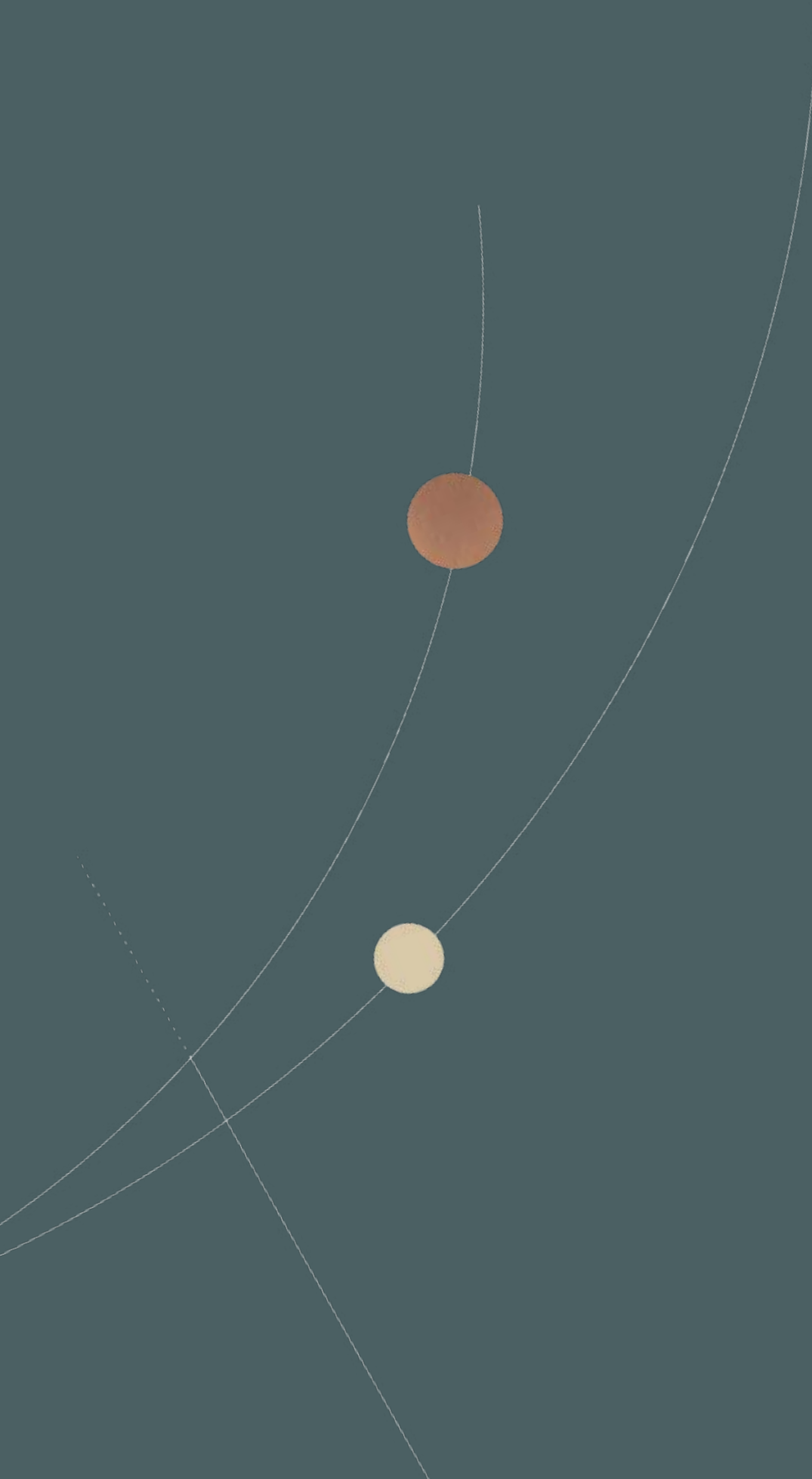
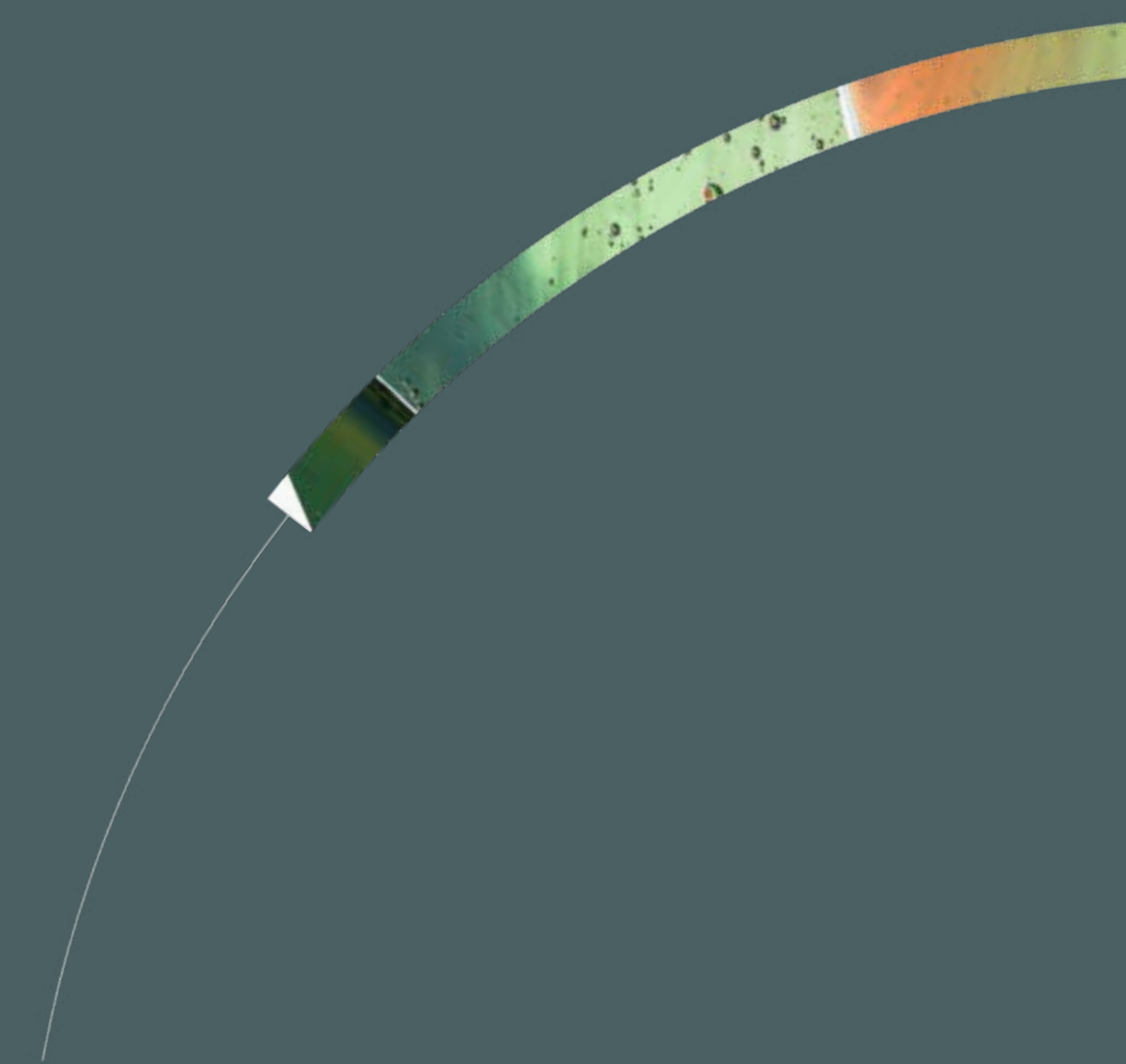




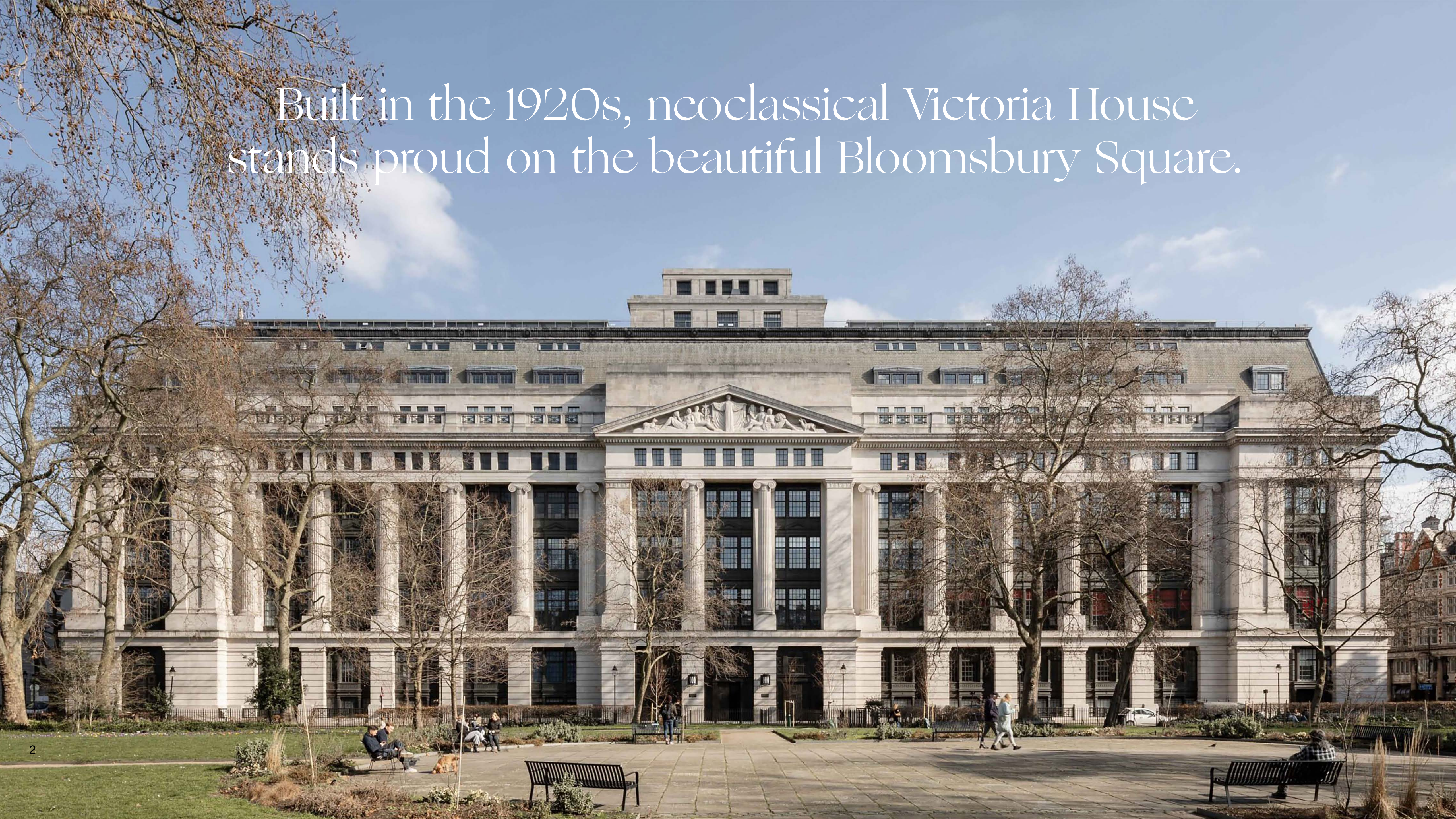
VICTORIA HOUSE

L O N D O N



FULLY FITTED LABORATORIES

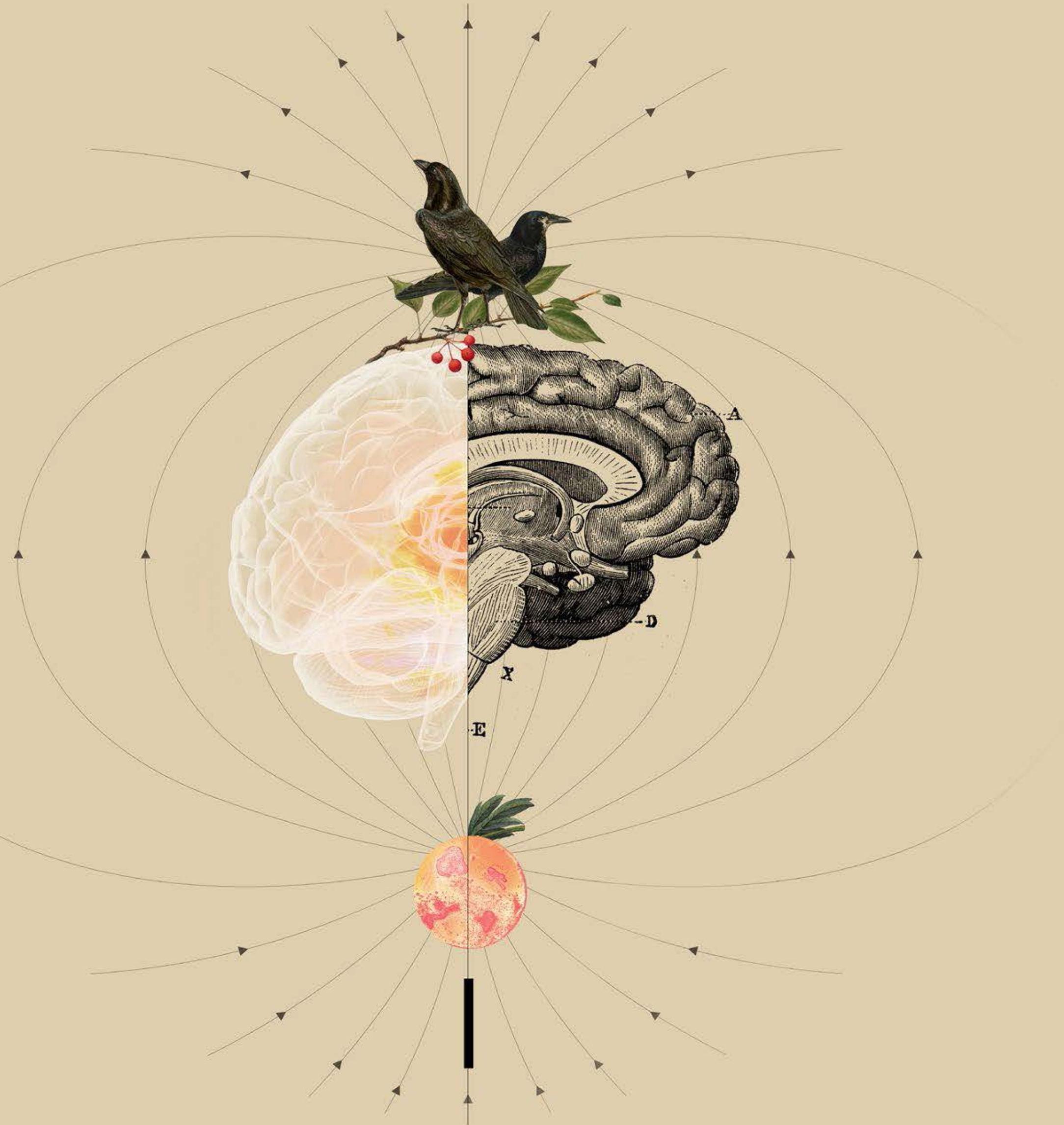
Built in the 1920s, neoclassical Victoria House stands proud on the beautiful Bloomsbury Square.



Located in the heart of Bloomsbury

Central London's academic, medical,
intellectual and financial hub.

The Knowledge Quarter isn't just about
knowledge. Here, inspiration and excitement
can be discovered around every corner,
ensuring you can attract and retain the very
best talent who value a truly blended lifestyle.





Ready to Go Fully Fitted Laboratories

We invest in fully fitted laboratories so you can invest in ideas.

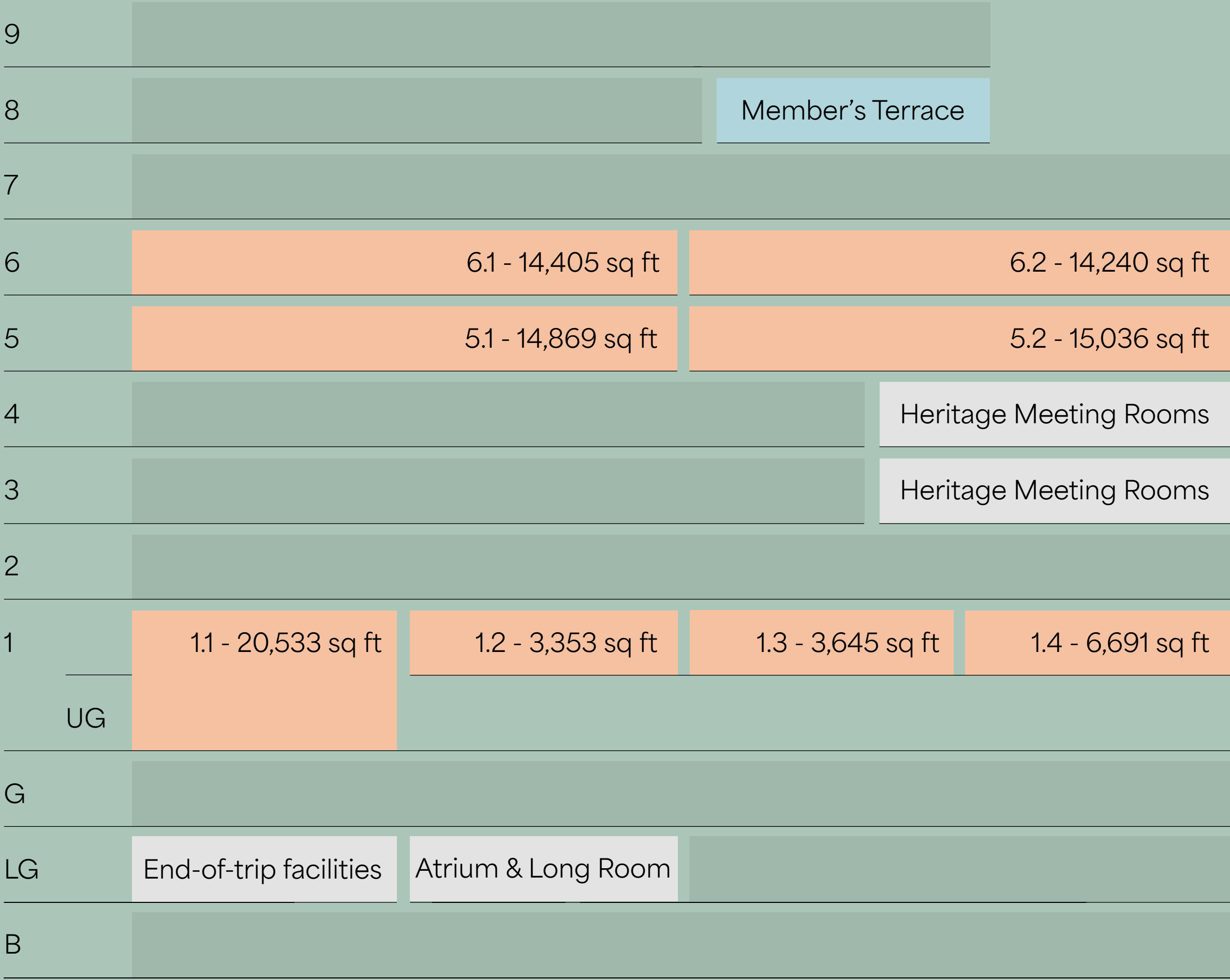
Victoria House's dynamic floorplans allow for flexible operations across a range of unit sizes. Tenants benefit from high quality, ready-for-use laboratory space across a range of unit sizes that allow companies to scale within the building.

THE BUILDING

FITTED LABS

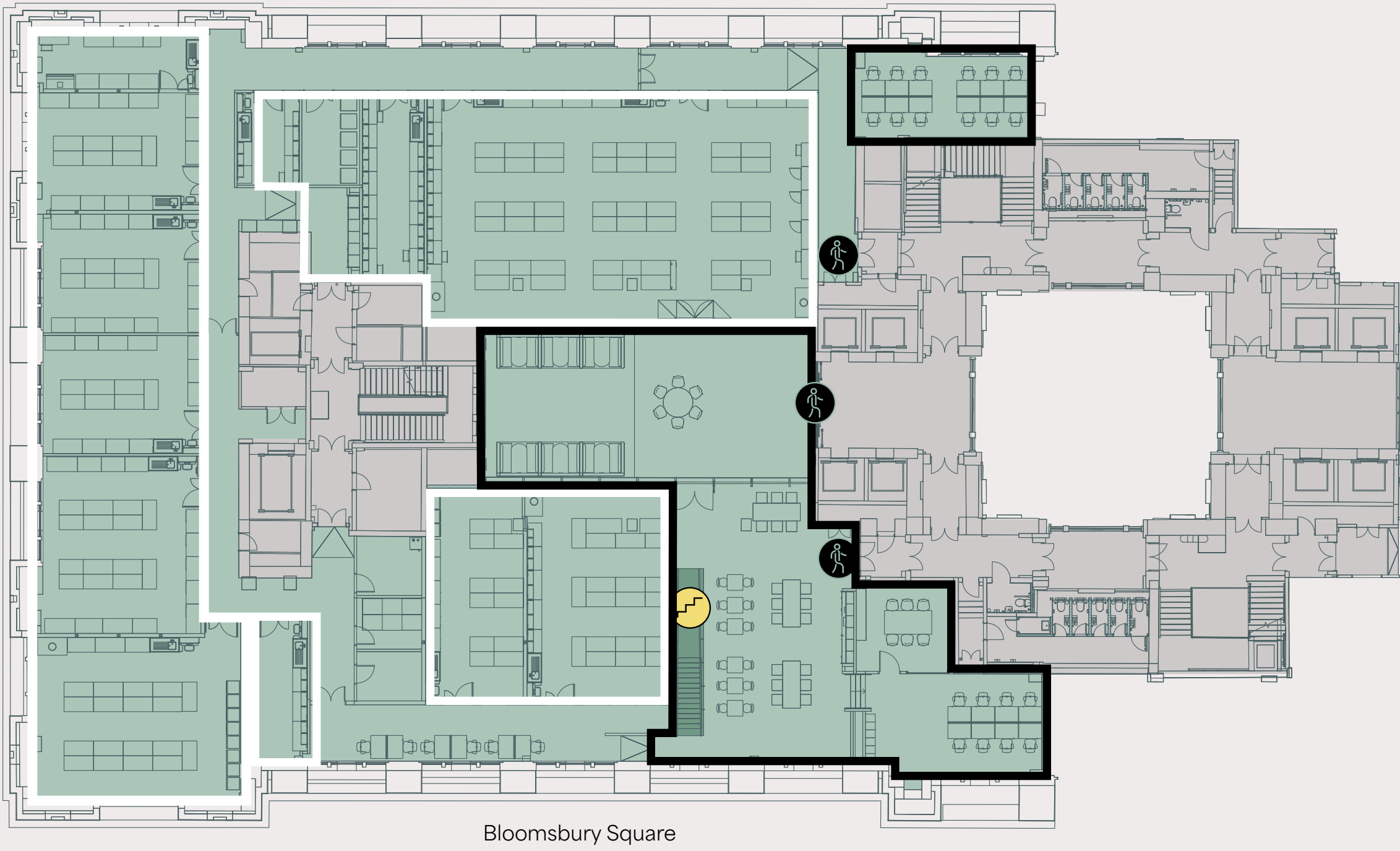
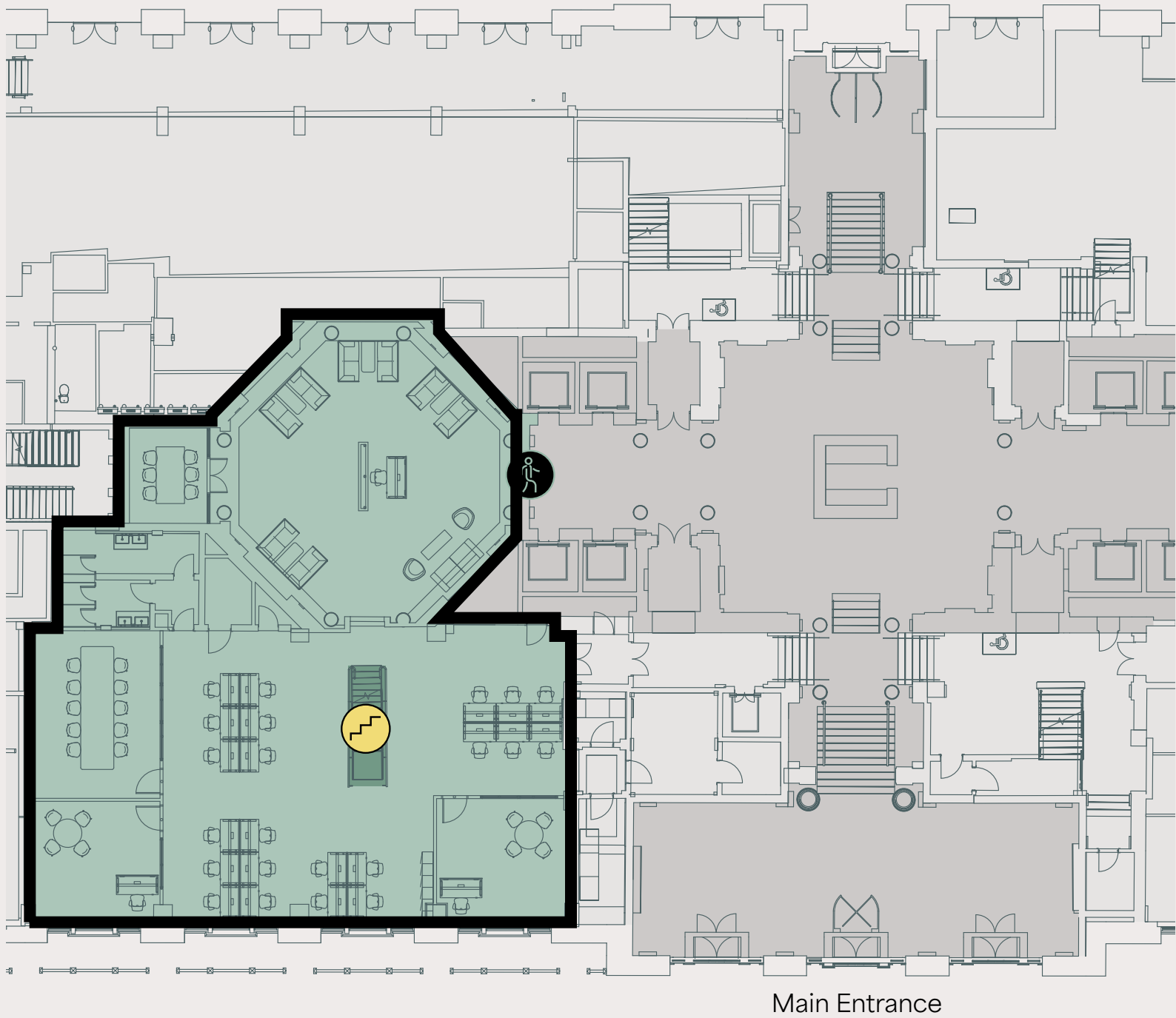
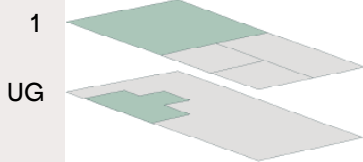
FLOOR	SQ FT	SQ M
Sixth (6.1, 6.2)	28,645	2,661
Fifth (5.1, 5.2)	29,905	2,778
First & UG (1.1)	20,533	1,907
First (1.2, 1.3, 1.4)	13,689	1,273
TOTAL	92,772	8,619

*All areas are approximate



UPPER GROUND & FIRST FLOOR 1.1 - 20,533 SQ FT / 1,907 SQ M

Laboratory Write-up / Amenity Space Interconnected staircase Entrance 1.1 Core



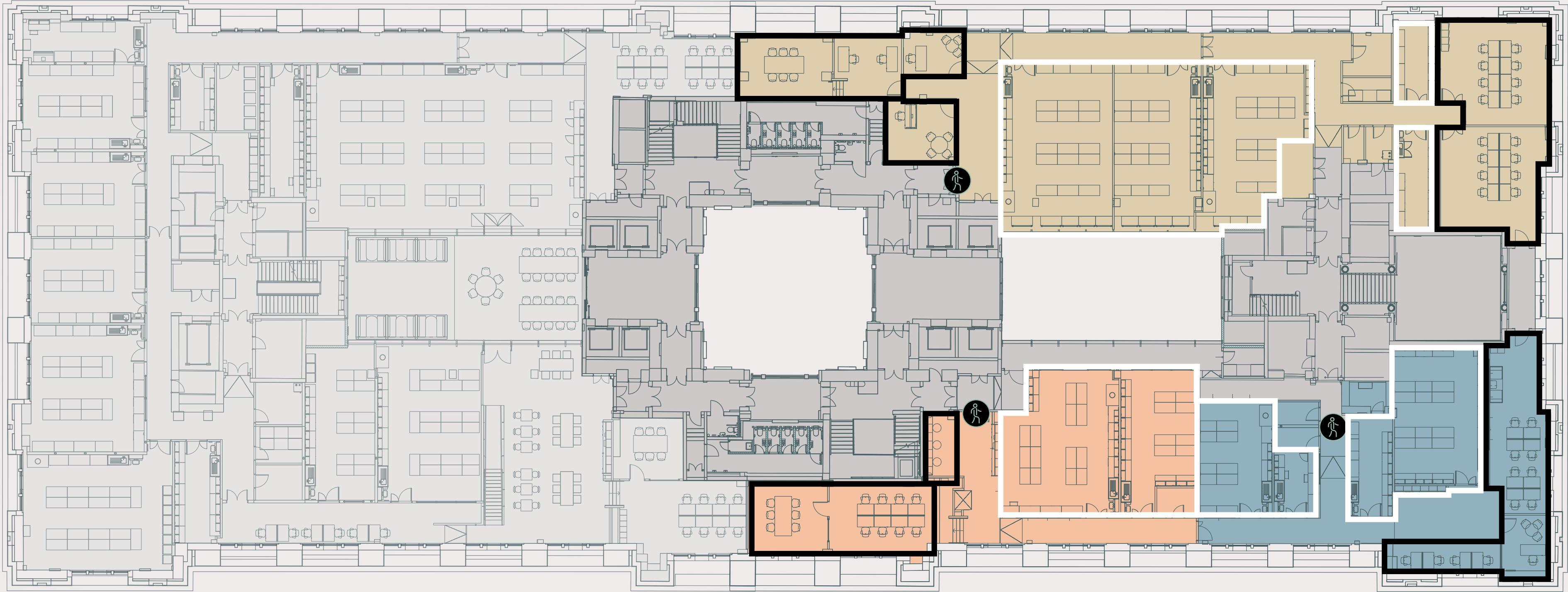
1.1

Lab benches	241	2 x executive offices and meeting tables	10	1 x 10 person meeting room	10
Ducted fume hoods	4	Reception desk	1	1 x 8 person meeting room	8
Write up positions*	140	Reception soft seating	4	2 x 6 person meeting room	12
High table positions	12				

Plans not to scale. For indicative purposes only.
*Write up positions can be increased, if required.

FIRST FLOOR - 13,689 SQ FT / 1,273 SQ M

Laboratory Write-up / Amenity Space Entrance 1.2 1.3 1.4 Core



Bloomsbury Square

1.2 3,353 SQ FT

Lab benches	39
Ducted fume hood	1
Write up positions*	11
1 x 6 person meeting room	6

1.3 3,645 SQ FT

Lab benches	48
Ducted fume hood	1
Write up positions*	14
1 x executive office and meeting tables	4

1.4 6,691 SQ FT

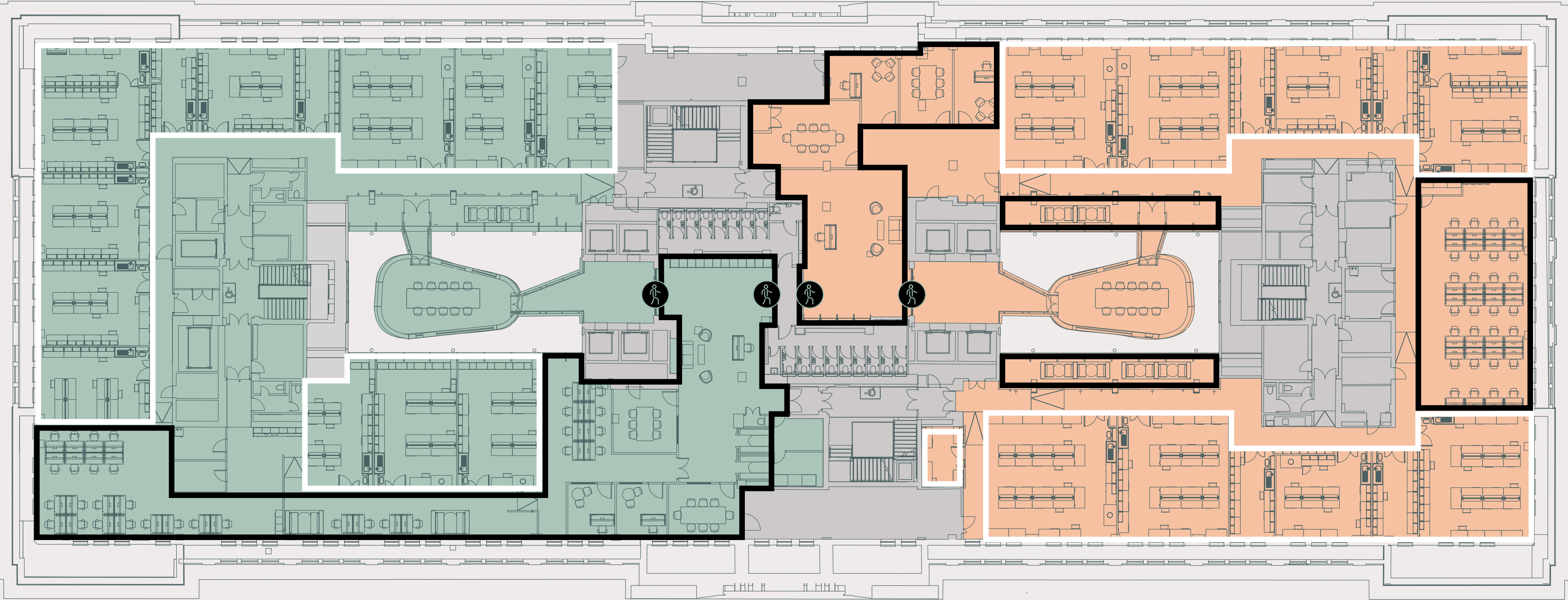
Lab benches	96
Ducted fume hoods	2
Write up positions*	18
2 x executive office and meeting tables	9
1 x 6 person meeting room	6



Plans not to scale. For indicative purposes only.
*Write up positions can be increased, if required.

FIFTH FLOOR - 29,905 SQ FT / 2,778 SQ M

Laboratory Write-up / Amenity Space Entrance 5.1 5.2 Core



Bloomsbury Square

5.1 14,869 SQ FT

Lab benches	193	Reception soft seating	4
Ducted fume hoods	4	1 x 10 person meeting room	10
Write up positions*	52	1 x 8 person meeting room	8
2 x executive offices & meeting tables	6	1 x 6 person meeting room	6
Reception desk	1		

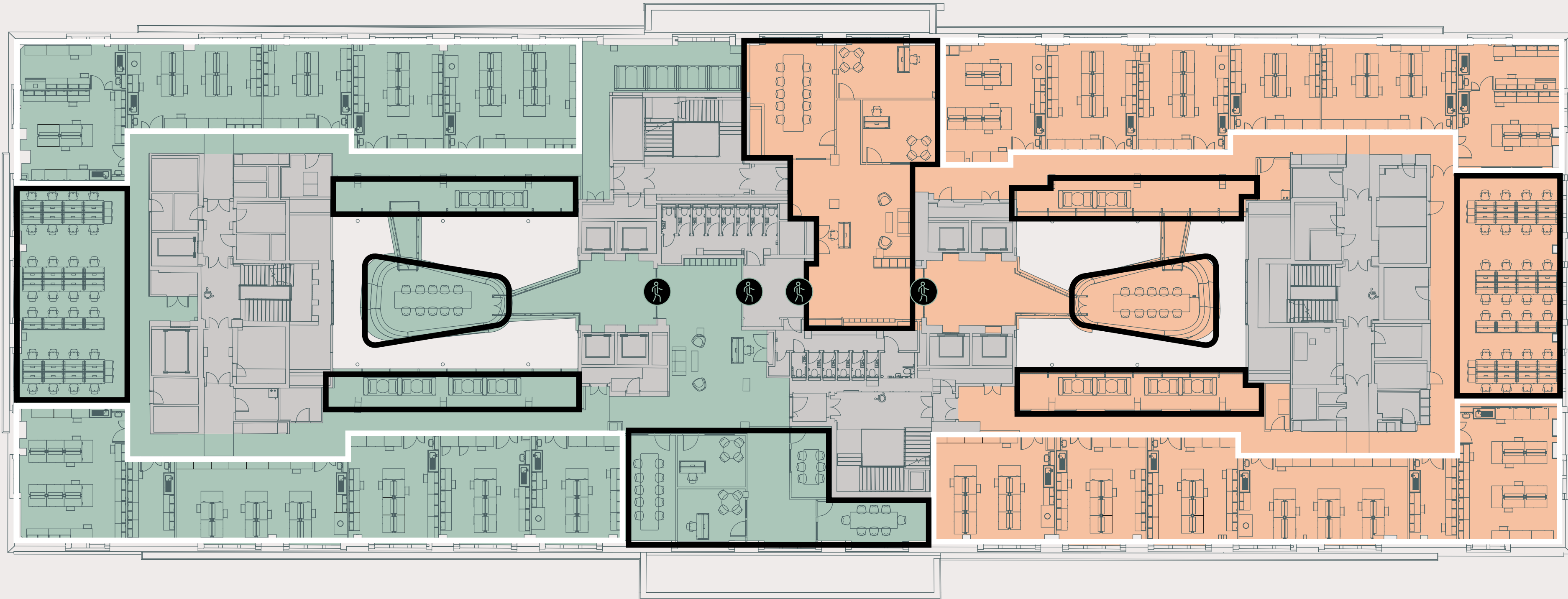
5.2 15,036 SQ FT

Lab benches	212	Reception desk	1
Ducted fume hoods	4	Reception soft seating	4
Write up positions*	40	1 x 10 person meeting room	10
2 x executive offices & meeting tables	10	1 x 8 person meeting room	8
		1 x 6 person meeting room	6

Plans not to scale. For indicative purposes only.
*Write up positions can be increased, if required.

SIXTH FLOOR - 28,645 SQ FT / 2,661 SQ M

Laboratory Write-up / Amenity Space Entrance 6.1 6.2 Core



Bloomsbury Square

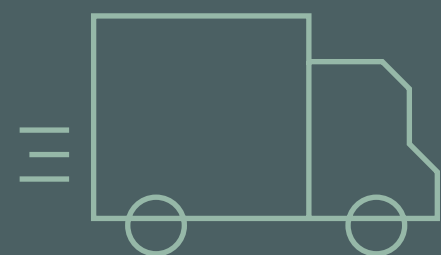
6.1 14,405 SQ FT

Lab benches	187	Reception soft seating	4
Ducted fume hoods	4	2 x 10 person meeting room	20
Write up positions*	56	1 x 8 person meeting room	8
2 x Executive offices and meeting tables	10	1 x 6 person meeting room	6
Reception desk	1		

6.2 14,240 SQ FT

Lab benches	191	Reception desk	1
Ducted fume hoods	4	Reception soft seating	4
Write up positions*	50	2 x 10 person meeting room	20
2 x Executive offices and meeting tables	10		

BUILDING SPECIFICATION



Secure loading bay with
centralised chemical waste,
and gas bottle stores



Onsite Liquid Nitrogen
Generator



8 x 12 passenger lift plus
1 x 2,000kg and
3 x goods lifts



195 secure cycling spaces,
168 lockers and
15 showers as end of trip facilities



Over 19,000 sq ft of amenity
including Members' Club,
Roof Terrace and Shared
Meeting Rooms



Fully fitted and managed
Incubator of, equipped with
a range of common and
specialist equipment



EPC A Achieved.
Targeting BREEAM Excellent.
Pathway to Net Zero.

FULLY FITTED OPTIONS

A range of fully fitted options have been carefully designed to support scaling organisations at Victoria House. The fully fitted units will enable smooth growth and minimal downtime, allowing companies to

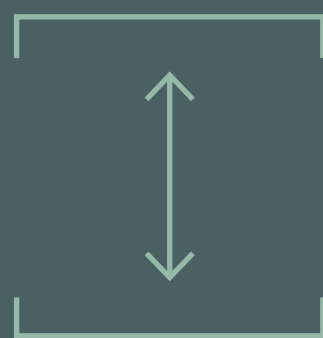
focus on accelerating their research. The units each offer a blend of lab, office and breakout space, catering for the whole team's needs.



FULLY FITTED LAB SPECIFICATION



Fully fitted CL2 Labs
and furnished workspaces
(60:40 ratio)



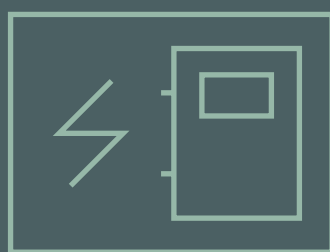
Slab to slab of up to 4m,
Floor to ceiling
approx. 2.7m



Ducted fume hood capacity
designed at 1 per 3,500 sq ft
with scope for further
hood diversity



Power to labs at 60w/m2.
Tenant distribution board
within each demise with
a single phase distribution
board to each lab



Central 765 KVA back-up
generator for the building
and dedicated tenant
plant areas



Cat 6A wiring from each
tenant comms room to
data points throughout
each unit



Piped house gases (CO2 and
Compressed air) capped off at
entrance to each lab demise.
Scope for up to two additional
gas lines per unit



Potable, chilled and low
temperature water supply
capped of at each floor



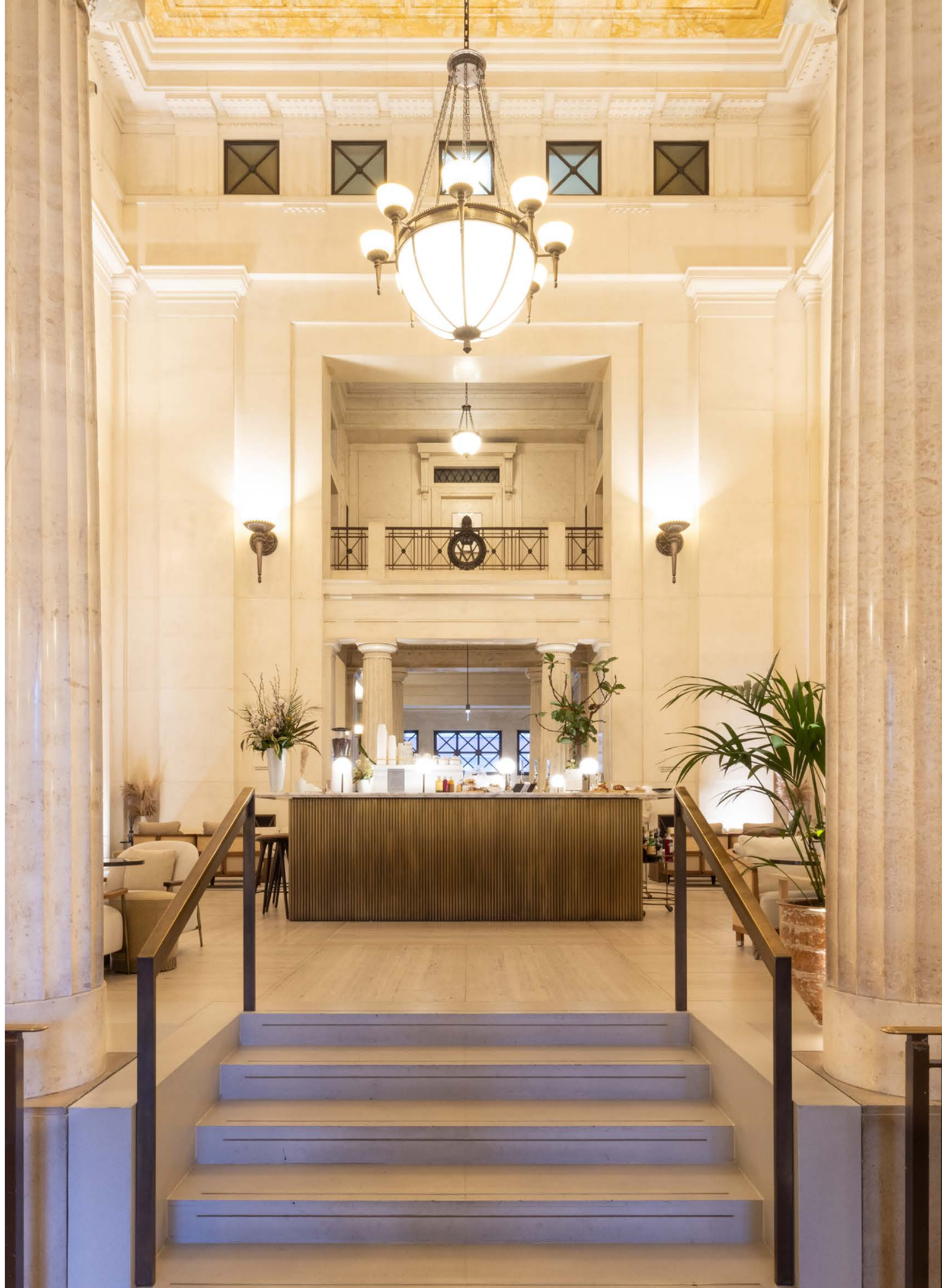
Premium finish across labs
and office spaces; flexible
benching, under and over bench
storage, emergency eyewash
stations and ergonomic work
desks and seating

London's centre of innovation

With an iconic presence on Bloomsbury Square, Victoria House has history, heritage and outstanding architectural beauty.

However, inside, a pioneering and sensitive transformation is underway to create a one-of-a-kind Science and Innovation ecosystem.





THE ARRIVAL & ATRIUM

Accessed from leafy Bloomsbury Square, the Victoria House experience starts the moment you pass through its iconic neoclassical columns.

Beyond the stylish and secure reception area with concierge service is the stunning light and plant-filled atrium at the heart of the building. This focal point offers a variety of seating - ideal for collaboration around the central barista bar.



THE MEMBERS' CLUB

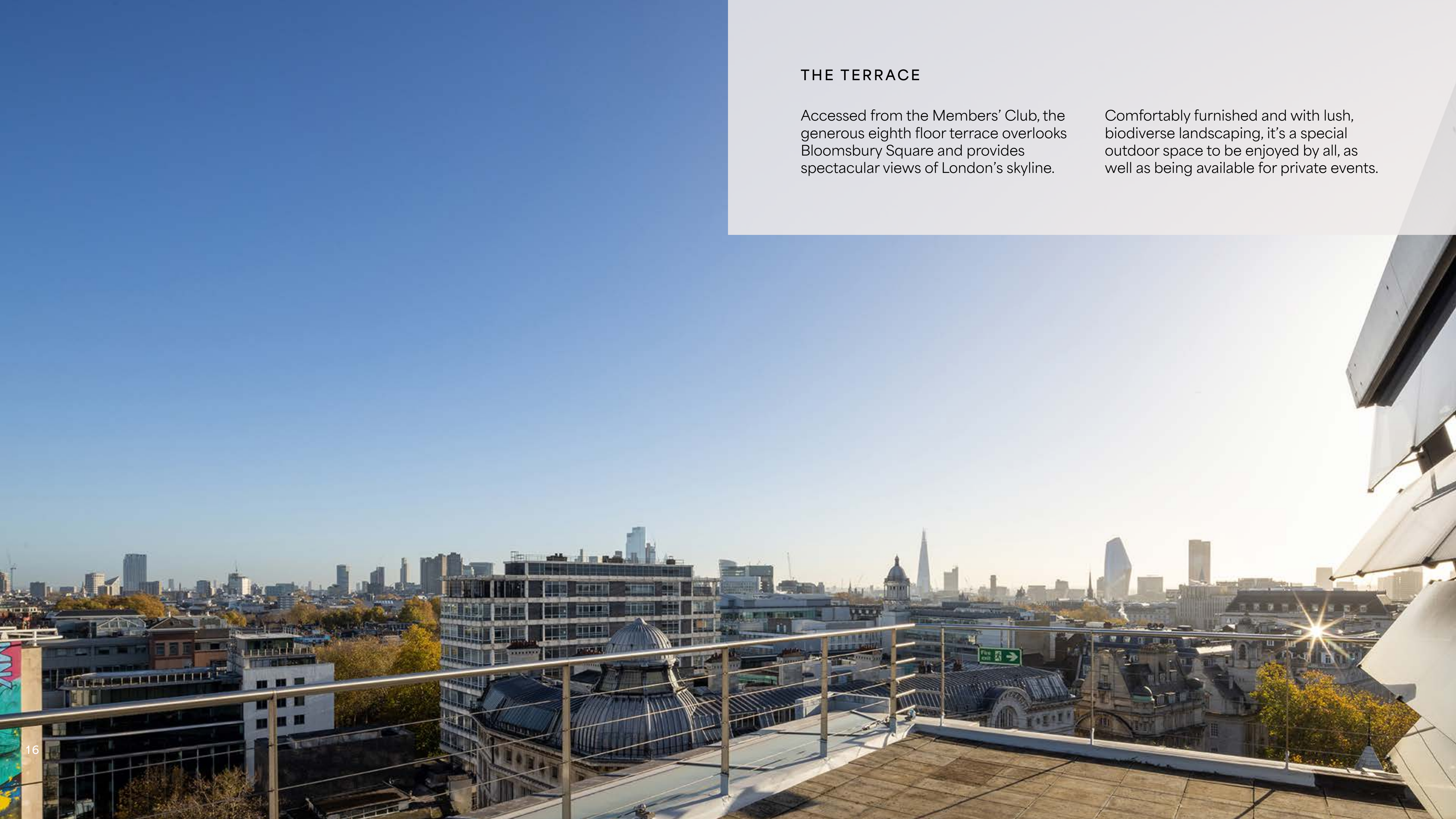
The Eighth Floor Members' Club offers a more intimate communal space, operating as a business lounge by day and a bookable events space by night.

The west-facing terrace overlooks Bloomsbury Square - a generous space with spectacular views.

THE TERRACE

Accessed from the Members' Club, the generous eighth floor terrace overlooks Bloomsbury Square and provides spectacular views of London's skyline.

Comfortably furnished and with lush, biodiverse landscaping, it's a special outdoor space to be enjoyed by all, as well as being available for private events.

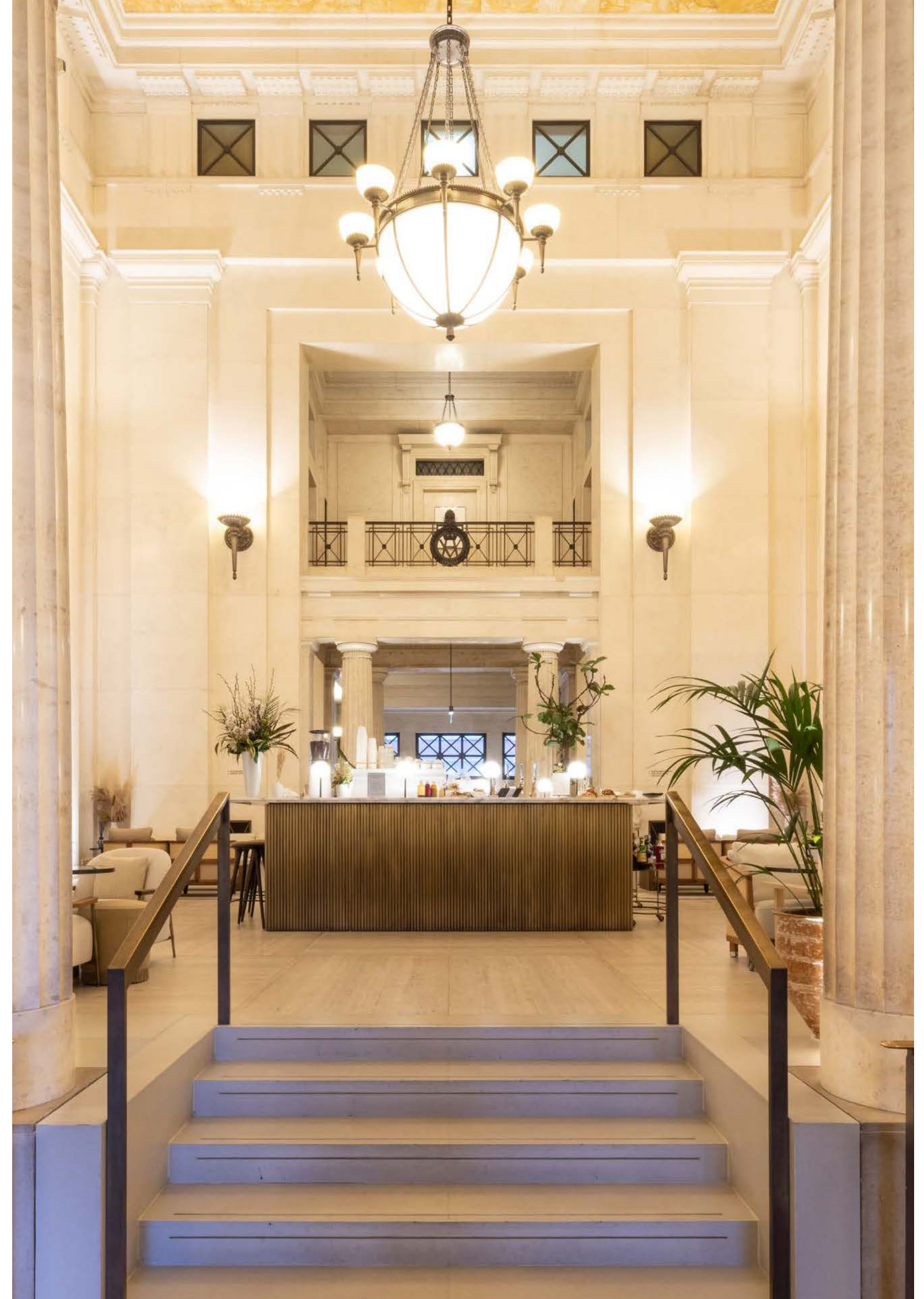
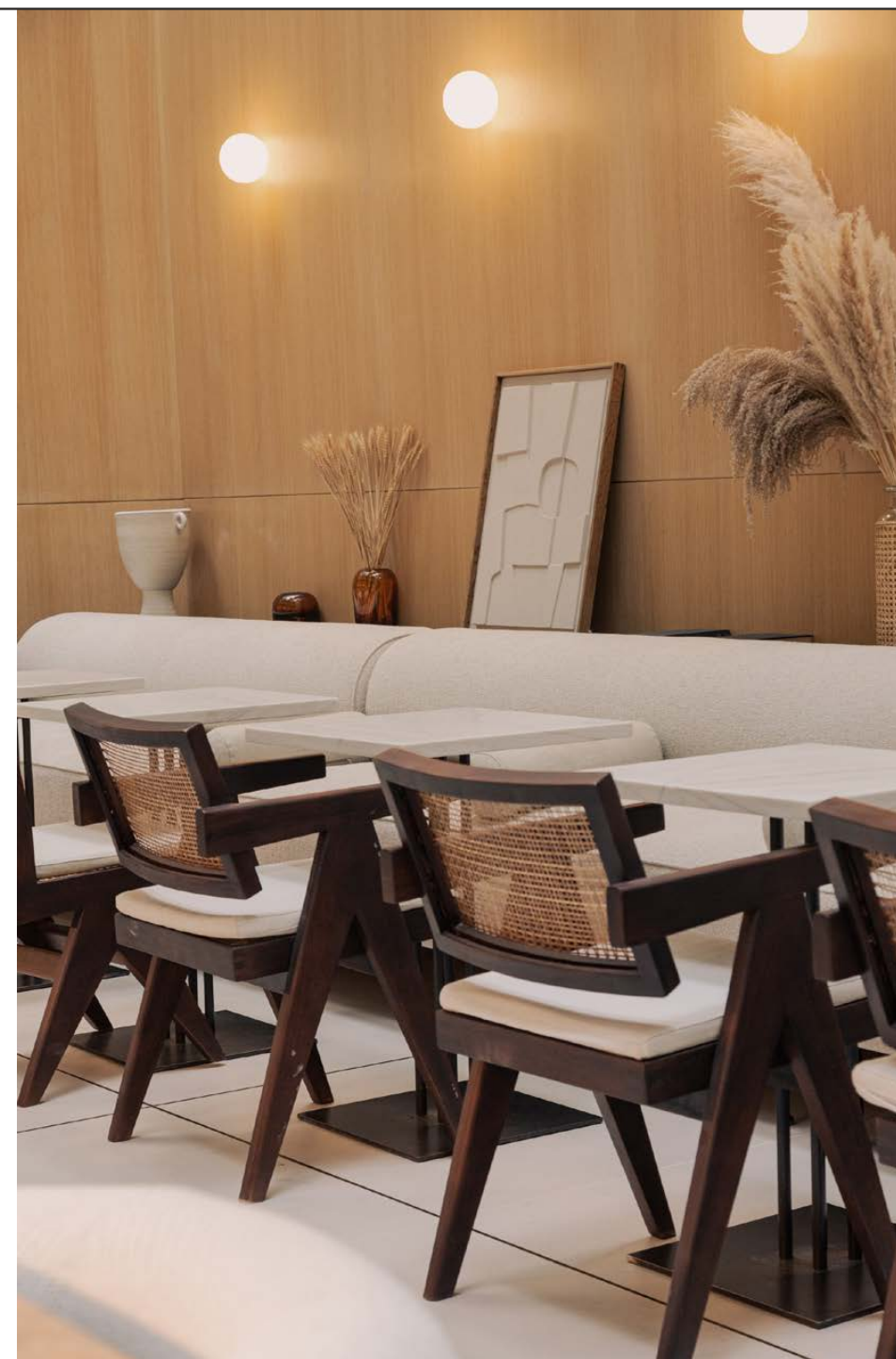


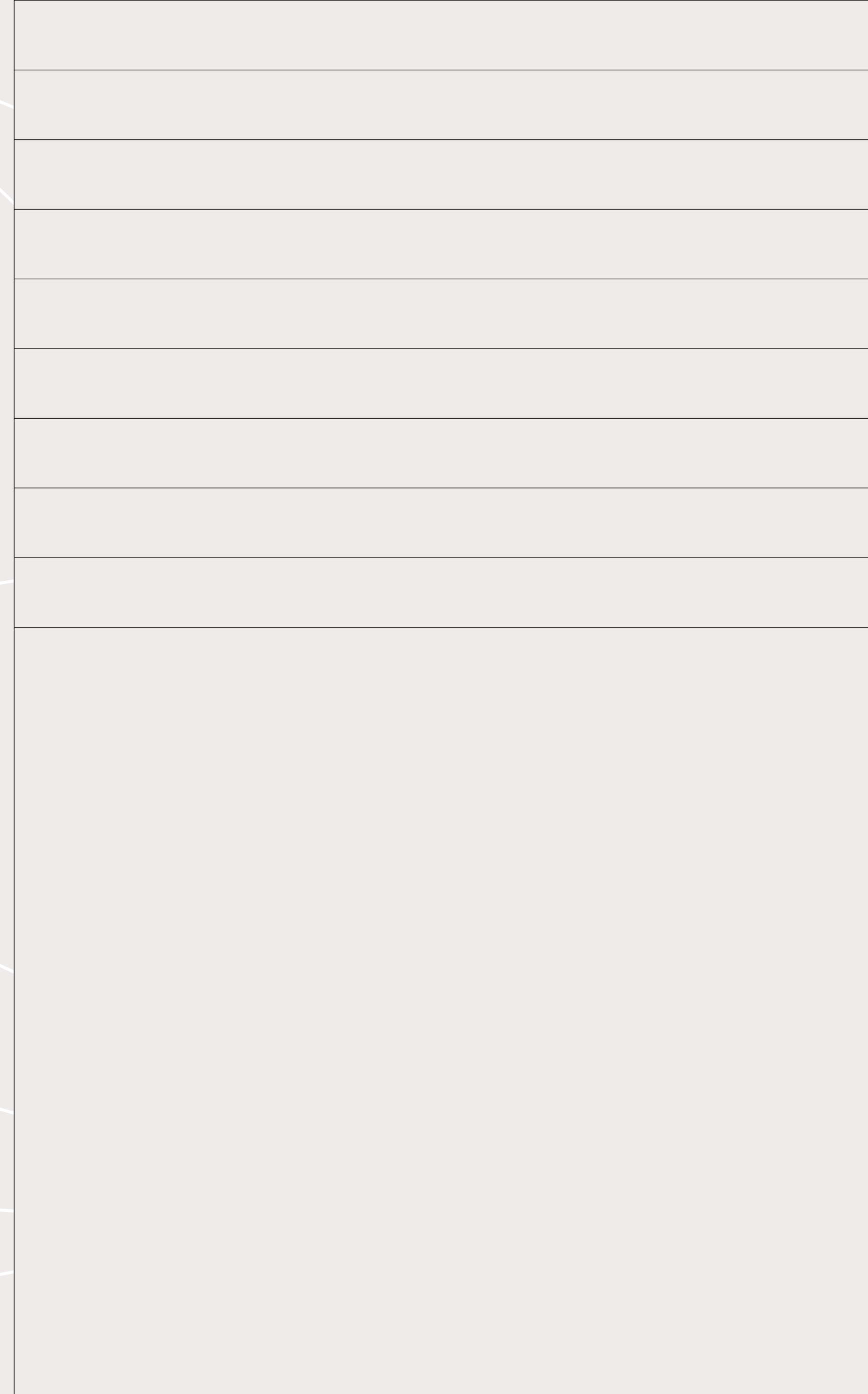


BUILDING AMENITIES

The stunning Heritage Meeting Rooms on the third and fourth floors offer bookable spaces that are sure to impress.

Victoria House encourages healthier commutes - with secure cycle storage, dedicated runners' entrance, and premium end-of-trip shower and changing facilities.





THE LOCATION



Noble Rot



Rosewood Hotel



Knockbox Coffee



Bloomsbury Square



King's Cross Station

The local area is filled with a host of landmarks, green spaces and vibrant amenities.

From local coffee shops to outdoor dining, it's a location that has it all. Bloomsbury Square is a relaxing space to unwind and a number of transport links are within a short walk.



Lincoln's Inn Fields



Covent Garden



The Hoxton Holborn



The British Museum

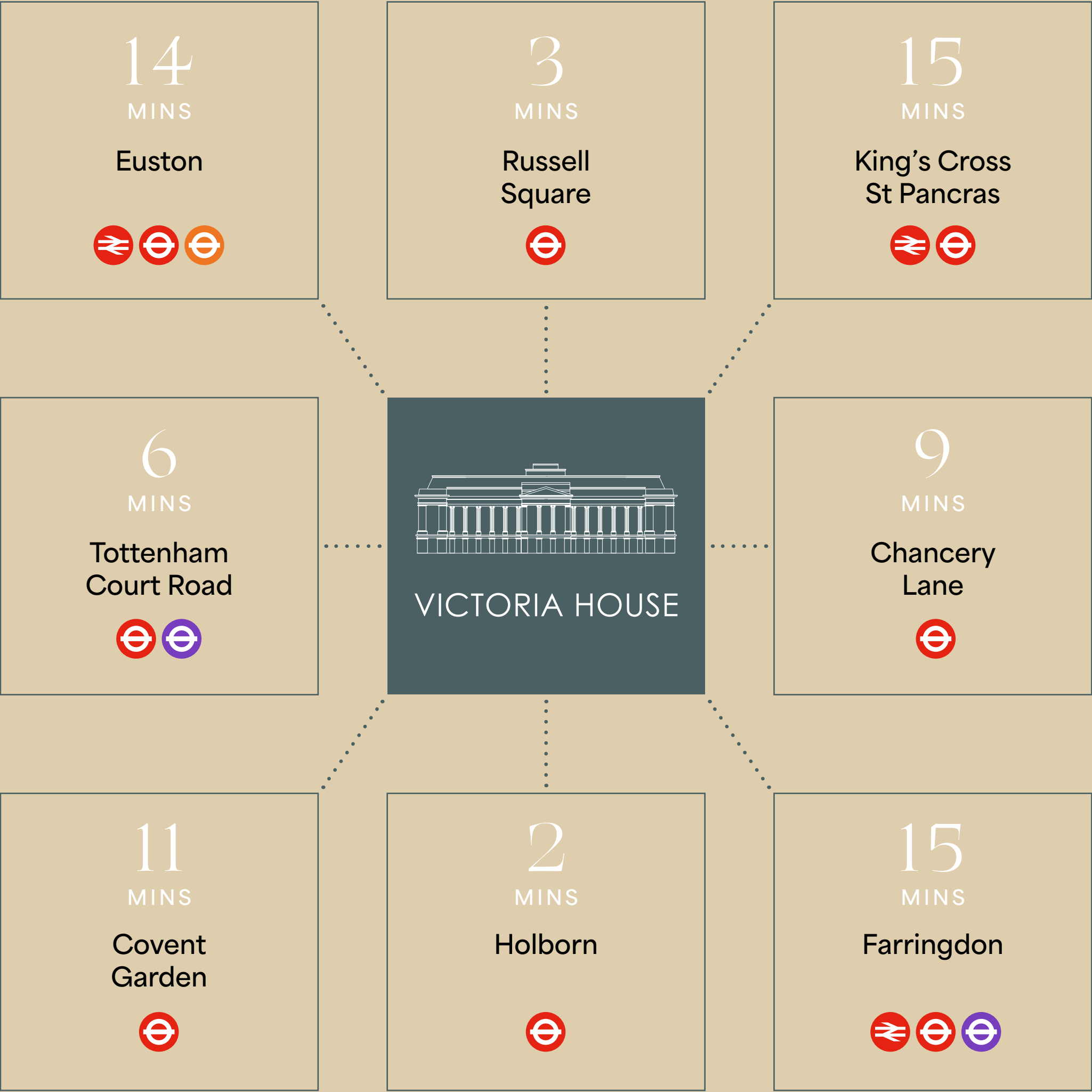


Lamb's Conduit Street

Iconic landmarks are all around.

The area is home to cultural landmarks and leisure destinations. The nearby Lamb's Conduit Street is a bustling thoroughfare with a number of food and beverage offerings.

STATION WALK TIMES



TRAIN JOURNEY TIMES



Transport links are on the doorstep, providing speedy access across London and beyond.

Holborn underground is only 2 minutes away providing access to the Underground network. The Elizabeth line is accessed from Tottenham Court Road and King's Cross offers links nationwide.

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