

THE INCUBATOR

SEVENTH FLOOR

VICTORIA HOUSE

L O N D O N

Redefining the workspace

**Supporting a strong culture,
innovation, and growth.**

Launching in March 2025. Ideal for budding and seasoned biotech innovators, the seventh floor will be a unique space to test, develop, and grow your breakthrough ideas.



Biotech innovation starts here –
where ideas ignite,
collaborations flourish, and
breakthroughs accelerate.



As entrepreneurs and investors immersed in the life sciences, we understand the unique challenges biotechs face.

Our mission is to transform how scientific entrepreneurs propel their ventures. We've cultivated an empowering ecosystem engineered for rapid growth to maximise capital efficiency.

Discover 24,000 sq ft of versatile space featuring both collaborative areas and quiet spaces, designed to adapt to your changing needs.

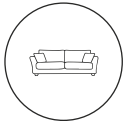
State-of-the-art equipment and tailored facilities fuel scientific innovation at every turn. When it's time to scale, expansive dedicated suites await just down the corridor.

The Pioneer VC Fund offers a powerful catalyst for the most promising life sciences start-ups, boosting research and development. We're constantly expanding our range of support to ensure you can focus on what matters most: driving innovation and achieving exponential growth.



Amenities
that Empower

Transcend the confines of the ordinary and embrace an environment that drives creativity and well-being.



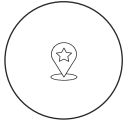
A hotel-style lobby to welcome you, your colleagues and guests



Fully equipped kitchen and tea points for convenient refreshments



Multi-use meeting rooms, adaptable to your evolving needs



Versatile event spaces, perfect for launches and celebrations



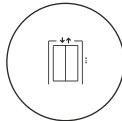
Pristine shower facilities, ensuring you're always ready to conquer the day



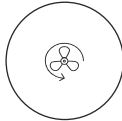
Secure bike storage, keeping your commute convenient



A vibrant ground floor café with quality refreshments



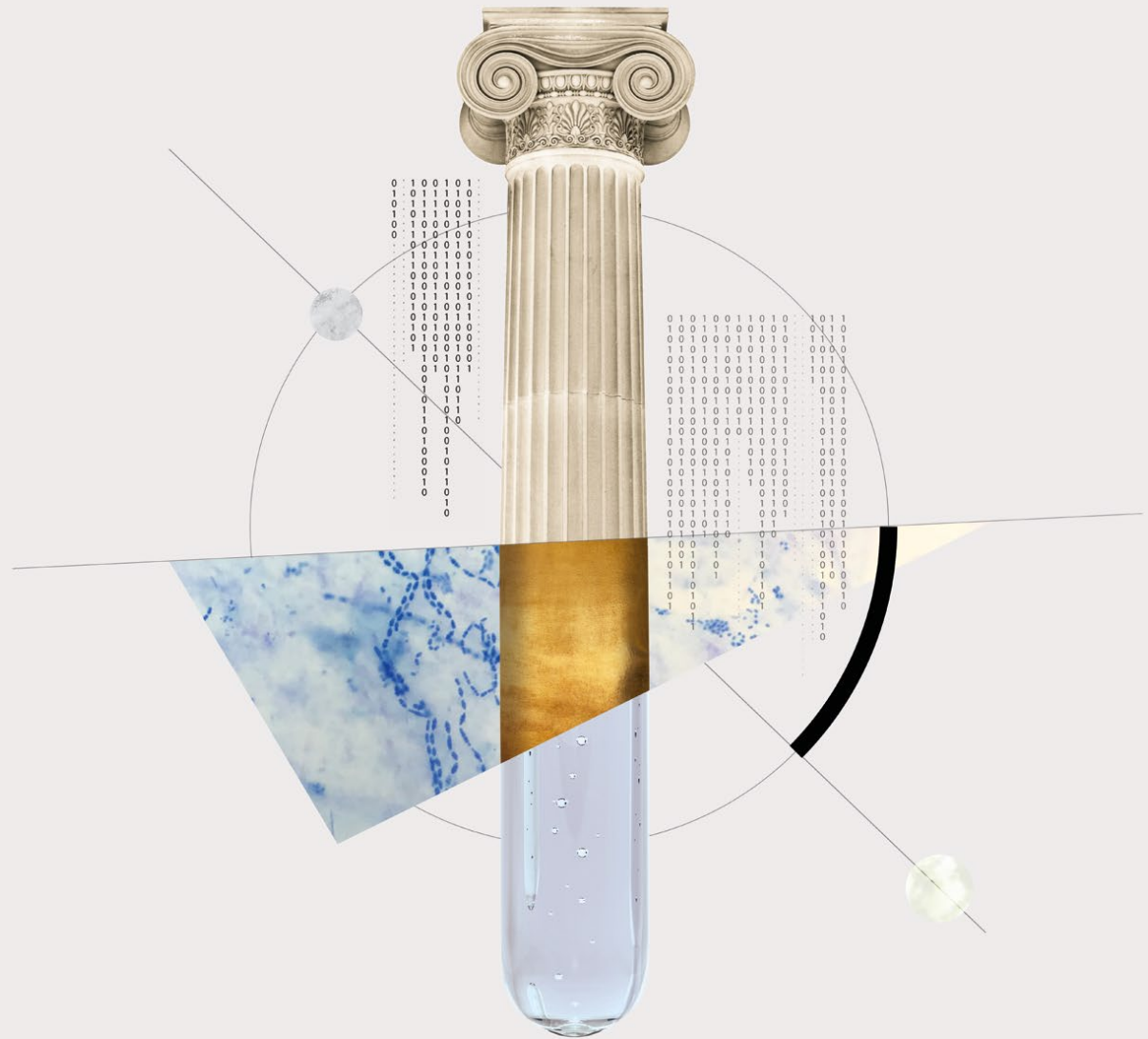
Eight passenger lifts ensure seamless mobility from floor to floor



Advanced air conditioning, ensuring optimal comfort

The Competitive Advantage

There's no need to start from scratch. The Incubator is a flexible workspace that removes operational barriers and lowers development costs. With access to equipment, shared services, and pre-negotiated discounts on consumables, you'll overcome the common challenges that usually slow down progress.



ECOSYSTEM Join Europe's Leading Life Sciences Community · Dynamic environment dedicated to life sciences · Pioneer stands as Europe's largest collective of scientists, technologists, and entrepreneurs · Diverse range of specialists on site · Collaborate with Universities, high-growth enterprises, large corporates, healthcare providers, and local government	PREMIUM LABS Fully serviced, ready to go labs and offices · Operate like larger organisations at a fraction of the cost · Access world-class facilities and flexible laboratory and office space · Within a Grade II listed building · Luxury interiors featuring Gubi, Audo, Brunner, and Kettel	STATE-OF-THE-ART Gain access to core facilities and equipment from day one Access to: · Core facilities and equipment · Shared instrumentation · Cell Culture Suite · Utility room · Cold storage and more All facilities are maintained and managed by a dedicated lab manager.	MEMBERSHIP Easy in and easy out flexibility · Rent as little as one bench at a time, one month at a time · Grow without long-term commitments · Access to on-site equipment	CONCIERGE There when you need us Whether it's cold chain delivery, chemicals, biological samples, or equipment, our concierge team will support a seamless journey from basement to bench. · Streamlined handling procedures for biohazardous materials · Secure and compliant transport systems · Minimised risk with efficient logistics and protocols

RESEARCH

Partner with world leading suppliers or institutes

- Partnerships with leading lab suppliers to accelerate clinical and research projects

GROW

Supercharge Your Innovations

Pre-Accelerator Workshops

- Introduction to proven entrepreneurial methods
- Focus on de-risking start-up viability

Accelerator Programme

- One-to-one coaching and weekly sessions
- Develop ideas into viable products with market routes
- Access to industry experts for guidance on investment and scaling

Launch

- Support for commercial and technical de-risking
- Facilitation of seed and series A investment
- Benefits include pre-seed investment opportunities

INVESTMENT

Connecting you with
capital and expertise

Expert Network

- Access to life sciences industry experts
- Personalised matchmaking between experts and entrepreneurs
- Team expertise in understanding industry challenges and connecting with the right experts

Scale-Up

- Flexible-entry support for promising start-ups at Pioneer sites
- Year-round peer support, expert content, and mentor access

Investment

- Management of funds specialising in pre-seed and seed funding
- Focus on companies from the Accelerator Programme or Pioneer sites

FRIENDS

Networking &
Memberships

- Preferential and complimentary membership with leading science associations
- Invitations to tailored events that cultivate a unique culture





Flexible, Serviced Laboratories and Office Solutions

Irrespective of the size and stage of your company, we have a solution for you. The Incubator is meticulously designed and appointed to support seamless growth and expansion. Creating an environment that is conducive to the cross-pollination of ideas and success.

1

CHOOSE

In the initial stages of your development, you can choose to take up residence with just a single 1m bench in our Open-Access Lab which provides access to state-of-the-art equipment and a full suite of administrative services.

2

GROW

As your growth phase takes off, you will then move on to our private Flexi Labs, while still enjoying all the benefits and opportunities that The Incubator provides.

3

EXPAND

As a larger company, you can move into our ready-to-occupy Flexi Labs Plus.

Conveniently located in close proximity are a number of fully-furnished offices to support your growing team.

4

GRADUATE

As your growth continues, you can opt to graduate from The Incubator to set up your own bespoke labs within the building.

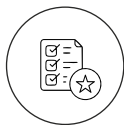
Ready-to-go
serviced
laboratories
and offices



Open Access Lab Shared Lab with 1 Designated bench for 1 designated user Included: · Utility Room · Cell Culture Suite · Innovation Suite · Piped gases - Compressed air - Oxygen - Nitrogen - CO₂ · Capacity for under-bench storage · Co-working write up · Break out space · Wi-Fi · Cleaning Price: £2,500 p/m per bench (plus VAT) Terms: No minimum term 1 months' notice at any time	Scale Lab Lab Bay in Shared Lab with Minimum 3 benches Included: · Open-Access Lab access · Utility Room · Cell Culture Suite · Innovation Suite · Piped gases - Compressed air - Oxygen - Nitrogen - CO₂ · Capacity for under-bench storage · Co-working write up · Break out space · Wi-Fi · Cleaning Price: £2,150 p/m per bench (plus VAT) Terms: 12 month term 1 months' notice at any time	Flexi Lab Private Lab with 3-10 benches Included: · Open-Access Lab access · Utility Room · Cell Culture Suite · Innovation Suite · Piped gases - Compressed air - Oxygen - Nitrogen - CO₂ · Capacity for under-bench storage · Co-working write up · Break out space · Wi-Fi · Cleaning · Biosafety cabinet available in a number of labs Price: £2,000 p/m per bench (plus VAT) Terms: 12 month term 3 months' notice at any time	Flexi Lab Plus Private Lab with 11+ benches Included: · Open-Access Lab access · Utility Room · Cell Culture Suite · Innovation Suite · Piped gases - Compressed air - Oxygen - Nitrogen - CO₂ · Capacity for under-bench storage · Co-working write up · Break out space · Wi-Fi · Cleaning · Biosafety cabinet · Fume Hoods available in a number of labs Price: £1,850 p/m per bench (plus VAT) Terms: 12 month term 3 months' notice at any time	Office Private Offices with Desks, Chairs, and Lockers Included: · Co-working write up · Break out space · Tea & Coffee Stations · Meeting room access · Wi-Fi · Cleaning Price: £850 p/m per desk (plus VAT) Terms: 12 month term 3 months' notice at any time
Inclusive of business rates		Business rates charged in addition, where due		

On-site Provisions

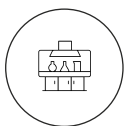
Included:



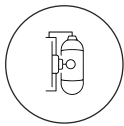
Specialist equipment in Innovation Suite



Suite of serviced general equipment in Open Access Lab and Utility Room



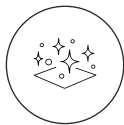
Cell Culture Suite Access



Supply of CO₂, CA, O₂, and N₂



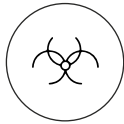
Provision of de-ionised water



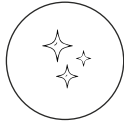
Media sterilisation



General waste management



Clinical, Biohazard, and solvent waste management

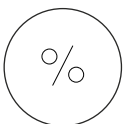


Glassware cleaning and sterilisation

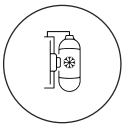
Available at preferential rates:



Lab coat laundry



Discount rates with partners



Supply and delivery of Liquid Nitrogen



Discounts on equipment and essential service plans



Fire wardens, Health and Safety training and upskilling



Specialist training for handling gases and Liquid Nitrogen

We invest in lab equipment so you can invest in ideas

Our equipment is tailored to ensure that your focus remains on pushing the boundaries of biotech discoveries. We employ a team of highly skilled technicians who are adept at ensuring that every piece of equipment is operating at its optimum.



What's included?

Utility room

- Autoclave
- Glasswasher
- Ice-machine
- Purified water system (type I and II)
- ULT storage space
- Shaker incubator

Open Access Lab

- Benchtop centrifuges
- Thermal cycler
- Scientific balances
- pH meter
- Fluorometer
- Plate reader
- Cell dissociater
- Cell separator

Cell Culture Suite

- Biosafety cabinets
- CO₂ incubators
- Inverted microscope - light brightfield, phase contrast and epi-fluorescence (470 nm)
- Water bath
- Cell counter

Innovation Suite

- Flow cytometer - 16 colours
- Flow cytometer - high throughput
- Cell imaging system - high content - widefield + confocal

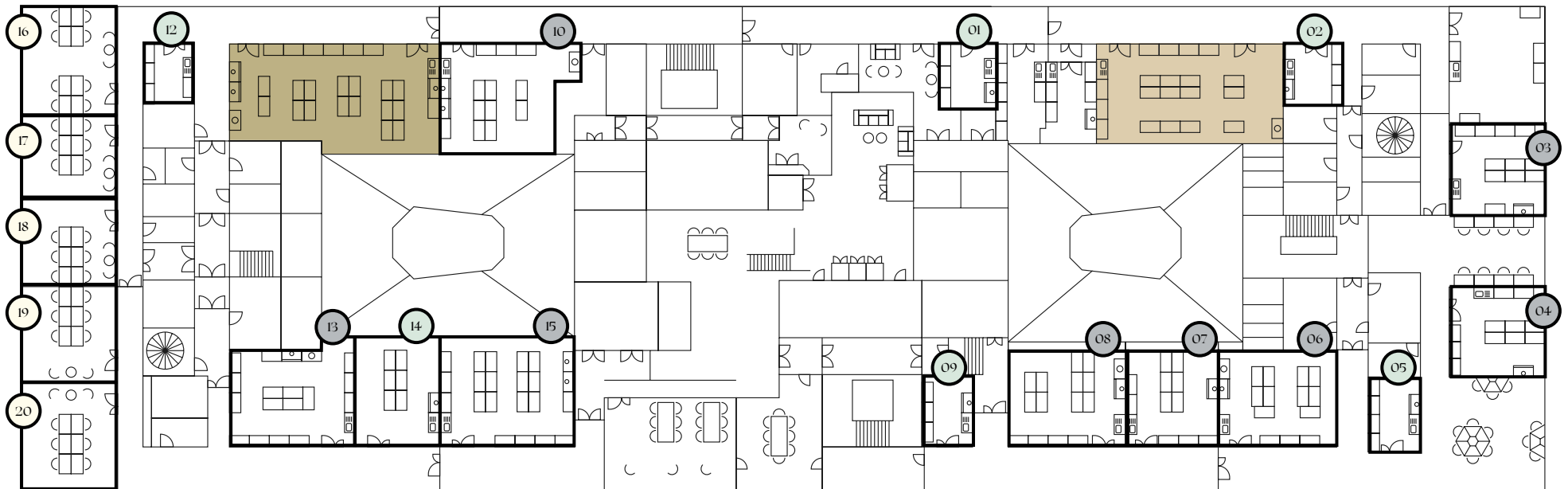


The Incubator

FLOOR PLAN

24,000 SQ FT
2,230 SQ M

With 24,000 sq ft of shared and private BSL2 lab space, we offer flexible open benching and private lab suites—designed to get you working seamlessly.



	Flexi Labs						Flexi Labs Plus								Offices					Open Access Lab	Scale Lab
Unit	01	02	09	05	12	14	03	04	07	10	06	08	13	15	16	17	18	19	20		
Benches per Room	3	3	3	4	4	6	11	11	11	12	13	14	16	20	8	6	6	6	6		
Price per month (plus VAT)	6,000	6,000	6,000	8,000	8,000	12,000	20,350	20,350	20,350	22,200	24,050	25,900	29,600	37,000	6,800	5,100	5,100	5,100	5,100		

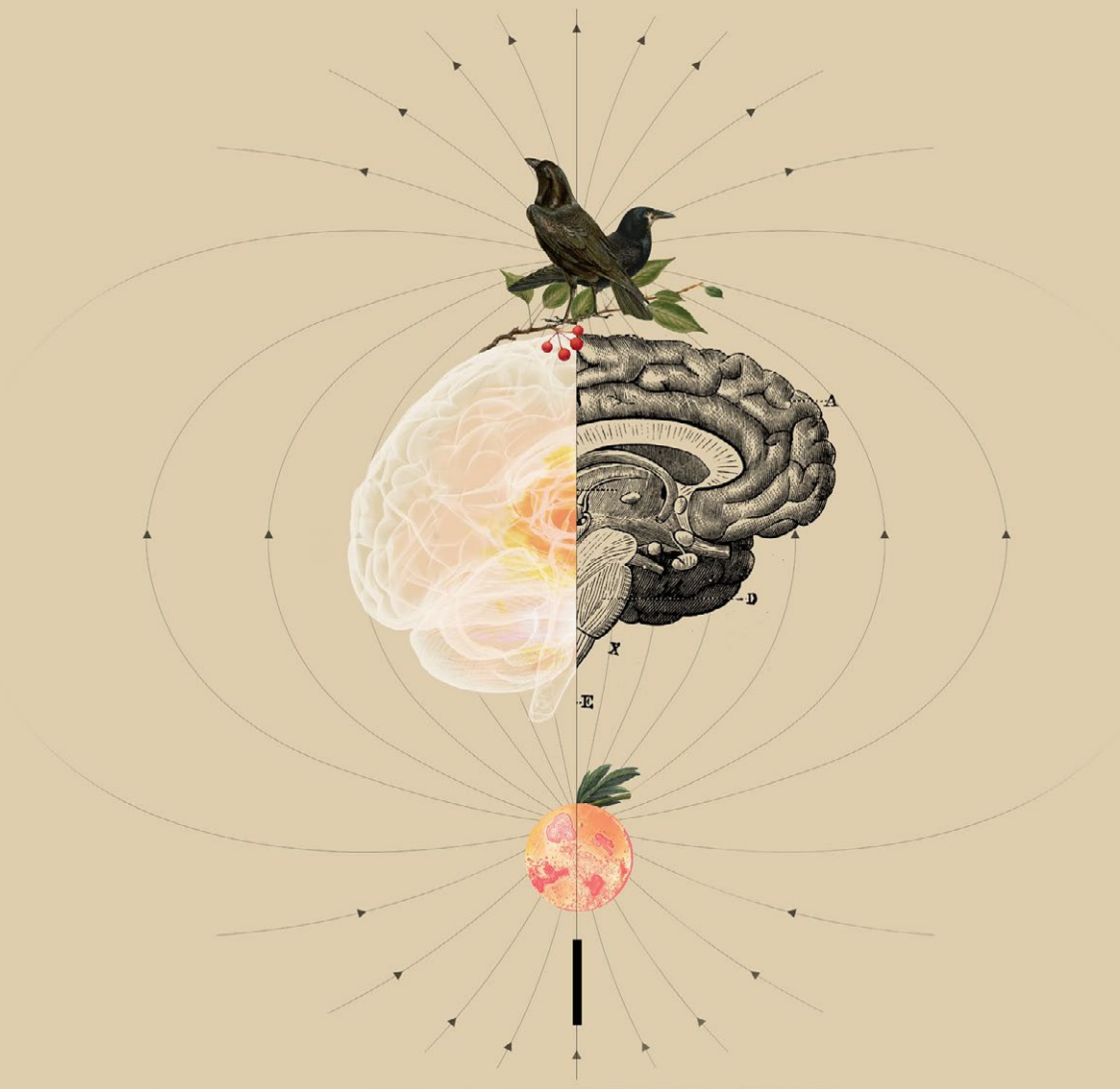
If the number of team members requiring access to lab and/or office space is greater than the number of designated benches/desks, each additional user access will be charged at £250 per month (plus VAT).



Perks

**Comprehensive amenities
designed to enhance your
research journey**

- Receptionist and guest concierge
- Shared kitchen and lounge area
- 24-hr lab access with serviced goods in/out access point
- Lockers, showers, and bike storage
- Access to Eighth Floor Members' Club
- Secure, high-speed internet
- Discounted meeting and function spaces





Community Impact at VictoriaHouse

**Effortless impact,
built into your workplace.**

Victoria House is more than just a workspace—it's a place where science, business, and community come together. Making a meaningful impact here is effortless. We take care of the logistics, so you can engage as much or as little as you like. Whether it's supporting employee wellbeing, giving back to the local community, or creating new business opportunities, everything is designed to integrate seamlessly into your tenancy:

Employee Wellbeing

Benefit from workplace wellness initiatives, safety training, healthy catering, air quality monitoring, and active lifestyle events.

Access to Emerging Talent

Build stronger talent pipelines by connecting with local universities, free recruitment services, and STEM programmes. Find the right candidates for internships, mentoring, and full or part-time roles.

Simplified ESG Reporting

Where possible, we track and share your company's participation, providing valuable insights for corporate sustainability reporting.

Giving Back

Join organised philanthropic activities by donating resources, time or funds to selected local charitable initiatives spread throughout the year.

Social and Networking Events

Join curated events from new-starter-building tours to professional talks, skills workshops, and knowledge-sharing sessions.

Opportunities for Growth

Take advantage of expert mentoring, accelerator programmes, workshops, and investor pitch opportunities, alongside free promotion and marketing support—we're here to champion your success.

A Workplace with Impact

At Victoria House, businesses don't just grow—they thrive in a community that creates real impact. Here, making a difference is part of the everyday. Be part of something bigger. Welcome to Victoria House.





See and be seen

Our full calendar of scientific, business, and social events provides the perfect opportunity to meet and network with entrepreneurs, investors, and researchers.

Join a thriving life sciences
community designed to accelerate
innovation, collaboration,
and success.



THE INCUBATOR

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Pioneer

OXFORD

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