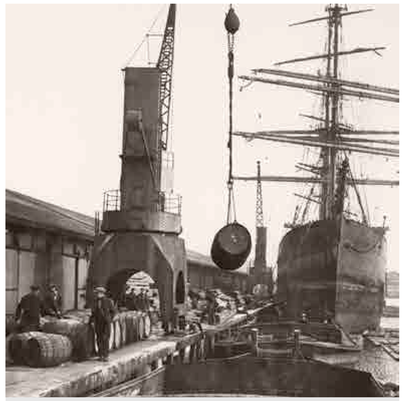
CANARY WHARF LIFE SCIENCES

SCALE YOUR INNOVATION TO NEW HEIGHTS

CANARY WHARF
GROUP

CANARY WHARF – WHERE INNOVATION MEETS SCALE



1800s

DOCKLANDS

The largest shipping port in the world which made London a global trade hub. Sugar, rum and even elephants have docked here.

1980s–2000s

FINANCIAL

The largest urban regeneration project in Europe that reinforced London as a global financial centre, attracting international banks and businesses.

2010s

TECH

Level39, Europe's largest tech hub, accelerated the FinTech wave with unicorns such as Revolut which grew from two entrepreneurs to the UK's largest valued private company within 10 years.

2020s

EDUCATION

After experiencing a 50% growth since first launching in 2016, UCL School of Management has doubled it's footprint to 100,000 sq ft, accommodating 3,000 students.

TODAY

LIFE SCIENCE & HEALTHCARE

Building on our existing 40+ sciences and healthcare organisations, our goal is to **create an internationally leading life sciences hub in East London**. Our flagship facility, One North Quay, developed with **Kadans Science Partner** will be completed in 2028.

PROGRESS TO DATE

40+ life sciences and healthcare organisations already at Canary Wharf occupying **350,000 sq ft**.

90,000 sqft of CL2 / CL3 labs in operation and up to **45,000 sqft of lab space to be brought forward**.

£450m VC funding raised by our life sciences companies over the past four years.

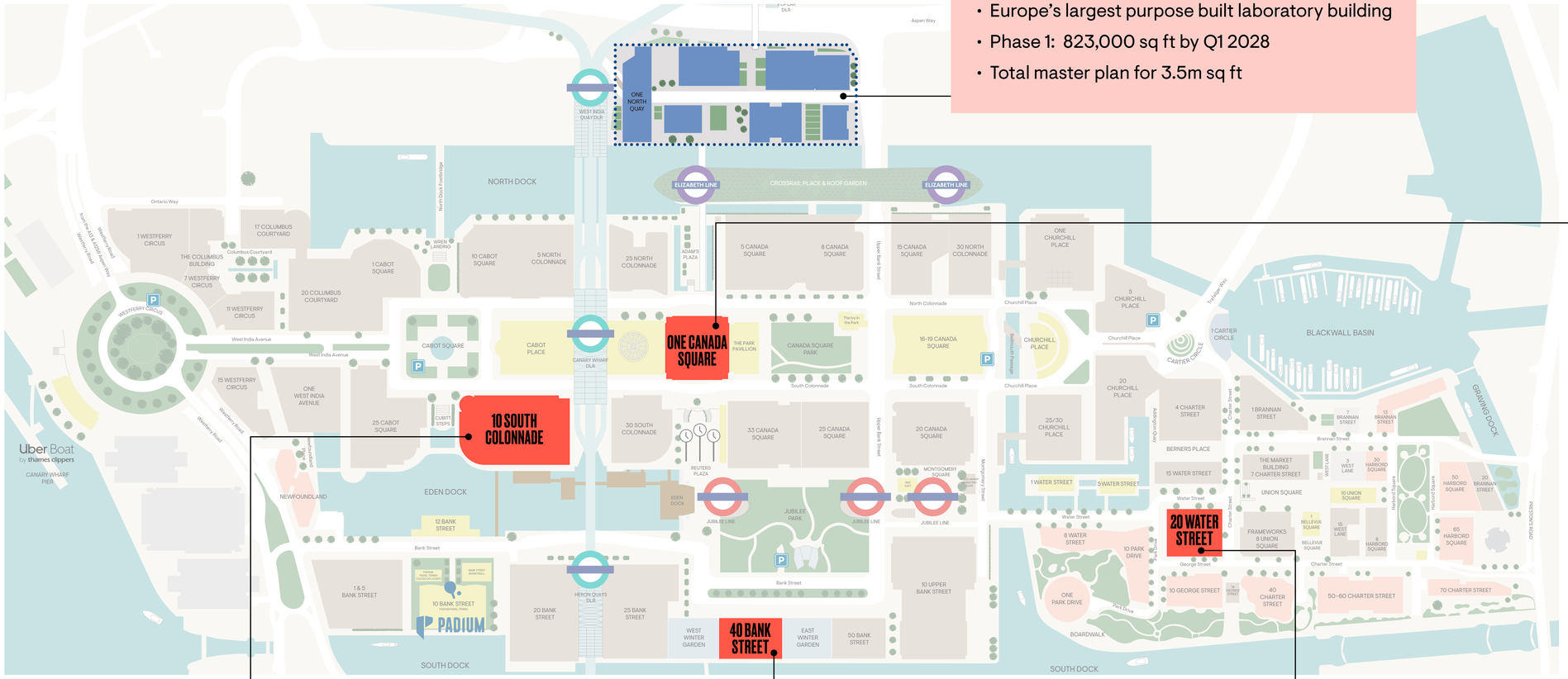
Working agreement with **Barts Life Sciences** to create a new cluster for East London.

Joint venture with **Kadans Science Partner** to deliver the **largest purpose built commercial lab in Europe**, targeting Q1 2028 completion.

A GROWING LIFE SCIENCES ECOSYSTEM

NORTH QUAY

- Europe's largest purpose built laboratory building
- Phase 1: 823,000 sq ft by Q1 2028
- Total master plan for 3.5m sq ft



ACADEMIA

ONE CANADA SQUARE

ENTREPRENEURSHIP RESEARCH

UCL SCHOOL OF MANAGEMENT

100,000 sq ft campus

Genomics England

The 100,000 Genomes Project

L39

200+ Members

GOVERNMENT HUB

HM Government

UK Health Security Agency

MHRA Regulating Medicines and Medical Devices

NHS England London

CPRD

40 BANK STREET

hVIVO (CL2/CL3 Lab)

HCA Healthcare UK (Outpatient Facility)

20 WATER STREET

AVIADOBIO (CL2 Lab)

imu

CYTOSPIRE

CURIOX BIOLOGY AT ITS BEST

LabMedExpert Success,Nothing Less

KADANS Science Partner (Innovation Centre with CL2 labs)

TOUCHLIGHT

tenpoint THERAPEUTICS

FreshCheck CONFIRMING HYGIENE

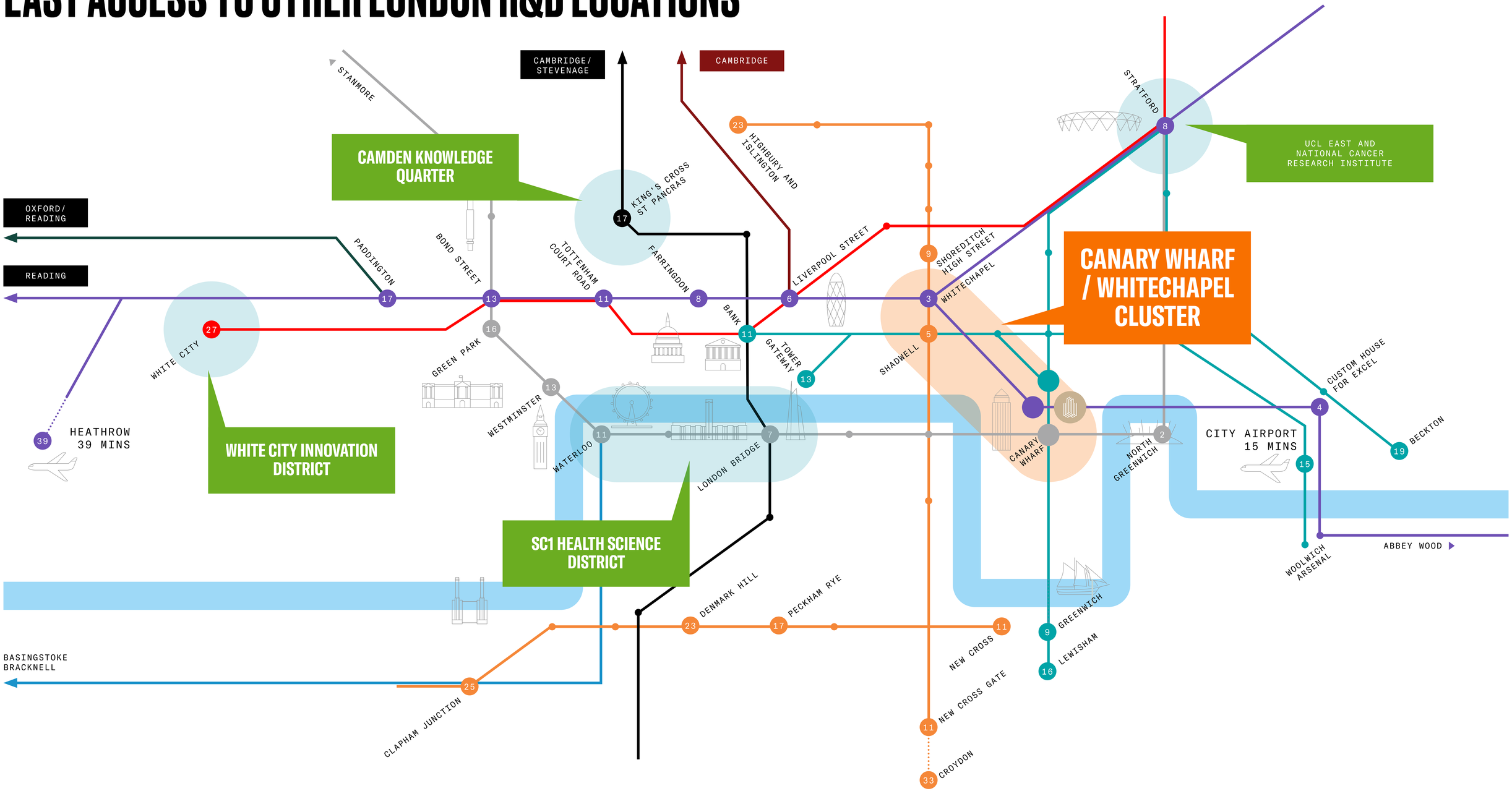
Tender Bio

MyricxBio

levelzero

clustermarket

EASY ACCESS TO OTHER LONDON R&D LOCATIONS



PROXIMITY TO FINANCE, TECH AND THE REGULATOR

FINANCE

An established financial district, home to the top global investment banks for healthcare M&A (J.P.Morgan, Morgan Stanley, Barclays & Citi)

Host the annual J.P.Morgan European Healthcare Symposium drawing ~300 investors and life science leaders

TECH

40% of employees across the Canary Wharf estate are STEM educated, including 757,000 Science and Engineering professionals

Our tech incubator Level39 has over 200 health, wealth, and security startups

Home to rich and diverse data sets (Genomics England, UKHSA, CPRD and Barts Life Sciences)

REGULATOR & NHS

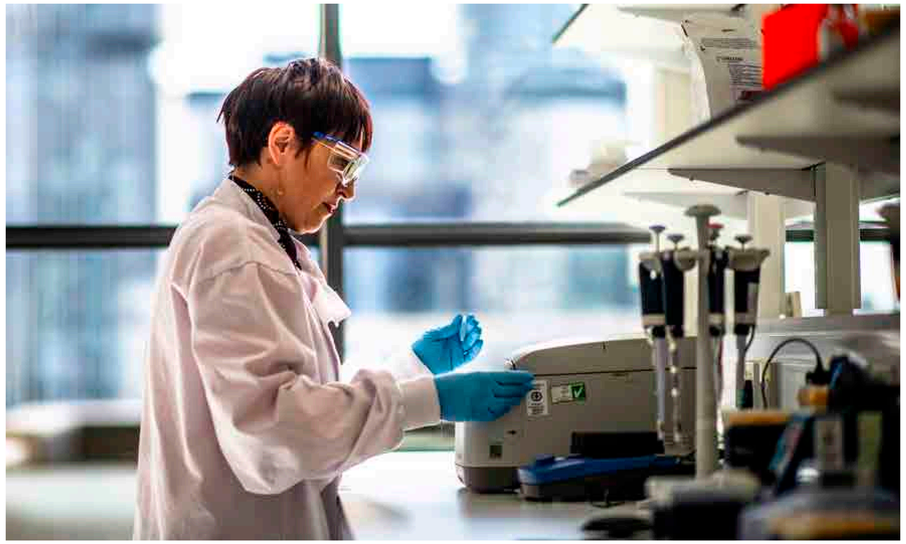
The Medicines and Healthcare products Regulatory Authority (MHRA) and NHS Transformation are both headquartered in Canary Wharf

Both are pivotal institutions in the UK's healthcare landscape

CASE STUDY: AVIADOBIO

LOCATION:
LEVEL 6, 20 WATER STREET
CANARY WHARF, LONDON

SIZE:
11,000 SQ FT



About AviadoBio

AviadoBio, a gene therapy company focused on neurodegenerative disorders, originally had 3 sites across Holburn, Whitechapel and Stevenage. Keen to consolidate their assets and bring their team together, they chose Canary Wharf as their new HQ.

They initially moved part of their team into a 3k sq ft lab and office space at the London Innovation Centre to integrate with the community, while Canary Wharf Life Sciences fitted their 11k sq ft permanent office and lab space at 20 Water Street.

'As a high-growth, clinical-stage biotech company with robust discovery & preclinical research activities, knowing that Canary Wharf can provide flexible options to support our short and long term growth trajectory was vital.'

Lisa Deschamps, CEO

AVIADOBIO

CASE STUDY: hVIVO

LOCATION:
LEVEL 24 & 25, 40 BANK STREET
CANARY WHARF, LONDON

SIZE:
38,000 SQ FT

About hVIVO

hVIVO plc is full-service Contract Research Organisation (CRO) and the global leader in human challenge trials. The company delivers end-to-end clinical development services to a diverse and expanding client base, including seven of the world's ten largest biopharma companies.

hVIVO specialises in conducting human challenge trials across multiple infectious and respiratory indications, leveraging its state-of-the-art quarantine facility in **Canary Wharf, London** - the largest of its kind worldwide.

'It gave us the best deal economically, and allowed us to build a fit for purpose, state of the art facility, including a new CL3 lab, a full virology, immunology lab and 50 CL3 level beds.'

Yamin Khan, CEO

Watch the walk through tour here >

Learn about hVIVO's move to Canary Wharf' >

SCALEABLE SOLUTIONS IN A SINGLE LOCATION

INCUBATOR SPACE

L4/L5 20 WATER STREET

Kadans Innovation Centre
(Available now. 90% Occupied)

Fully fitted & serviced CL2 labs

From a single lab bench to 3k sq ft units

Shared equipment

Licence with rolling break

GROWTH SPACE

PART L6 / L7 / L8 20 WATER STREET

4k sq ft office unit on L6

3–5k sq ft unit with lab enabled design on L7

10–20k sq ft units on L8

10 months lead time from commitment

5 year lease

Bespoke lab & office

Fully fitted pricing from £110 psf

SCALE SPACE

ONE NORTH QUAY

Purpose built lab ready space

60% CL2 (incl. 10% CL3)

20k sq ft amenity space including terrace, cafe & conference facility

Target delivery in Q1 2028

DEDICATED PROFESSIONAL SUPPORT

Jinjie Wang
Director
Science & Healthcare

LEASING

Sourcing the optimum space solution

Bespoke leasing structure agreements

Support from in-house legal, technical and planning teams

Mairi Dillon
Associate Director
Science Ecosystem

ECOSYSTEM

1-2-1 support and advocacy to grow your business

Connectivity with the Canary Wharf Life Sciences community and key industry stakeholders

An active business development and technical events programme

Adrian Collyer
Director
Healthcare and Life Sciences Operations

OPERATIONS

Tenant engagement and fit outs, including compliance and Health and Safety

Facilities engineering and maintenance

Sustainability support and collaboration

Michelle Laramy
Director
Customer Experience

CUSTOMER SUPPORT

Fostering a strong sense of community across the whole estate

Connectivity to retailers to enhance employee experience (events, Canary Wharf App)

Insights to improve the public realm for our community

IT'S ALL HERE!

128 ACRES
total campus size

72.2MN VISITORS
in 2024

300+ RETAILERS
including 70+ bars, restaurants and cafes

16.5 ACRES
of green spaces & 5km of boardwalks

100+ ARTS & EVENTS
throughout the year

3 RAIL LINES
Elizabeth Line, Jubilee Line and DLR

100+ PIECES OF ART
UK's largest free outdoor public collection

3,500+ RESIDENTS
living on Canary Wharf

150,000+ PEOPLE
within a 1-mile radius

50,000 APP USERS
dedicated Canary Wharf mobile app

SCALE YOUR INNOVATION TO NEW HEIGHTS

CL2, CL3, OFFICE & PILOT MANUFACTURING

GROWING LIFE SCIENCES ECOSYSTEM

TECH, FINANCE, REGULATION

FLEXIBLE SCALABLE SOLUTIONS

SINGLE LANDLORD, AMENITY RICH

INTERNATIONAL & INTERDISCIPLINARY

... AT CANARY WHARF

INFORMATION

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