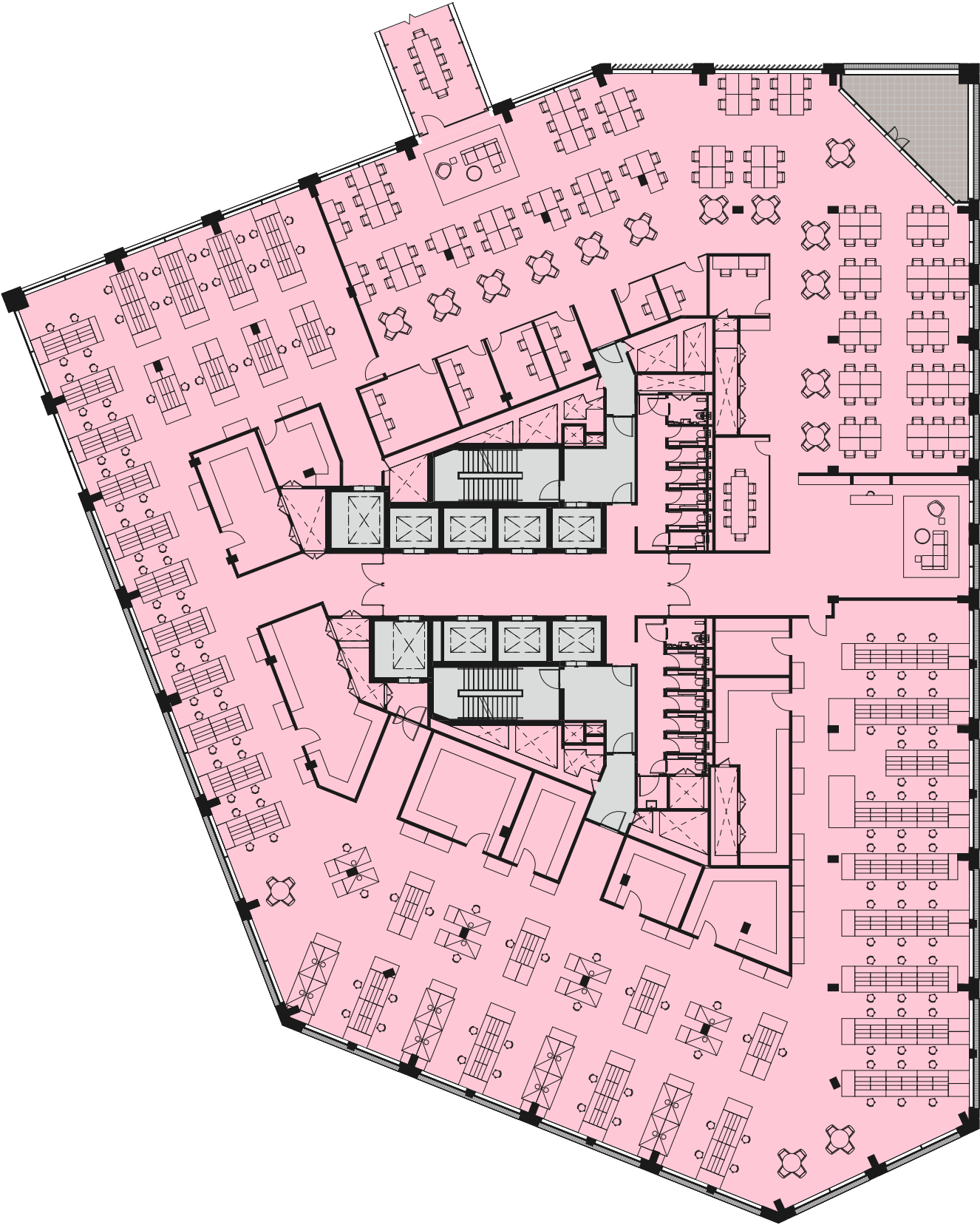


Connector	Area GIA (sq ft)		Balcony/Terrace (sq ft)
Typical Floor	Level 6	7,293	—
	Level 5	7,293	2145
	Level 4	10,699	—
	Level 3	10,452	—
	Level 2	10,699	—
	Level 1	10,452	177
	Ground Floor	10,195	
	Total	67,083	

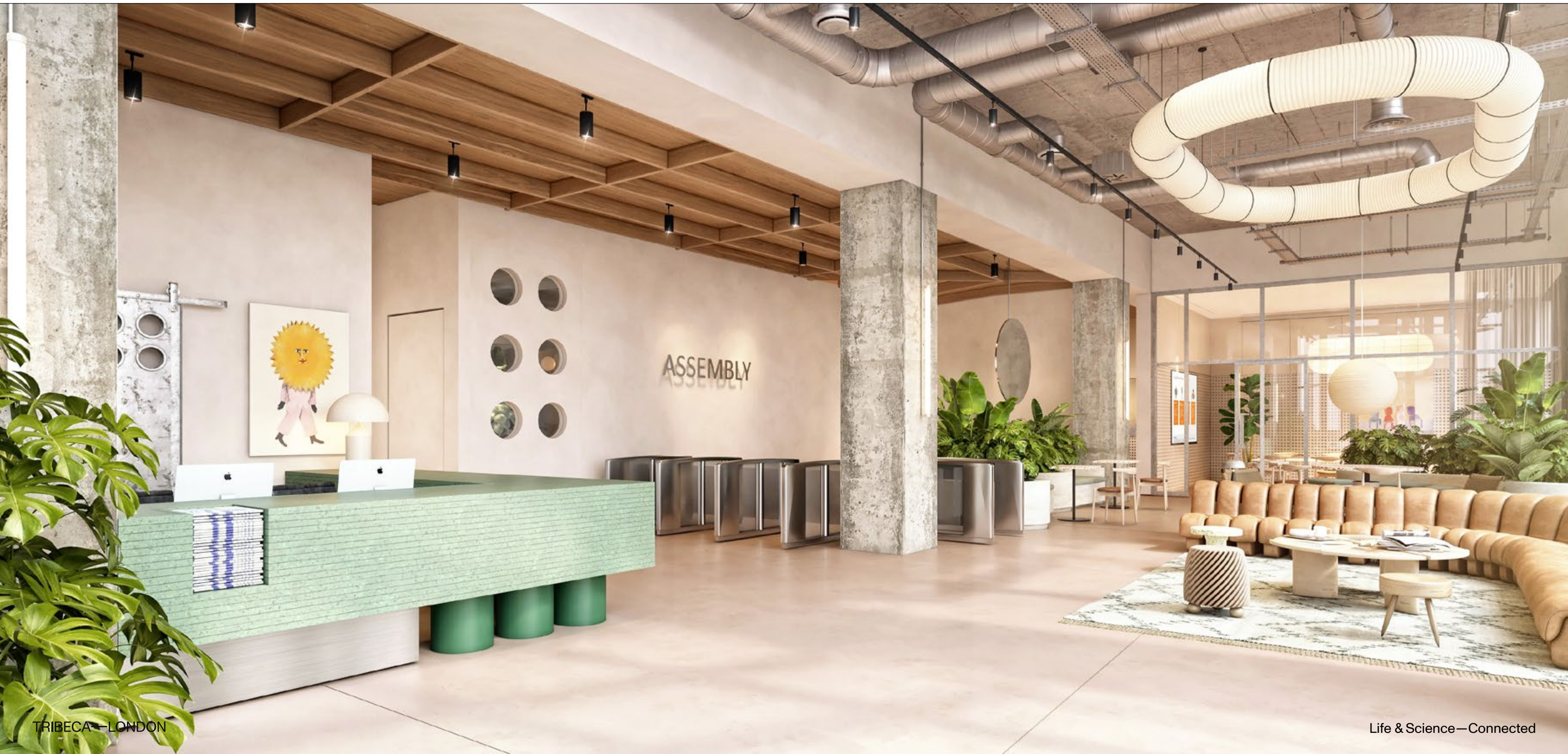


Not to Scale

Assembly	Area GIA (sq ft)		Balcony/Terrace (sq ft)
Typical Floor	Level 10	15,048	365
	Level 9	15,048	365
	Level 8	15,844	1775
	Level 7	27,951	600
	Level 6	27,951	600
	Level 5	28,414	600
	Level 4	29,278	230
	Level 3	29,278	230
	Level 2	29,278	230
	Level 1	28,309	—
	Ground Floor	27,749	—
Total		274,148	



Not to Scale



04 — Sustainability

— Beyond ESG

We want Tribeca London to make a lasting positive contribution to community and environment. Responsible decision-making will be central to every stage of the Tribeca development. From design to planning, construction and occupancy, environmental and social value are the golden threads running through the development process.



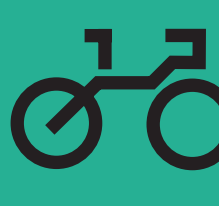
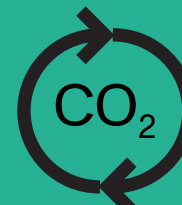
Our built environment has an enormous role to play in combating climate change. Buildings are responsible for approximately 40% of the world's carbon emissions. To meet our net-zero pledges, new developments have to be as sustainable as possible.

All occupiers will align to the Tribeca Social Charter, ensuring that the impact that Tribeca has on the community is one that is considered and impactful, and providing a legacy which can positively bring about change.

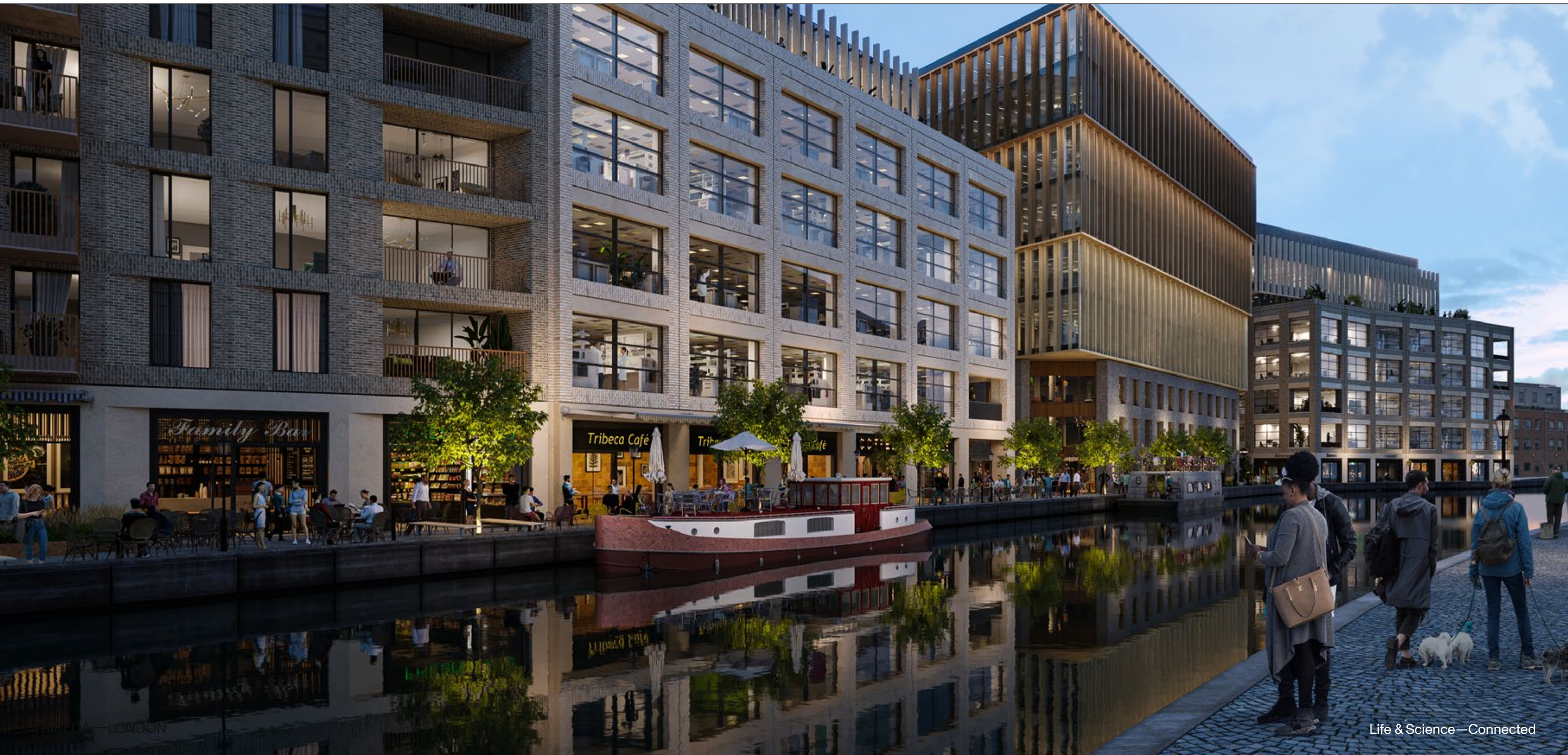


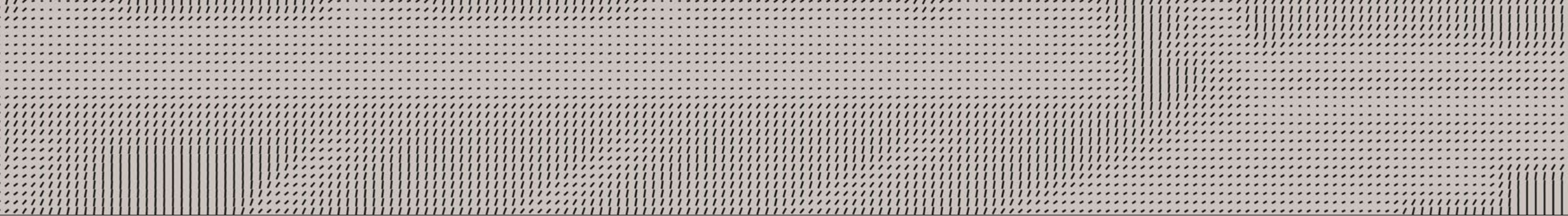
“We are very proud of the positive Environmental & Social benefits the Tribeca project will deliver. Working with our partners and project team we are committed to responsibly delivering for the future.”

BREEAM Outstanding

	A uniquely low carbon, energy efficient new life science quarter with an integrated approach to delivering local positive social impact.		Net-Zero Carbon in operation development commitment with 100% renewable energy supply and annual offset of verified residual carbon.		All electric buildings with air source heat pumps and solar photovoltaics on site renewable energy.		Generous onsite cycle storage and changing facilities to encourage sustainable transport.		Water efficient equipment, monitoring and leak detection.
	Passive design optimised to limit heat loss & solar gain and optimise the use of natural light.		Managed waste separation and recycling storage.		Automated MEP controls with smart reporting capabilities.		Flexible and adoptable building design and services to accommodate a variety of science, technology and workspace uses.		Optimised energy & carbon strategy through Be Lean, Be Clean, Be Green and Be Seen hierarchy.
	Energy efficient LED lighting with automatic and smart control enabled electric systems.		Soft Landing and post-occupancy evaluations to ensure optimised system efficiency.		Sustainable drainage attenuation on site including biodiverse blue roofs and rain water discharge into the canal.		Whole lifecycle carbon approach to design and construction to reduce upfront and embodied carbon and maximise materials reuse and recovery		

View of the Connector —
showcasing the site's active water front





05 — Information / Contact

Architects

Abell Nepp Architects

Laboratory experts recently acquired by Buro Happold, who are specialists delivering projects across biomedical, chemical, bioengineering, engineering and physics disciplines for research, diagnostic and clinical research laboratories.

Bennetts Associates

World renowned experts in the design of high quality enduring architecture, who combine expertise in urban placemaking, functionality and sustainability to create truly unique and pioneering places to live, work and play.

Perkins & Will

Having designed more than 50 million sq ft of science facilities in the past ten years, their practice has received more than 100 design awards for projects and has been recognised for their team's understanding of today's scientific environments, innovation in science and research facility planning.

Consultants

Gardiner & Theobald – Cost & Project Management

DP9 – Planning Consultants

KJ Tait – MEP Engineers

GDP Partnership – Structural Engineers

Fabrik – Landscape Architects



CBRE

Luke Hacking
+44 (0) 7951 224 060
Luke.hacking@cbre.com

Nathalie Spink
+44 (0) 7385 414 222
nathalie.spink@cbre.com

Phillip Howells
+44 (0) 7836 223 161
phillip.howells@cbre.com



Paddy Shipp
+44 (0) 7469 155 531
Paddy.Shipp@jll.com

Matthew Symons
+44 (0) 7492 059 714
Matthew.Symons@jll.com

Sarah Brisbane
+44 (0) 7769 201 458
Sarah.Brisbane@jll.com

Reef Group

Peter Langly-Smith
+44 (0) 7920 723 654
plangly-smith@reefgroup.co.uk

Stewart Deering
+44 (0) 7810 302 749
sdeering@reefgroup.co.uk



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