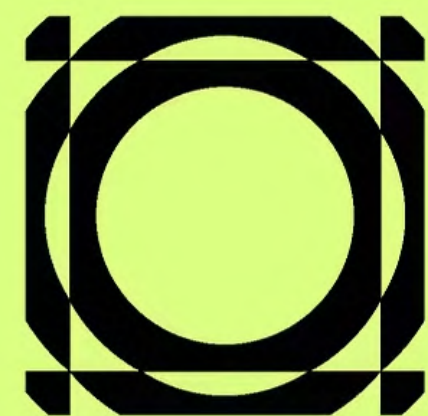




ONE TRITON SQUARE

LABS

READY FROM DAY ONE

FITTED AND LAB-ENABLED

FROM 1,500 SQ FT TO 120,000 SQ FT

A NUCLEUS FOR THE KNOWLEDGE COMMUNITY

313,000 SQ FT OF MIXED-USE SPACE ACROSS EIGHT FLOORS
19,600 SQ FT OF BEAUTIFULLY DESIGNED SHARED SPACE
33,022 SQ FT OF FITTED LABS AND WRITE-UP SPACE
OVER 120,000 SQ FT LAB-ENABLED

REGENT'S PLACE

WHERE AMBITION COMES TO SCALE

One Triton Square is located at the heart of Regent's Place – where the future of innovation converges — a dynamic campus designed to unlock the commercial breakthroughs that will redefine the UK's economy and accelerate progress.

A meeting place for the best of what London and the UK offers future industries.



Joining Regent's Place means becoming part of a unique central London campus culture.

A calendar of events — from hackathons to industry panels — sparks collaboration and builds networks, while food trucks, shopping, dining — even a climbing wall — create social touchpoints that make every workday richer.

We're powerfully positioned as a partner for growth. With 2 million square feet of workspace across 13 acres, businesses can scale seamlessly.

We offer flexible options for start-ups, a wide range of spaces for growing and established companies, and a development pipeline that provides the opportunity for a fully bespoke HQ.

LOCATION

SURROUNDED BY THE BEST LONDON HAS TO OFFER



- BEANY GREEN
- STARBUCKS
- BLACK SHEEP COFFEE
- HONEST BURGERS
- THE REMEDY
- JAPANESE ROOF GARDEN
- LORE OF THE LAND
- ROSA THAI



- CHARLOTTE STREET
- CARAVAN
- 1 REBEL
- ITSU



MIEL BAKERY



- NEW DIORAMA THEATRE
- FARMER CAFE
- HONEST-GRIND
- PUREGYM
- FRANCO MANCA
- LANTANA FITZROVIA
- ROKA
- F45
- BARRY’S BOOTCAMP



REGENT’S PARK



THE REFINERY



THE GYM GROUP



- ARADO
- EUSTON WALL CLIMBING CENTRE
- WASABI SUSHI & BENTO
- ONE MARYLEBONE
- SIMMONS BAR
- THE GEORGE & DRAGON
- OLD DIORAMA ARTS CENTRE
- FITZROVIA COMEDY CLUB
- QUEENS HEAD & ARTICHOKE
- HONEY & SMOKE GRILL HOUSE
- PEYTON AND BYRNE BAKERIES
- THE ALBANY PUB
- KIN

JOIN ONE OF THE MOST INNOVATIVE BUSINESS COMMUNITIES IN THE WORLD

One Triton Square is where global business, science and culture meet.

The Knowledge Quarter, with over 100 organisations and 70,000 workers, is the power bank of the UK innovation economy, while the West End is the capital’s heart of culture — its theatres alone drawing 7 million visitors a year.

This combination of inspiration and innovation creates a unique place to work, and a rare community to be part of.

Indicative map



PARTNERSHIPS, PROGRAMMING AND EVENTS

REGULAR EVENT SERIES



VENTURE CAFÉ
WEEKLY GATHERING



NUCLEATE BIO
BREAKFASTS



REBEL BOOK
CLUB



REGENT'S PLACE
SCIENCE SOCIALS

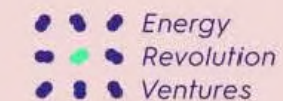
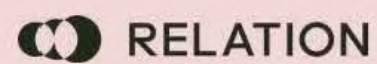
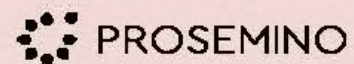
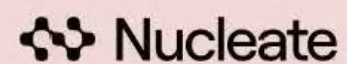
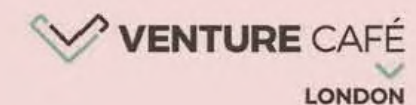
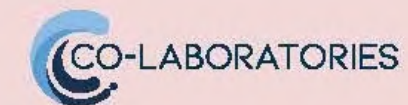
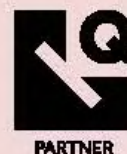


TECHBIO
REVOLUTION



SCIENCE THOUGHT
LEADERSHIP

OUR EVENT PARTNERS



YOUR PLATFORM FOR GROWTH

SPACE ACROSS THE
CAMPUS THAT ADAPTS
WITH YOUR PACE OF CHANGE

01 Lab Ready
Drummond Street
Co-working lab benches



02 The Crick
Regent's Place at 20 Triton Street
Fitted labs from 720 sq ft



03 One Triton Square
Fully fitted laboratories from 1,500 sq ft
to bespoke 43,000 sq ft floorplates of
offices, labs and shared space.



04 Nexus London
A Landmark 500,000 sq ft tower.
Delivered from 2031.



ONE TRITON SQUARE

313,000 sq ft of flexible space across eight floors, including 19,600 sq ft of shared space, seamless connectivity, and room to scale. This is where world-class businesses come to connect, collaborate and grow.

This is a building designed for collaboration that goes beyond the office: a soaring atrium and platform for events, dedicated and communal terraces, a club lounge and Storey meeting rooms for today's flexible HQ.

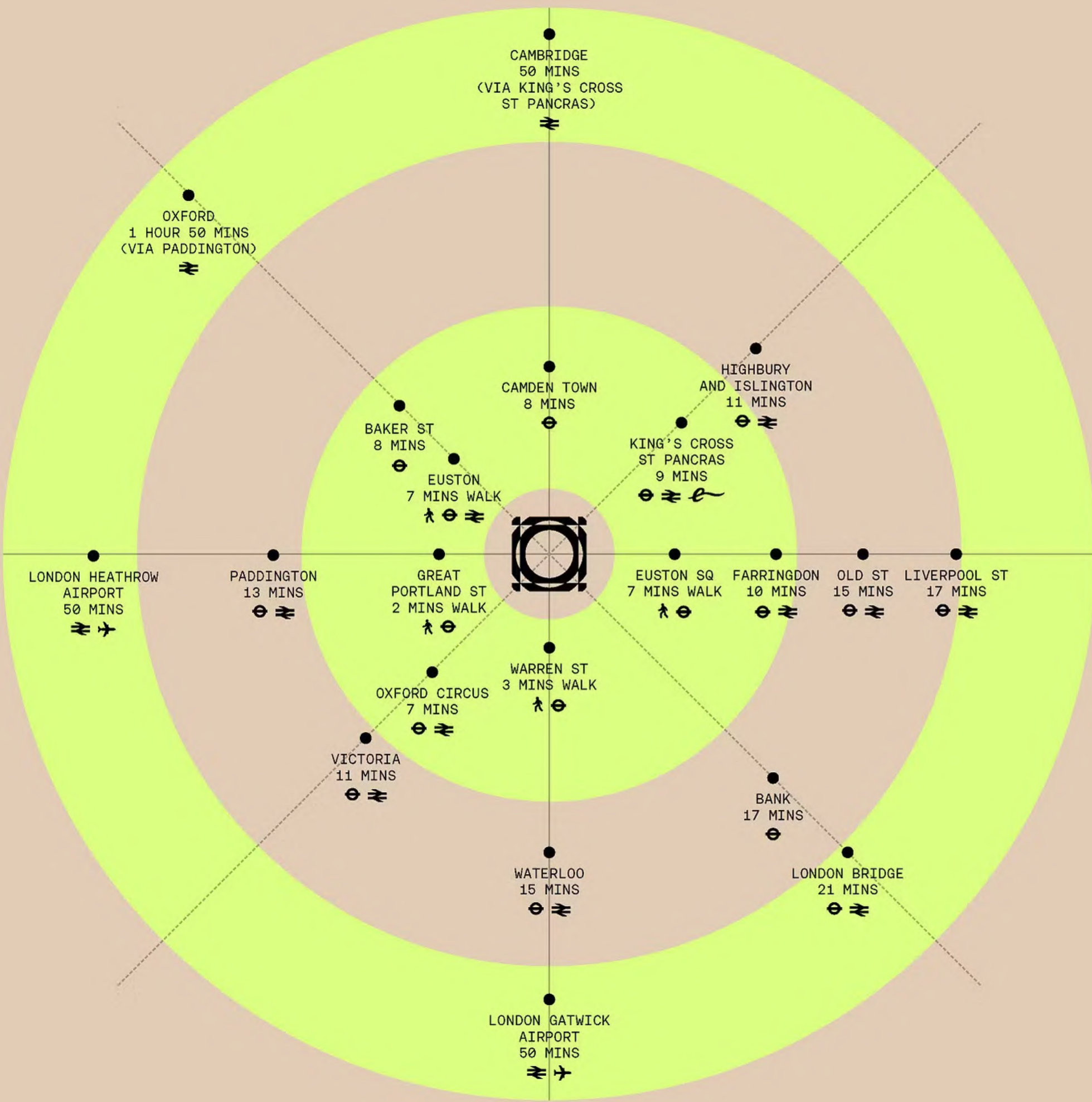
It's this scale and variety that creates an environment of limitless possibility — workspaces designed for the big ideas.



SUPER-CONNECTED WITH 10 MILLION PEOPLE WITHIN AN HOUR’S COMMUTE

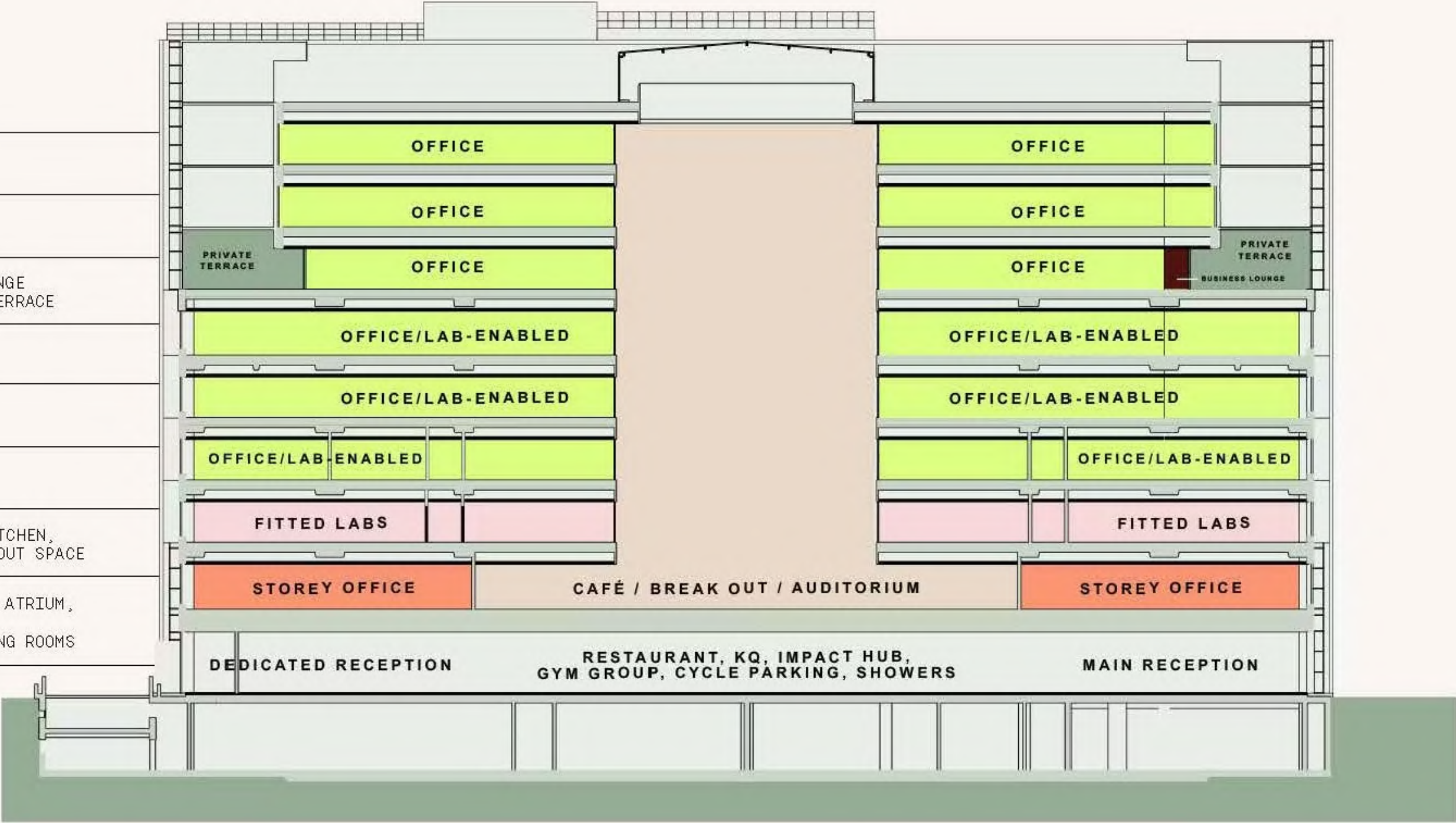
Based in Europe’s most concentrated talent network, at the centre of London’s Smart Mile; Regent’s Place is perfectly poised to benefit from transport links that put global talent on your doorstep.

One Triton Square is just minutes walk from five London Underground lines and major Rail networks — the capital’s connection points for the rest of the UK and Europe — Regent’s Place is where London’s cultural dynamism attracts ambitious talent.



A COLLECTION OF INTERDISCIPLINARY SPACES

FLOOR	WORKSPACE (NIA)	TERRACE	SHARED AMENITY
8	31,360	-	-
7	32,104	-	-
6	27,582	10,759	1,598 SQ FT CLUB LOUNGE 2,271 SQ FT SHARED TERRACE
5	43,585	285	-
4	43,585	291	-
3	43,738	285	-
2	33,022	285	SHARED EQUIPMENT, KITCHEN, MEETING ROOM, BREAK OUT SPACE
1	25,860	-	15,000 SQ FT CENTRAL ATRIUM, COLLABORATION SPACE AND 9 BOOKABLE MEETING ROOMS
TOTAL (SQ FT)	280,872	11,905	19,600



A WARM ARRIVAL ALL YEAR ROUND

Step into One Triton Square from the heart of our leafy plaza with a buzzing campus atmosphere supported by year-round events programme.



READY TO GO LAB SPACE

Brand new fitted labs and write-up space,
with units from 1,500 sq ft to 33,000 sq ft.



LEVEL 2

33,022 SQ FT

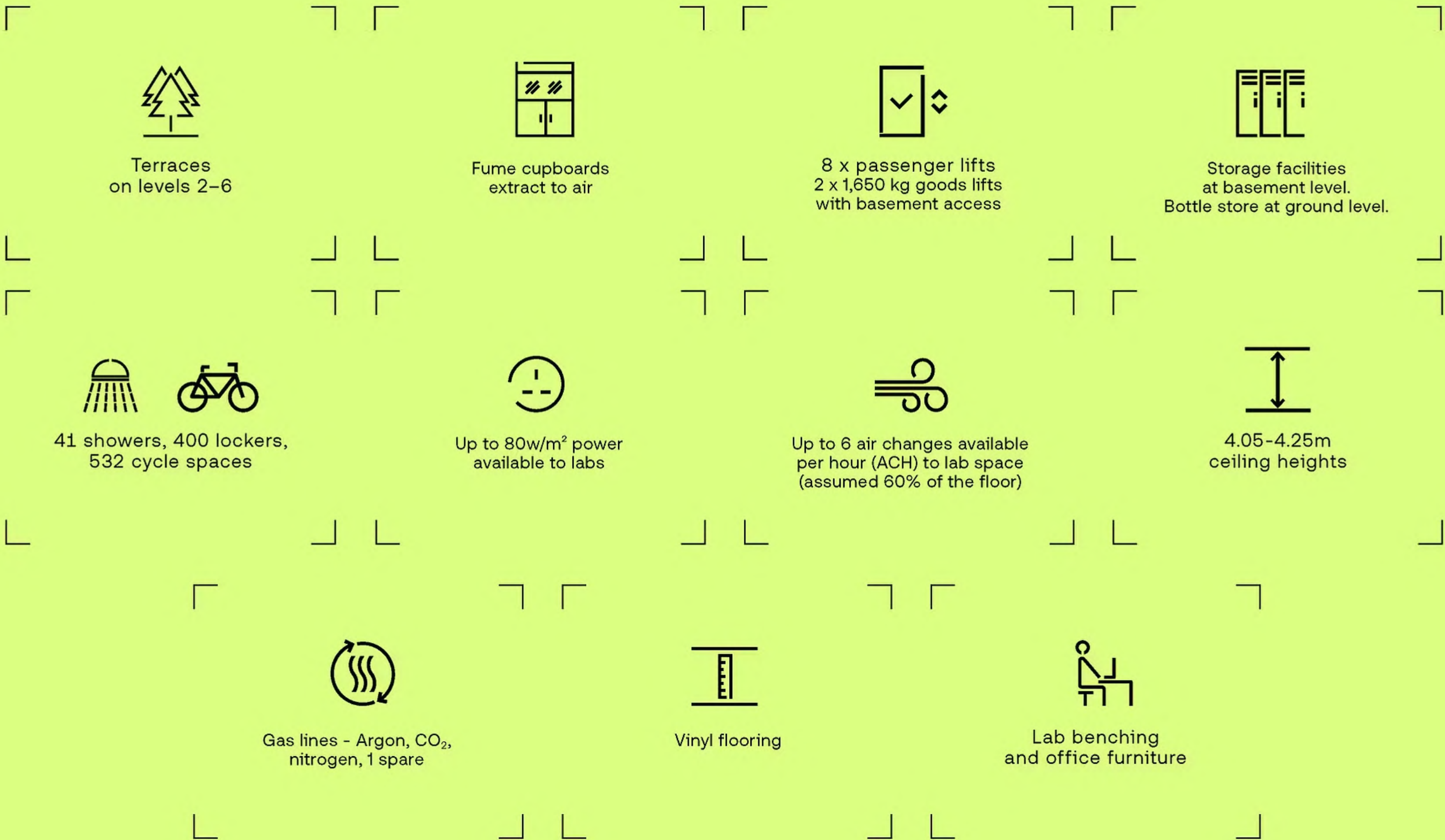
FITTED LABS, WRITE-UP
AND COLLABORATION SPACE

UNIT	LAB sq ft	WRITE-UP sq ft	TOTAL
Unit 2A	1,752	810	2,562
Unit 2B	1,513	708	2,221
Unit 2C	1,089	390	1,479
Unit 2D/2E	3,046	1,839	4,885
Unit 2F	1,513	963	2,476
Unit 2G	2,072	933	3,005
Unit 2H	1,545	636	2,181
Unit 2i	1,105	390	1,495
Unit 2J	1,510	954	2,464
Unit 2k	1,088	390	1,478
Unit 2L	1,513	933	2,446
Unit 2M	1,513	960	2,473
Unit 2N	1,301	898	2,199
Unit 2O	OFFICE		1,539

- FITTED LABS
- WRITE-UP SPACES
- OFFICE SPACE
- KITCHEN / BREAKOUT
- MEETING ROOMS
- IT ROOM
- PHONE BOOTHS
- STORE / LAB EQUIPMENT ROOMS
- TERRACE
- AHU
- CIRCULATION
- *

 DUCTED FUME HOOD ENABLED

SPECIFICATION



Terraces
on levels 2–6

Fume cupboards
extract to air

8 x passenger lifts
2 x 1,650 kg goods lifts
with basement access

Storage facilities
at basement level.
Bottle store at ground level.

41 showers, 400 lockers,
532 cycle spaces

Up to 80w/m² power
available to labs

Up to 6 air changes available
per hour (ACH) to lab space
(assumed 60% of the floor)

4.05–4.25m
ceiling heights

Gas lines - Argon, CO₂,
nitrogen, 1 spare

Vinyl flooring

Lab benching
and office furniture

MANAGED BY LAB OPERATIONS EXPERTS

Our labs are run by experienced lab operations specialists who've spent years supporting leading names across biotech and pharma.

They work hand in hand with our customers, building trusted relationships and making the day-to-day of discovery that bit easier. Their mission is simple — to help businesses grow and thrive.



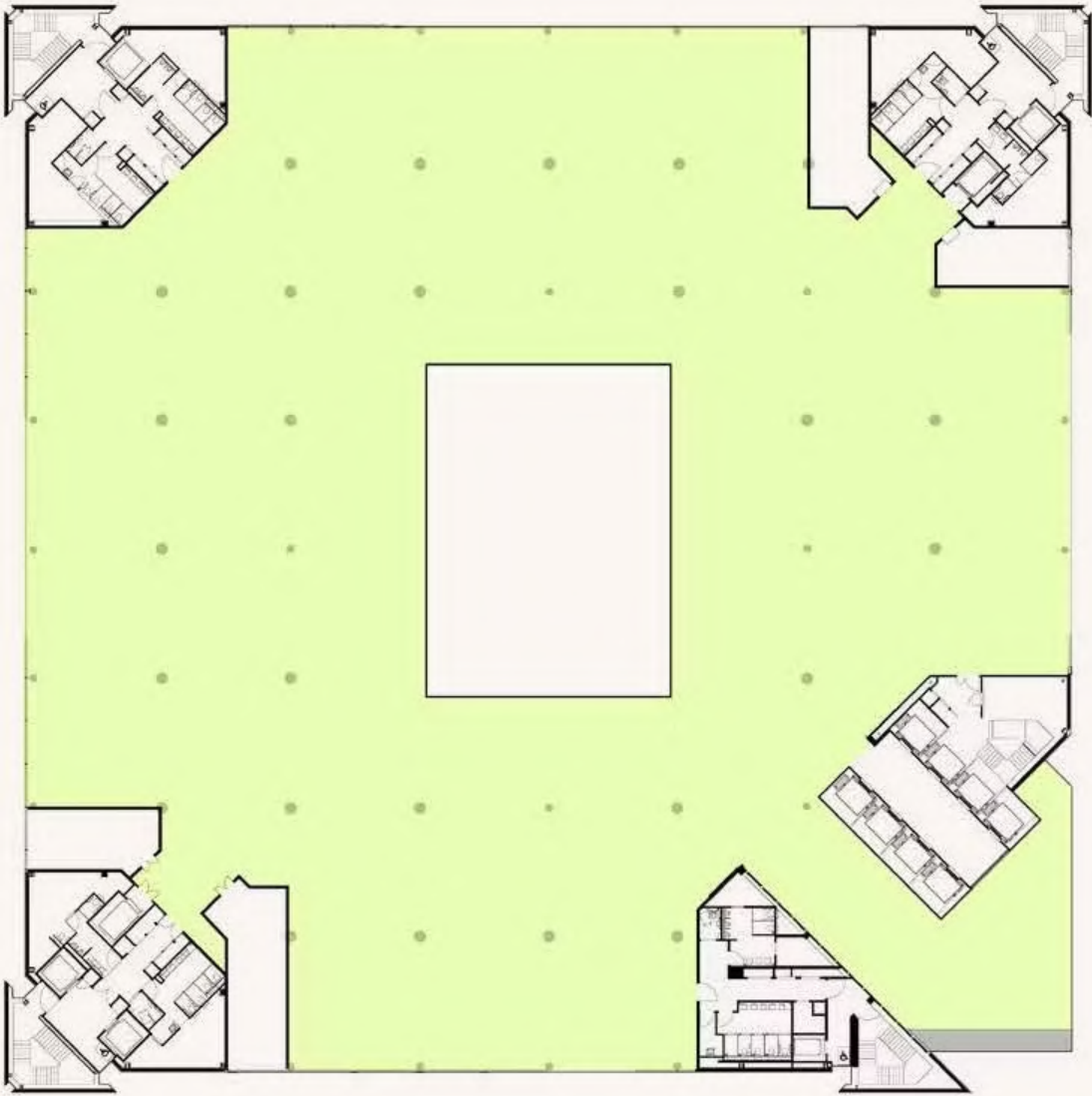
BASE LAB SERVICES

ON FLOOR		LAB SUPPORT ROOM	EXPERTLY MANAGED
Shared meeting rooms	Lab coat laundry*	Autoclave	Managed by a team of lab operation experts
Shared break out space / coffee machine and consumables	Back-up power	Glass washer	Regular monthly meetings
Connectivity (shared and unit)	Storage available on floor and in building*	Ducted fume hood	Health and safety audits
24/7 security on floor and campus	Office (daily) and Lab cleaning (floors weekly)	Ice Machine	Management of meeting room and equipment booking, and collection, return and disposal of items for lab support room
Lab delivery system in place	Lab support room and shared equipment	Dry ice	
4 x gas lines	Specialist & hazardous waste removal		Daily collection and delivery from the loading bay cages to a designated area for each lab.
Additional gas bottles delivery	On floor M&E maintenance		
Utilities	Goods lift x 2		

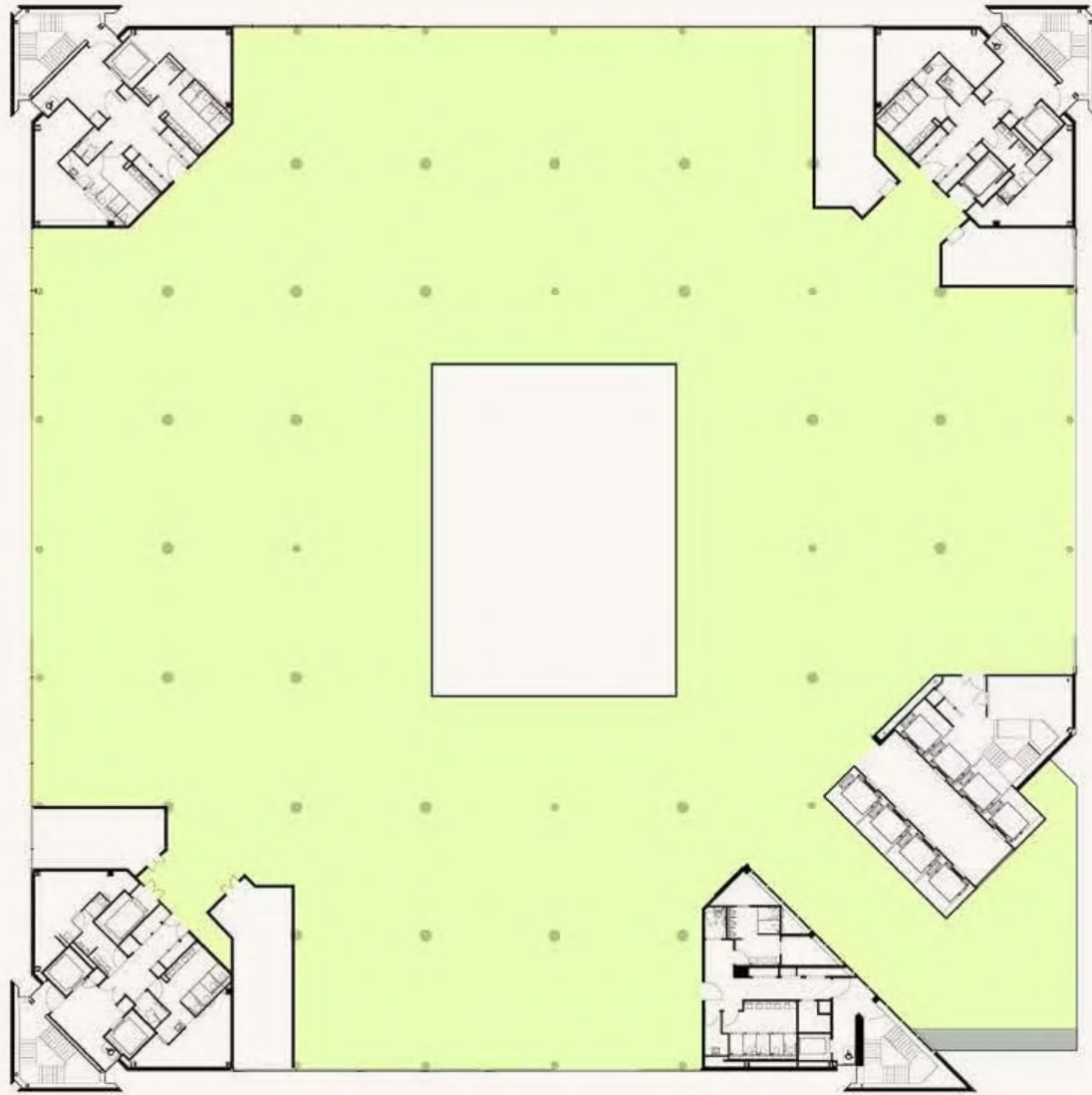
*Additional cost

LAB-ENABLED FLOORS

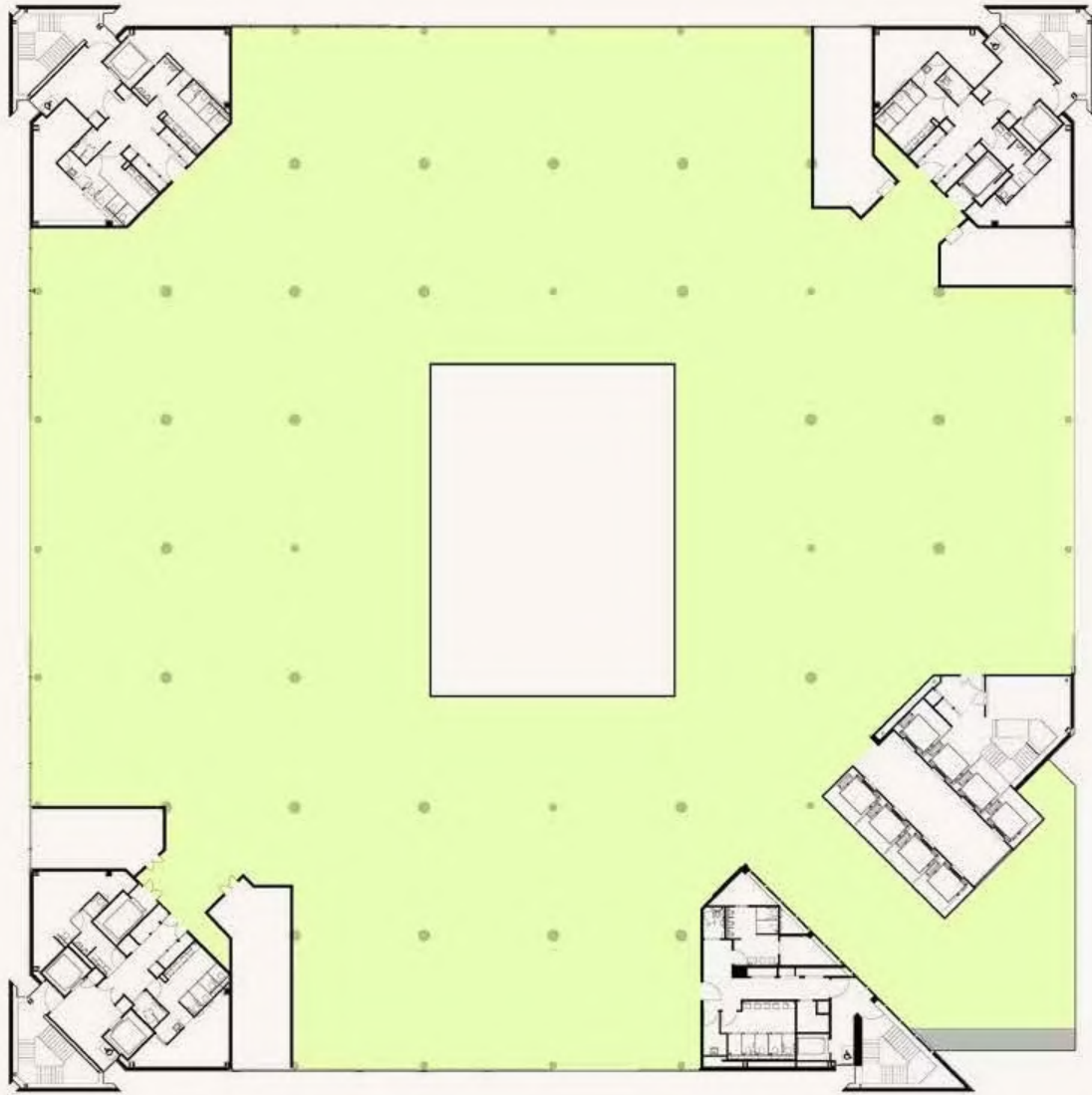
LEVEL 3
43,738 SQ FT



LEVEL 4
43,594 SQ FT



LEVEL 5
43,594 SQ FT



 WORKSPACE

ONE TRITON SQUARE

A SOARING SPACE FOR SHARING BIG IDEAS

Shared collaboration and event space. The atrium is a central stage to sharing progress and insights — and space to recharge.

The space can be flexibly adapted — serving as a relaxed space for everyday use, or as a unique venue for product launches, keynotes and panels, and social events.



ONE TRITON SQUARE

ADDITIONAL
AMENITY AS
PART OF
YOUR HQ.

LAB SPACE IS
ONLY PART OF
THE STORY.



COLLABORATION SPACE



COMMUNAL TERRACE



MEETING ROOMS



CLUB LOUNGE

INTRODUCING STOREY FLEXIBLE WORKSPACE AT ONE TRITON SQUARE

Storey at One Triton Square provides flexible spaces with straightforward leases and all-inclusive fixed price packages. From office desks and chairs, to WiFi, cleaning and utilities – everything's set up so you can get started from day one. Our expert relationship team handles the details, while you make the space your own.

Leaving you to focus on what your company does best – and what's coming next.

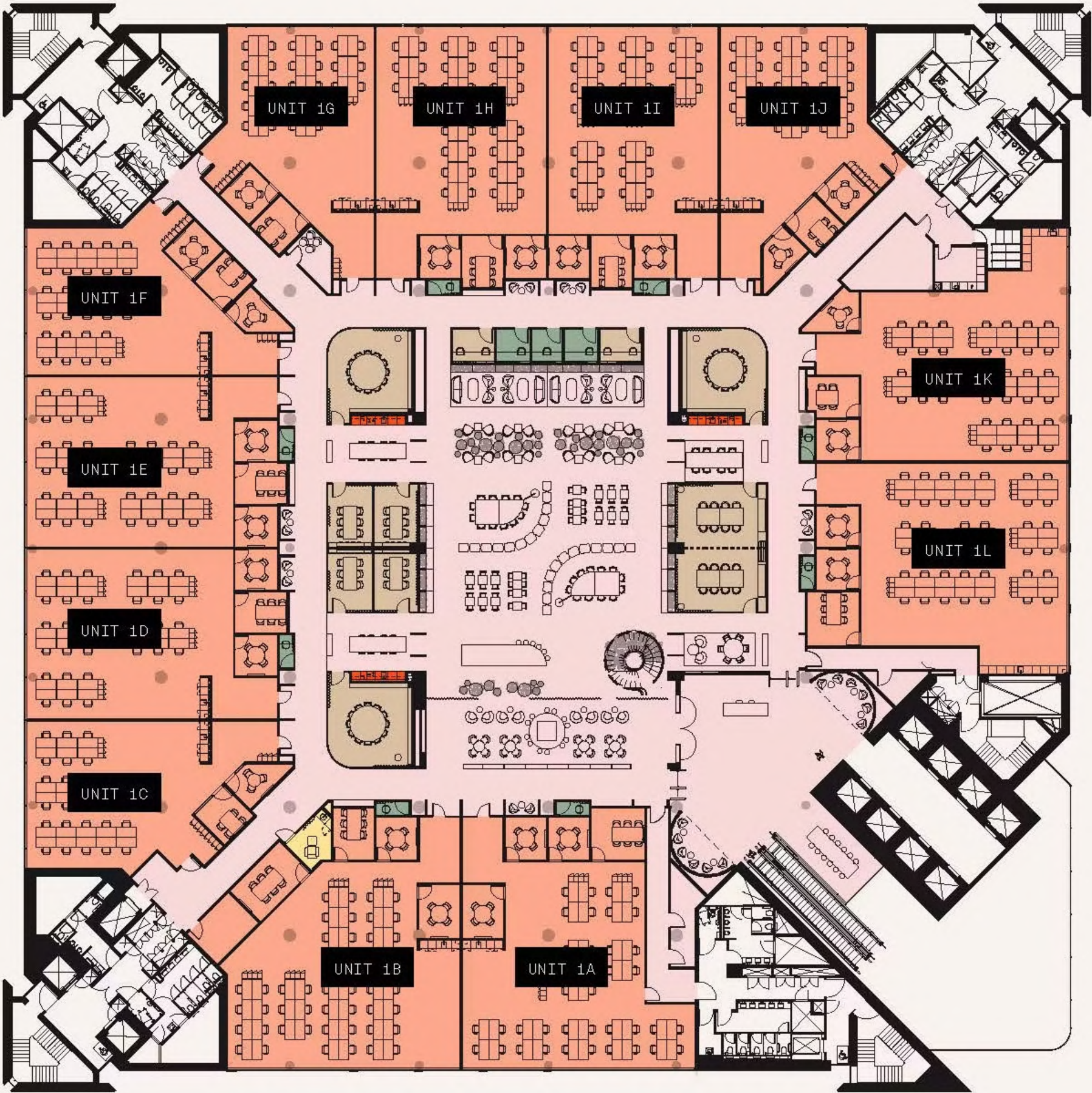


LEVEL 1 STOREY

26,000 sq ft of Storey flexible workspace, nine bookable meeting rooms and collaboration space – surrounding a shared central atrium.

UNIT	SIZE (SQ FT)
1A	2,605
1B	2,594
1C	1,755
1D	2,260
1E	2,260
1F	1,841
1G	1,744
1H	2,250
1I	2,250
1J	1,841
1K	2,422
1L	2,562

- STOREY WORKSPACE
- STOREY MEETING ROOMS
- SHARED SPACE
- SHARED TEAPOINT
- SHARED PHONE BOOTH
- WELLBEING ROOM



BROUGHT TO YOU BY BRITISH LAND AND ROYAL LONDON ASSET MANAGEMENT

Trusted partners with over 6 million square feet of Science and Technology space potential and expert knowledge — from workspace design to specialist space management, to help your business flourish at every stage of life.

British Land has owned the campus for over 40 years, building lasting partnerships with customers and our extraordinary neighbours to create a pioneering community.

Together, British Land and Royal London Asset Management provide the combined support, resources, and vision to help your business thrive now and into the future.



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