



To Let

London's largest purpose-built life sciences development

- c. 1 Million sq ft of state-of-the-art laboratories and associated workspace, significant retail / F&B and apartments, over five buildings
- 600,000 sq ft of laboratory and write up space
- Anchored by London BioScience Innovation Centre
- 180m waterside frontage on Regent's Canal

Tribeca

2-6 St. Pancras Way, London, NW1 0QG

15,000 to 600,000 sq ft

1,393.55 to 55,741.82 sq m

Reference: #189457



Summary

Available Size	15,000 to 600,000 sq ft / 1,393.55 to 55,741.82 sq m
EPC	Upon enquiry

Description

Inspired by the vernacular of the area’s industrial past, but designed to deliver modern, flexible space alongside vibrant restaurants and high quality public realm, sitting on Regent’s Canal.

Tribeca creates a new community, where occupiers can collaborate and innovate in a contemporary, waterside environment. This landmark waterside quarter at the heart of the biotech cluster features one million square feet of state-of-the-art laboratories, offices and apartments.

Location

Tribeca London is at the heart of London’s Knowledge Quarter. Here, thousands of commercial innovators and academics in bioscience and advanced technology collaborate and compete, powering the future of the UK economy. All within a seven-minute walk of Tribeca London are Merck, GSK, Meta, Google, the Francis Crick and Alan Turing Institutes, UCL, the London BioScience Innovation Centre and the British Library.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th - Apex Building	11,654	1,082.69	Available
5th - Apex Building	11,654	1,082.69	Available
4th - Apex Building	15,087	1,401.63	Coming Soon
3rd - Apex Building	15,087	1,401.63	Coming Soon
2nd - Apex Building	15,065	1,399.58	Let
1st - Apex Building	15,084	1,401.35	Let
Ground - Apex Building	13,639	1,267.10	Let
Basement - Apex Building	13,639	1,267.10	Let
8th - Reflector Building	20,462	1,900.98	Coming Soon
7th - Reflector Building	20,462	1,900.98	Available
6th - Reflector Building	18,693	1,736.64	Coming Soon
5th - Reflector Building	18,693	1,736.64	Coming Soon
4th - Reflector Building	18,937	1,759.30	Coming Soon
3rd - Reflector Building	18,937	1,759.30	Coming Soon
2nd - Reflector Building	18,067	1,678.48	Coming Soon
1st - Reflector Building	15,511	1,441.02	Coming Soon
Ground - Reflector Building	17,836	1,657.02	Coming Soon
Basement - Reflector Building	26,236	2,437.40	Coming Soon
10th - Assembly	15,048	1,398	Coming Soon
9th - Assembly	15,048	1,398	Coming Soon
8th - Assembly	20,462	1,900.98	Coming Soon
7th - Assembly	27,961	2,597.66	Coming Soon
6th - Assembly	27,961	2,597.66	Coming Soon