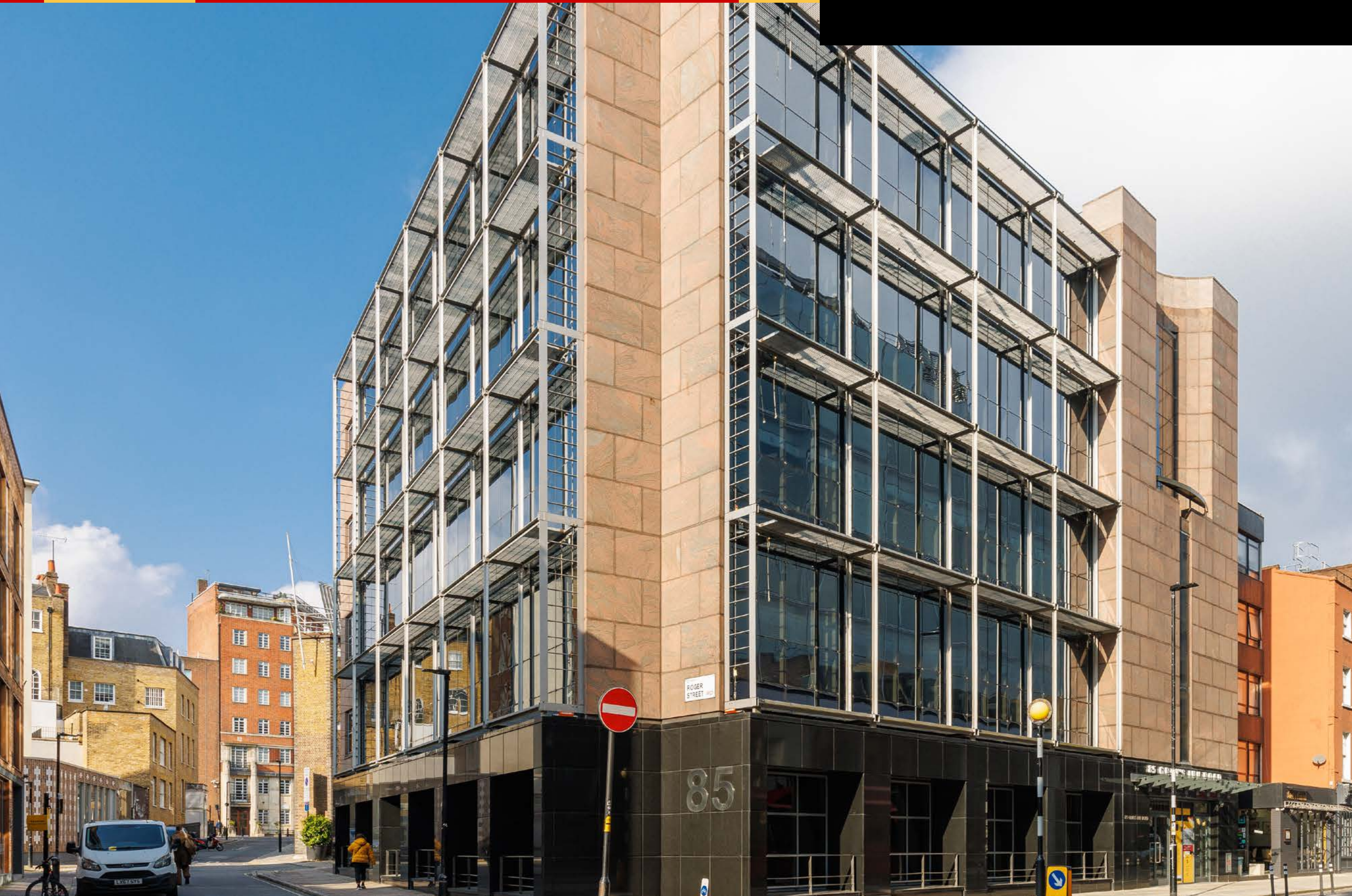


85  
GRAY'S  
INN ROAD<sup>WC1</sup>



29,000 sq ft of work and wet and dry laboratory-enabled space, embedded in the heart of London's leading life science cluster and delivered by an expert team.

**You keep asking the questions. We'll give you the right space to find answers at the first bespoke lab facility in central London. 85 Gray's Inn Road is the 'here' to your 'where?'**





## What is it?

Configured specially for the life sciences sector, 85 Gray's Inn Road is suitable for offices and both wet and dry laboratories, with every floor offered as a base shell and core for the tenant's bespoke fit out. In addition, you can find brand new communal facilities throughout the building.

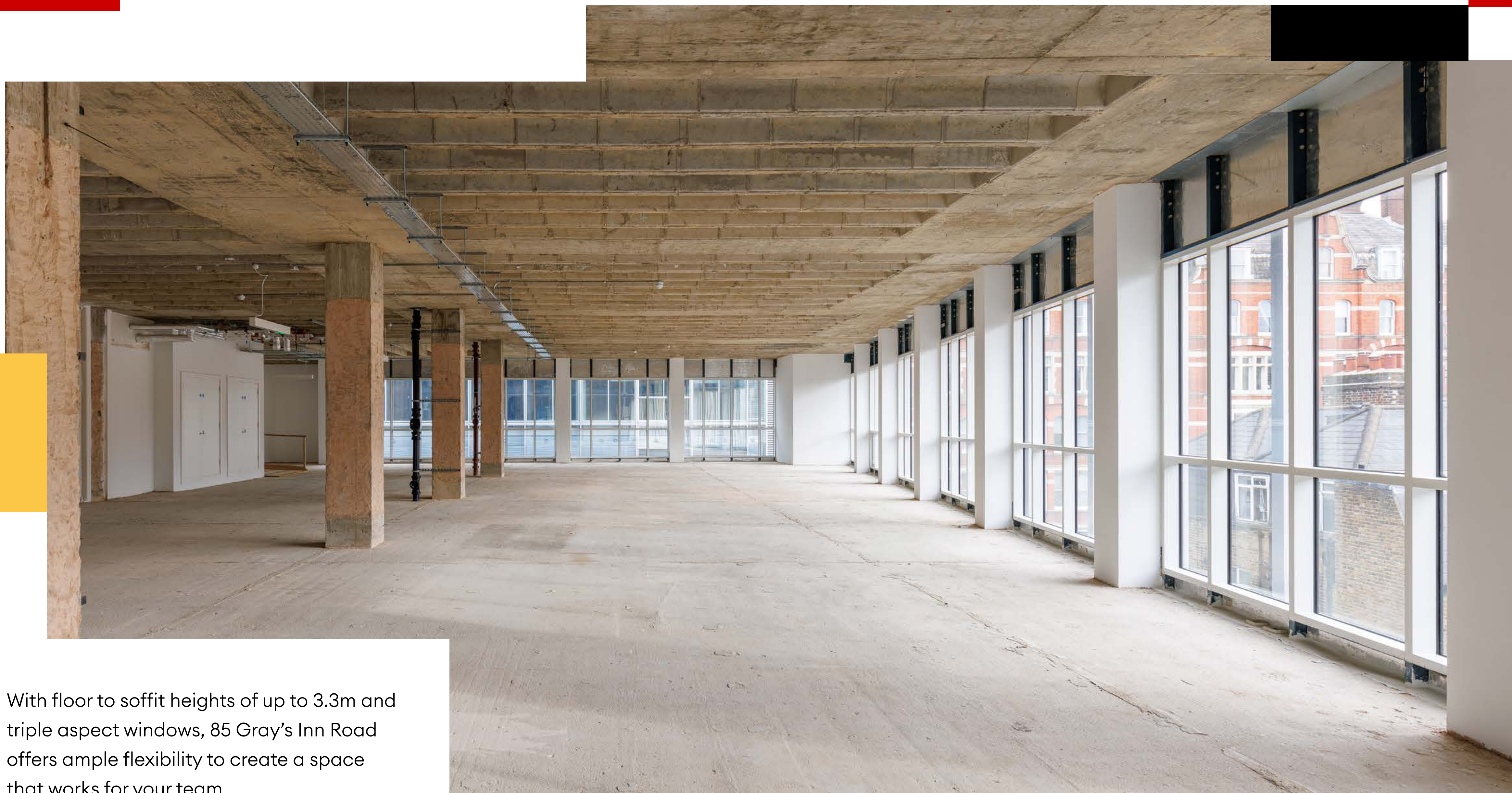


## Where is it?

Midtown is home to the capital's leading life sciences cluster, with some of the industry's greatest institutions just moments away. With the eclectic independence of Gray's Inn Road and the world-class connections of King's Cross on your doorstep, it's a prime location to attract and inspire top talent.



The newly refurbished and light filled arrival area offers the perfect conduit to your workspace and brand new end of trip facilities.



With floor to soffit heights of up to 3.3m and triple aspect windows, 85 Gray's Inn Road offers ample flexibility to create a space that works for your team.

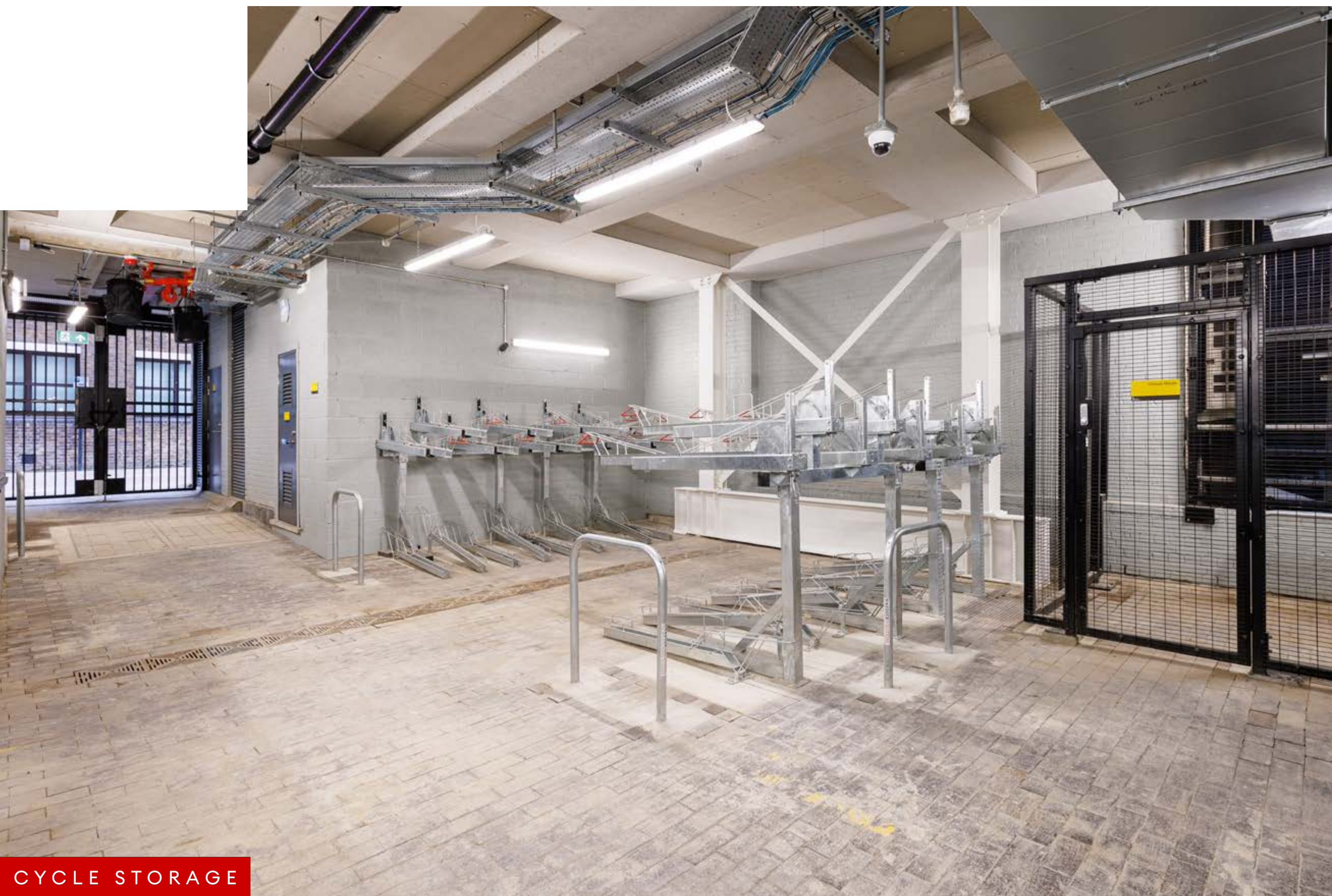




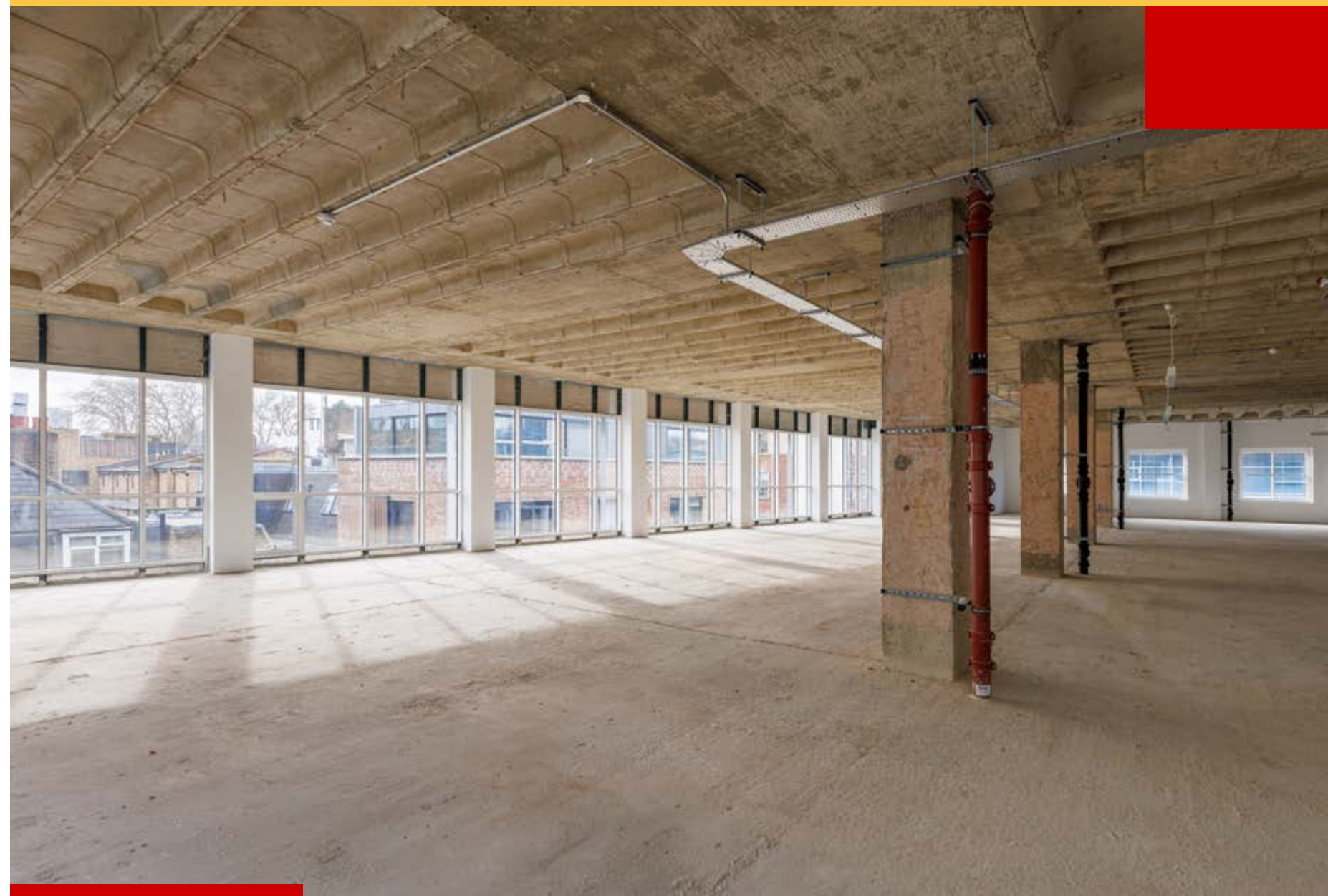
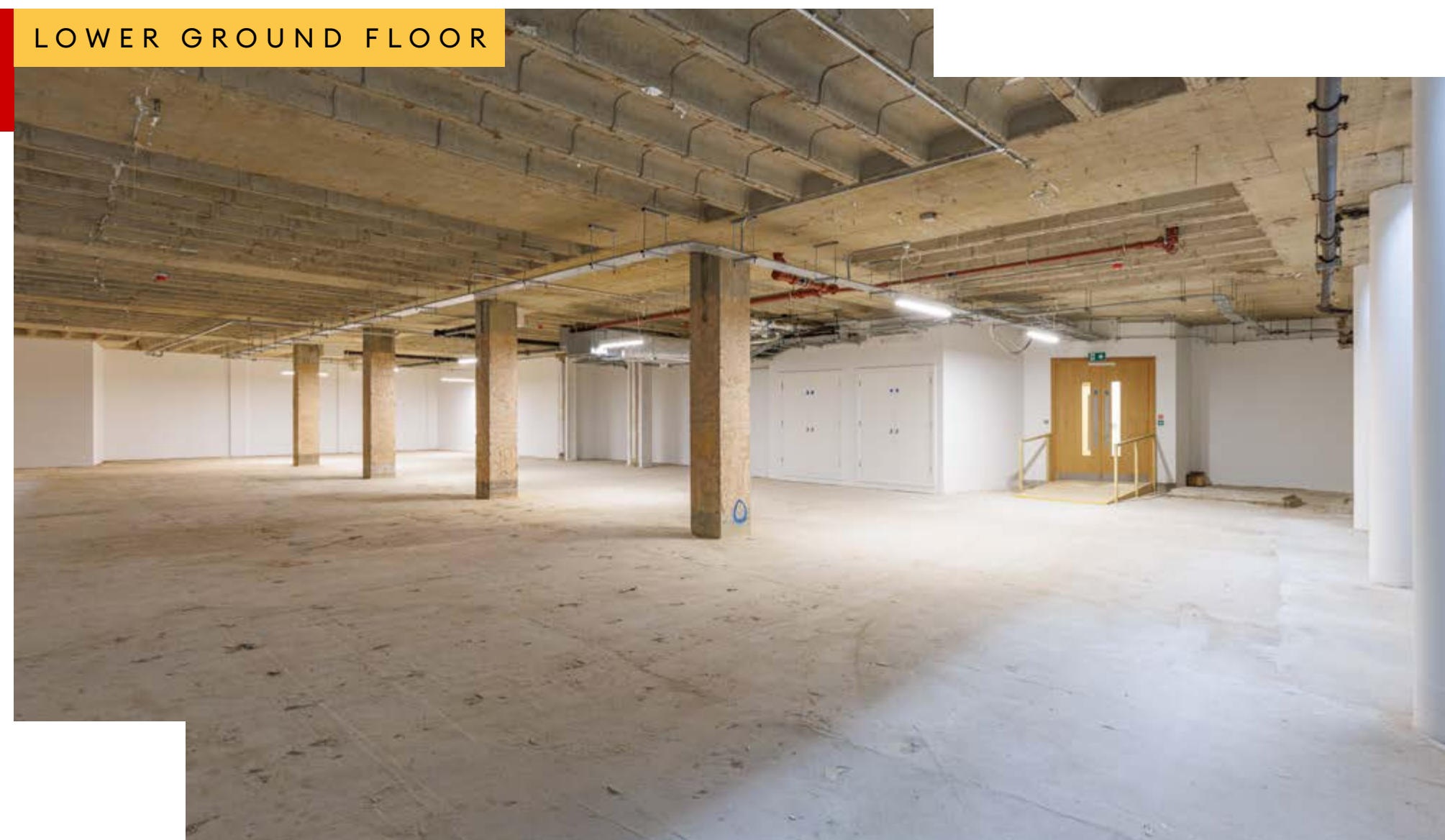
ROOF TERRACE

Enjoy a moment of calm with south facing views across the City on the building's 920 sq ft roof terrace.

LOWER GROUND FLOOR



CYCLE STORAGE



THIRD FLOOR



INDICATIVE CGI OF LAB SPACE



INDICATIVE CGI OF LAB SPACE

OVERVIEW



WCS



SHOWERS

STAIRWELL





# How big is space?



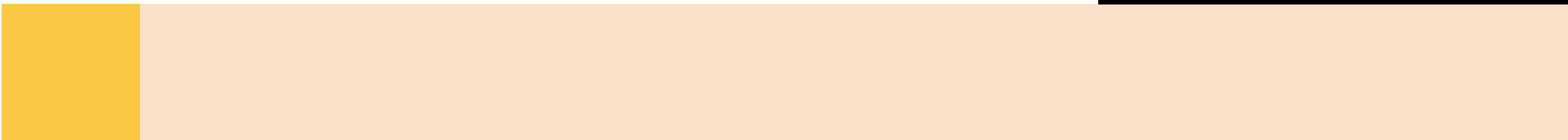
Floor

Sq ft

Sq m

<b>Total workspace</b>	29,738	2763	
------------------------	--------	------	--

Areas are NIA and subject to on-site verification.



# Floorplan

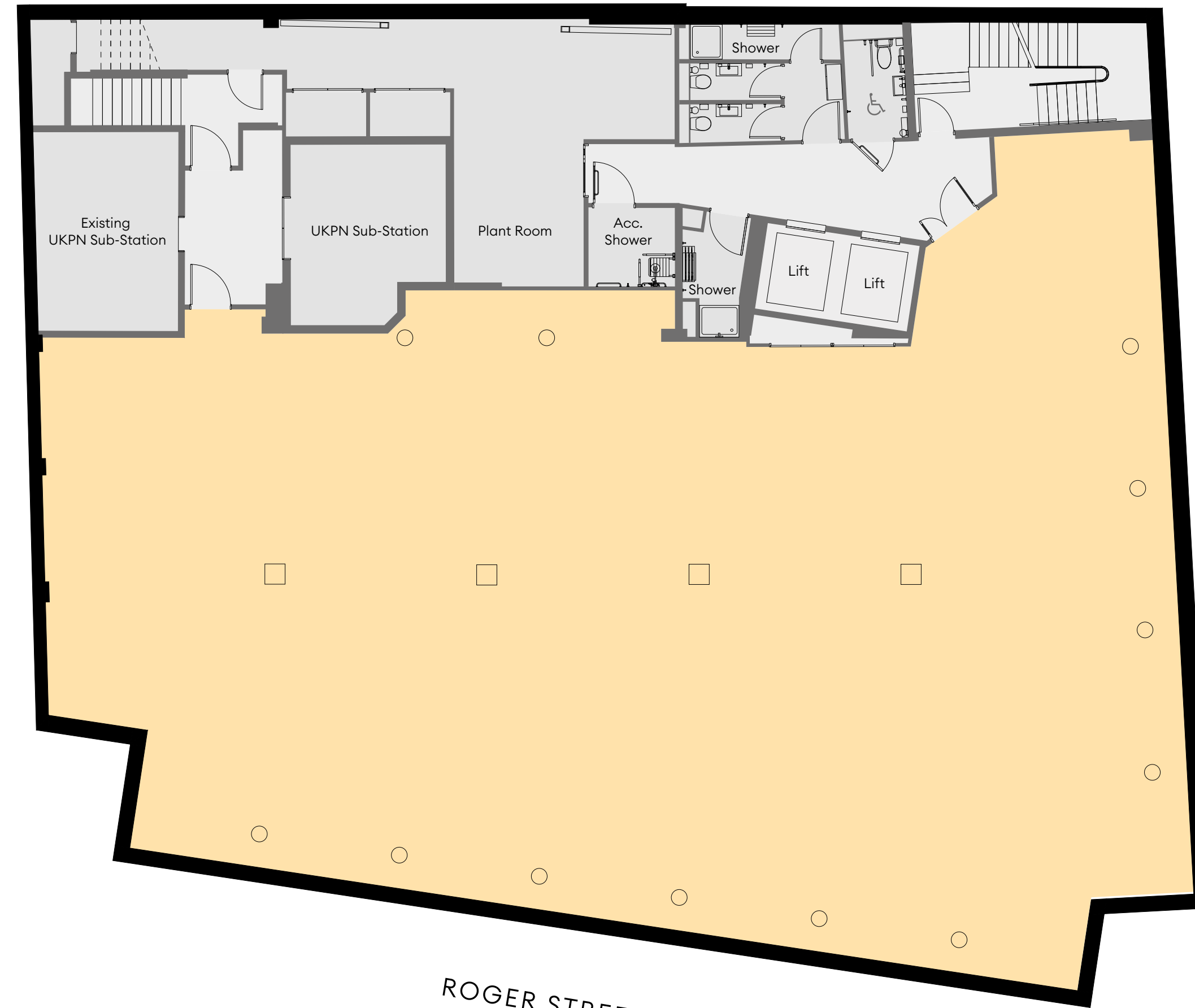
## Lower ground

- Workspace
- Core

### WORKSPACE

4,769 sq ft | 443 sq m

BROWNLOW MEWS



GRAY'S INN ROAD

ROGER STREET



# Floorplan

## Ground Floor

- Workspace
- Secure Courtyard
- Core

### WORKSPACE

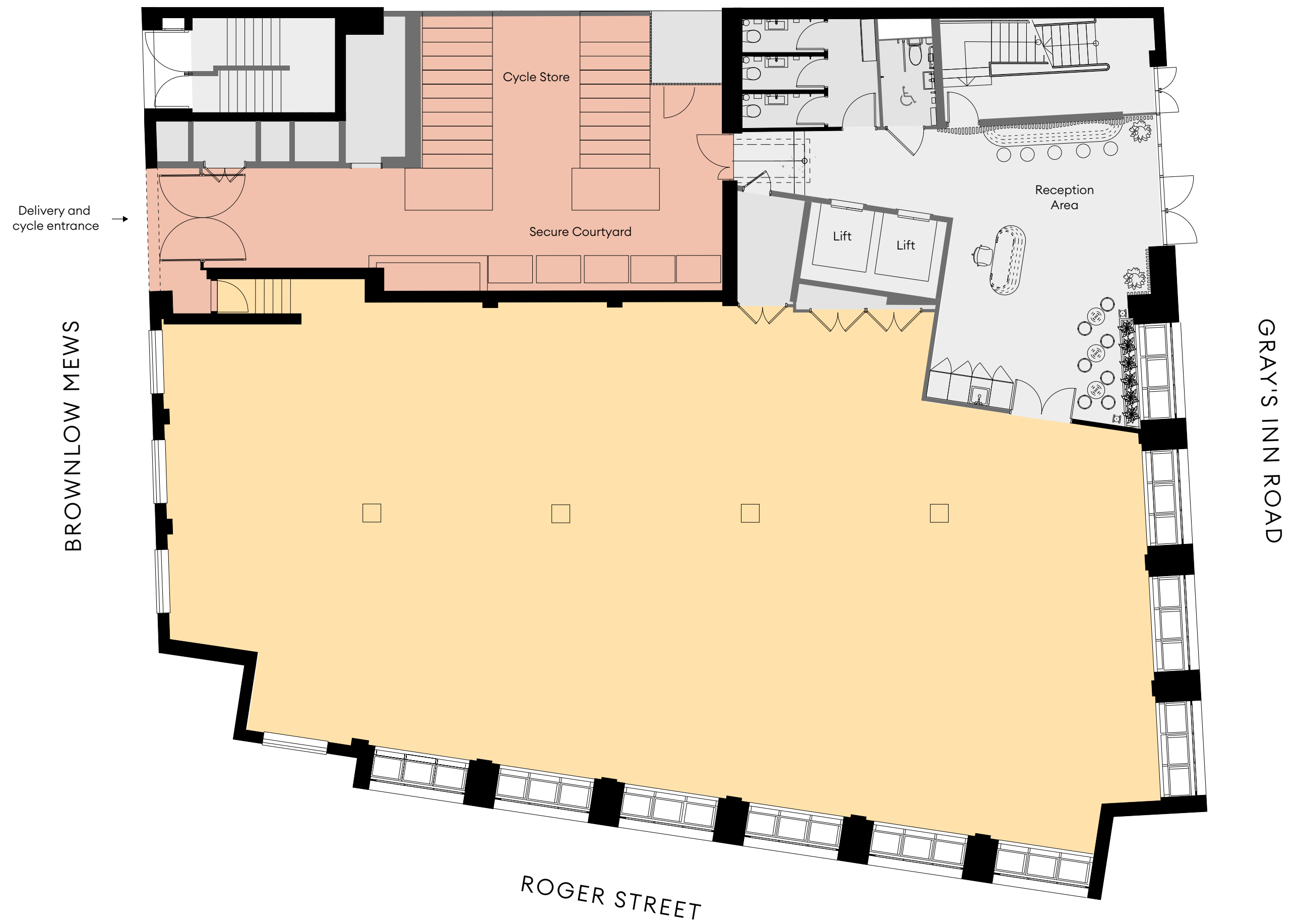
3,846 sq ft | 357.3 sq m

### RECEPTION

512 sq ft | 47.6 sq m

### COURTYARD

802 sq ft | 74.5 sq m



# Floorplan

## First Floor

- Workspace
- Core

### WORKSPACE

5,075 sq ft | 471.5 sq m



# Spaceplan

## First Floor

- Workspace
- Core

### WORKSPACE

5,075 sq ft | 471.5 sq m



# Floorplan

## Second Floor

- Workspace
- Core

### WORKSPACE

5,274 sq ft | 490 sq m

BROWNLOW MEWS



GRAY'S INN ROAD

ROGER STREET



# Floorplan

## Third Floor

- Workspace
- Core

### WORKSPACE

5,261 sq ft | 488.8 sq m

BROWNLOW MEWS



# Floorplan

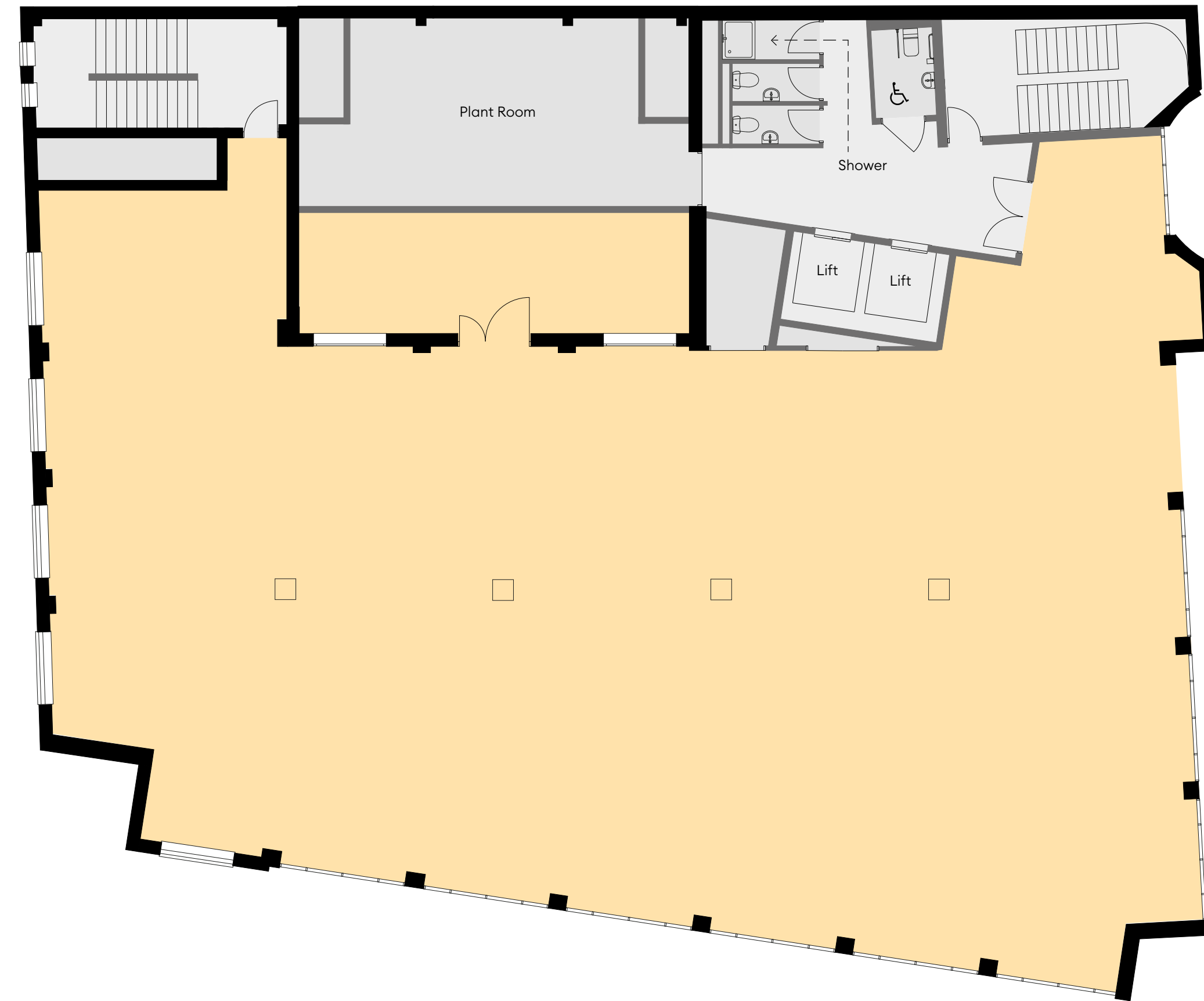
## Fourth Floor

- Workspace
- Core

### WORKSPACE

5,001 sq ft | 464.6 sq m

BROWNLOW MEWS



GRAY'S INN ROAD

ROGER STREET



# Floorplan

## Fifth Floor

- Terrace
- Core

### TERRACE

1,092 sq ft | 101.4 sq m

BROWNLOW MEWS

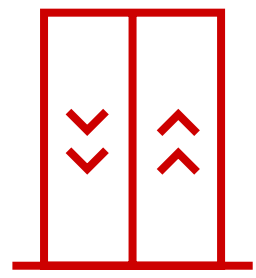


GRAY'S INN ROAD

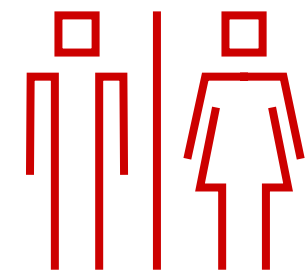
ROGER STREET

# How does it all fit together?

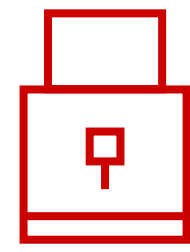
## Best in class facilities



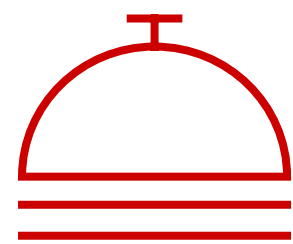
2x new 10-person passenger lifts



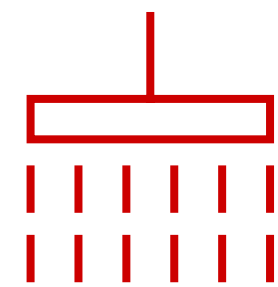
New and reconfigured WC provision on each floor  
(including accessibility)



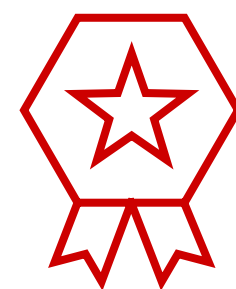
Large secure courtyard for deliveries



Reception concierge services on multi-occupancy

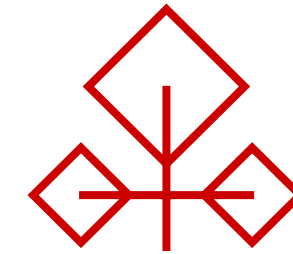


Six new showers and changing facilities across five floors

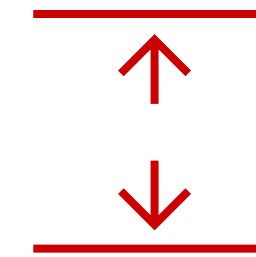


WiredScore Platinum

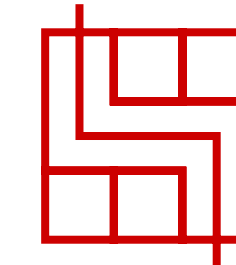
## Lab configured



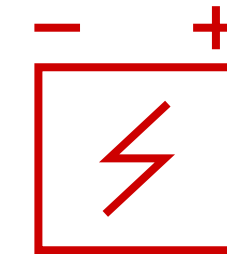
Dedicated plant with extract to air capability



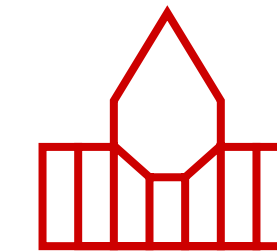
Up to 3.3m floor-to-ceiling heights  
(with minimum services zone 750mm suitable for laboratory)



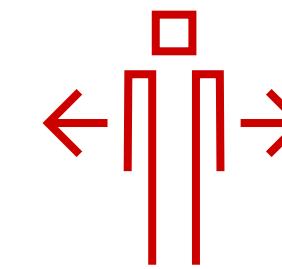
Flexibility for a range of technical fit outs



460 kVA of dedicated power supply

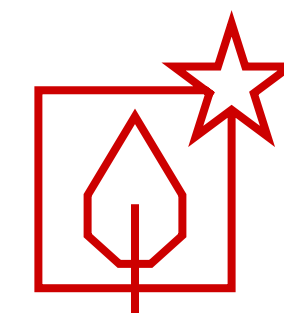


Laboratory standard drainage

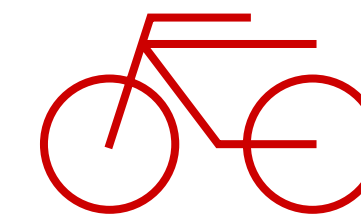


Up to 1:10 sq m occupancy density

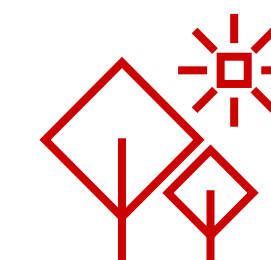
## Greener living



Targeting BREEAM 'Excellent'



38 cycle spaces



920 sq ft landscaped roof terrace

# What will our impact be?

85 Gray's Inn Road sits in the centre of the heart of London's Knowledge Quarter who actively work to improve the area's economic, social, and environmental impact. This puts occupiers in the heart of a community advocating for a better future in a workspace developed with sustainability in mind.



**BREEAM targeting 'Excellent'**



**Minimising waste with no unnecessary fit out**



**920 sq ft roof terrace with host of green space in close proximity to building**



**Brand new end of trip facilities including 38 bike racks**



**EPC Rating B**

LOCATION

# Explore the location



# Are we part of something bigger?

85 Gray's Inn Road sits in the heart of London's most important life sciences hub, with first-class amenities, easy access to top talent, and quick connections to the rest of the UK and beyond.

106+

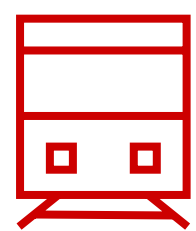
organisations actively engaged in advancement and dissemination of knowledge in a one mile radius

10%

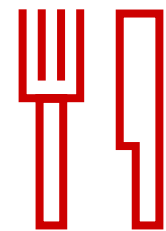
of the UK's life sciences workforce is based in London



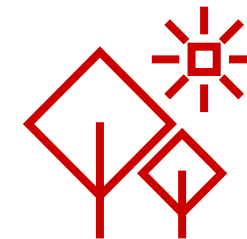
A rich network of leading universities, institutions, and R&D centres



7 stations within a 15 minute walk offering access to Crossrail, National Rail and Eurostar



2 world-famous markets within a 7 minute walk with over 50 different bespoke eateries



Surrounded by an abundance of green space and wellbeing amenities



UNIVERSITY COLLEGE LONDON



GOOGLE, KING'S CROSS



ST ANDREW'S GARDENS



KING'S CROSS STATION

LOCATION



Is there life out there?



# Can we travel through time?

Get anywhere quicker with one of the most connected locations in Europe.

Train Times



From Chancery Lane  
8 mins walk



From King's Cross St Pancras  
13 mins walk



From Farringdon  
14 mins walk



Bank  
3 mins

Oxford Circus  
5 mins

Euston  
1 min

Victoria  
8 mins

Paris  
2 hours 16 mins

Liverpool Street  
2 mins

Tottenham Court Road  
2 mins

Paddington  
8 mins

Heathrow  
38 mins

Train  From 85 Gray's Inn Road

# Can we travel through time?

Get anywhere quicker with one of the most connected locations in Europe.

Cycle Times



Santander

Farringdon  
6 mins

Blackfriars  
9 mins

6 mins

10 mins

6 mins

11 mins

9 mins

15 mins

# Can we travel through time?

Get anywhere quicker with one of the most connected locations in Europe.

Walking Times



Coram's Fields  
7 mins

Exmouth  
Market  
9 mins

Chancery  
Lane  
8 mins

Holborn  
10 mins

Lamb's Conduit  
Street  
8 mins

King's Cross  
13 mins

Leather Lane  
Market  
8 mins

Farringdon  
14 mins

Walk  From 85 Gray's Inn Road

LOCATION

# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

Great Ormond Street Hospital  
for Children

National Hospital for Neurology  
& Neurosurgery

Royal London Hospital for  
Integrated Medicine

Zayed Centre for Research

University College London

SOAS University

London School of Hygiene  
and Tropical Medicine

The Alan Turing Institute

The Francis Crick Institute

Google

UCL Centre for Neuroscience



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

**A** Royal London Hospital for Integrated Medicine

The largest paediatric centre in Europe dedicated to both clinical and basic science research.



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

**B** National Hospital for Neurology and Neurosurgery

The UK's largest dedicated neurological and neurosurgical hospital and major international centre for research and training.



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

**D** **Zayed Centre for Research into Rare Disease in Children**

Leading hub for pioneering research and treatment of rare and complex child diseases.



LOCATION

# How fast is it growing?

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## **E** University College London

Established in 1826, UCL provides world-leading research in the field of life sciences and beyond.



LOCATION

# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

## F SOAS University

Specialising in the study of Asia, Africa and the Near and Middle East, SOAS research applies a global lens to the critical issues of our time.



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

**G** London School of Hygiene and Tropical Medicine

Providing cross-disciplinary research that draws on world-leading expertise to address major public and global health challenges.



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

## I The Francis Crick Institute

A leading biomedical research institute working with organisations across academia, medicine and industry to make discoveries about how life works.



# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

## J Google

Google's first wholly owned and designed building outside of the US comprising of more than one million sq ft.



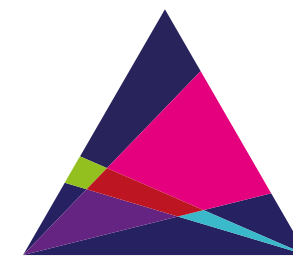
# How fast is it growing?

Year on year, life sciences is going from strength to strength, boosted by increased investment, substantial breakthroughs, and an increased emphasis on the sector in the wake of COVID-19. And London sits at the forefront of those new developments.

**K** UCL Centre for Neuroscience

A new landmark facility for UCL, the centre will bring together research scientists, clinicians and patients to create a world-class research and treatment.





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**85  
GRAY'S  
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