



# 20 Water Street

LONDON, E14

FLEXIBLE, FULLY FITTED LAB  
FACILITIES IN LONDON'S NEWEST  
LIFE-SCIENCE DISTRICT



# Innovation Centre



**KADANS**  
Science Partner



FITTED, CL2  
WET-LAB &  
OFFICE ACCOMMODATION



SHARED LAB EQUIPMENT  
FACILITIES



ABILITY TO SCALE  
WITHIN CANARY WHARF  
SCIENCE ECOSYSTEM



SHORT OR LONG TERM  
AGREEMENTS  
AT AN ALL INCLUSIVE COST



AVAILABLE  
Q2 2023



RECEPTION, MEETING  
ROOMS, BREAK OUT SPACE,  
COLLABORATION AREAS

**WATER STREET INNOVATION CENTRE** provides opportunities for early-stage science companies to gather, create and innovate. Take a single bench or your own private lab within Canary Wharf's thriving ecosystem.

# INNOVATION CENTRE SPECIFICATION

The Innovation Centre will provide you with your own fully fitted private laboratory or single bench in a shared space, along with office accommodation, access to meeting rooms, shared equipment facilities and break out space.

## LABORATORY SPACE

- Your own fully fitted laboratory space including write-up and tissue culture room or a single bench in a shared lab.
- ▶ CL2 – wet lab provision
- ▶ Chemical resistant vinyl floor
- ▶ Lab benching, hygiene stations, dado trunking for data and power
- ▶ 16A 3-phase supply in write up rooms
- ▶ 6 air changes per hour
- ▶ 3 gas pipes (nitrogen, carbon dioxide) capped above ceiling of each laboratory
- ▶ Goods lift provided in the building with oxygen monitors
- ▶ Lab management system. IoT ready and fully digitised labs to help control and ensure process quality.

## OFFICE SPACE

- Your own fully fitted office
- 4 – 12 person offices available

## SHARED FACILITIES

- Access to shared facilities include:
  - » autoclave
  - » glass wash
  - » ice machine
  - » lab dishwasher and drying
  - » water purification tank
  - » -80 free standing freezer
  - » on floor LN2 storage
- On site **Lab Technician** and **Community & Operations Manager**
- Open plan kitchen
- 4 – 10 person meetings rooms available with a centralised booking system



# L5

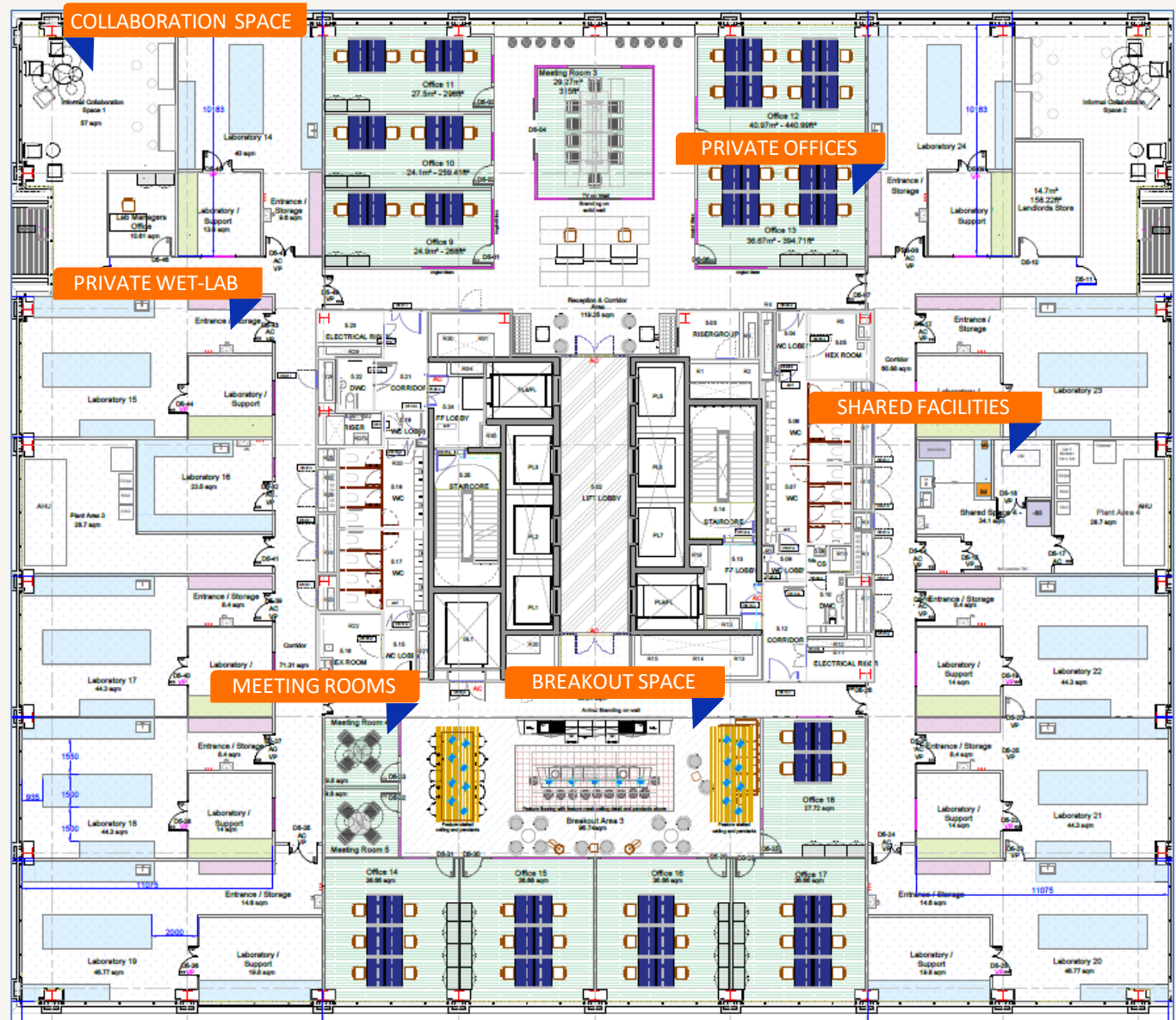
## 19,145 sq ft

**Collaboration Space** to stimulate partnerships and knowledge sharing

**Dedicated Laboratory & Write Up Rooms**  
Containment Level 2

**Shared Facilities**  
Autoclave/ glass wash/ ice machine/ lab dishwasher and drying/ water purification tank/ -80 free standing freezer, LN2 store

**Dedicated office** and access to meeting rooms



## FLOOR PLANS

L4 | L5

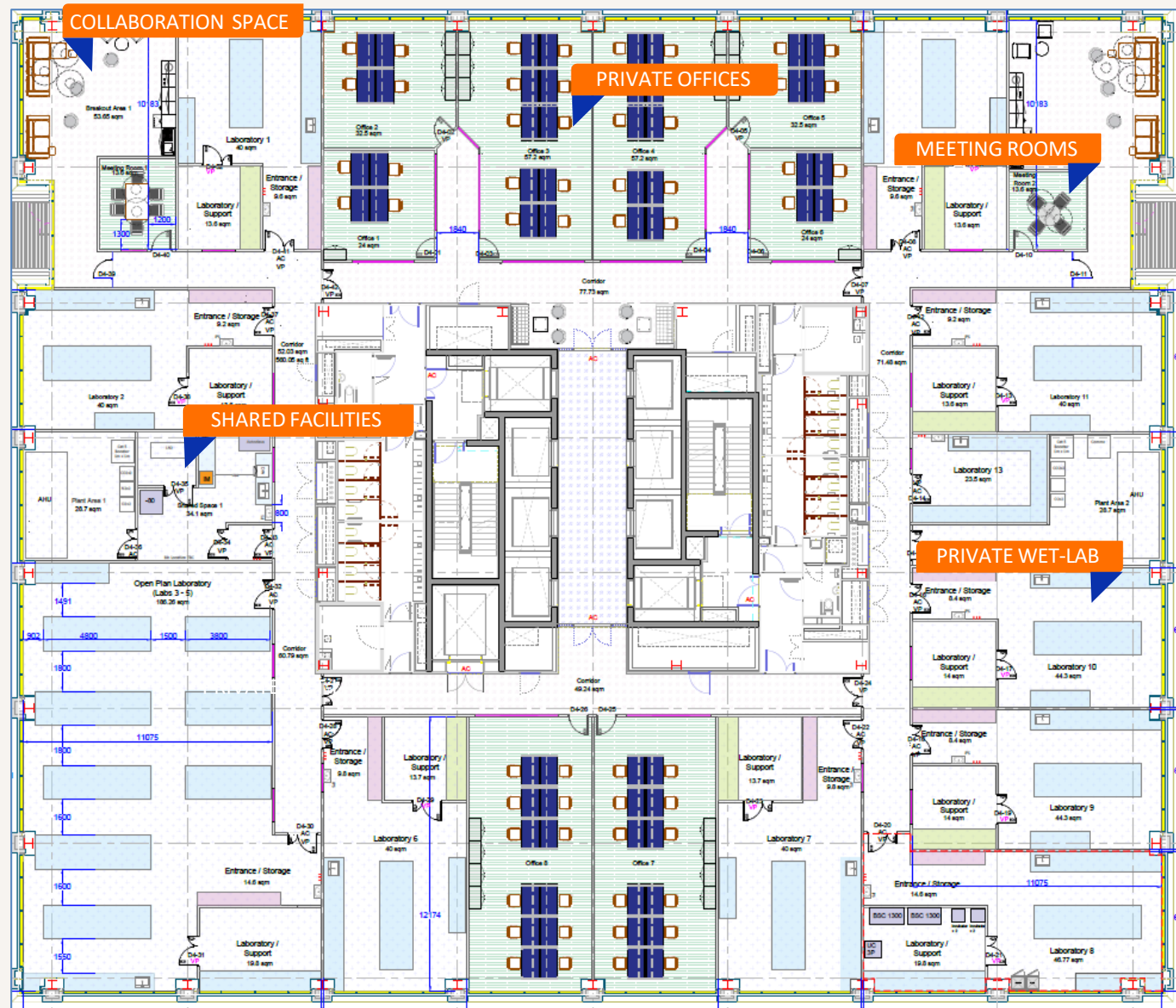
# L4

## 19,165 sq ft

Fitted CL2 lab ranging from 200 sq ft to 5,000 sq ft +

In house Lab Technician to support your growth

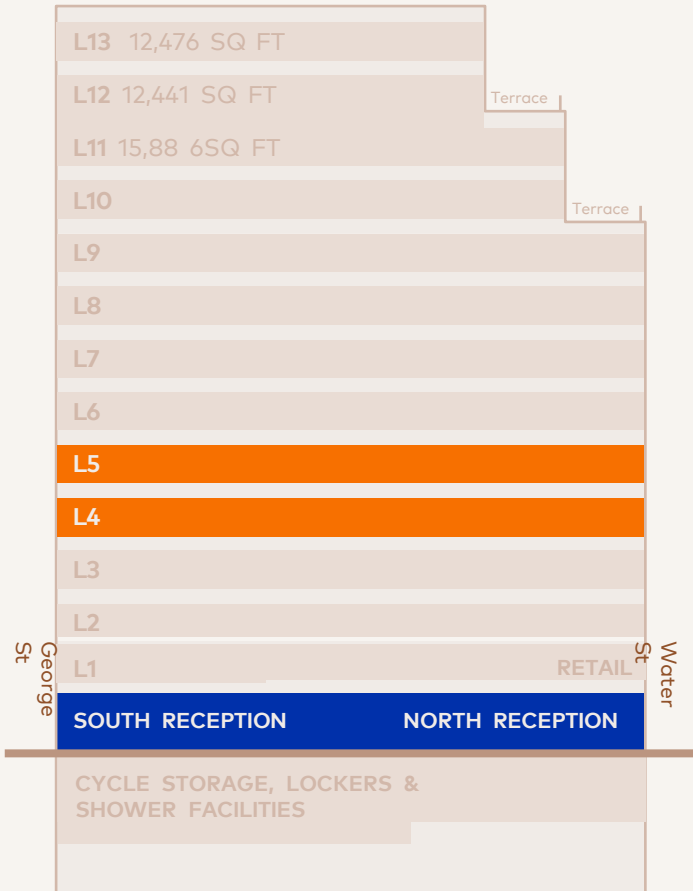
The new facility has been designed to allow flexibility for specific tenant requirements. The space allows for easy conversion and adjustment of space-use for tenants occupying the property.



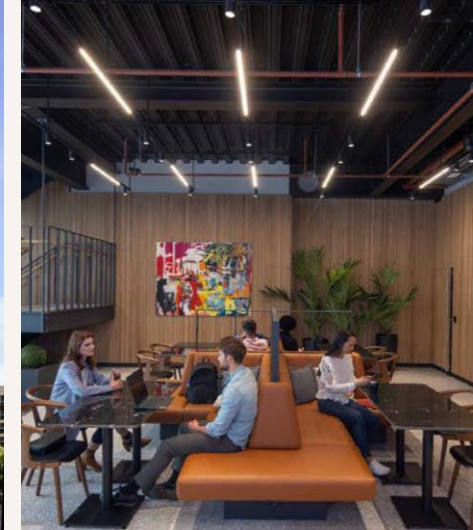
## FLOOR PLANS

L4 | L5

# 20 WATER STREET THE BUILDING



-  **212 bike spaces**
-  **18 showers**
-  **Changing area & drying rooms**
-  **210 lockers**
-  **Car and motorcycle spaces available**
-  **BREEAM Outstanding**
-  **Dual power supply**
-  **N & S double height entrance receptions**



# MEET THE TEAM

## INNOVATION CENTRE

We have a dedicated team of on-site professionals to ensure you have the space to innovate, collaborate and grow.



### LABORATORY MANAGER

Our on-site Lab Technician, Greg, will support you with a range of tasks to ensure the smooth operation of your labs including the management of the shared equipment rooms, gas supplies and waste management, alongside the health and safety of the Centre and operating procedures.

Greg has specialist training for use of gases, liquid nitrogen and waste management.



### COMMUNITY MANAGER

Our on-site Community & Operations Manager will be your first point of contact as you enter the Centre, ready to support with onboarding, meeting room support, welcoming visitors and ensuring a safe working environment.

Our Community Manager will host events and workshops to support and connect you with academic institutions, professional services and communities across our international portfolio.



### ECOSYSTEM MANAGER

Mairi, our Ecosystem Manager, is on hand to help you navigate the complicated innovation and funding landscape to accelerate your journey.

Mairi has a wealth of experience supporting innovative businesses. Her previous roles within a VC backed early-stage biotech and within the Innovate UK family (KTN and Catapult Network) mean Mairi has built a deep understanding of how to link the research, commercial and investment worlds.



### PROPERTY MANAGER

Our Proper Manager, Daniela, is responsible for the technical property management of the Centre.

On hand to ensure the smooth running of the Centre, with no disruption to your business, Daniela has extensive experience in building and supporting businesses to ensure your facilities are optimised for collaboration and innovation.



### COMMERCIAL MANAGER

Claudia, our Commercial Manager, will work closely with you to understand your technical real estate requirements and deliver a lab and office bespoke to your business.

Claudia will support your with your relocation strategy to ensure business continuity as well as your expansion within the Centre or across our portfolio to ensure you have the space and the facilities to achieve the exciting next stage of your development.

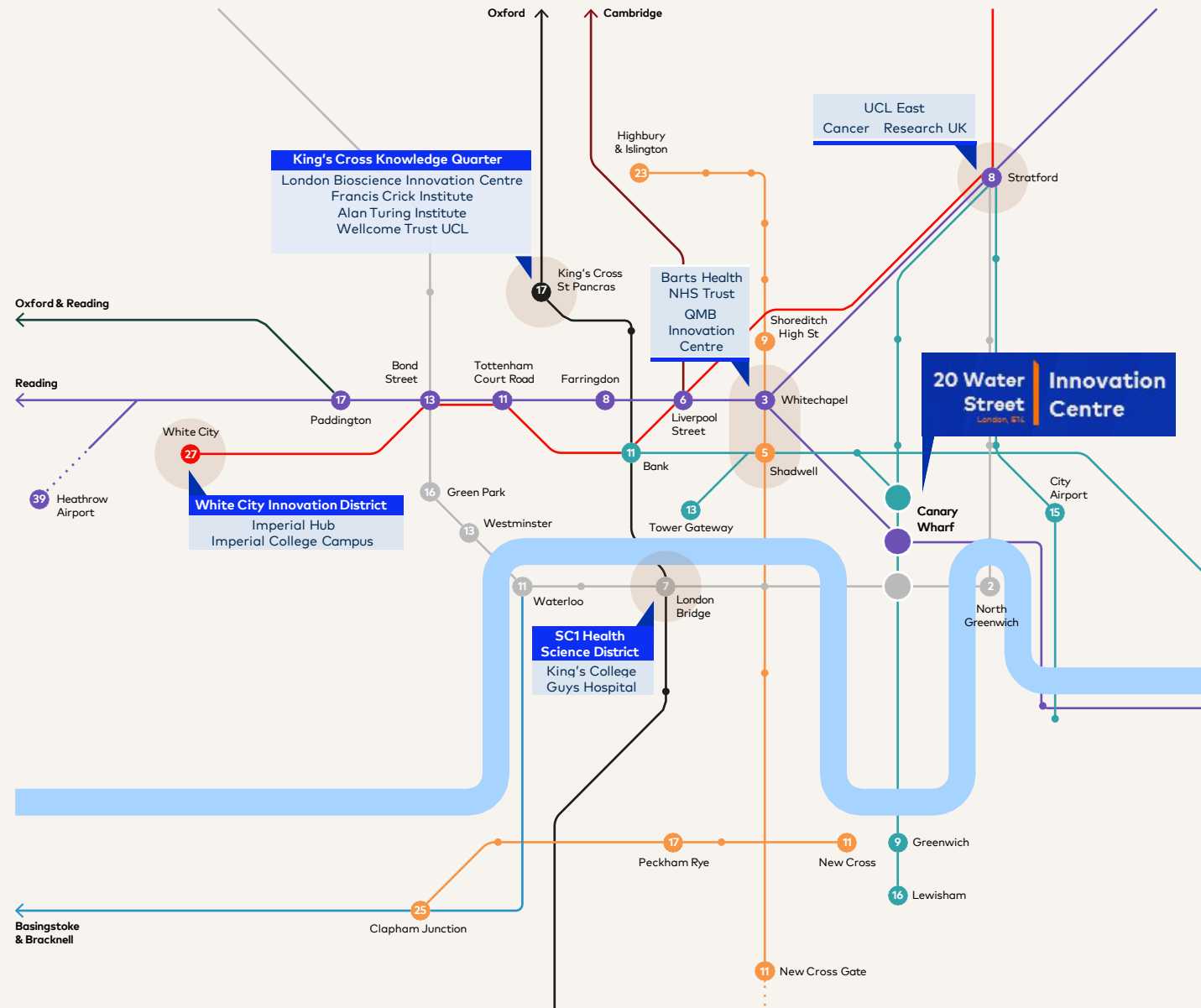
# LOCATION CANARY WHARF

Canary Wharf is exceptionally well connected internationally and locally.

3 international airports, Heathrow, Gatwick & City Airport, accessible within 15-40 minutes. An investor from Boston can land at Heathrow and be in Canary Wharf in less than 45 mins.

Canary Wharf benefits from the DLR, Jubilee and Elizabeth Line providing excellent connectivity.

- 3 mins Whitechapel
- 6 mins Liverpool Street
- 7 mins London Bridge
- 11 mins Waterloo
- 17 mins King's Cross
- 17 mins Paddington
- 27 mins White City



# CANARY WHARF IN GOOD COMPANY

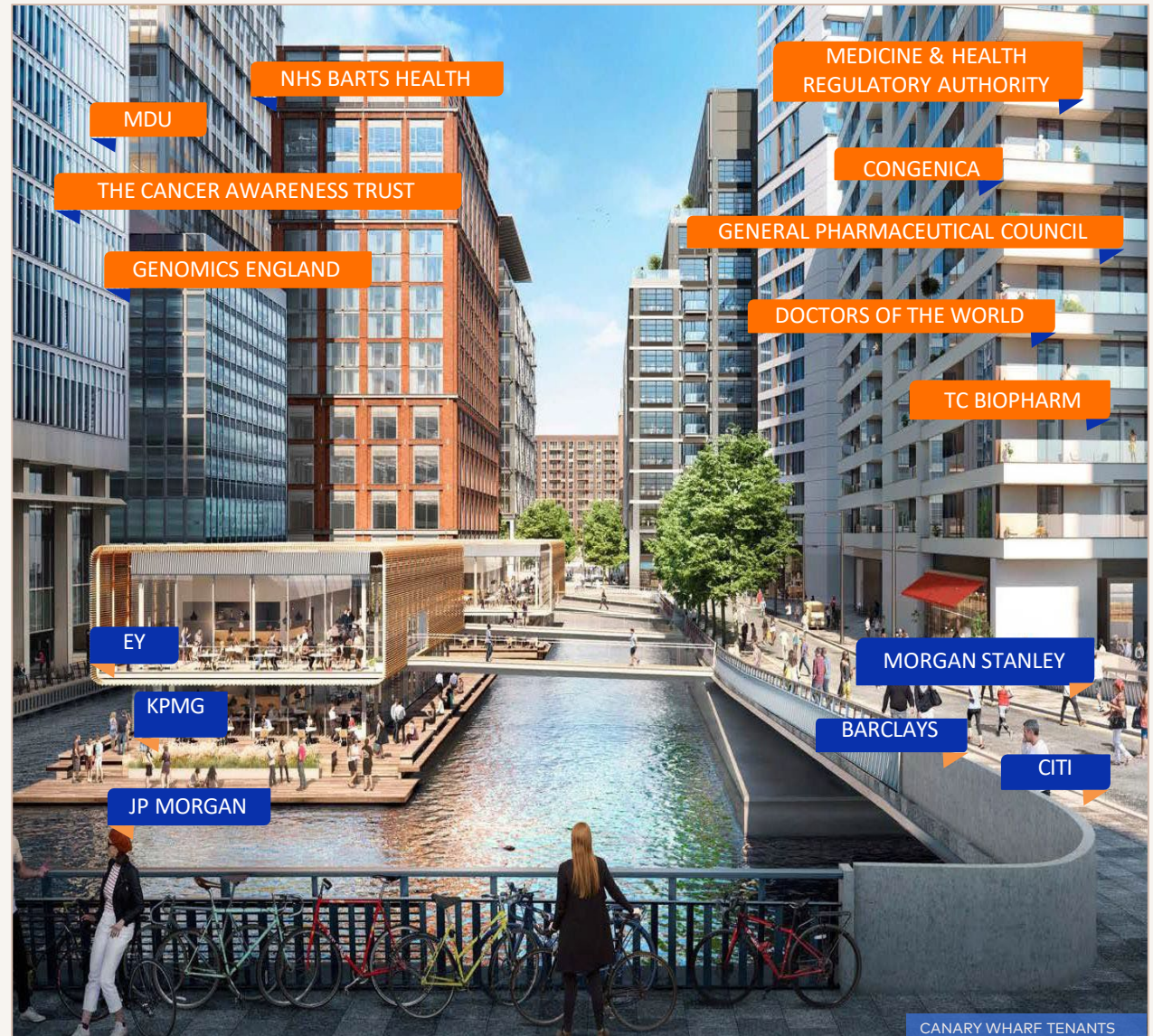
Life science businesses do not exist in isolation. They require the support of an extensive network. This is an area in which Canary Wharf excels.

Many health and life science-led businesses are already located at Canary Wharf including the Medicine & Health Regulatory Authority (MHRA), Genomics England, UCL Management School and the General Pharmaceutical Council.

Level39, a world-leading tech hub, has a vibrant community of 180 start-up and scaleup companies at Canary Wharf.

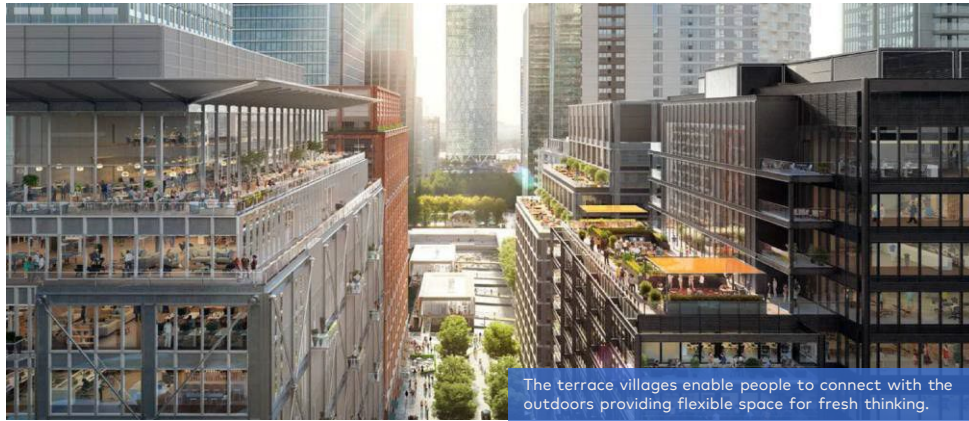
Canary Wharf is home to lawyers, intellectual property attorneys, consultants, business advisors/ mentors, data scientists and many more service firms.

The UK Medicine & Health Regulatory Authority provides a depth of regulatory expertise.

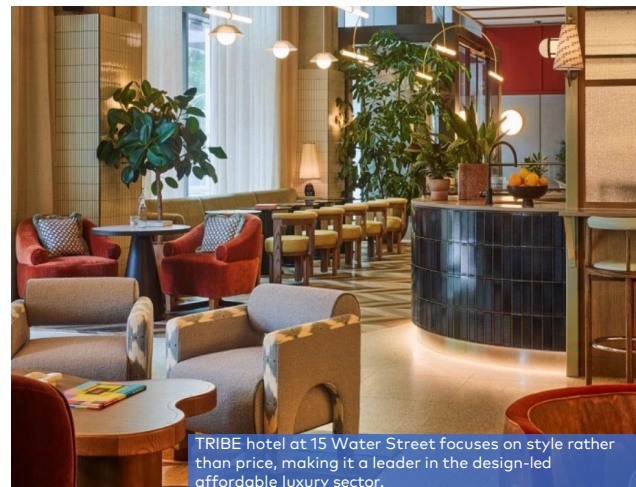
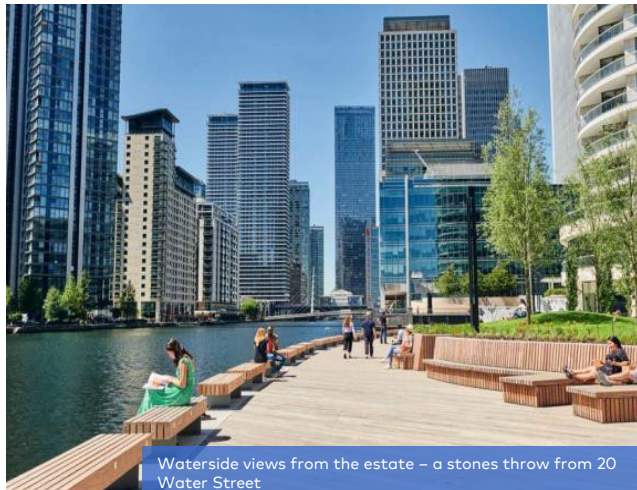


# COMMUNITY

## JOIN A VIBRANT NEIGHBOURHOOD



Designed with health and wellbeing in mind, Canary Wharf combines creativity, culture and community to create a vibrant neighbourhood.



# INNOVATION A THRIVING ECOSYSTEM

Canary Wharf benefits from the key ingredients to foster a flourishing life science cluster and support the growth of the most innovative life science companies.

## SPACE



- The scalability and flexibility on offer at Canary Wharf is unrivalled across Europe.
- At Canary Wharf, unlike any other UK cluster, you can grow from taking a single lab bench at 20 Water Street to taking a 500,000 sq. ft HQ without moving more than a few hundred meters

## PEOPLE & TALENT



- The Innovation Centre sits in Tower Hamlets which provides a deep pool of talent including entry level, PhD, Postdoc and management talent
- The superb connectivity means you can attract talent from a pool of over 7.1m people within 60 mins
- Accessibility to Heathrow & London City Airport makes Canary Wharf a globally attractive destination
- Housing is provided on the Canary Wharf estate at a range of price points from student accommodation to affordable housing to private rentals

## FUNDING



- **Grant Funding** - UKRI, Cancer Research UK, Wellcome Trust and Bill & Melinda Gates Foundation all within 30 minutes
- **Venture Capital** – 20+ dedicated therapeutics VC within 25 minutes
- **Follow On Funding** – 15+ follow-on investors within 30 minutes
- **Investment Banking** - 6 of the worlds largest investment banks working in life science within 2 minutes
- **Public Markets** - London Stock Exchange and Alternative Investment Market (AIM) within 20 minutes



# FLEXIBILITY

## UNRIVALED SCALABILITY

At Canary Wharf, unlike at any other UK cluster, you can grow from taking a single lab bench at 20 Water Street to taking a 500,000 sq. ft HQ at our North Quay Development without moving more than a few hundred meters.



2022

Kadans Science Partner and Canary Wharf Group formed a joint venture to deliver a world leading health and life science hub at Canary Wharf.

Canary Wharf is a vibrant campus, bringing together small start-ups and SME's alongside global healthcare and pharmaceutical companies as well as clinicians and academic institutions.



2023

The partners deliver the Water Street Innovation Centre in Q2 2023 – A flexible, CL2, wet-lab facility to provide opportunities to early-stage life science companies.

Delivered in 2026, the North Quay Development will provide 823,000 sq. ft, across 23 storeys, of state-of-the-art laboratory, office and innovation space for some of the most exciting and fast-growing businesses in the health and life science sector. It will be capable of delivering CL2 lab space on every floor as well as GMP, high containment and affiliated space.

2026



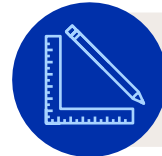
# ABOUT KADANS SCIENCE PARTNER



**26**  
CAMPUSES  
ACROSS EUROPE



**400+**  
COMPANIES



**8 MILLION+**  
SQ FT LETTABLE  
FLOOR AREA



**50+**  
PROPERTIES



**>95 %**  
STABLE  
OCCUPANCY



**5 MILLION+**  
SQ FT LETTABLE FLOOR  
AREA IN FUTURE DEVS

**Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. Kadans provides its tenants with an array of additional services, tailored to their specific needs.**

Kadans values connection, proximity, sustainability and human scale. We want to promote innovation by bringing together businesses and employees; creating a connecting 'spine' across all aspects of the research cycle is the basis of our design philosophy.

In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

## INTERNATIONAL ECOSYSTEM

Kadans is currently present on 26 campuses and science parks across 7 countries, where we operate over 8 million sq ft of space for over 400 tenants, ranging from start-ups, scale-ups to corporates, government bodies and educational institutes.



20 WATER STREET INNOVATION CENTRE

# KADANS ECOSYSTEM

## VALUE ADD SERVICES



### Incubator & Accelerator Programs

Design and implement programs to support start-ups and scale-ups, providing advice and access to capital.



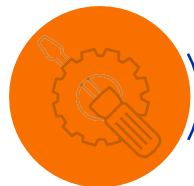
### Events & Meetings

Regular networking events include yearly barbecues and seminars, stimulating both formal and informal interaction between tenants and relevant third parties.



### Facilitate Knowledge Sharing

We are constantly interacting with companies and other governmental and educational organisations, with these networks offering excellent opportunities to tap into the scientific community and explore new possibilities through broad-scale collaborations.



### On-Site Service & Support

Kadans' in-house Facility, Technical Property and Asset Management Teams provide dedicated on-site support.



### Access to Funding & Capital

We can provide hands on support to our tenants when seeking to raise further capital. This is presentation and pitch deck support to government funding or access to venture capitals.



### Specialised Facilities

Our unrivalled experience with the development and implementation of specialised requirements and equipment will ensure a tailored fit-out to individual tenants needs. Our investment in the Clustermarket platform also gives companies access to a global portfolio of specialised scientific equipment.



### Access to Knowledge Institutes

Close proximity to leading universities and centres of research gives tenants access to a skilled and talented workforce, additional knowledge and new developments.

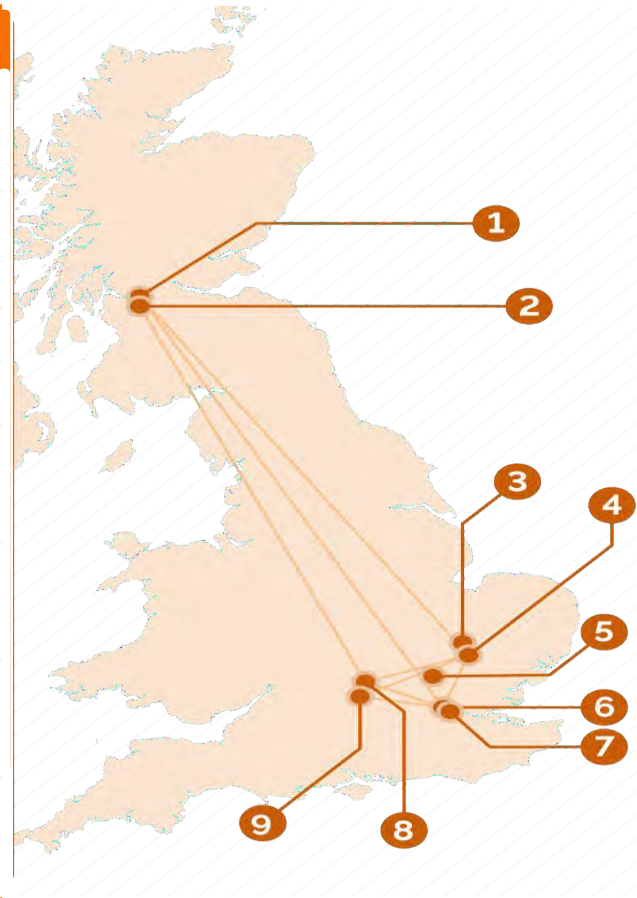


### Shared Facilities

We offer shared meeting rooms and workspaces on our multi-tenant campuses.

# KADANS SCIENCE PARTNER ACROSS THE UK

SELECTED TENANTS ACROSS KADANS' UK SITES		



KADANS UK OWNERSHIP	
1	HIH Building, Govan, Glasgow
2	West of Scotland Science Park, Glasgow
3	Merlin Place, Cambridge
4	B900 Babraham Research Campus, Cambridge
5	Sycamore House, Stevenage
6	Five 10 Brandon Road, Kings Cross, London
	4 Brandon Road, Kings Cross, London
	18-20 Tileyard Road, Kings Cross, London
7	20 Water Street Innovation Centre, London
	North Quay, Canary Wharf, London
8	Sherrard Building, Oxford Science Park
9	Abingdon Science Park, Oxford

# 20 Water Street Innovation Centre London, E14



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