



350 at Regent's Place

Work Ready

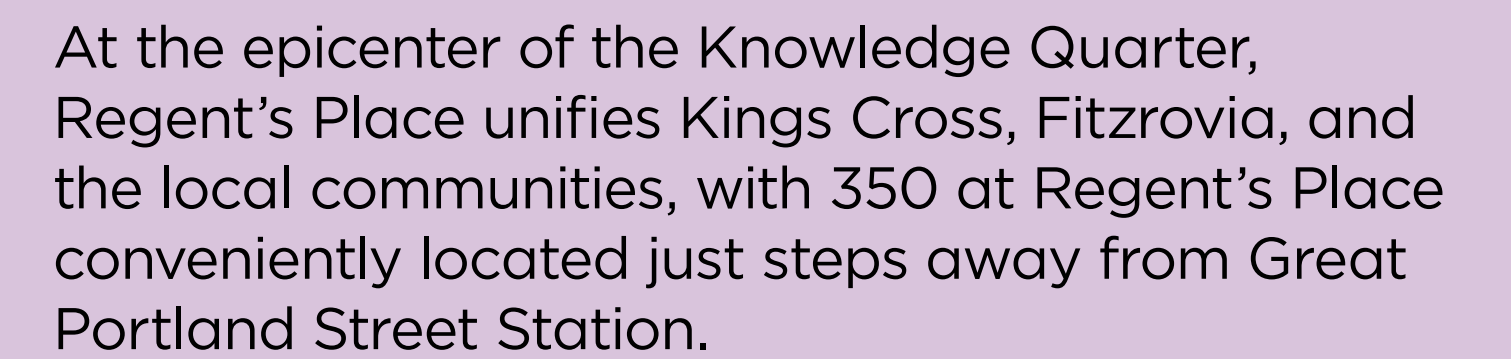


British
Land



Regent's Place





Work Ready

Fully fitted, furnished and connected.

Work Ready offer effective & sustainable workspaces. So you can focus on your business and settle into your new home swiftly and smoothly.

Options to suit you	Fitted	Fully Managed
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.



Options to suit you

FITTED

All of the usual building services plus the ability to use our 10GB fibre connection.

FULLY MANAGED

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



Open plan workspace

A Greener Greeting: Breathing New Life into the Reception Area



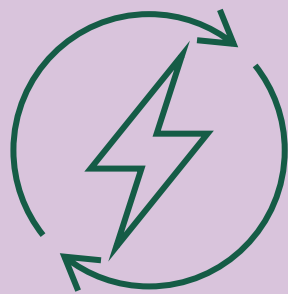
The newly refurbished space includes touchdown seating and designated areas for casual meetings, creating a collaborative environment.

The addition of biophilic design elements and Anthony Gormley sculpture, along with a concierge greeting, provides a welcoming and inspiring atmosphere.

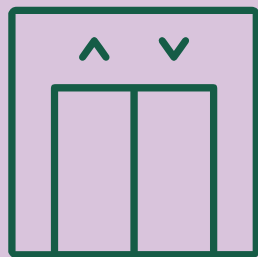
Building Specification & Availability



LED lighting in all
landlord areas



100% renewable
energy



4 x passenger lifts

EPC

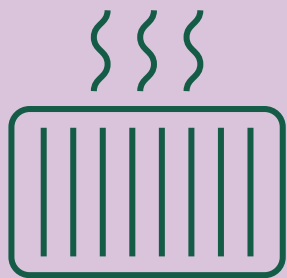
EPC rating - B



Additional demised
service can be provided -
M&E, cleaning, security



24/7 security



Air source
heat pump

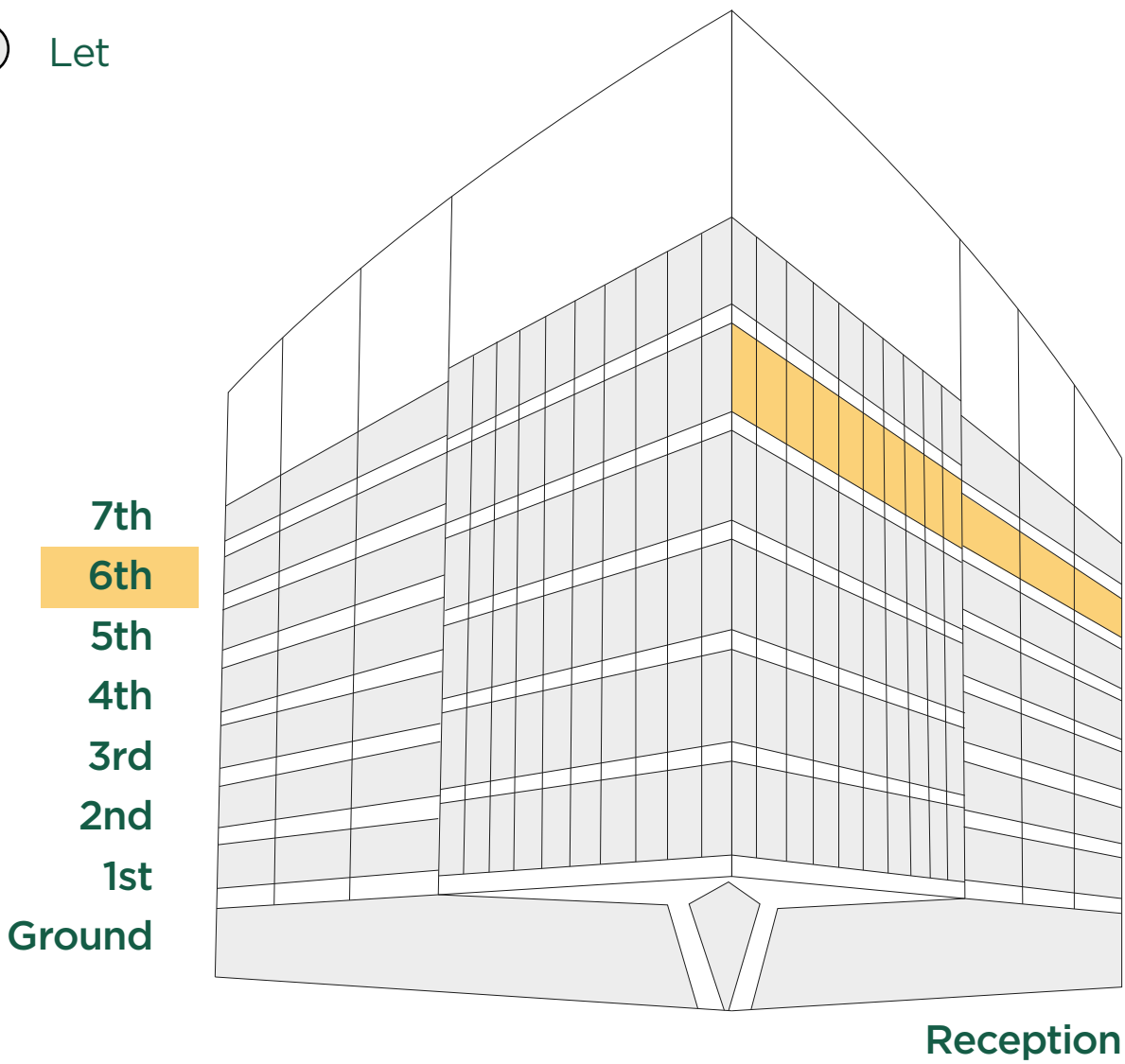


WiredScore -
Gold



My Regent's Place
App

- Available
- Let



Floor	Status	Area (sq ft)
7th	Let	-
6th (part)	Available	9,384 sq ft
6th (part)	Let	-
5th	Let	-
4th	Let	-
3rd	Let	-
2nd	Let	-
1st	Let	-
Ground	Let	-
Total		9,300 sq ft

6th floor

Part Floor - 9,384 sq ft

Workstations:	122
Desks:	86
Meeting Rooms:	6
Phone Booths:	3
Tea Point:	2
Collaboration Area:	4
Kitchen:	1
Comms room:	1

- Office
- Core
- Toilets
- Tea points
- Meeting Rooms
- Breakout Spaces
- Kitchen
- Comms Room

EUSTON ROAD

OSNABURGH STREET



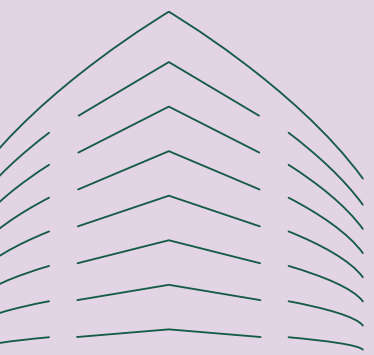


Meeting rooms flooded with natural light



Tea point



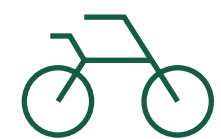




END-OF-JOURNEY FACILITIES

A Seamless Arrival Experience

The refurbishment has delivered a new arrival experience designed for the modern commuter. Our bike racks offer a secure space for your two-wheeler while our lockers and shower facilities allow you to freshen up after a long ride to work. Come in, relax, and prepare for a productive day ahead.



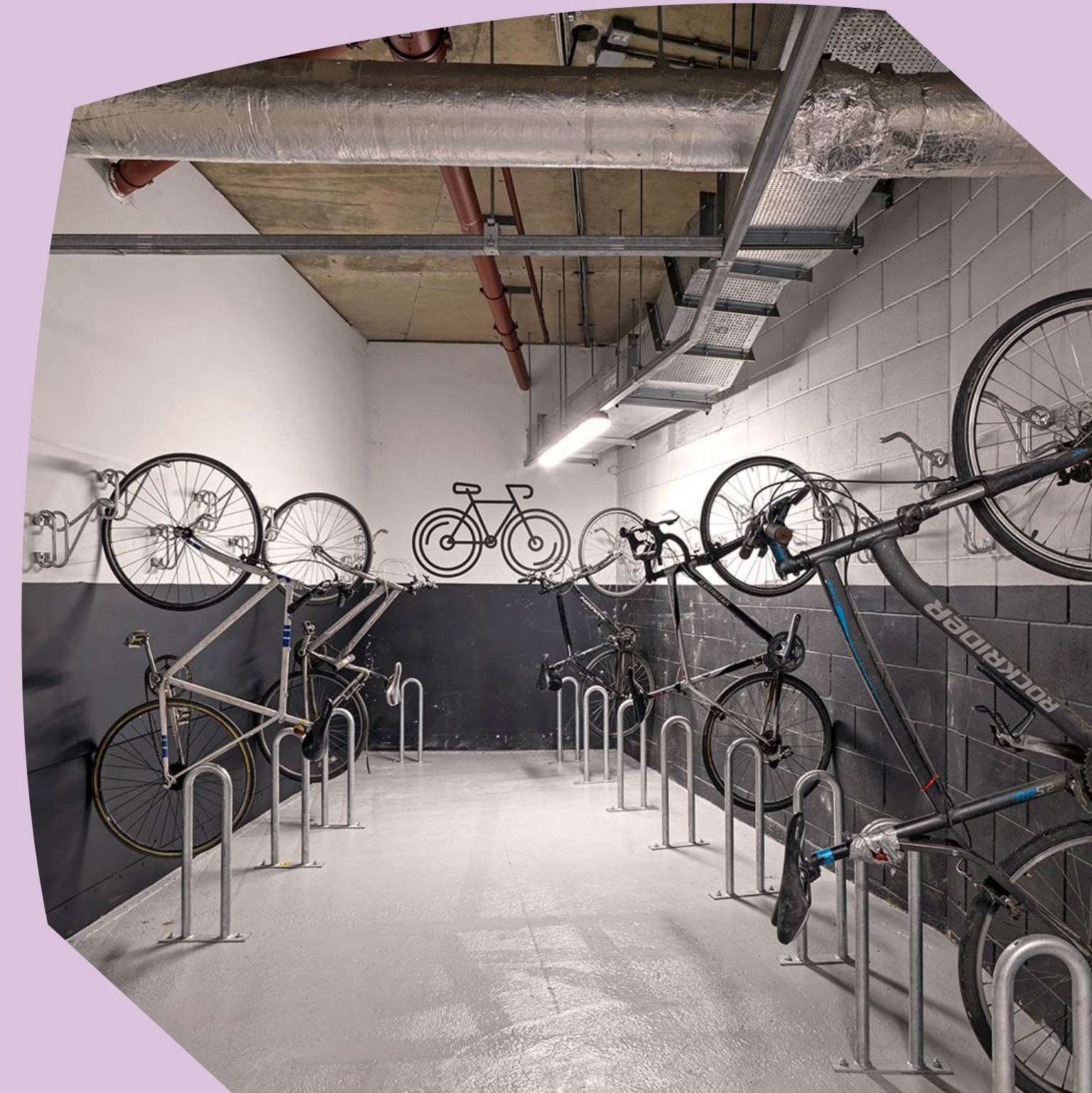
58
Bike racks



14
showers



58
Lockers





A campus for the future

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.




1


2


3


4


5


6


7

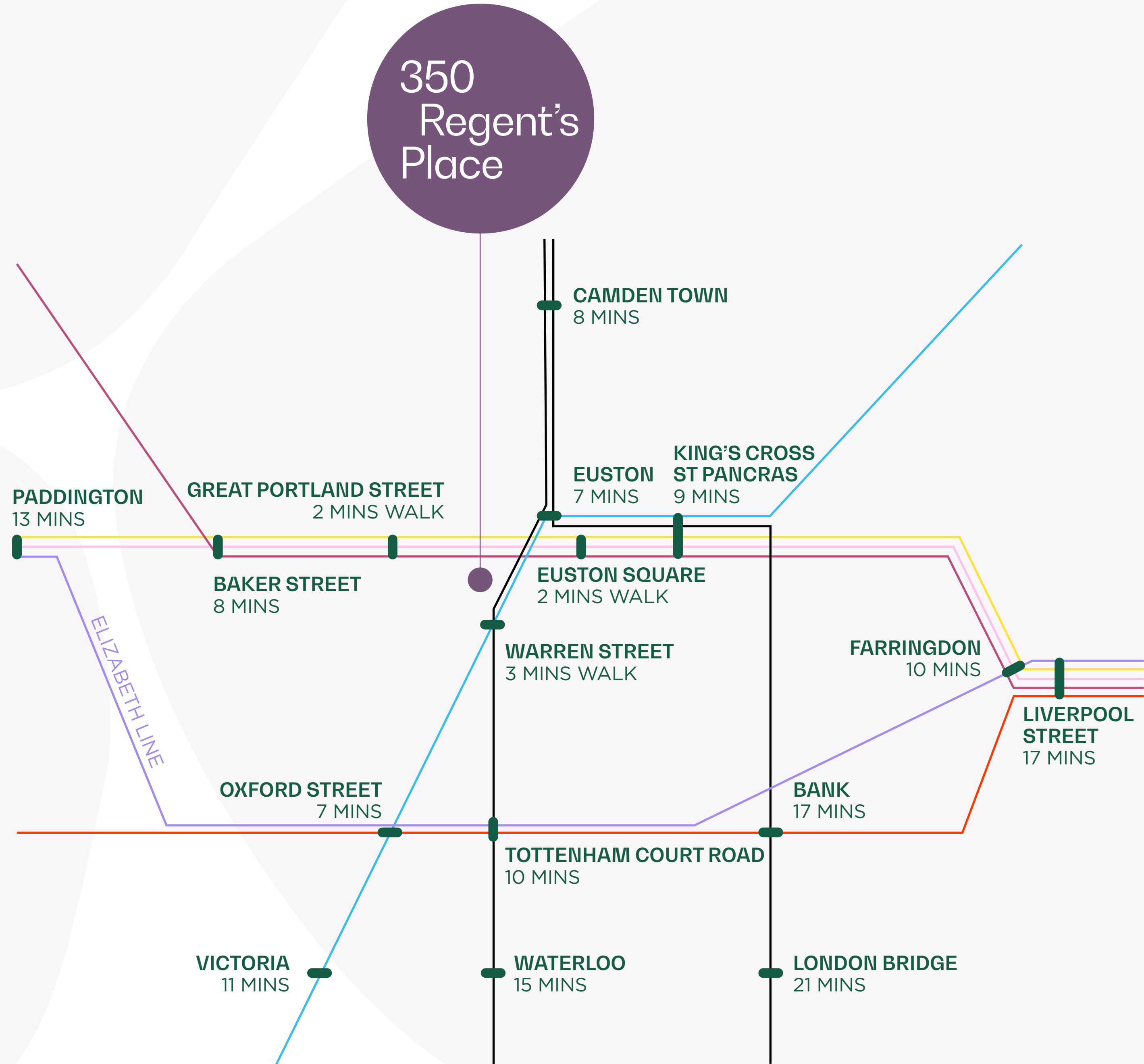

8


9


10

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 & international connections including Crossrail, airport links and access to the Elizabeth Line.



LOCAL AMENITY

From museums to music, we're surrounded by a rich variety of arts & culture





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.

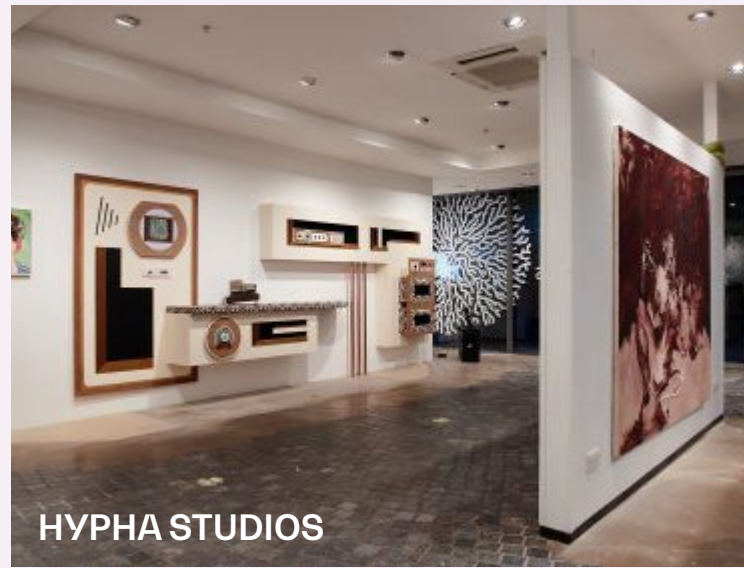
LOCATION	20 Triton Street
CAPACITY	150



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

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.



IMPACT HUB

Affordable workspace, co-working and an event space for up to 200 people.

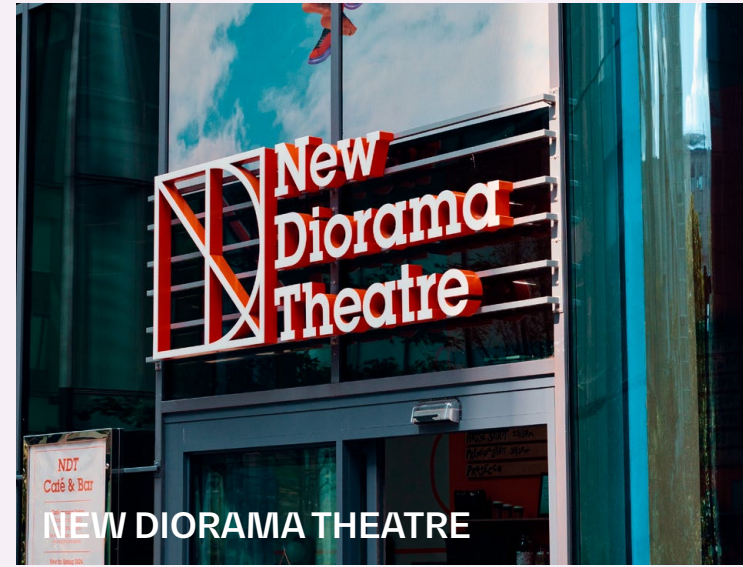
LOCATION	1 Triton Square
CAPACITY	Theatre Style: 120 Standing: 200 Workshop 1: 50 Workshop 2: 51



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

Nurturing
people



planet &
potential

SUSTAINABILITY & COMMUNITY



Prioritising sustainability

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.



ENERGY EFFICIENCY
21% reduction in energy intensity since 2019



100% RENEWABLE
100% of the energy we buy comes from renewable sources



^ REGENT'S PLACE PAVILIONS DESIGNED BY NEX ARCHITECTS

▼ GREENER SPACES – PLANT GIVEAWAY



ZERO WASTE TO LANDFILL
100% of the waste we manage has been diverted from landfill since 2014



CIRCULAR ECONOMY
1,000+ tonnes of waste recycled for Regent's Place customers since 2019. The equivalent of over 70 double decker buses



WATER SAVING
6.3 million litres of mains water saved through 10 years' rainwater harvesting



^ ECOLOGICAL PLANTING



SMART TECHNOLOGY

Optimised building performance helps customers achieve their carbon goals and improve employee wellbeing



INDEPENDENT CERTIFICATION

ISO 14001 Environmental Management System across all commercial space



WELLBEING

66,000+ sq ft of green roofs and gardens created for wellbeing and biodiversity



ACTIVE LIFESTYLES

1,500+ cycle spaces on campus, along with Brompton Bike hire and Lime Bikes

BREEAM®

OUTSTANDING

1.1 million+ sq ft of BREEAM Outstanding and Excellent space delivered



CAMPUS APP

The platform to help manage every part of your day. Enjoy exclusive deals, contactless entry, meeting room bookings and more



HEALTHY MATERIALS

Our suppliers choose materials that benefit the wellbeing of both people and planet

TRITON STREET PUBLIC REALM



Creating lasting legacies

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.



EDUCATION

1,700+ local children have joined our Young Readers' Programme since 2016.



GOOD-NATURED SPACES

8,000 sq ft of affordable space made available to local businesses and community groups.



COMMUNITY FUND

£200,000+ raised.



EMPLOYMENT

400 local people helped into employment and training since 2021



LOCAL PEOPLE

14,500+ local people benefited since 2021.



PARTNERSHIP

39 years partnering with our Camden community's schools and youth groups.

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