



QMB

Innovation
Centre

QUEEN MARY BIOENTERPRISES

Innovation Centre

LABORATORY / OFFICE SPACE TO LET

52,000 square feet of state-of-the-art innovation space, including containment level 2 laboratories, office and workshops space, for rent within central London.



The Innovation Centre is ideal for existing science and technology companies looking to expand, or start-ups and later stage companies seeking an entrepreneurial base for their London laboratory and commercial work.



QMB

Science is the Heart of Innovation

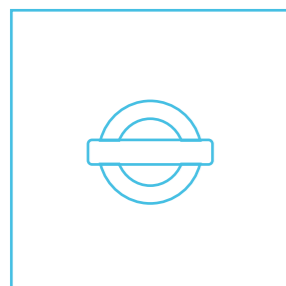
Since its inception in 2011, QMB has created and safeguarded over 500 science jobs within London.

Tenants located at the QMB Innovation Centre can benefit from its central location as well as opportunities to access facilities available at Queen Mary University of London's world-class Faculty of Medicine and Dentistry.

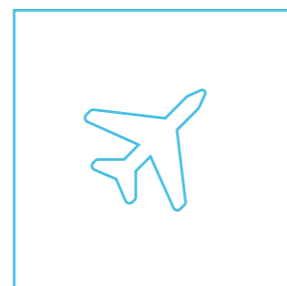
At QMB we support companies of various sizes. The competitively priced CL2 laboratories come in a range of sizes, from 300 to 1,200 square feet, as well as whole floor lettings of up to 14,000 square feet.

To allow easy access between laboratories and office space, we have designed integrated suites housing both laboratory and office space within each modular unit.

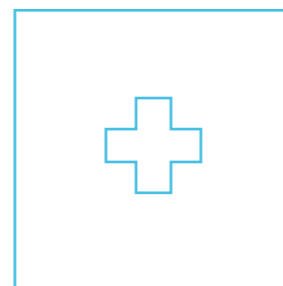
The commercial labs are designed to accommodate both microbiological safety cabinets and fume cupboards, allowing both biology and chemistry work. All services are kept within the ceiling void, enabling for expansion into adjacent spaces, subject to availability.



Excellent transport links via London underground, overground, DLR and Elizabeth line



30 minutes from London City Airport connecting you to Europe



Adjacent to the Faculty of Medicine and Dentistry and The Royal London Hospital

Flexible Lab Spaces



Office & Communal

Access to meeting rooms of variable sizes at tenant rates

Flexible leases

24 hour access model with CCTV security system

Access to Queen Mary University of London facilities and equipment, subject to availability

Access to the 120 seat Clarke Kennedy lecture theatre situated on the lower ground floor, as well as other meeting and conference facilities throughout QMB

Access to fibre optic internet lines

Access to networking events hosted at the centre

Full-time on-site maintenance team

65 cycle spaces and shower facilities

Laboratory

Containment level 2 (CL2) laboratories

Fume hood extraction system in ceiling voids for ducted fume hoods

Non-recirculating air regimes, with 8-12 air changes per hour

Flexible laboratory and write-up space configurable to your needs

Chemical resistant Trespa workbenches

3-phase electrical supply

Domestic and soft water

Negative/positive air pressure between the laboratory and write up space

Intelligent lighting system

Emergency powered lifts with built-in extractors for safe transport of gases

Dewar store for gas storage and fire rated solvent cabinets

Emergency generator for critical equipment e.g. -80 freezers

Facilities room (glass washer, autoclaves, ice machine, and purified RO water facilities)

Fully integrated BMS system to control the internal infrastructure

Our laboratories can be tailored to suit your needs.



Available Space to Let

First Floor



First Floor – Fully fitted individual CL2 labs & write-up suites

Tenants also benefit from access to a shared kitchen/breakout area and a shared facilities room which includes; glass washer, autoclaves, ice machine and purified water.

Suite 11a	sq ft	sq m	Suite 12	sq ft	sq m	Suite 7	sq ft	sq m
Lab	600	56	Lab 1	200	19	Lab 1	371	35
Write-Up Space	680	63	Lab 2	300	28	Lab 2	371	35
			Write-Up Space	280	26			

Work alongside the most exciting community of companies, ideas and entrepreneurs.

Third Floor



Third Floor – Self-contained floor with fully fitted CL2 labs and office space

Premium, self-contained CL2 labs with dedicated office space, designed for flexibility and productivity. Includes private meeting rooms, breakout area, kitchen, and ample storage. Available as a whole floor or half to suit your needs.

Third Floor	sq ft	sq m
Suite 1	4,801	446
Suite 2	5,269	490
Entire Floor	11,292	1,049

CL2 Lab Space - Third floor QMB Innovation Centre



Queen Mary University Enterprise Zone

Queen Mary University Enterprise Zone (QME) is an innovation hub situated within the QMB Innovation Centre, offering flexible, modern workspace for start-ups, with particular focus on Digital Health, MedTech and AI.

Tenants at QMB will be part of this ecosystem, with opportunities to collaborate with other researchers and clinicians in the cluster.

Barts Life Sciences (BLS) is a partnership between Queen Mary University of London and Barts Health NHS Trust. BLS offers integrated access to the capabilities of both organisations, accelerating the translation of impactful research and innovation to clinical deployment.

Its ambition is to build a new life sciences campus in Whitechapel that will provide a space for researchers, scientists and clinicians to work directly alongside businesses and entrepreneurs, creating the healthcare solutions of tomorrow.

Working with a large, diverse population of over 2.5 million people and a growing range of industry collaborators, BLS offers a “bench to bedside” opportunity with access to a wealth of diverse data through its Precision Medicine Data Platform, capacity for phase 1-3 large-scale clinical trials in a new purpose-built facility, and availability of three national oncology biobanks.



Our Mission

We are committed to creating a space and environment for start-ups to work, grow their ventures, collaborate, and pioneer exciting innovations.



Community



Access to training and workshops



A supportive community of science entrepreneurs and experts



Be a part of a community that creates commercial and social impact

Design



Modern, bright and spacious offices with open breakout space



Creative space with plenty of greenery and plants



Workshop space with Trespa tables and concrete floor to accommodate heavy equipment

Tech



High speed fibre internet and Wi-Fi



Access controlled, secure building



Conferencing facilities

Hot Desking Area at Queen Mary Enterprise Zone located in the QMB Innovation Centre



The Ecosystem








QMB





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Barts Life Sciences

-  Access to clinicians
-  Clinical research trials
-  Digital health tech
-  Human tissue samples
-  Access to Diversity rich Data sets

The Blizzard Institute

-  Genome Centre
-  Phenotypic Screening Facility
-  Core Pathology
-  CREATE Biofabrication Facility

Queen Mary University London

-  Specialist Equipment
-  Access to Talent
-  Advanced Research

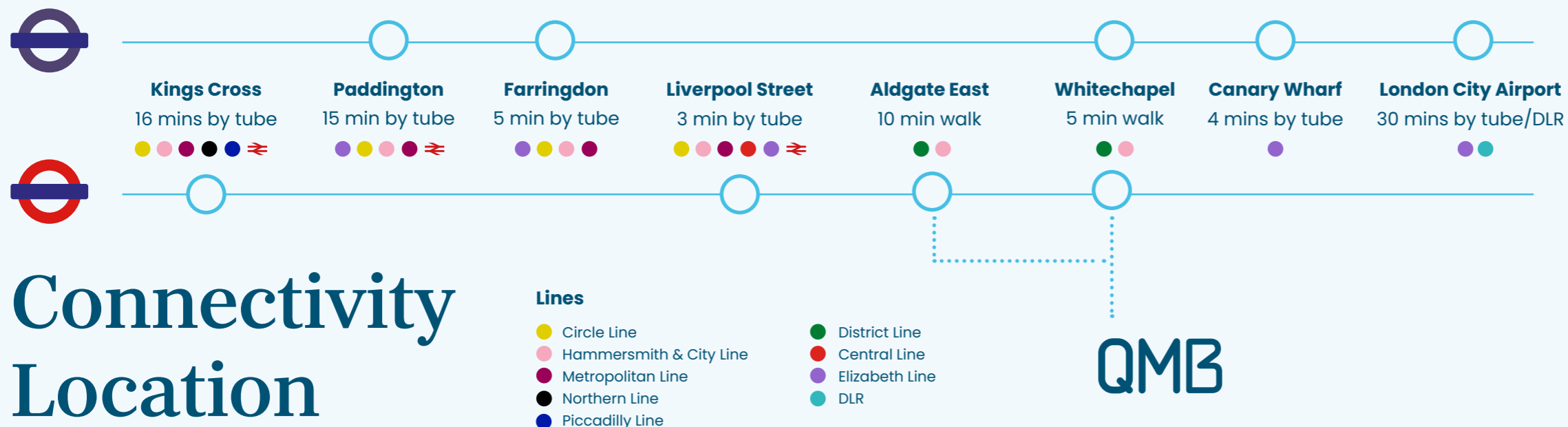
Queen Mary Enterprise Zone

-  Community Events
-  Networking
-  Collaboration with startups



We're located in the vibrant area of Whitechapel, East London, a bustling area rich in culture and history...

With excellent transport links, our location offers seamless access to the City of London, Canary Wharf, and King's Cross, making it an ideal hub for connectivity and convenience.



Walk Times

The Blizard Institute	2 mins
The Royal London Hospital	4 mins
QMUL Whitechapel	8 mins
Brick Lane	10 mins
Fenchurch Street Station	20 mins
London Liverpool Street	20 mins
City of London	33 mins

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Affiliates



Queen Mary
University of London



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University
Enterprise
Zone

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. March 2025

☐ Designed and produced by kubiakcreative.com 256343 03/25

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