


ONE
TRITON
SQUARE

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 AND
OVER 120,000 SQ FT LAB-ENABLED



REGENT'S PLACE

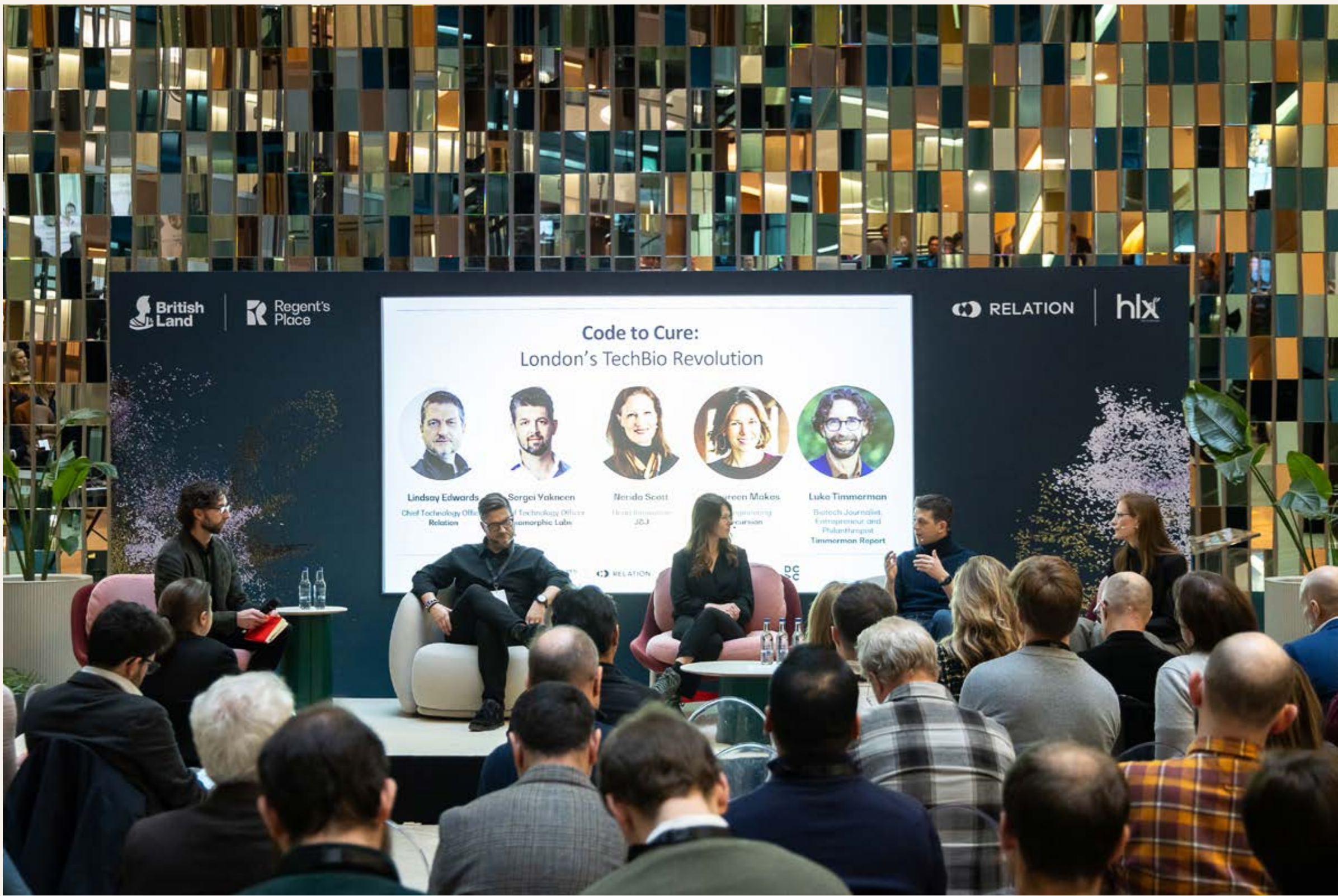
WHERE AMBITION COMES TO SCALE

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 1.5 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



REGENT’S PARK



THE REFINERY



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

LOCATION

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.

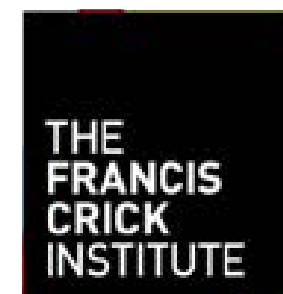


Indicative map

REGENT'S PLACE EVENT PARTNERS

We have created an exciting programme of high-impact events by deepening existing partnerships and launching new ones. Through this we deliver a regular calendar of activity that is focused on reach and relevance within the science and technology community.

Our diverse line-up at Regent's Place connects commercial, private and public organisations where we can all expand our influence and impact. Below are some of our partners:



PARTNERSHIPS, PROGRAMMING AND EVENTS

REGULAR EVENT SERIES



CAREERS EVENTS

Hosted in partnership with UCL., designed to connect students with commercial opportunities.



BIO BREAKFAST SERIES

In partnership with Nucleate we run a series of quarterly events for the BioTech Community at Regent's Place. Each session focusing on a specific area of research.



REBEL BOOK CLUB

For curious people who are passionate about nonfiction. The series covers books, business, and community—creating the perfect environment to bounce ideas.



REGENT'S PLACE SCIENCE SOCIALS

Relaxed monthly gatherings, bringing like-minded occupiers together.



TECHBIO REVOLUTION

A series of flagship thought-leadership events attracting key stakeholders each quarter.



THOUGHT LEADERSHIP

Bi-annual focussed sessions for the UK's key voices in science, technology and innovation.

YOUR PLATFORM FOR GROWTH

SPACE THAT ADAPTS
TO YOUR PACE OF CHANGE

01 Lab Ready
Drummond Street
Co-working lab benches



02 The Crick
Regent’s Place
Fitted labs from 460 sq ft



03 One Triton Square
Space to Grow. 313,000 sq ft
of offices, labs and shared space.



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

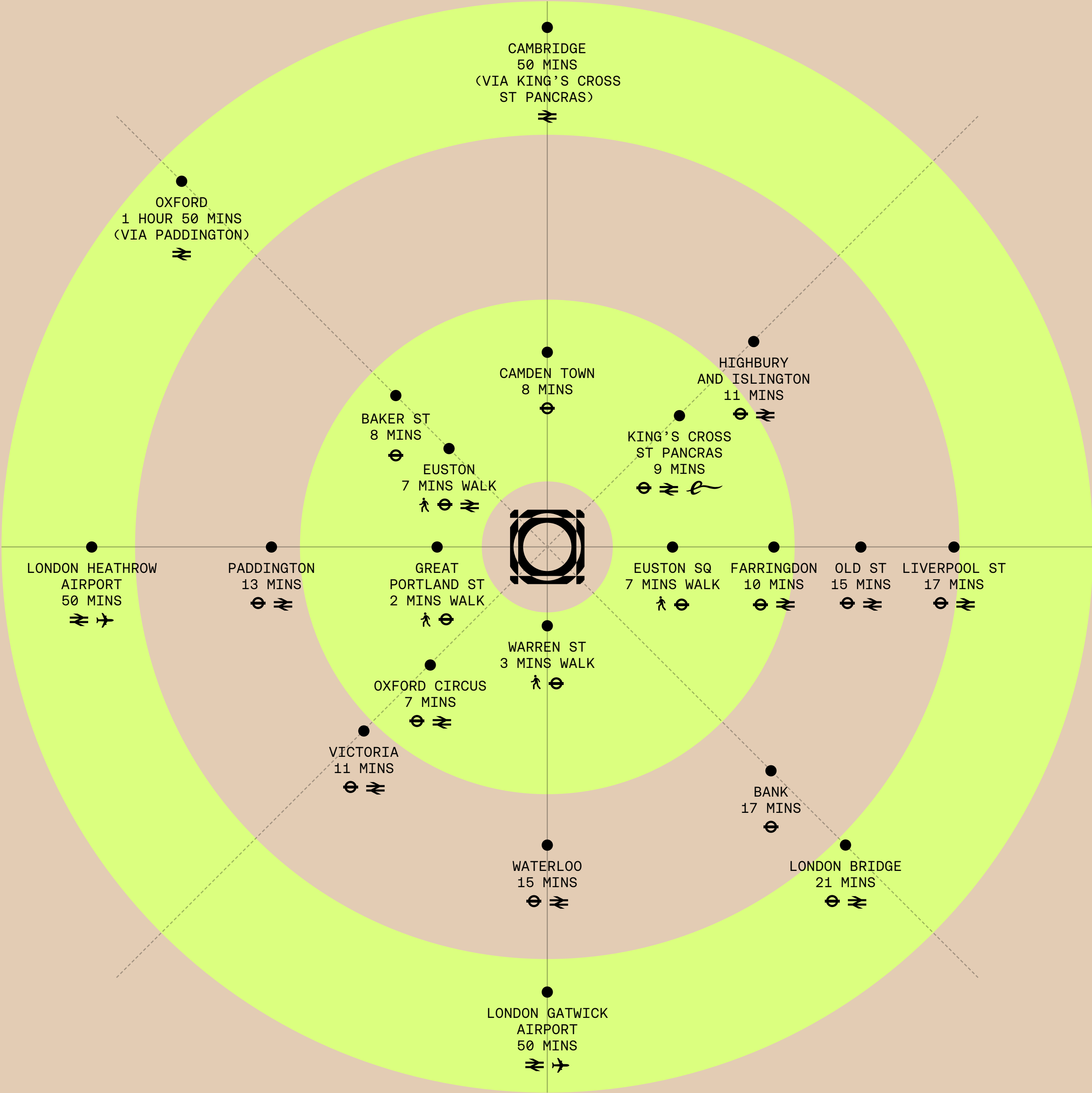


LOCATION

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.



WELCOME TO
ONE TRITON
SQUARE

Benefit from fully fitted and serviced labs, with access to shared equipment ready for immediate use, alongside flexible floors that can be configured for bespoke R&D needs.

A dedicated operations team to manage your space and proximity to London’s leading research institutions. One Triton Square is designed for the life of innovation where business can scale with confidence.

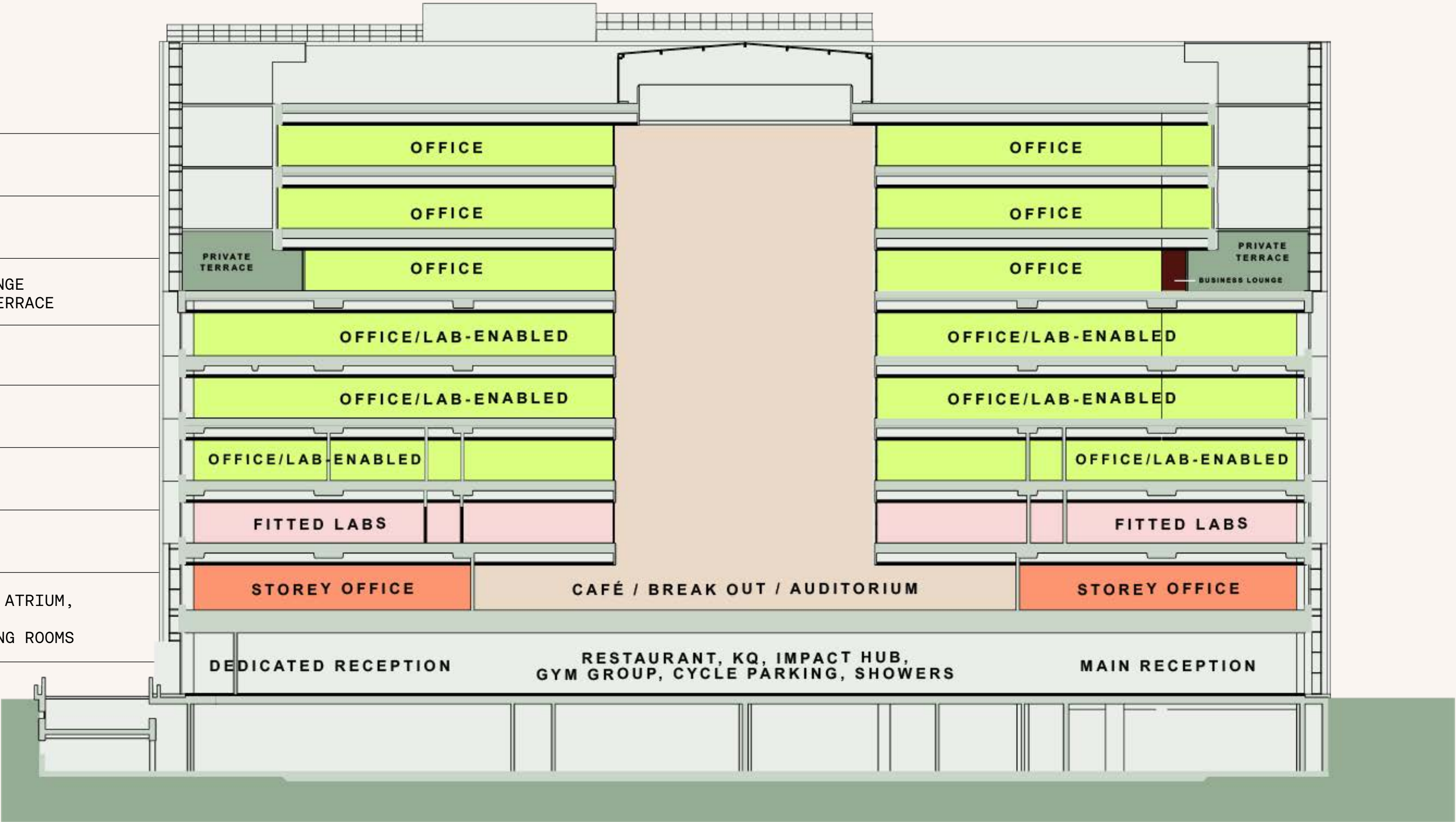


This is a building designed for collaboration that goes beyond the lab: a soaring atrium and platform for events, dedicated and communal terraces, a club lounge and Storey meeting rooms for today’s flexible HQ.

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

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	–
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



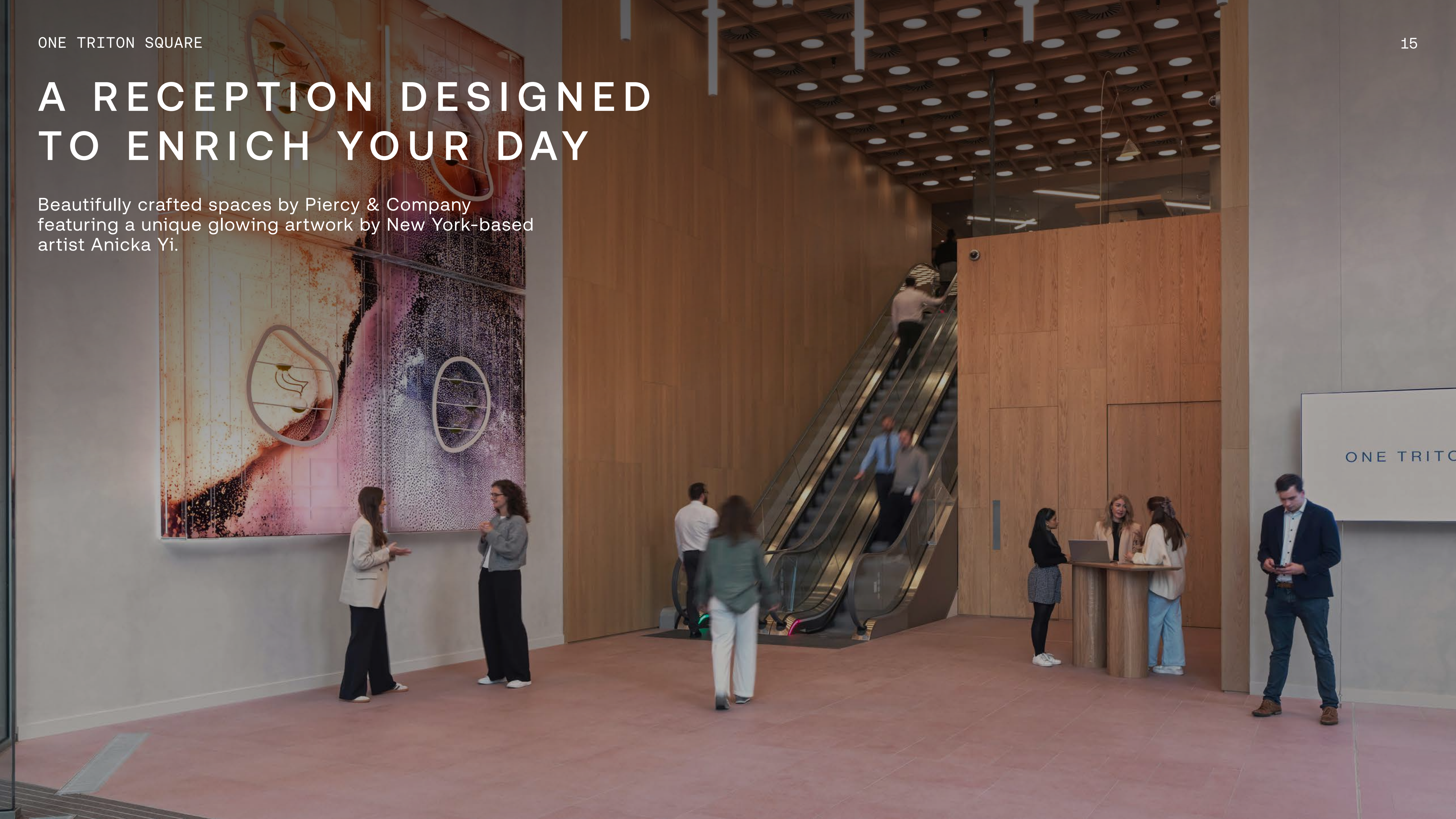
ONE TRITON SQUARE

A WARM ARRIVAL ALL YEAR ROUND

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

A RECEPTION DESIGNED TO ENRICH YOUR DAY

Beautifully crafted spaces by Piercy & Company
featuring a unique glowing artwork by New York-based
artist Anicka Yi.









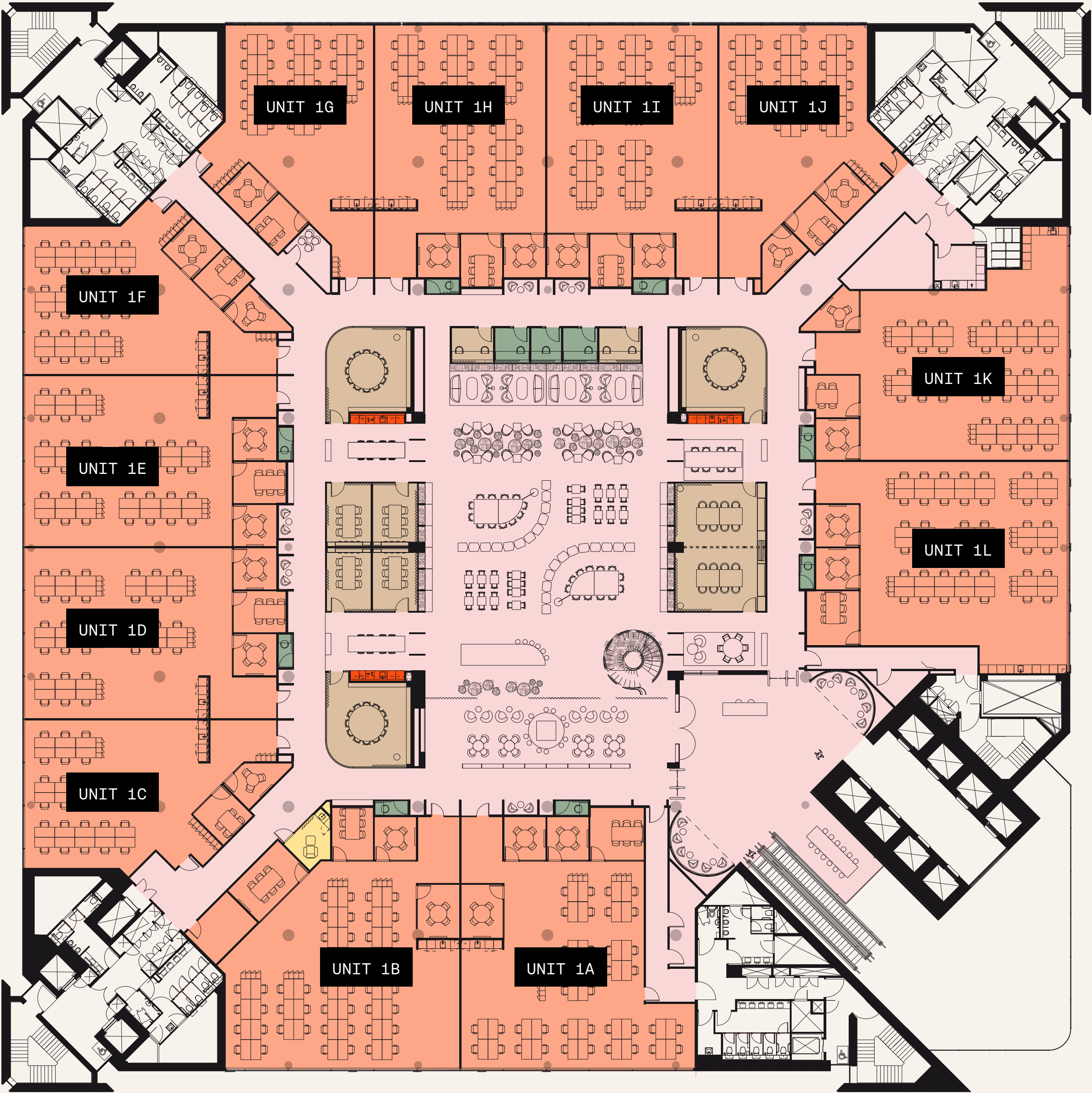
ONE TRITON

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



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

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.



FLEXIBLE
COLLABORATION
SPACE



ONE TRITON SQUARE

THE LABS

READY FROM DAY ONE.

FITTED AND LAB-ENABLED
FROM 2,000 SQ FT TO 120,000 SQ FT

READY TO GO LAB SPACE

Brand new fitted labs and write-up space, with units from 2,000 sq ft to 33,000 sq ft.

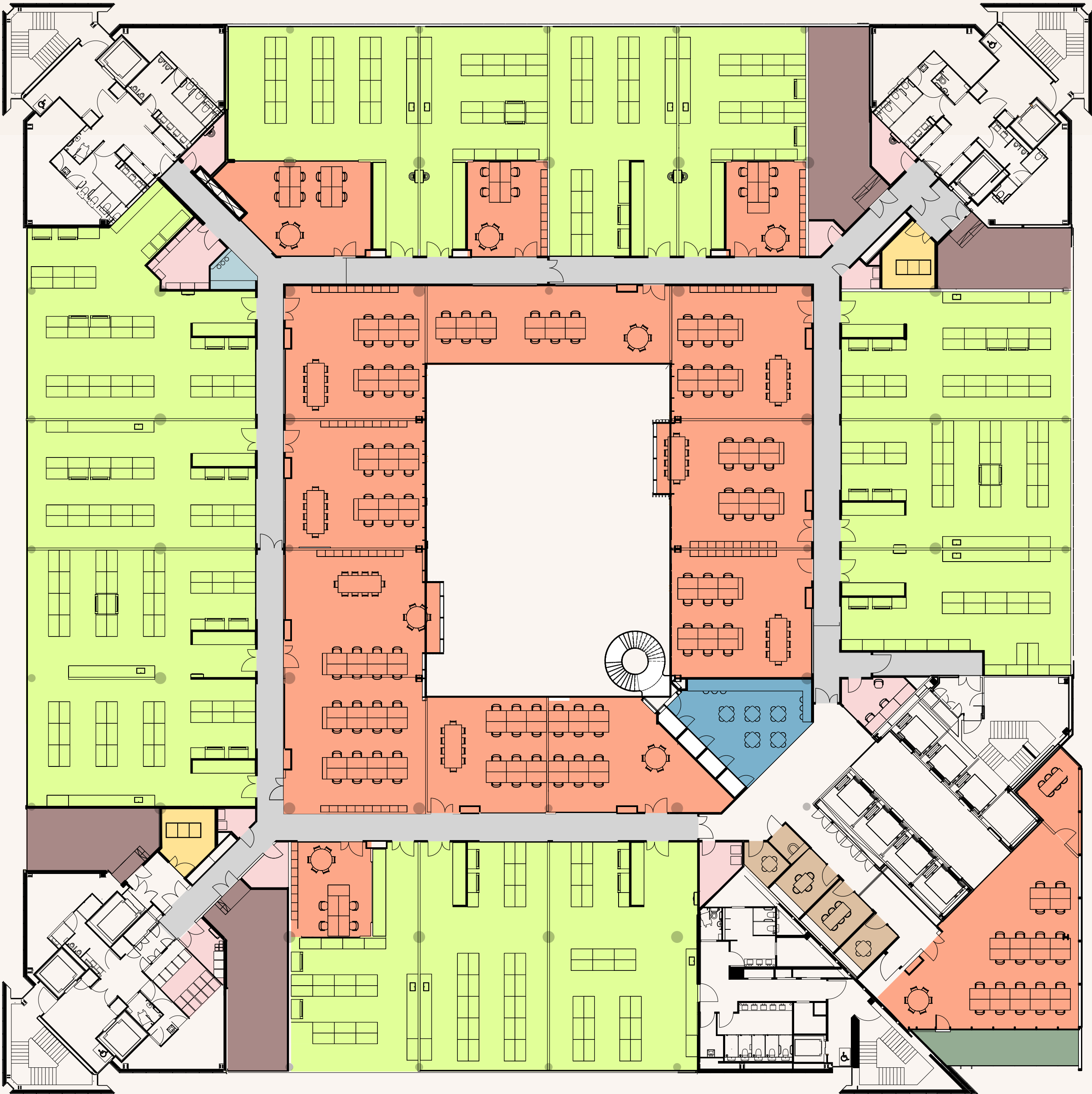


LEVEL 2





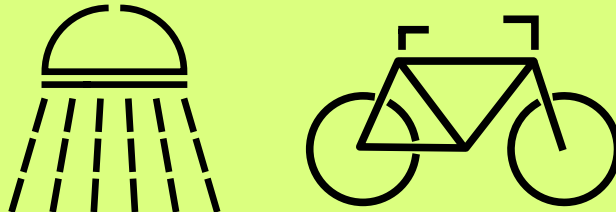

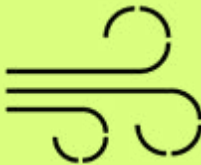
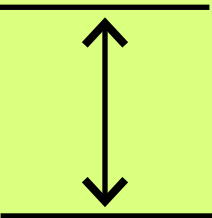
33,022 SQ FT

FITTED LABS, WRITE-UP AND
COLLABORATION SPACE

- FITTED LABS
- WRITE-UP SPACE
- KITCHEN / BREAKOUT
- MEETING ROOMS
- TERRACE
- AHU
- CIRCULATION



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/m ² 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

OPERATIONAL SERVICES

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

LN2 (store and supply)

Specialist & hazardous waste removal

Daily collection and delivery from the loading bay cages to a designated area for each lab.

4 x gas lines

On floor M&E maintenance

Additional gas bottles delivery

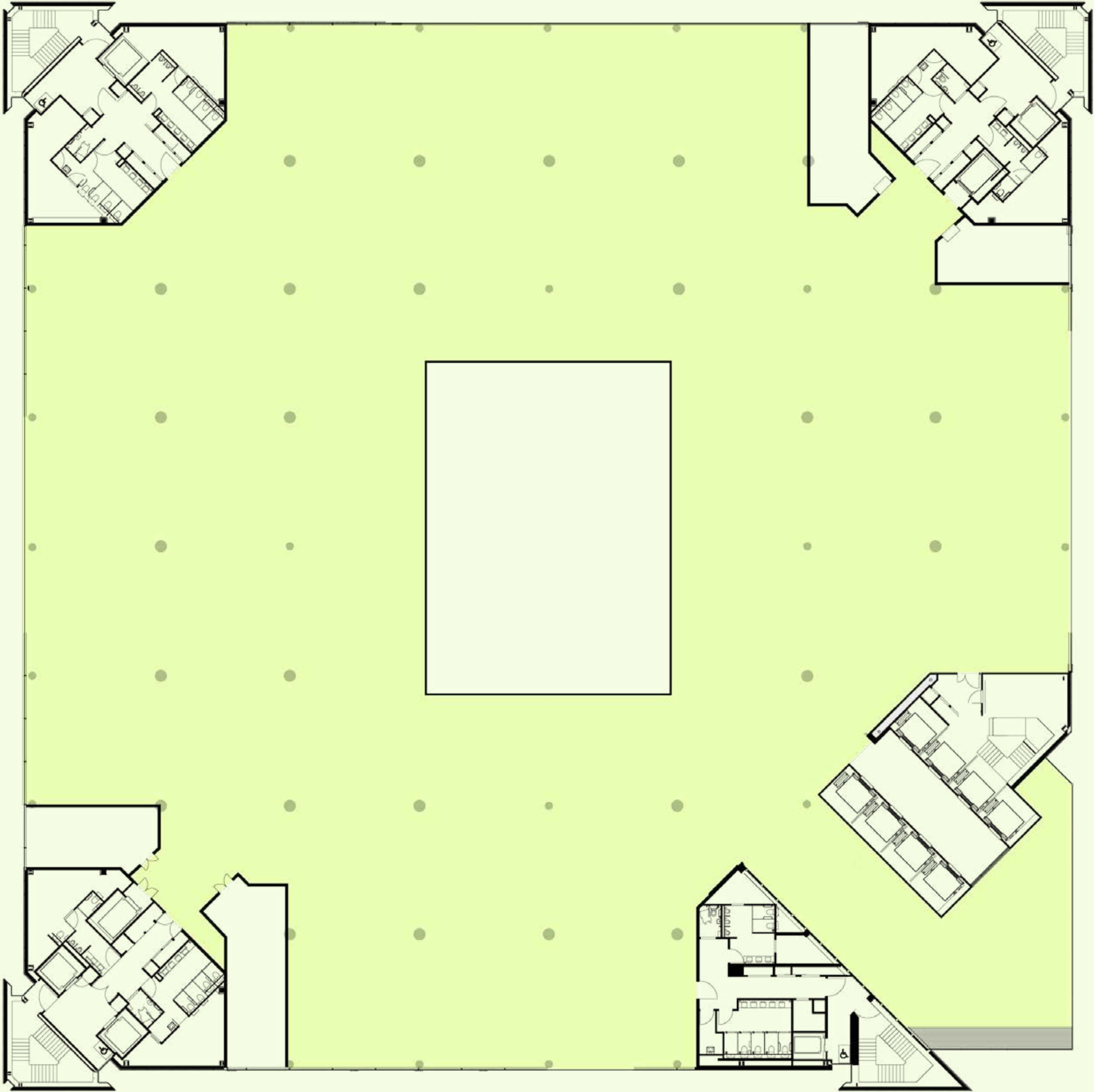
Goods lift x 2

Utilities

*Additional cost

LEVEL 3
LAB ENABLED
43,738 SQ FT

 WORKSPACE

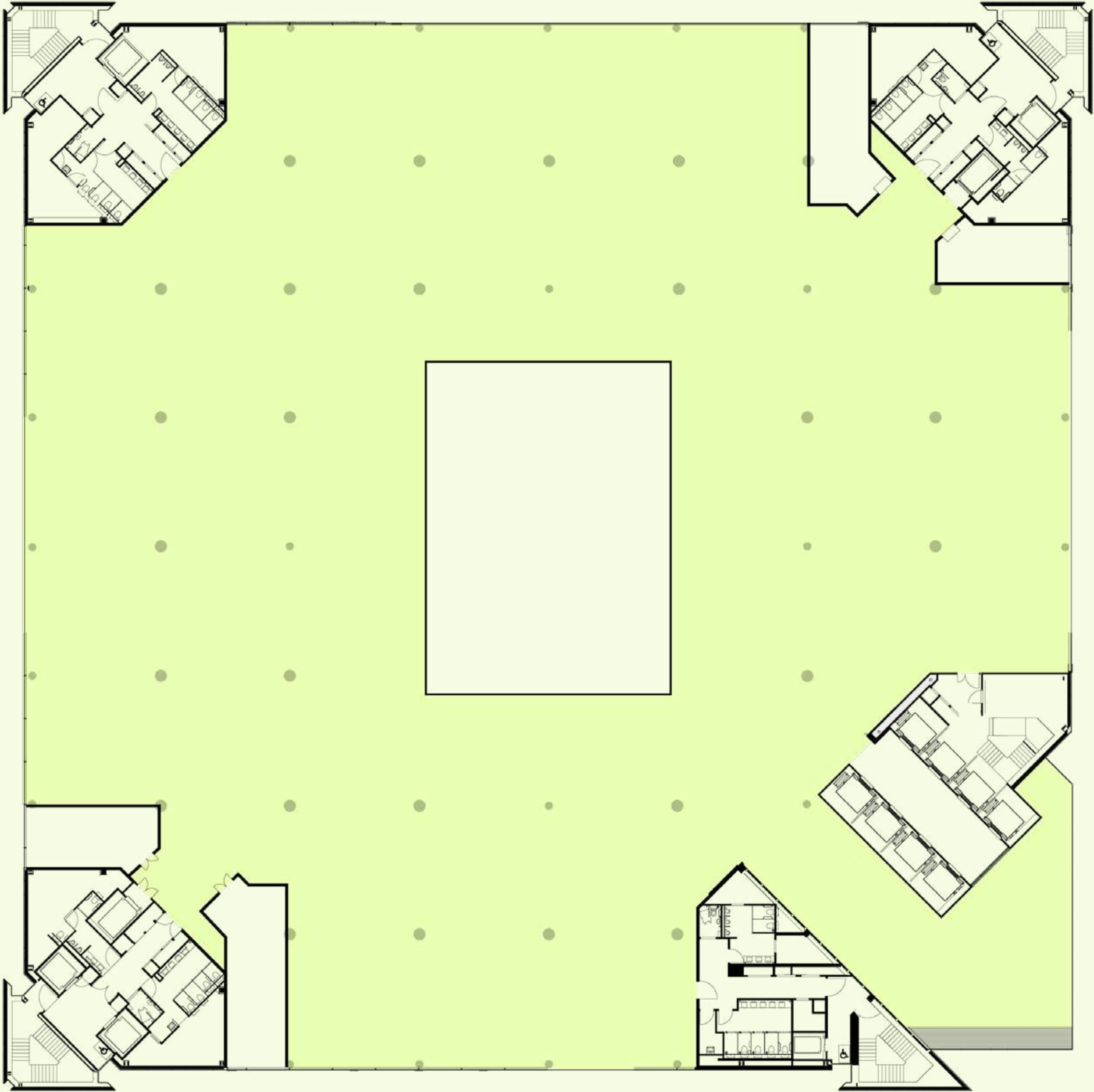


LEVEL 4/5

LAB ENABLED

43,594 SQ FT

 WORKSPACE



ONE TRITON SQUARE

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.





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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