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London's Largest Purpose-Built Life Sciences Development

# TRIBECA—LONDON

Life & Science—Connected

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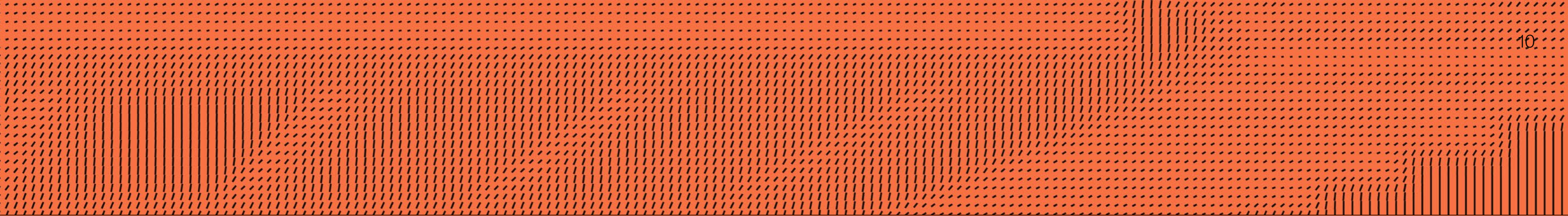
# Life & Science—Connected



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Tribeca is the largest  
purpose-built life sciences  
development in London.

- 01 ——— **Discovery**  
Development Overview
- 02 ——— **Connected**  
The Location
- 03 ——— **Life & Science**  
The Buildings
- 04 ——— **Sustainability**  
ESG
- 05 ——— **Contact**



01



Discovery

A landmark quarter at the heart of London's biotech cluster.

Featuring c. 1 Million sq ft of state-of-the-art laboratories and associated workspace, significant retail / F&B and apartments, over five buildings.

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.



1

Acre of public realm

180m

Waterside frontage on Regent's Canal

LBIC/RVC

Anchored by London BioScience Innovation Centre,  
wholly owned by the Royal Veterinary College

50,000 sq ft

Shops, cafés, bars & gym

600,000 sq ft

Laboratory and write up space

New Bridge

Pedestrian/cycle connection to Coal Drop Yards  
and King's Cross

London's Largest

Purpose-built life sciences development



## Tribeca London blends cutting-edge science with sophisticated city living. Under the lab coat, a life in colour.

Cross the canal into Tribeca and see science come to life, and life come to science. 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. Step outside to boutiques, bars and restaurants spilling onto leafy streets and squares. At Tribeca London it's easy to breathe life into great ideas.



1 — Apex

Total Building GIA: 112,341 sq ft  
Typical Floor GIA: 16,087 sq ft

Delivery: July 2024

2 — Reflector

Total Building GIA: 195,834 ft<sup>2</sup>  
Typical Floor GIA: 19,693 ft<sup>2</sup>

Delivery: February 2026

3 — Assembly

Total Building GIA: 274,148 sq ft\*  
Typical Floor GIA: 29,278 sq ft

Delivery: July 2026

4 — Connector

Total Building GIA: 67,083 sq ft\*  
Typical Floor GIA: 10,452 sq ft

Delivery: July 2026

\*  
Shared basement, shared facilities  
and Laboratory space GIA: 80,391 sq ft



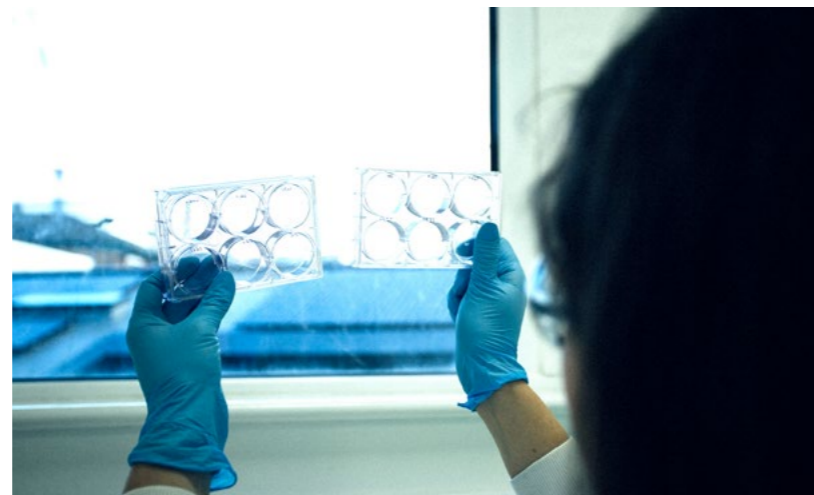
# — LBIC

LBIC formed a key part of the London Development Agency's strategy for life sciences, with the objective of developing a commercial life sciences cluster around the capital's world-class knowledge base.



Today, LBIC provides a focus for life sciences activity in the capital, offering exceptionally high standard laboratory and office facilities and a professional front door that cannot fail to impress.

Owned by the prestigious Royal Veterinary College, LBIC is home to more than 50 biotechnology and life science companies, including small start-ups and more established players.



**LBIC will sit at the heart of the Tribeca ecosystem, offering exceptionally high standard laboratory and office facilities and supporting all of the occupiers.**

“This expansion demonstrates our commitment to addressing the continuing need for high quality grow-on space for innovative young bioscience companies in London. The LBIC team, supported by the RVC, has been at the forefront of providing best-in-class facilities at the heart of the capital for over two decades now and our partnership with Reef will be key to the next exciting phase of our growth.”

**Rich Ferrie**  
CEO at LBIC

## London Bioscience Innovation Centre (LBIC) Services

LBIC have leased part of the Apex building and will provide a variety of laboratory specialist services to the remainder of the estate as outlined below, subject to LBIC terms, conditions and agreement:

- Glassware cleaning and sterilisation
- Media sterilisation
- Provision of deionised water
- Provision of dry ice
- Maintenance of gas supplies – standard supplies such as CO<sub>2</sub> and N<sub>2</sub> as well as specialised gases such as argon, oxygen etc
- Management of liquid nitrogen supplies
- Waste management – including clinical waste, offensive, solvent, WEEE and all associated licences and consignment paperwork
- Lab coat laundry
- Maintenance of safety cabinets/fume hoods
- Assistance with outgoing courier services and specialised packaging
- Annual pipette servicing
- Specialist training for use of gases, liquid nitrogen etc
- Solvent and hazardous waste



Purpose-built state-of-the-art laboratory space at the heart of London's biotech cluster. View of Regent's Canal from the Reflector.





# 02 ————— Connected

# — At the Heart of the The Knowledge Quarter

## An Unrivalled Talent Pool

Over 1,500 world-leading scientists, engineers and experts across all biomedical science disciplines.

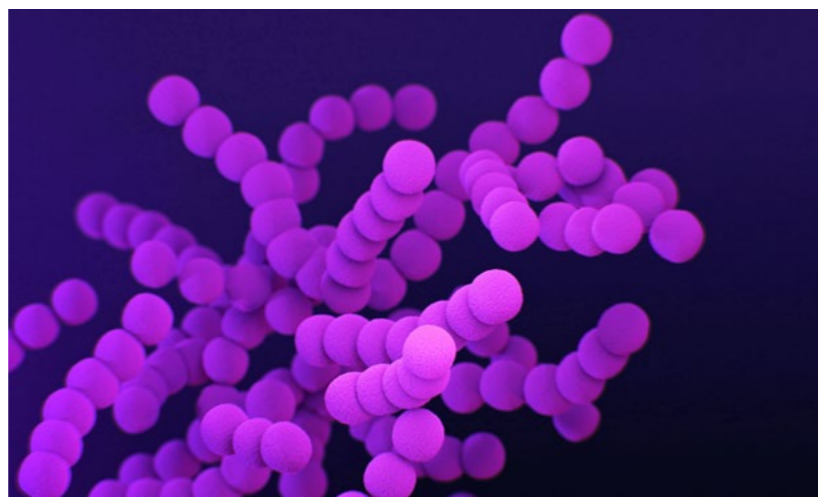


## A Network of Spaces

Over 50 life sciences, biotech and diagnostic companies, including two of the world's top 12 universities in these fields.

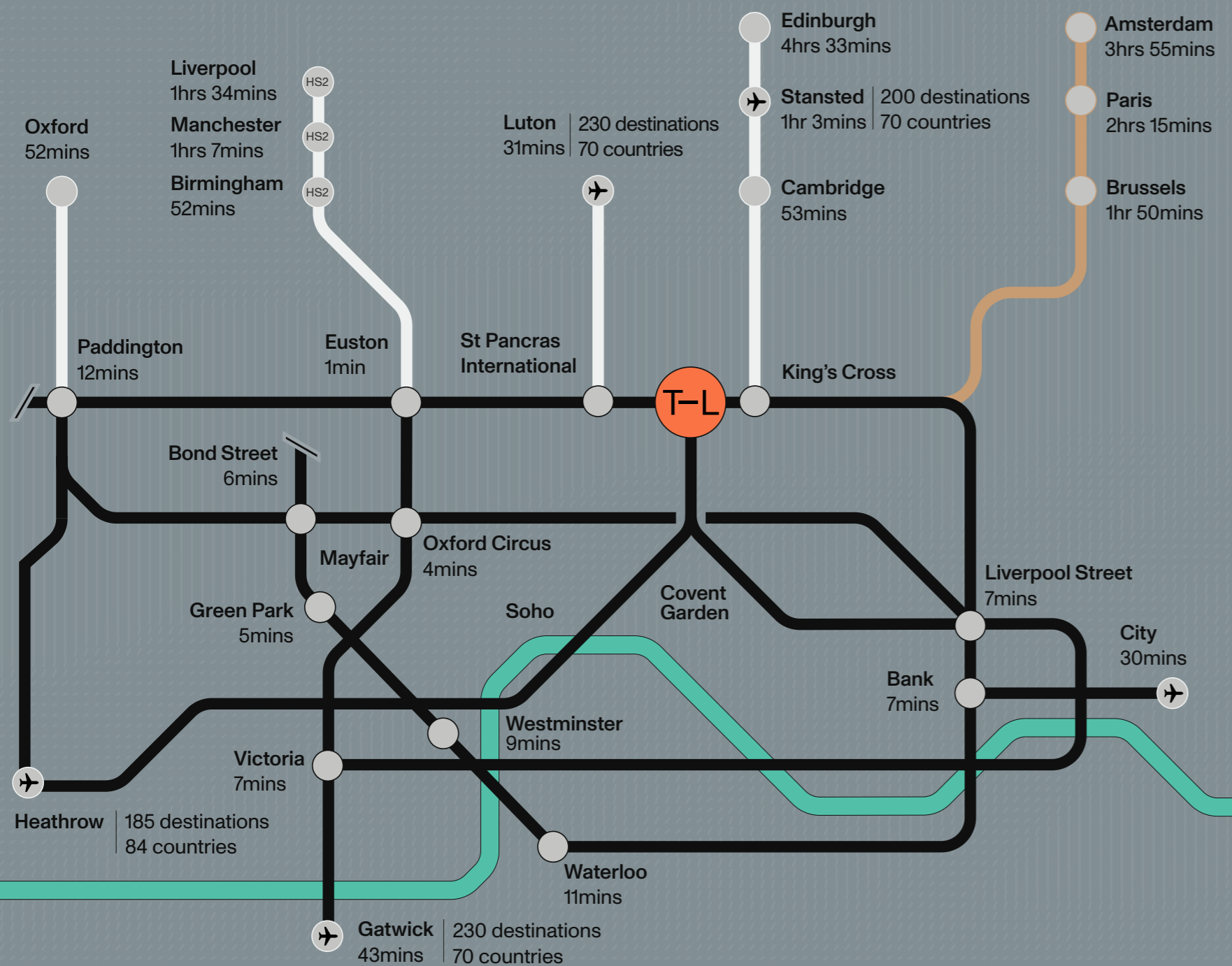
## A Hub for Innovation

A talent pool across specialisms in Data Science, AI and Machine Learning.





# Complete Connectivity

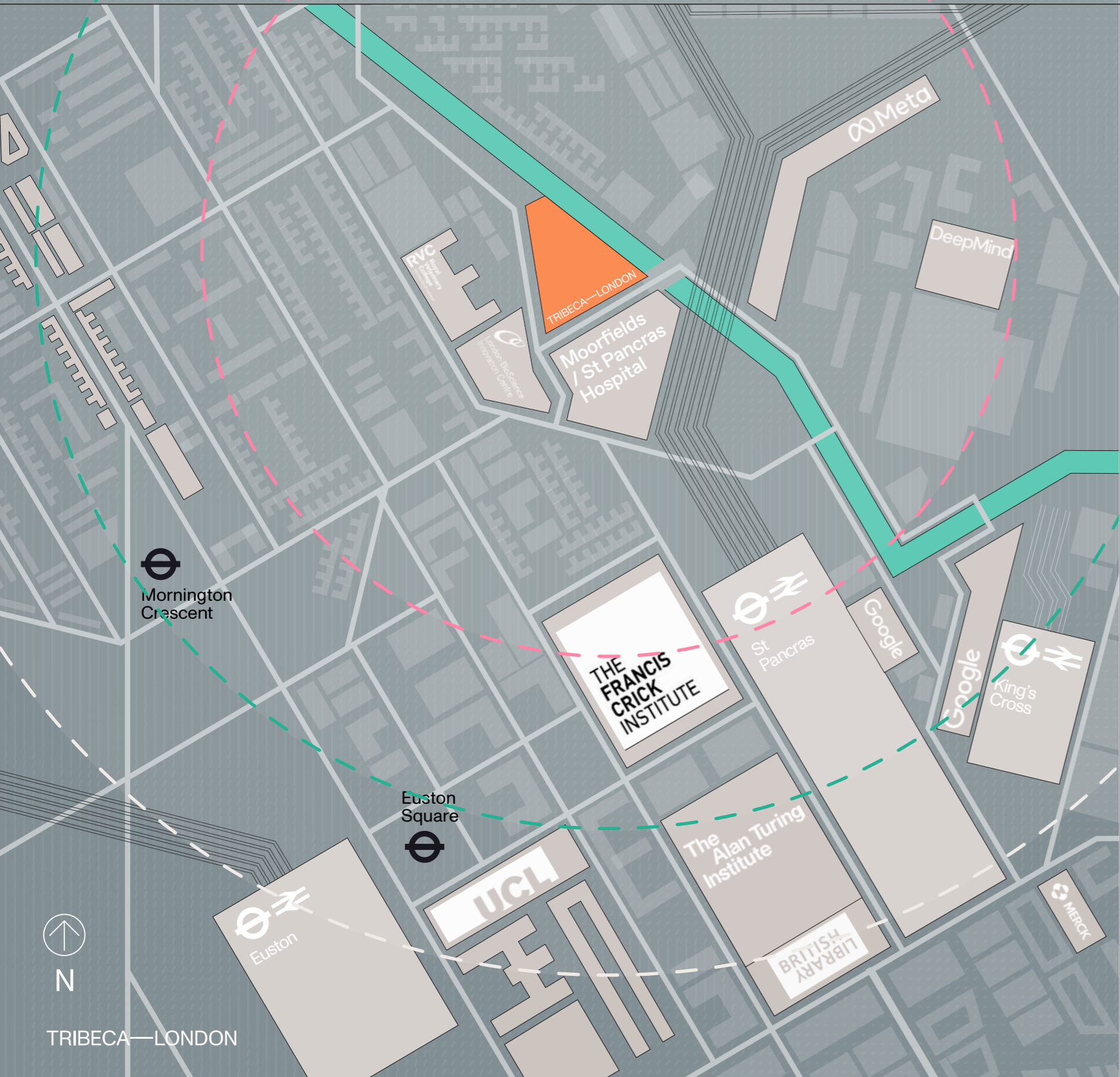


Tribeca London is at the heart of London's Knowledge Quarter. Here, thousands of commercial innovators and academics in bioscience and advanced technology collaborate and compete, powering the future of the UK economy. All within a seven-minute walk of Tribeca London are Merck, GSK, Meta, Google, the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



# Biotech Cluster

5mins  
10mins  
15mins



All within a few minutes walk

UCL



Google/  
DeepMind



The Alan Turing Institute



British Library



London BioScience Innovation Centre



The Francis Crick Institute



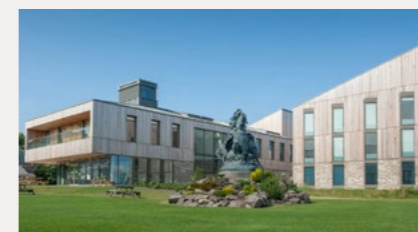
Moorfields Eye Hospital



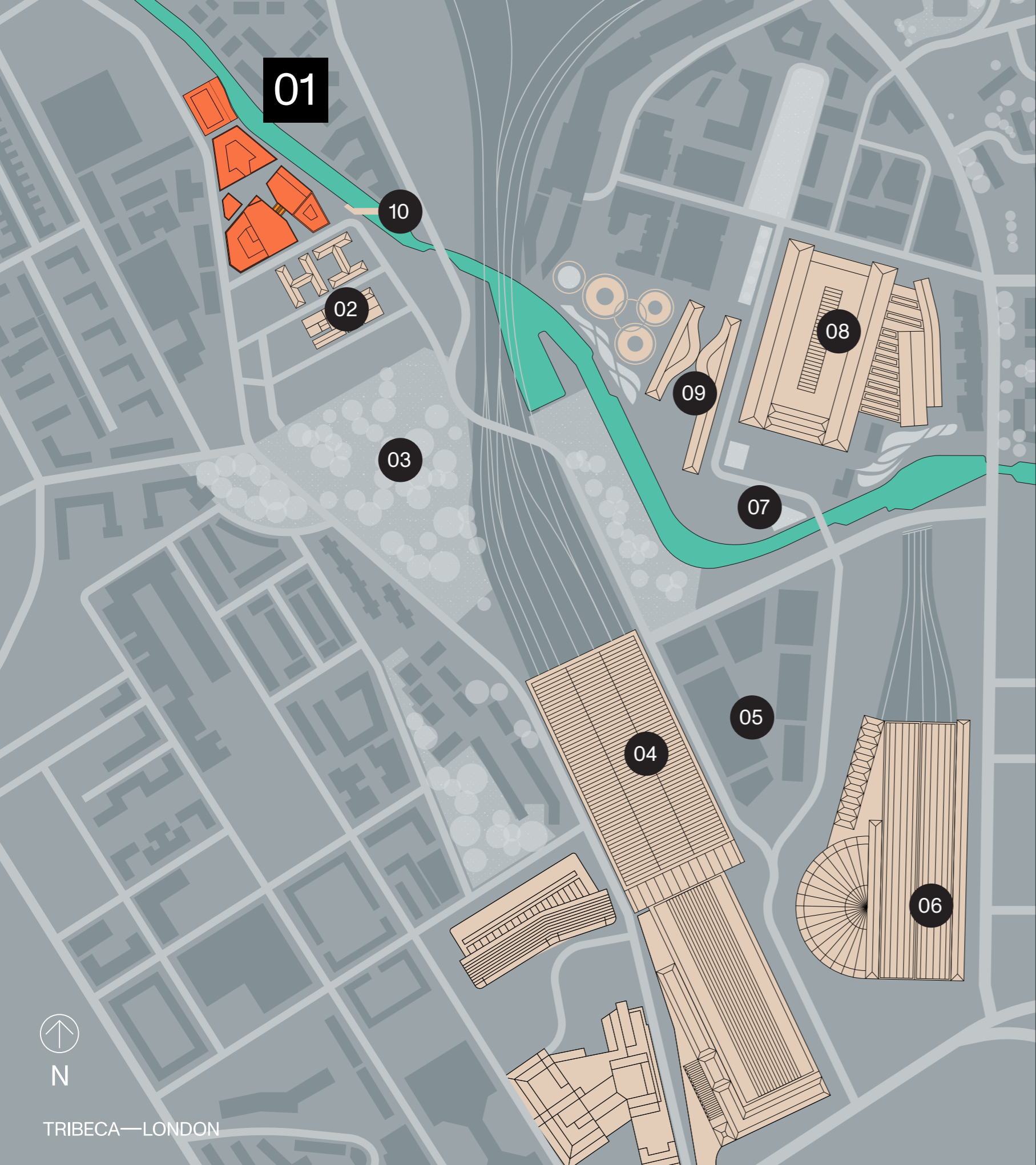
Meta



Royal Veterinary Collage



# — In an Area full of Activity

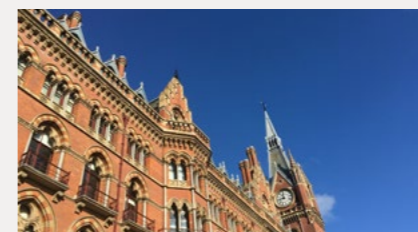


## Within 15 minutes walk

01  
Tribeca



02  
St Pancras  
Hospital



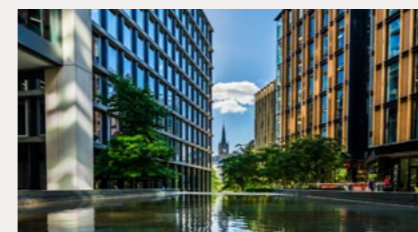
03  
Gardens,  
Parks & Nature  
Reserve



04  
St Pancras  
International  
Station



05  
Pancras Sq



06  
King's Cross  
Station



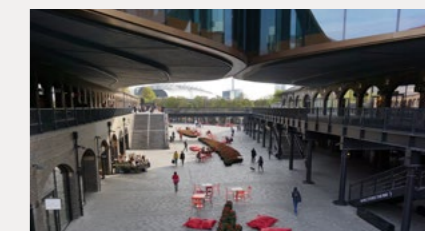
07  
Granary  
Square



08  
Central Saint  
Martins



09  
Coal Drops  
Yard

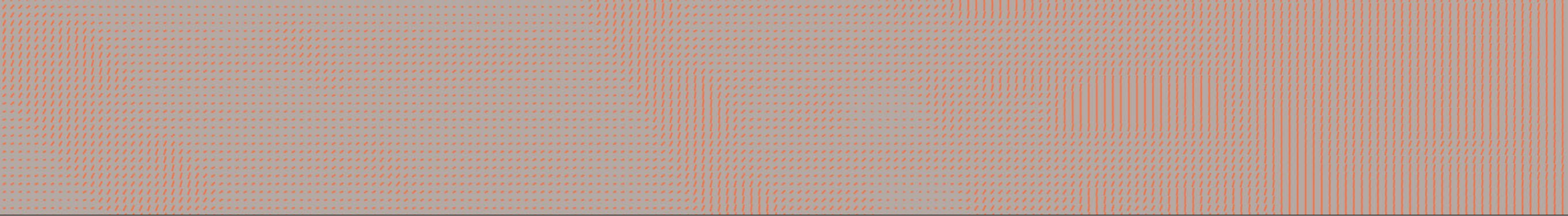


10  
New Bridge



Parallel view of the site —  
across from Regent's Canal










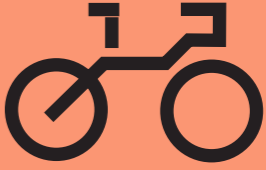





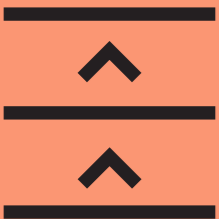






03 ————— Life & Science

# — Specification Overview

## Lab-ready & Purpose-built Laboratory Spaces

	<p>Multiple fume cupboard locations per floor with extraction to atmosphere.</p>		<p>Up to 65% of the Net floor area ready to support lab use with 6 air changes per hour (ACH).</p>		<p>Power 152W/m<sup>2</sup></p>		<p>Backup power generator for laboratory essential power.</p>		<p>Canalside accommodation, private balconies, roof terraces and beautifully landscaped public realm amenities.</p>
	<p>Single/multi-tenant demise options per floor.</p>		<p>Wiredscore Platinum certified and pre-wired for high speed internet with connections up to 10GB.</p>		<p>On site shared lab services available including autoclave, lab gases and Cat5 Water.</p>		<p>Secure indoor and outdoor delivery bays and dedicated 2,500kg goods lifts.</p>		<p>Generous onsite cycle storage and changing facilities.</p>
	<p>Laboratory gas tank and bulk storage space provision.</p>		<p>Laboratory drainage provision throughout to allow flexible fitouts.</p>		<p>New pedestrian and cycle bridge connecting Tribeca to Coal Drops Yard, Granary Square and all the amenities at the heart of the Kings Cross development.</p>		<p>Net-Zero Carbon in operation development commitment, with 100% renewable energy supply and annual offset of verified residual carbon.</p>		<p>Containment Level 2 (CL2) Laboratory plant and riser fitout options.</p>
	<p>Enhanced laboratory floor to floor heights of 4.0m and Apex: 3.85m</p>		<p>Floor loading = 5kN / sqm</p>		<p>Majority of floor vibration frequency less than RF=1</p>				

## Apex

### Accommodation

Total Building GIA : 112,341 sq ft

Typical Floor GIA : 15,087 sq ft

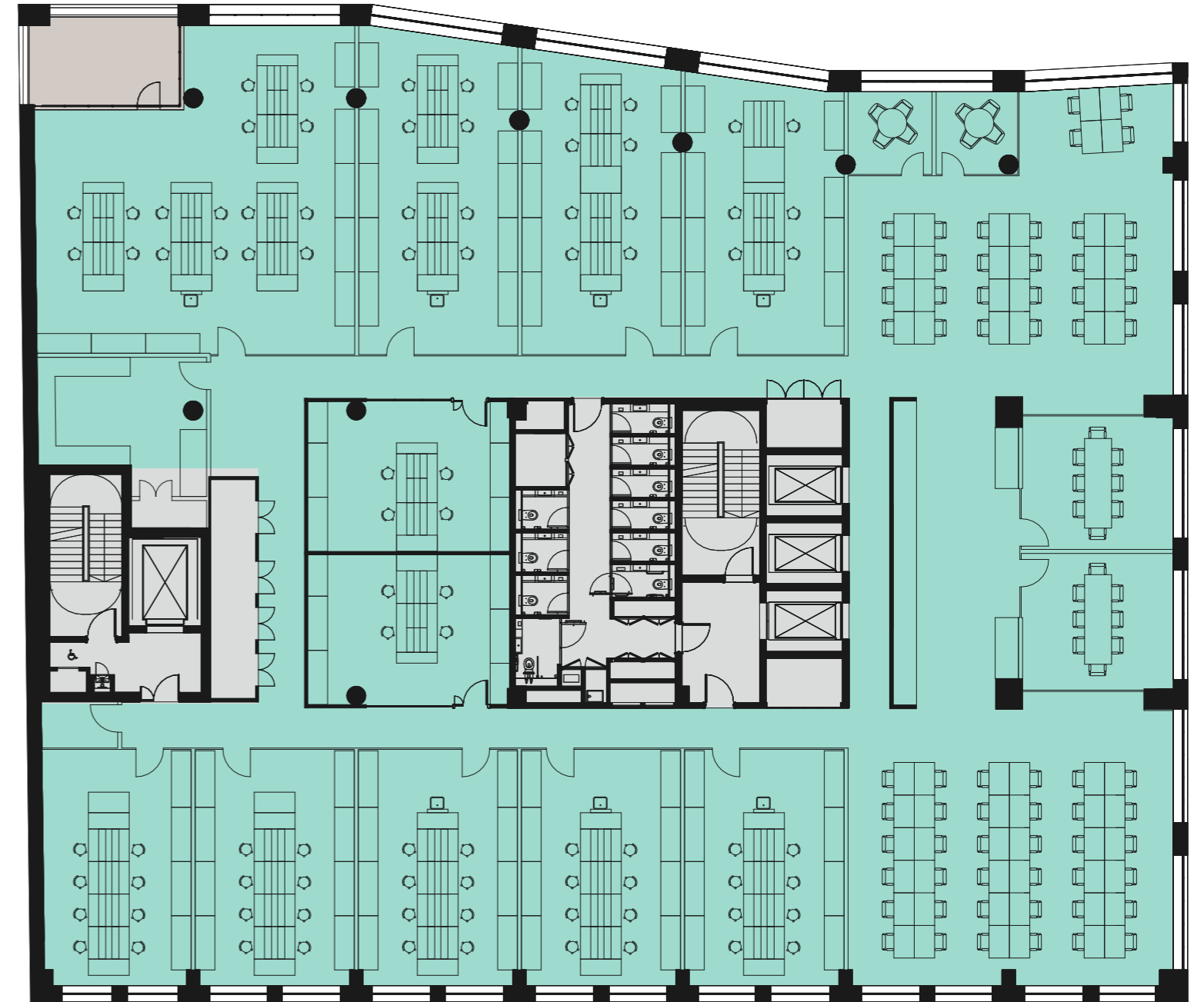
### Key Points

- Completes July 2024.
- Typical office/lab floor to floor height of 3.85m.
- Ground floor accommodation could be separated and let as retail or restaurants if not required for office/lab use.



Typical Floor

	Area GIA (sq ft)	Balcony/Terrace (sq ft)
Level 6	11,654	–
Level 5	11,654	1,855
Level 4	15,087	130
Level 3	15,087	130
Level 2	15,065	145
Level 1	15,084	145
Ground Floor	15,071	–
Basement	13,639	
<b>Total</b>	<b>112,341</b>	



Not to Scale

View within the Apex  
— Stepped entrance lobby





## Reflector

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### Accommodation

Total Building GIA : 195,834 sq ft

Typical Floor GIA : 18,937 sq ft

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### Key Points

- Completes February 2026
  - Typical lab/write up floor to floor height of 4.00m.
  - Opportunity for designated lab floors with increased floor height.
  - Secure indoor loading bay.
  - Building entrances open onto a new square and canal frontage for immediate amenity space.
- 



# Reflector

## Typical Floor

	Area GIA (sq ft)
Level 8	20,462
Level 7	20,462
Level 6	18,693
Level 5	18,693
Level 4	18,937
Level 3	18,937
Level 2	18,067
Level 1	15,511
Ground Floor	17,836
Basement	26,236
<b>Total</b>	<b>195,834</b>



Not to Scale



## Assembly, Connector & The Platform

### Assembly & Connector Accommodation

#### Connector

Total building GIA : 67,083 sq ft

Typical Floor GIA : 10,452 sq ft

#### Assembly

Total building GIA : 274,148 sq ft

Typical Floor GIA : 29,278 fsq ft

### The Platform Accommodation (Retail/F&B)

Total Building GIA : 8,536 sq ft

Typical Floor GIA : 2,594 sq ft

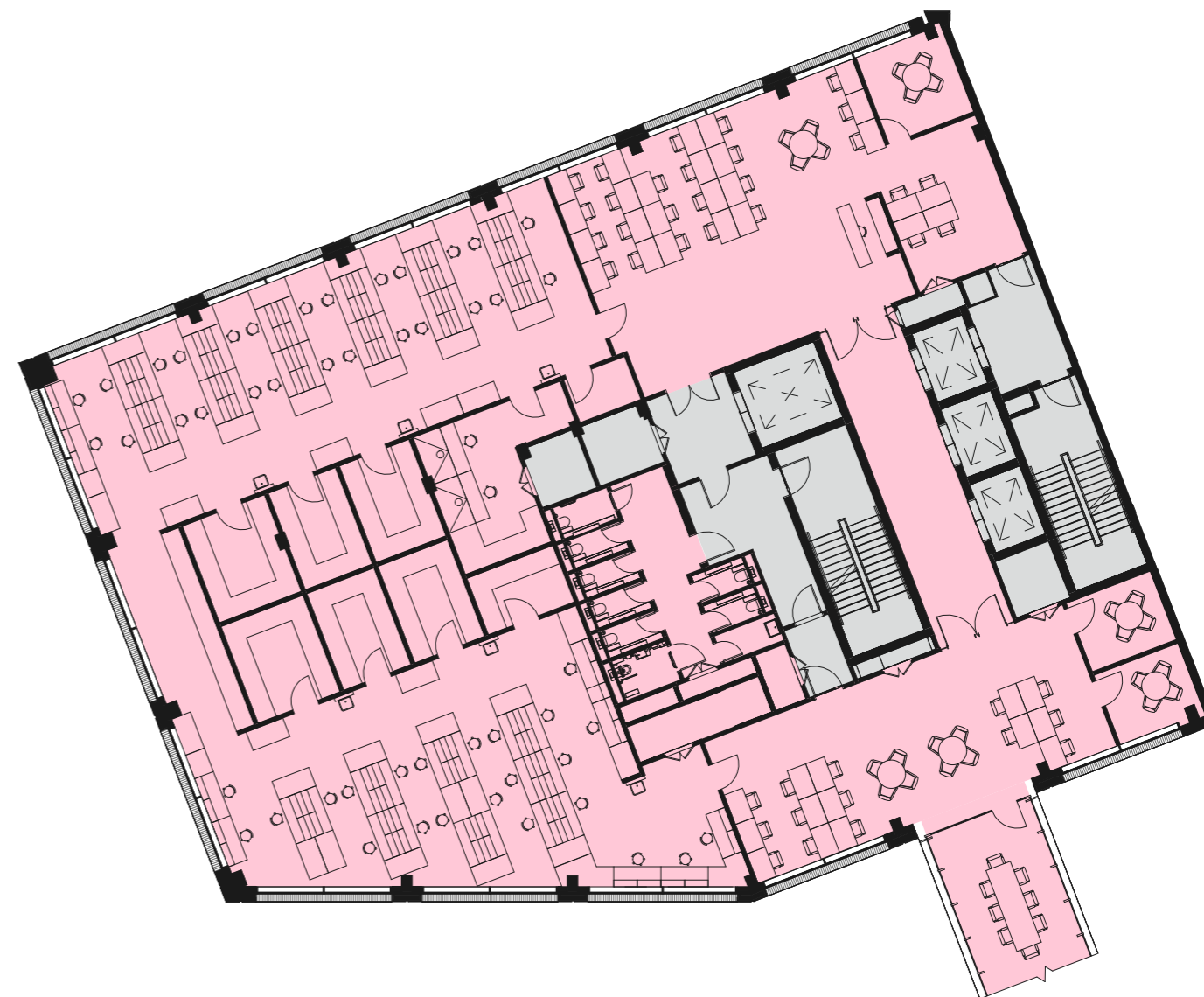
### Key Points

- Completes July 2026.
- Typical floor to floor height of 3.85m.
- Assembly and Reflector buildings are connected by bridges at the upper floors and on the basement level.
- Large basement that can connect to Plots A&B.
- Building entrances open onto new square and canal frontage for immediate amenity space.



# Connector

Connector	Area GIA (sq ft)	Balcony/Terrace (sq ft)	
Typical Floor	Level 6	7,293	–
	Level 5	7,293	2145
	Level 4	10,699	–
	Level 3	10,452	–
	Level 2	10,699	–
	Level 1	10,452	177
	Ground Floor	10,195	
<b>Total</b>	<b>67,083</b>		



Not to Scale

# Assembly

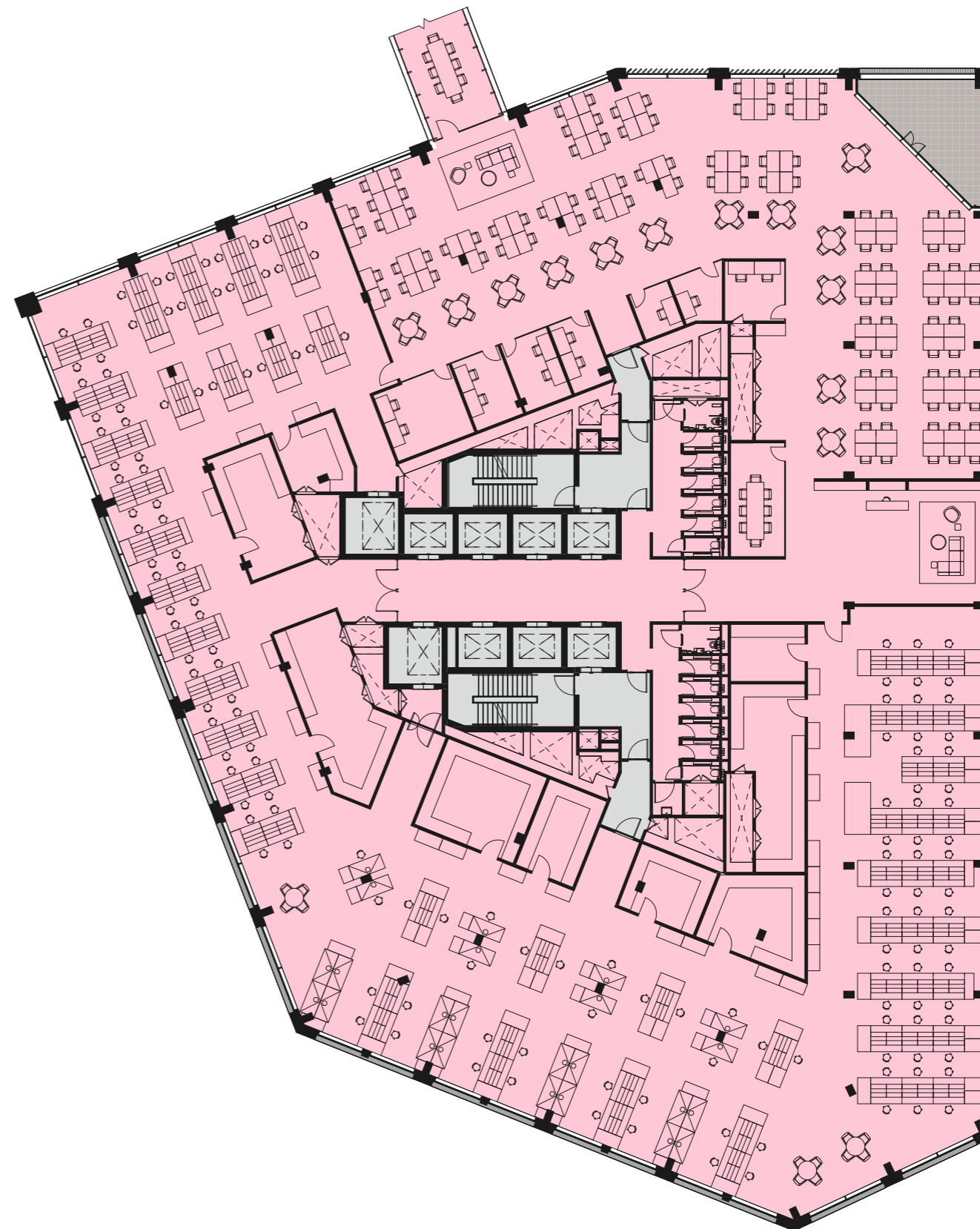
## Assembly

### Area GIA (sq ft)

### Balcony/Terrace (sq ft)

## Typical Floor

Level 10	15,048	365
Level 9	15,048	365
Level 8	15,844	1775
Level 7	27,951	600
Level 6	27,951	600
Level 5	28,414	600
Level 4	29,278	230
Level 3	29,278	230
Level 2	29,278	230
Level 1	28,309	—
Ground Floor	27,749	—
<b>Total</b>	<b>274,148</b>	



Not to Scale



# 04 — Sustainability



# — Beyond ESG

We want Tribeca London to make a lasting positive contribution to community and environment. Responsible decision-making will be central to every stage of the Tribeca development. From design to planning, construction and occupancy, environmental and social value are the golden threads running through the development process.



Our built environment has an enormous role to play in combating climate change. Buildings are responsible for approximately 40% of the world's carbon emissions. To meet our net-zero pledges, new developments have to be as sustainable as possible.

All occupiers will align to the Tribeca Social Charter, ensuring that the impact that Tribeca has on the community is one that is considered and impactful, and providing a legacy which can positively bring about change.



“We are very proud of the positive Environmental & Social benefits the Tribeca project will deliver. Working with our partners and project team we are committed to responsibly delivering for the future.”

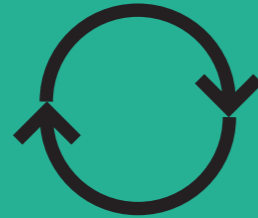
Paul Scott  
Managing Director, BlackRock Real Estate



# BREEAM Outstanding



A uniquely low carbon, energy efficient new life science quarter with an integrated approach to delivering local positive social impact.



Net-Zero Carbon in operation development commitment with 100% renewable energy supply and annual offset of verified residual carbon.



All electric buildings with air source heat pumps and solar photovoltaics on site renewable energy.



Generous onsite cycle storage and changing facilities to encourage sustainable transport.



Water efficient equipment, monitoring and leak detection.



Passive design optimised to limit heat loss & solar gain and optimise the use of natural light.



Managed waste separation and recycling storage.



Automated MEP controls with smart reporting capabilities.



Flexible and adoptable building design and services to accommodate a variety of science, technology and workspace uses.



Optimised energy & carbon strategy through Be Lean, Be Clean, Be Green and Be Seen hierarchy.



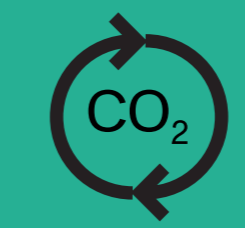
Energy efficient LED lighting with automatic and smart control enabled electric systems.



Soft Landing and post-occupancy evaluations to ensure optimised system efficiency.



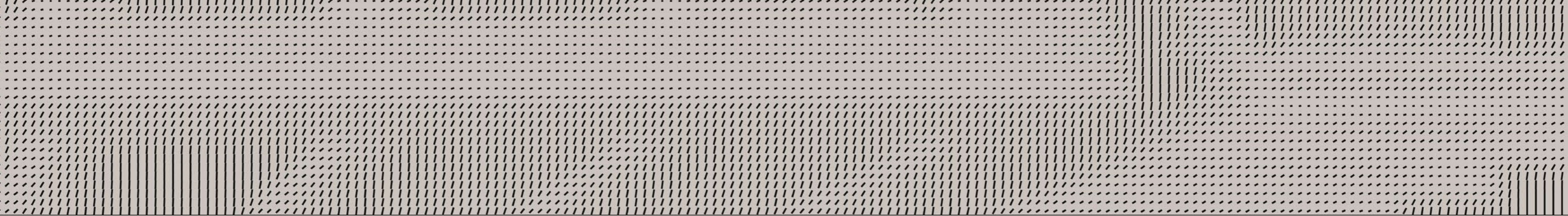
Sustainable drainage attenuation on site including biodiverse blue roofs and rain water discharge into the canal.



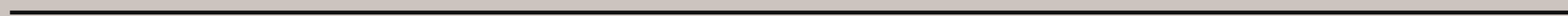
Whole lifecycle carbon approach to design and construction to reduce upfront and embodied carbon and maximise materials reuse and recovery

View of the Connector —  
showcasing the site's active water front





05



Information  
/ Contact

## Architects

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### **Abell Nepp Architects**

Laboratory experts recently acquired by Buro Happold, who are specialists delivering projects across biomedical, chemical, bioengineering, engineering and physics disciplines for research, diagnostic and clinical research laboratories.

### **Bennetts Associates**

World renowned experts in the design of high quality enduring architecture, who combine expertise in urban placemaking, functionality and sustainability to create truly unique and pioneering places to live, work and play.

### **Perkins & Will**

Having designed more than 50 million sq ft of science facilities in the past ten years, their practice has received more than 100 design awards for projects and has been recognised for their team's understanding of today's scientific environments, innovation in science and research facility planning.

## Consultants

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**Gardiner & Theobald** – Cost & Project Management

**DP9** – Planning Consultants

**KJ Tait** – MEP Engineers

**GDP Partnership** – Structural Engineers

**Fabrik** – Landscape Architects



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