

The Innovation Gateway

High-quality fully-fitted incubator space in Sutton,
at the centre of the world's leading cancer district



cancerhub.london

Innovation Gateway

Find your breakthrough
in a vibrant community of
scientists, doctors, and
innovators

At the heart of the world's leading district for cancer research and treatment, Innovation Gateway is a state-of-the-art facility fully-fitted with high-quality laboratories, offices, and collaboration spaces.

ICR The Institute of
Cancer Research



MAGGIE'S

The ROYAL MARSDEN



Come and join our growing Ecosystem



"Being located at Innovation Gateway offers Curesponse the opportunity to be part of **The London Cancer Hub**, with close proximity to world-leading organisations such as the **ICR** and **The Royal Marsden Hospital**. This provides unique opportunities to establish new collaborations to advance cancer care and cancer research and save lives."

"We have collaborated with ICR's Core Research Facilities and their Flow Cytometry team to assist our R&D work and we are currently planning further collaborations with other teams within the ICR's Core Research Facilities."

- Dr Sandra Hanks, Director of Curesponse's UK Laboratory at the Innovation Gateway

Locate yourself here

Innovation Gateway is located within The London Cancer Hub in Sutton.

With fast access to central London, and both Gatwick and Heathrow international airports.

We are also connected to the UK's world famous life-science 'Golden Triangle' between London, Cambridge, and Oxford.

Travel Times



Work side-by-side with world leading cancer researchers

At Innovation Gateway, you're plugged directly into the Institute of Cancer Research (ICR) and the Centre for Cancer Drug Discovery

- ▶ Collaborate with 280+ ICR scientists and clinicians
- ▶ Access cutting-edge equipment, training, and expertise
- ▶ Connect through seminars, hackathons, and industry networks



The Institute of Cancer Research

Be at the heart of world-leading cancer care

At Innovation Gateway, you're next door to The Royal Marsden Hospital and its new £100m Oak Cancer Centre

- ▶ Connect with one of the world's most influential cancer treatment institutions
- ▶ Access up to 1,000 clinical trials each year
- ▶ Benefit from proximity to state-of-the-art facilities and expertise



The Royal Marsden Hospital

A place to enjoy

Art Installation



Re-introduced nature & landscaping



New pedestrian & cycle routes



Padel Courts - Autumn 2025



Alive with food & events



Community Garden



A gateway to innovation



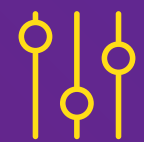
High Profile Presence

Industry-specific events in collaboration with the ICR & RMH and access to shared spaces



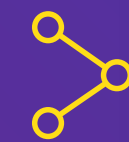
Empowering collaboration

Dedicated community manager to facilitate collaboration and cross learning



Scale Up Opportunities

Start with a single desk and grow into a full fitted lab



Join a best-in-class network

Opportunities to network and collaborate with oncology focused businesses



Dedicated parking

Allocated car and cycle spaces for Innovation Gateway tenants



Events & Collaboration Space

Dedicated high quality space for events and launch opportunities

Innovation Gateway

The Gateway, Innovation Gateway
The Innovation Gateway
Gate Centre Centre
Maggie's Centre

Way Out ➡

Labs to enable next-gen research

Amenities

- Reception
- Kitchen & breakout space
- Showers
- Accessible WC's
- Investor & multi-purpose space
- Car Parking
- 630kg / 8 persons passenger lift

Facilities management

- Onsite facility manager
- Help desk and Concierge
- Dedicated operational team & Community Manager

Access to shared equipment

- Freezer Room
- Lab wash-up Room
- Autoclave
- Glass wash
- Ice machine
- Distilled water
- Ducted fume hoods (Lab G/24)

Offices

- Fully fitted offices
- Desks & Chairs
- Kitchen Areas
- Breakout space
- Dedicated Investor Suite & Event space

General room specifications

Detailed specifications can be provided on request.



Meeting rooms & Event Spaces

Innovation Gateway has plenty of spaces ready to host you, your colleagues and guests for team discussions and events.

- ▶ Versatile spaces for team catch ups, board meetings, and events
- ▶ State of the art tech with AV, screens, and superfast Wi-Fi
- ▶ Accessible 24/7 with good transport links



Brand new Visitors Suite



Sophisticated private meeting rooms

Fast track your R&D with ICR & RMH's Science Assets

Flexible support tailored
to biotech growth needs



Direct collaboration
with world-leading
cancer experts



One-stop access to ICR
& RMH's unique science
and clinical assets



Faster routes to
discovery, development,
and trials



Plans & Areas

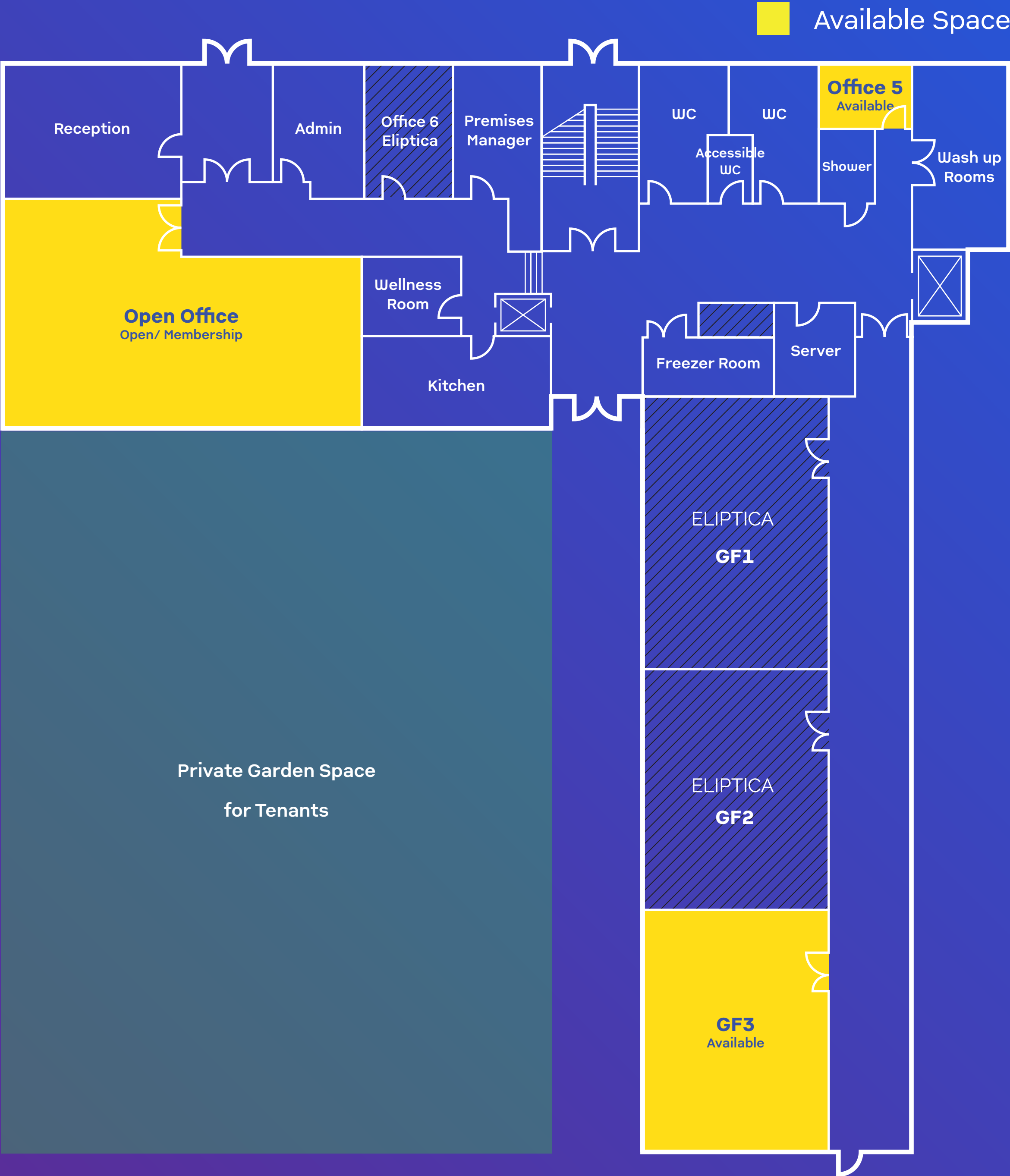
Ground floor

Labs

GF1	561 sq.ft.
GF2	504 sq.ft.
GF3	492 sq.ft.

Offices

Open Office	852 sq.ft.
Office 5	54 sq.ft.
Office 6	120 sq.ft.



Plans & Areas

First floor

Labs

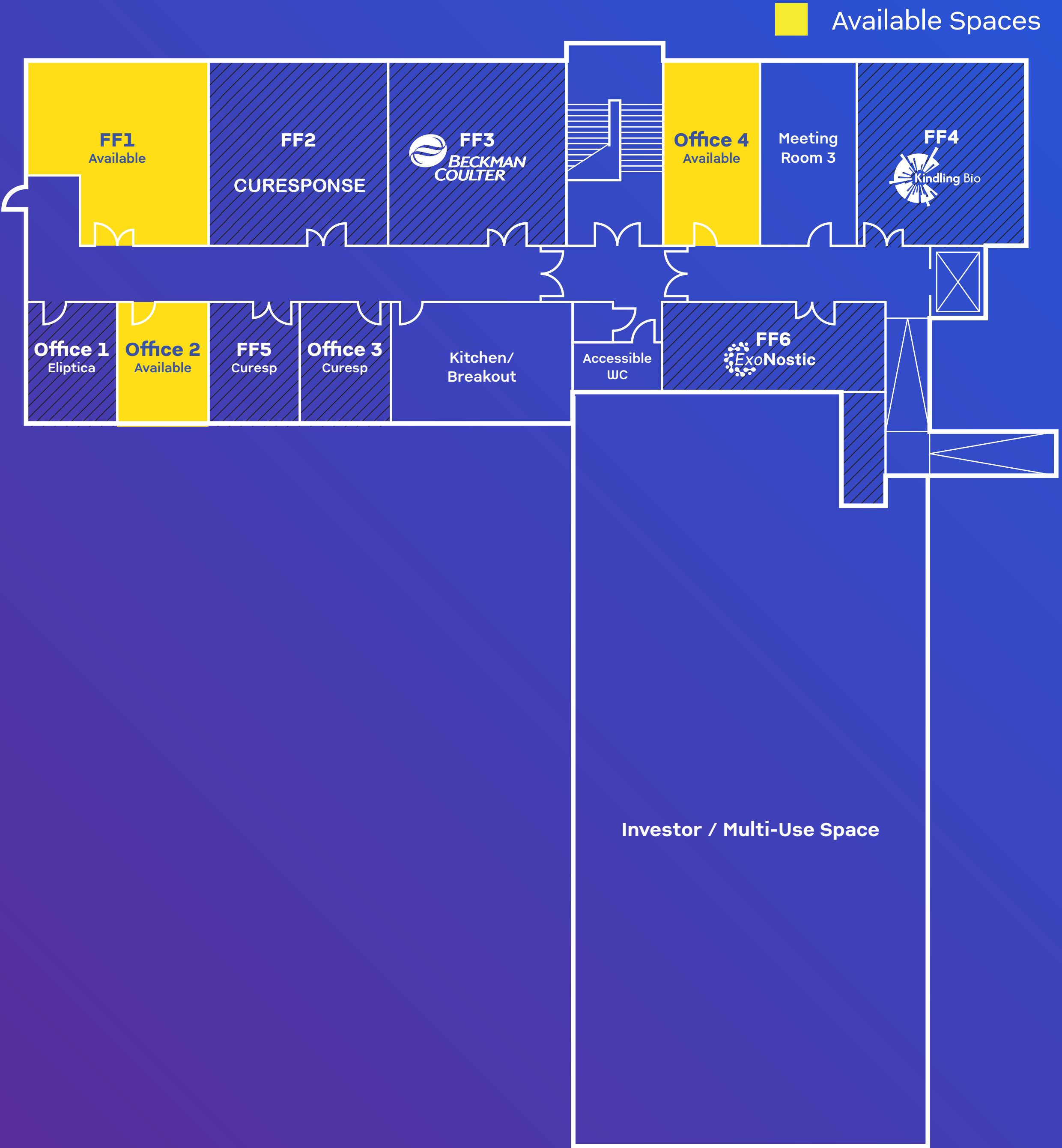
FF1	330 sq.ft.
FF2	378 sq.ft.
FF3	372 sq.ft.
FF4	362 sq.ft.
FF5	118 sq.ft.
FF6	221 sq.ft.

Offices

Office 1	117 sq.ft.
Office 2	123 sq.ft.
Office 3	121 sq.ft.
Office 4	180 sq.ft.

Meeting Rooms

Meeting Room 3



Pricing



Desks

Flexible rolling licence with dedicated desk space

Collaborative ecosystem with scientists, clinicians, and innovators on campus

Fully serviced with high-speed connectivity

Meeting and breakout spaces

From ~£70 per month



Offices

Flexible offices for start-ups and scale-ups

Collaborative ecosystem with scientists, clinicians, and innovators on campus

Fully serviced with high-speed connectivity

Meeting and breakout spaces

From ~£565 per month



Labs

Flexible labs designed for biotech, pharma, and med-tech

Collaborative ecosystem with ICR, Royal Marsden, and industry partners

Shared facilities – equipment, meeting rooms, breakout spaces

From ~£2,500 per month

Contacts:

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