

30 Brock Street

Work Ready
BY BRITISH LAND

17,554 SQ FT
WORKSPACE
AVAILABLE

Work Ready workspace in the heart of the Knowledge Quarter



A pioneering
building

that nurtures
connection
& creativity

THE BUILDING

Where innovation finds inspiration

21,304 SQ FT OF PREMIUM FITTED WORKSPACE
IN THE HEART OF THE KNOWLEDGE QUARTER

Designed by WilkinsonEyre, the 6-storey building offers 21,304 sq ft of fully fitted, furnished and connected workspace, at Regent's Place, within the world's largest knowledge cluster.

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BROCK STREET

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BROCK
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WORK READY OVERVIEW

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	MANAGED BY STOREY
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.

MANAGED BY STOREY

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

Inspirational place to work, meet and unwind



21,304 sq ft
of workspace



1:10 base occupancy
person/sq m

EPC

EPC - B



Flexible floorplates
from 2,555 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'



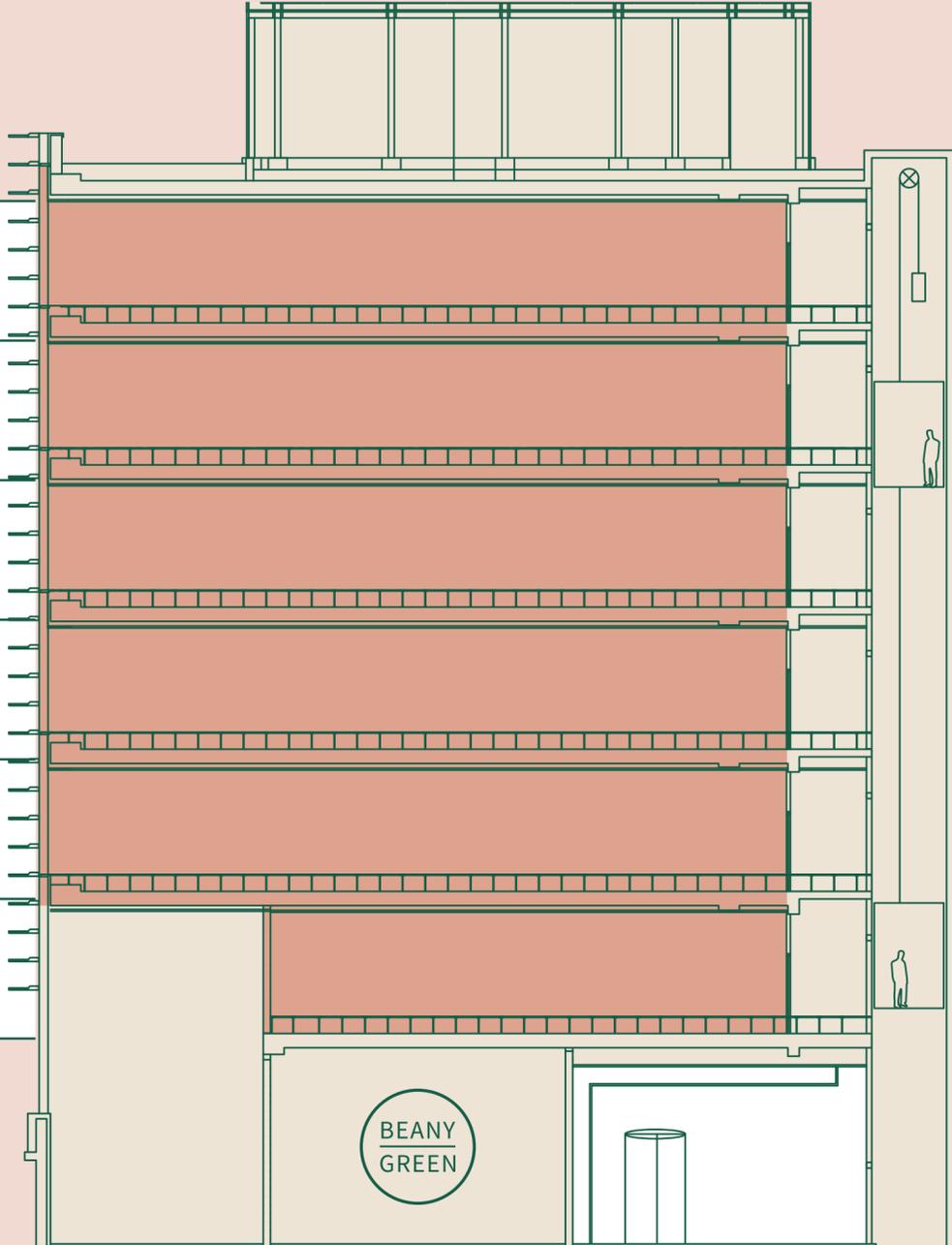
LED Lighting

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Schedule of areas

FLOOR	STATUS	AREA (SQ FT)
6th	Let	Let
5th	Available	3,749
4th	Available	3,751
3rd	Available	3,746
2nd	Available	3,753
1st	Available	2,555
Total		17,554



First floor

2,555 sq ft

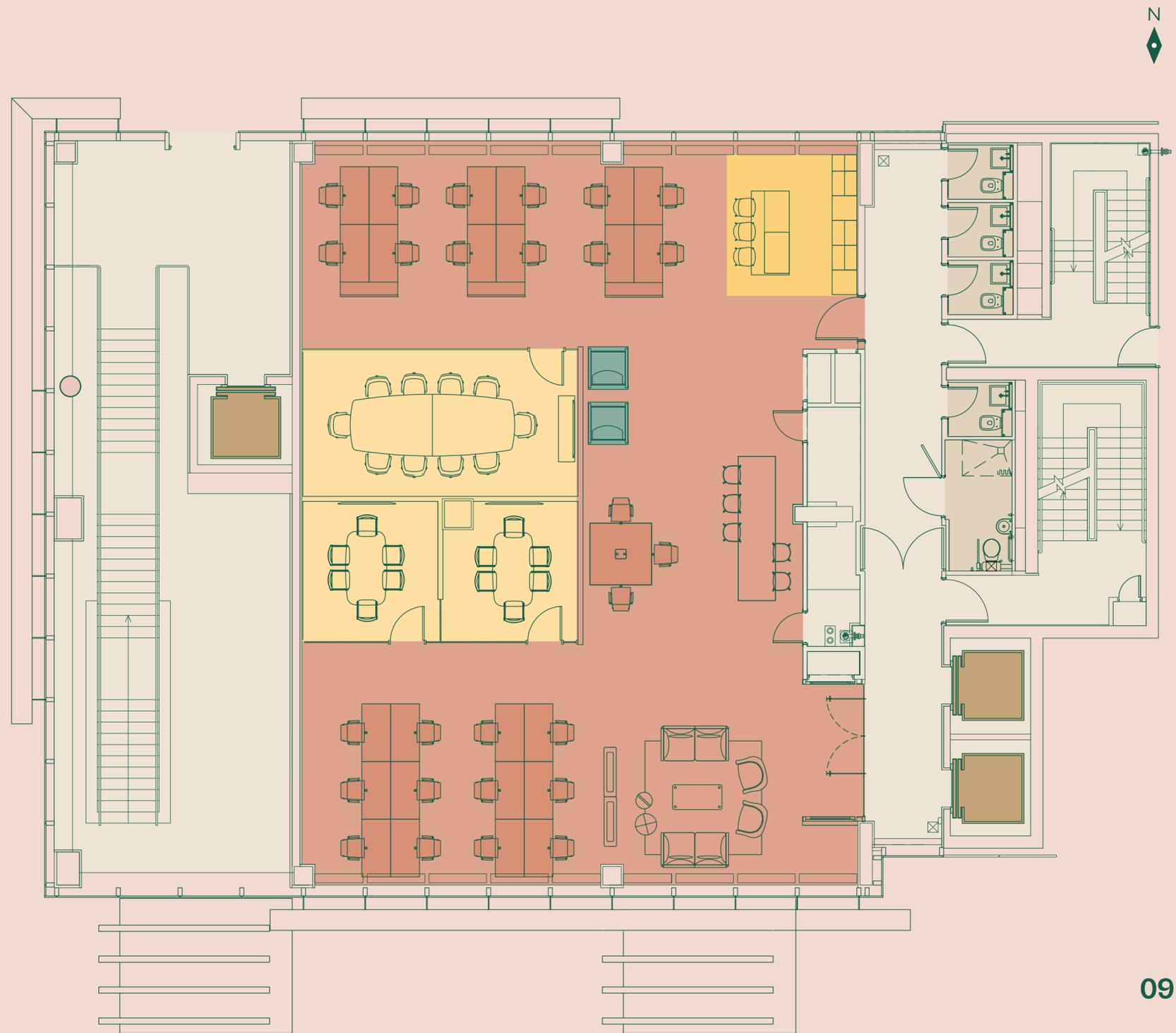
38x workstations
24x desks

Booths
2x 1 person phone booths

Meeting Rooms
2x 6 person
1x 10 person

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

Material Palette



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Floor plan not to scale. For indicative purposes only.



BREAKOUT SPACE



TEA POINT



SHARED SPACE

Second floor

3,753 sq ft

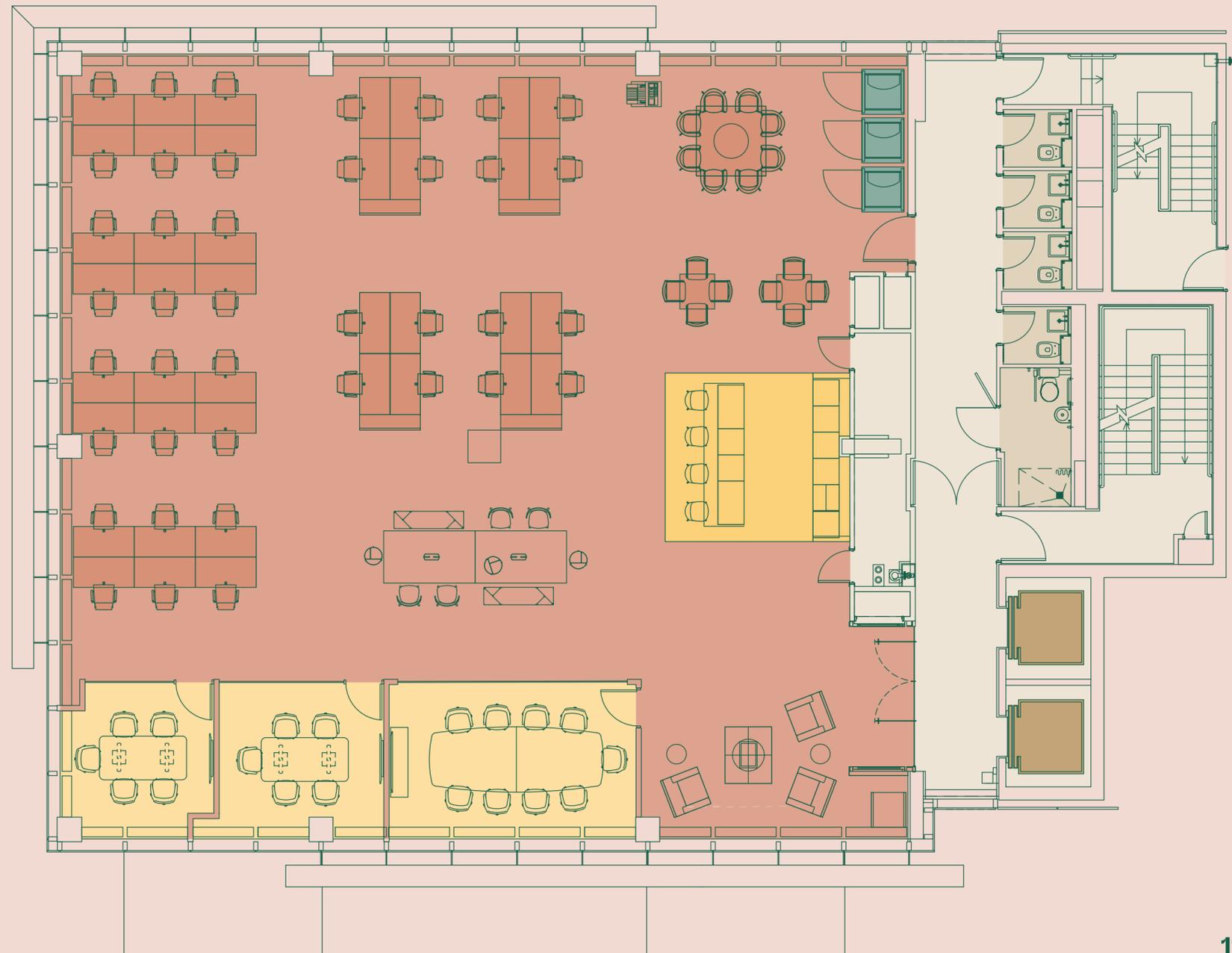
61x workstations
40x desks

Booths
3x 1 person phone booths

Meeting Rooms
2x 5 person
1x 9 person

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

Material Palette



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Third floor

3,746 sq ft

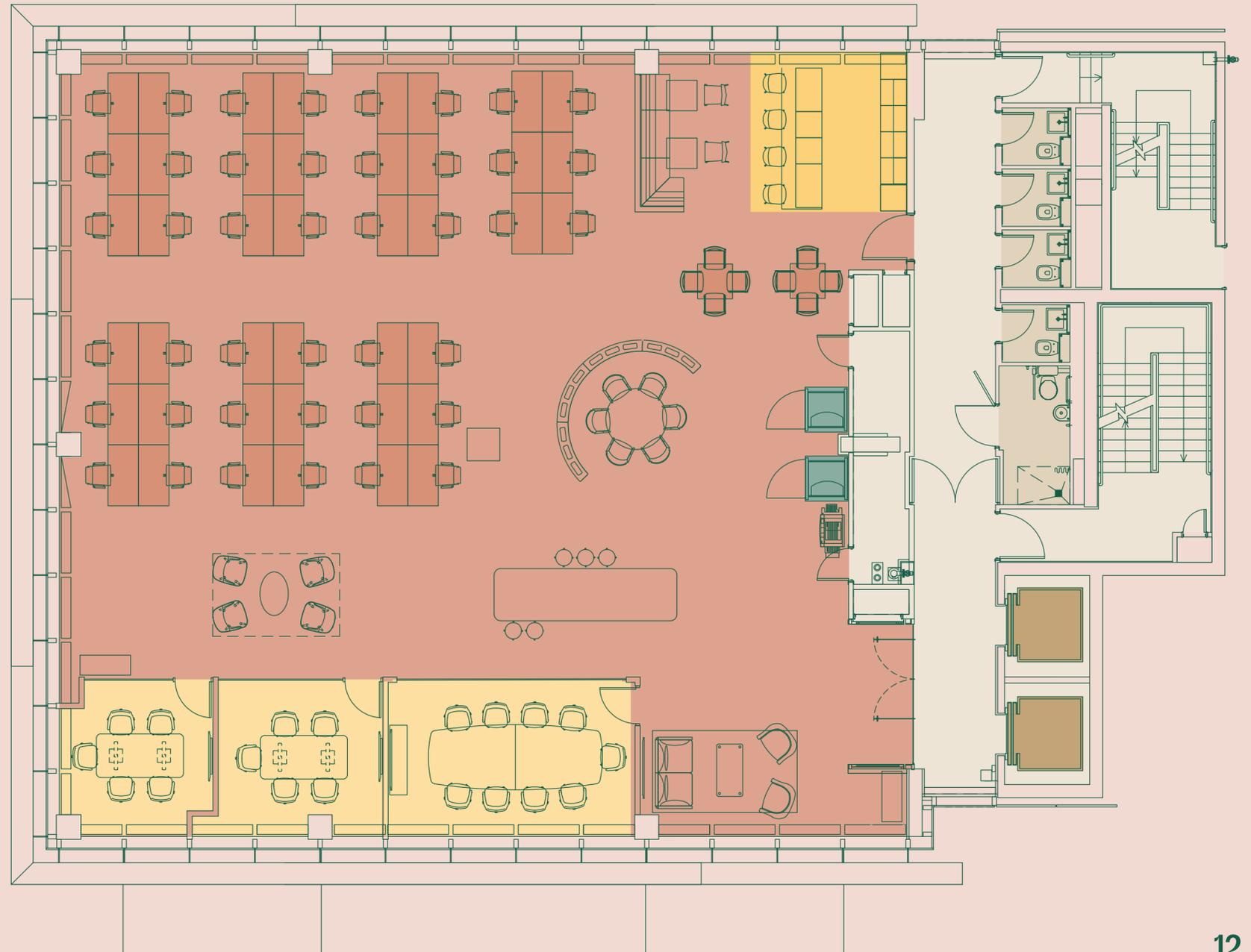
67x workstations
44x desks

Booths
2x 1 person phone booths

Meeting Rooms
2x 5 person
1x 9 person

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

Material Palette



Fourth floor

3,751 sq ft

52x workstations
34x desks

Booths

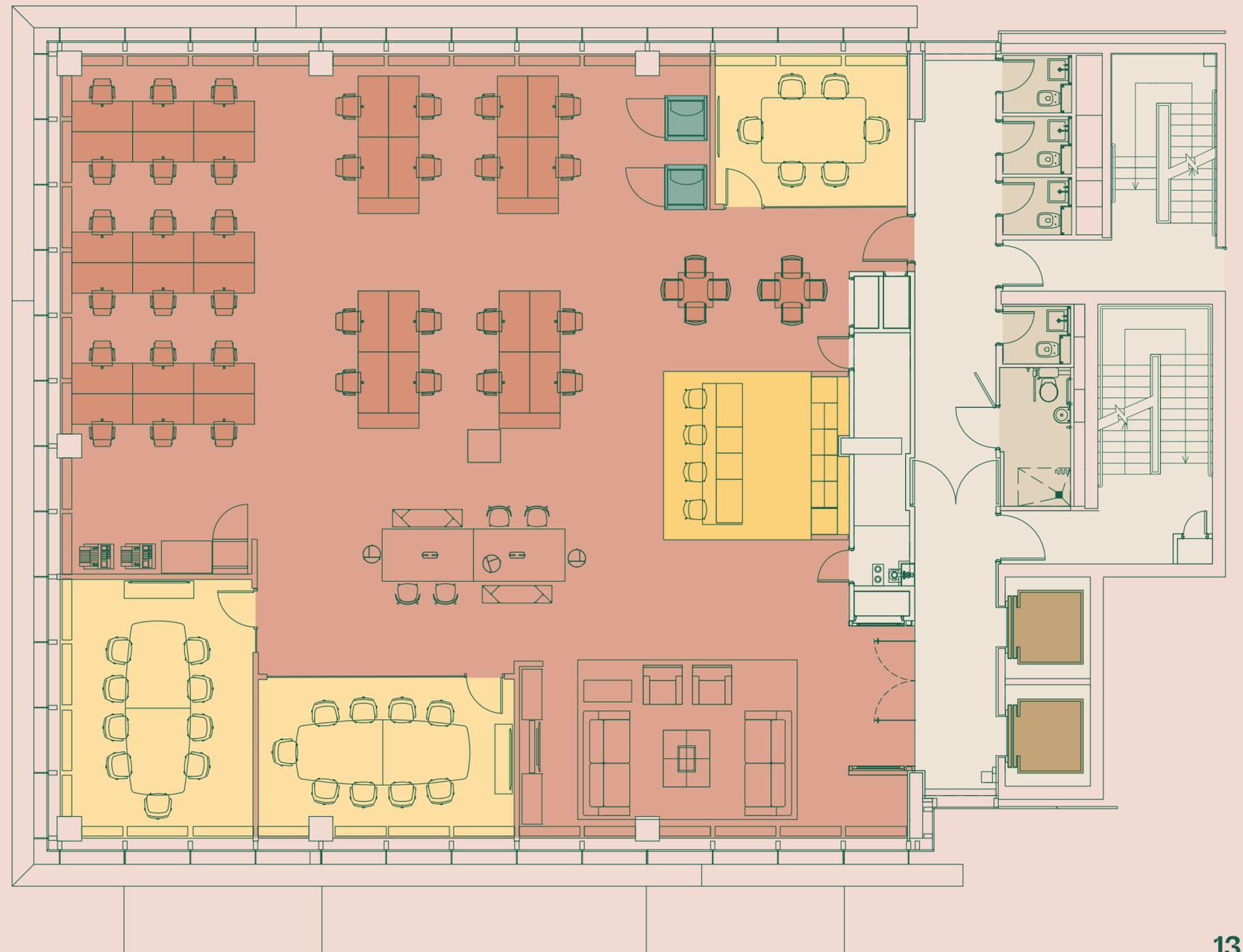
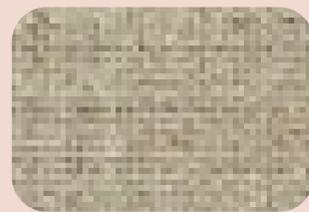
3x 4 person phone booths
2x 1 person phone booths

Meeting Rooms

2x 6 person
1x 9 person

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

Material Palette



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Fifth floor

3,749 sq ft



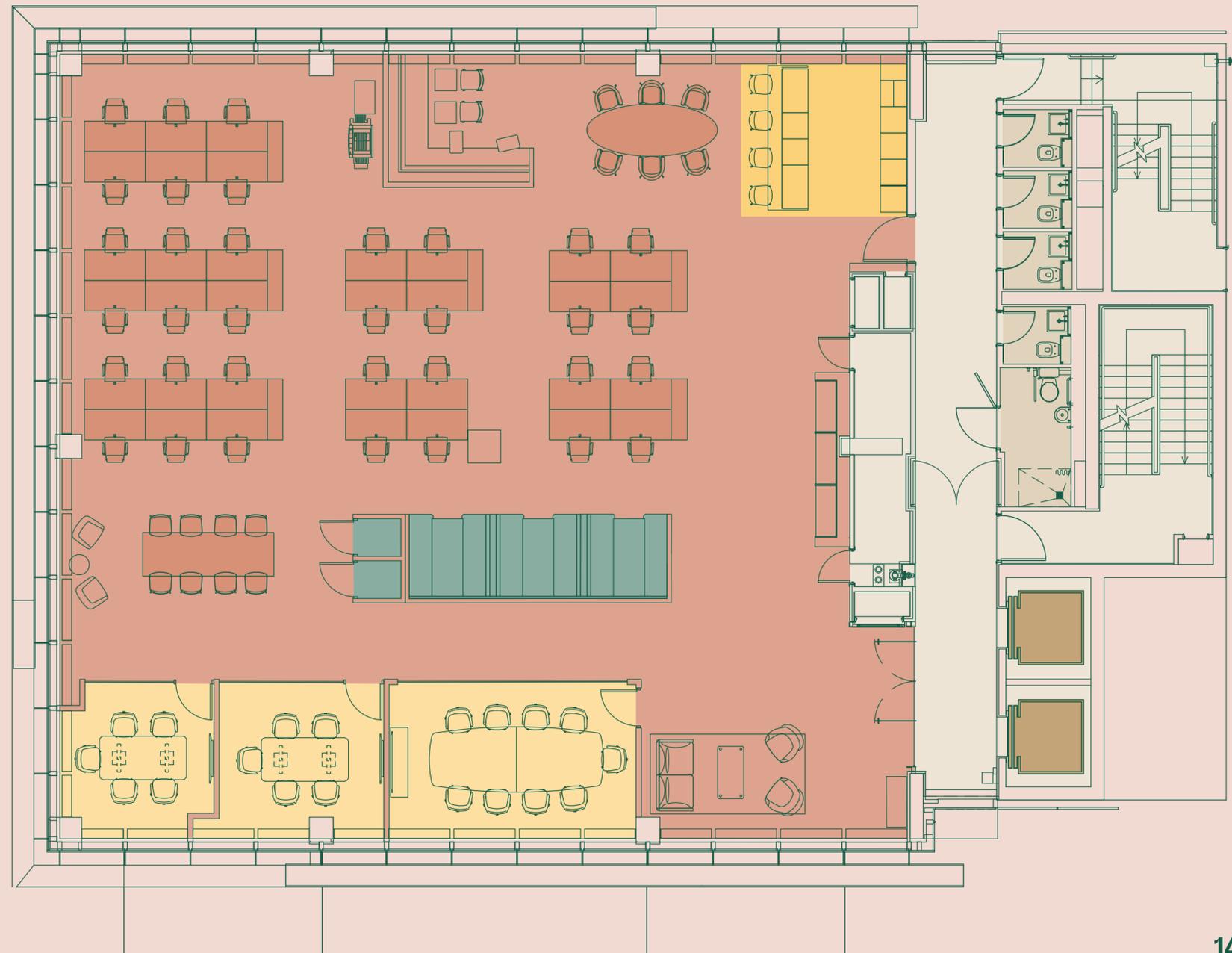
54x workstations
34x desks

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
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Material Palette



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Floor plan not to scale. For indicative purposes only.

BREAKOUT SPACE



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

 DeepMind

 Google

 THE FRANCIS CRICK INSTITUTE

 synthesia

 dentsu

 BRITISH LIBRARY

 The Alan Turing Institute

 wellcome

 UCL

 Santander

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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^ REGENT'S PLACE PLAZA



^ REGENT'S PARK

v THE UNION

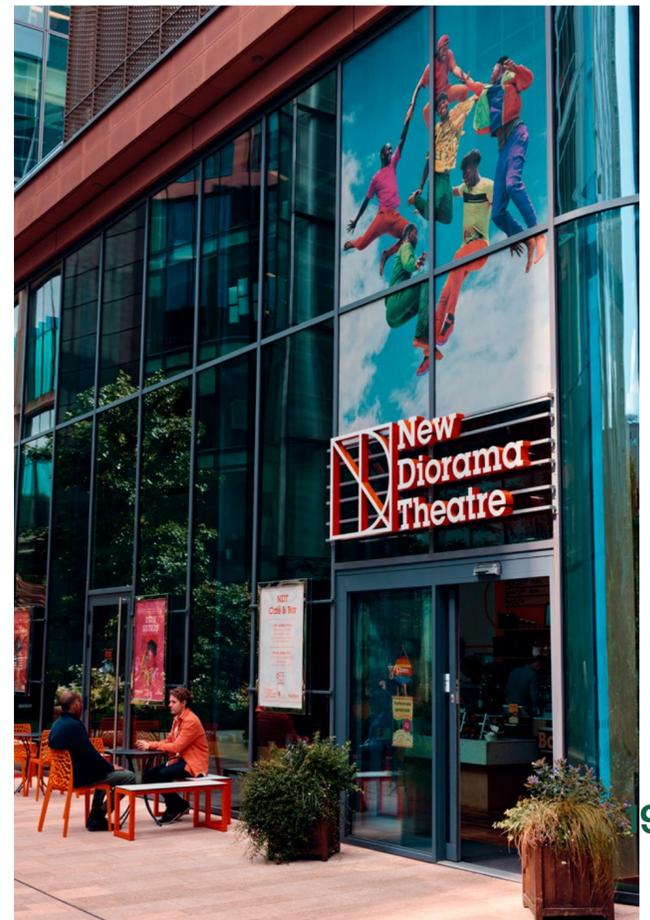


^ THE BRITISH MUSEUM



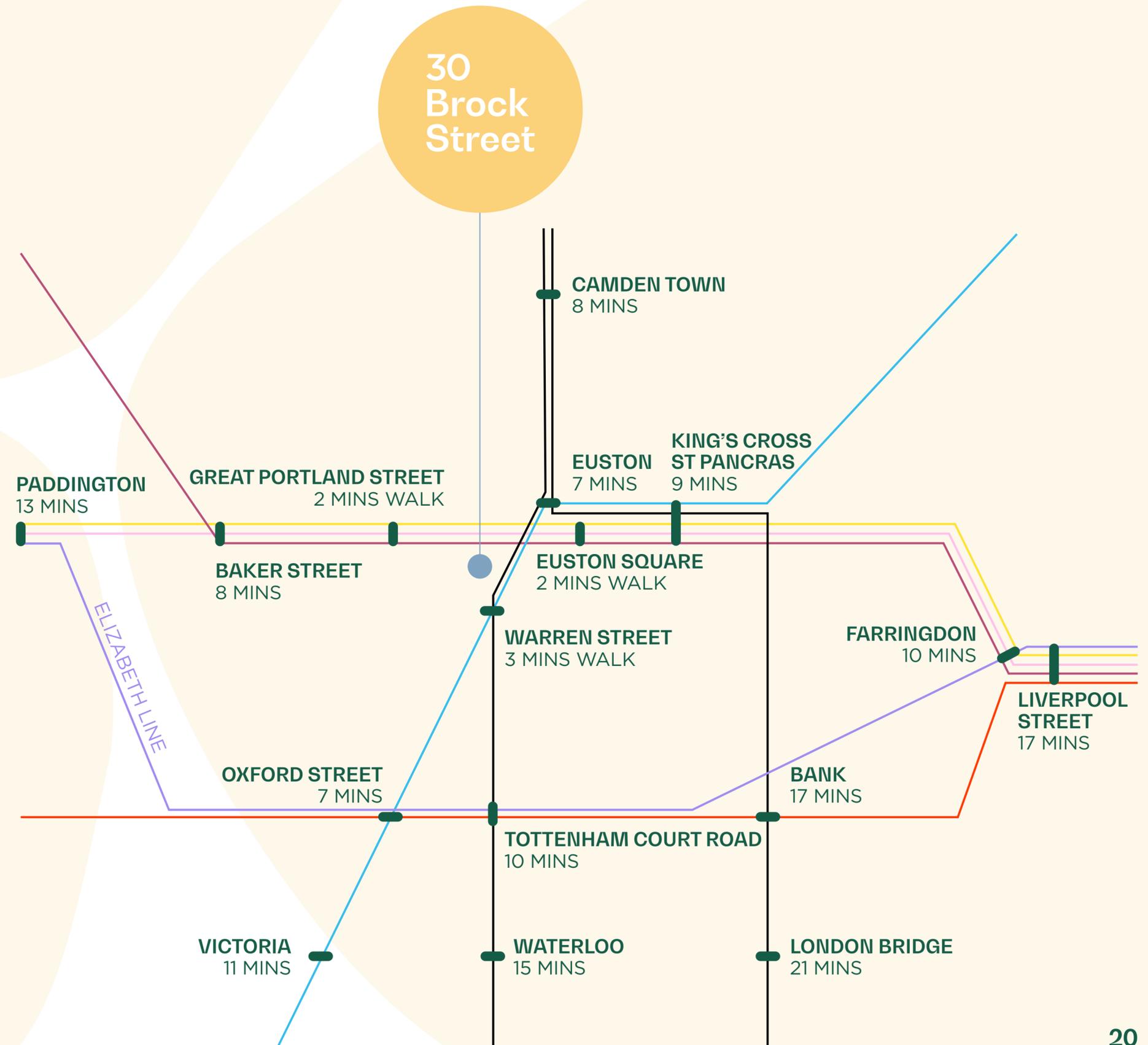
^ HYPHA STUDIOS

v 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.





10 BROCK STREET ATRIUM

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

LOCATION 10 Brock Street
CAPACITY 300



20 TRITON STREET ATRIUM

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

LOCATION 20 Triton Street
CAPACITY 150



GOOD COMPANY

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

LOCATION 17-19 Triton Street
CAPACITY 200



HYPHA STUDIOS

Creative studio space available for private hire.

LOCATION Euston Tower
CAPACITY 80



STOREY AT 338

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

LOCATION 338 Euston Rd
CAPACITY 18



1 TRITON SQUARE

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: 250
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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IMPACT HUB

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



OLD DIORAMA ARTS CENTRE

Meeting rooms to full versatile creative studios and workspace.

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



NEW DIORAMA THEATRE

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

BREEAM®

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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