

VICTORIA HOUSE
L O N D O N

Built in the 1920s, neoclassical Victoria House stands proud on beautiful Bloomsbury Square.

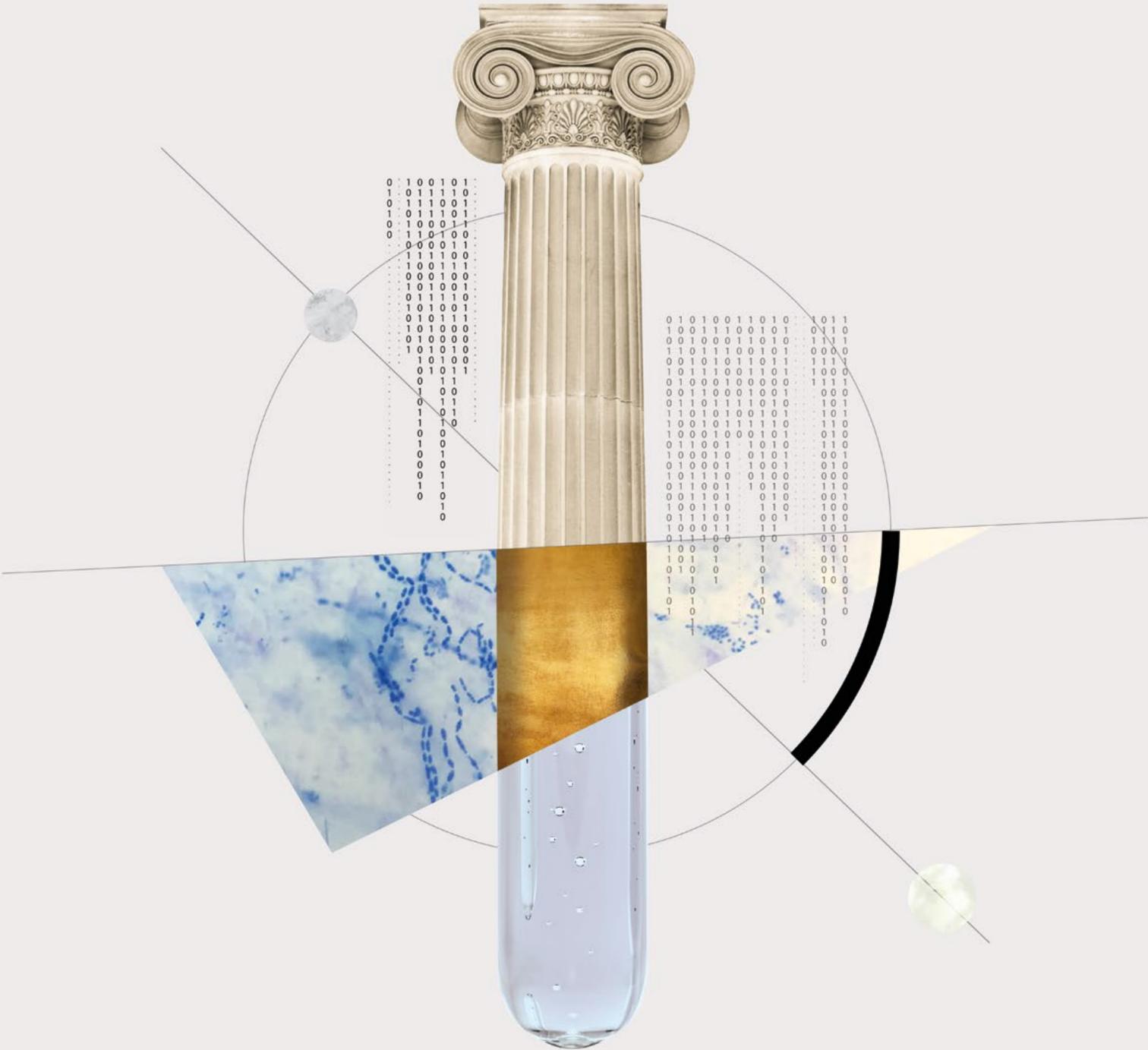


LONDON'S CENTRE OF LIFE SCIENCES

Victoria House will be home to leading Life Sciences organisations, from early-stage to growth and multinational pharmaceutical companies. Located within the Knowledge Quarter, this iconic Grade II listed building offers modern workspace and contemporary laboratories.

300,000 sq ft of office, laboratory and amenity space. Available Autumn 2024.

Victoria House encourages collaboration between neighbouring academic and medical institutions, top-tier investment capital, and a broad range of commercial Life Sciences companies. Through this, we enable London to capitalise on its pre-eminent scientific talent – while moving promising new discoveries from bench to bedside faster than ever before.

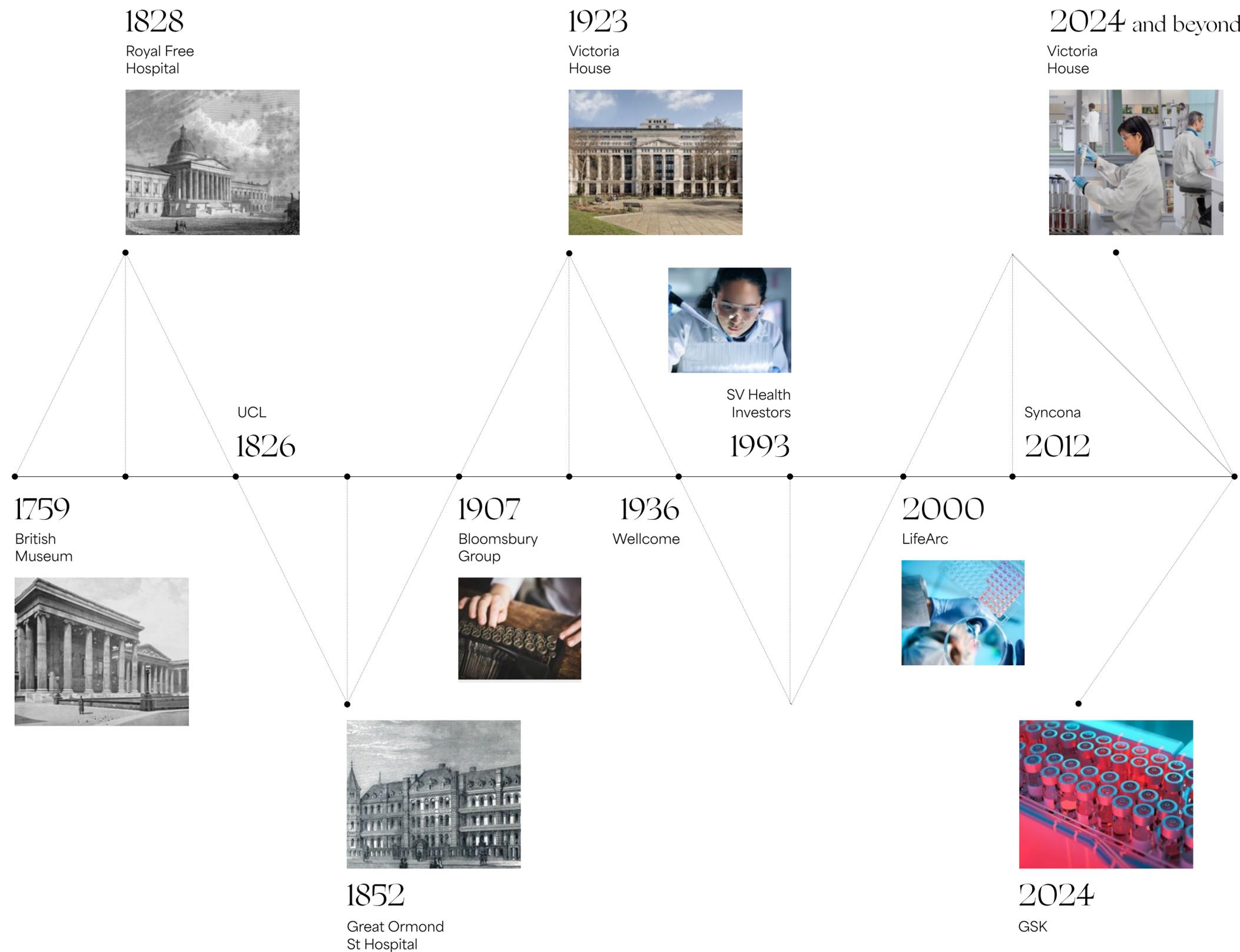


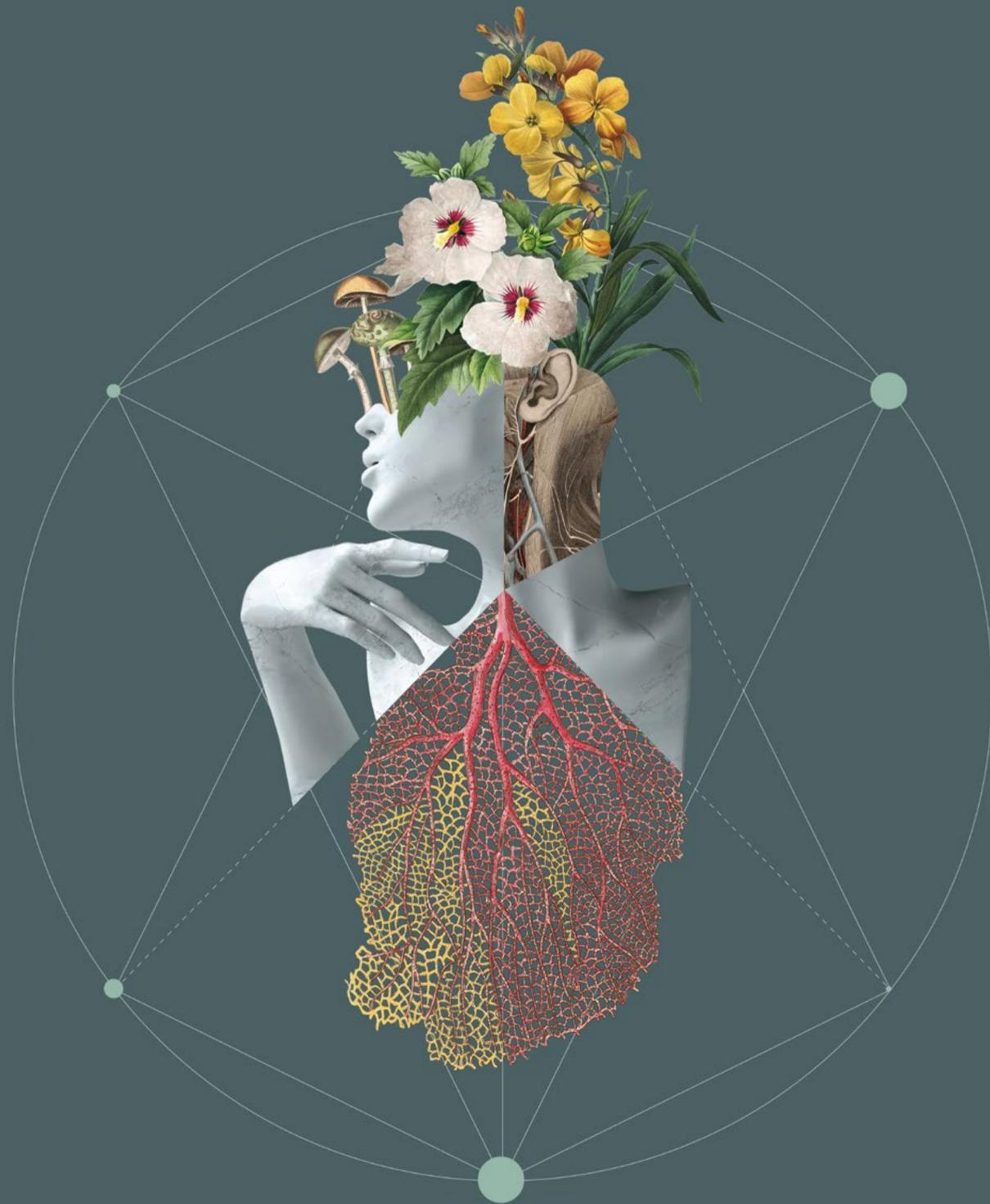
Bloomsbury has a storied scientific history

Since the 1800s, a striking number of pioneering institutions have been founded in Bloomsbury. It's been a centre of groundbreaking scientific advances, as well as the birthplace of genetic science and ecology.

Today, Bloomsbury remains a destination for renowned institutions. A place with deep connections to art and science, where people travel from far and wide to learn, network and commercialise science.

Artfully designed, Victoria House will continue this legacy, bringing together today's thought leaders to help build a better tomorrow.





THE ECOSYSTEM

When you join Victoria House you don't just join a local cluster; you also benefit from Oxford and Pioneer's extensive global network. With over 300 companies; from start-ups to multinational corporations - you become a part of a nationwide and international cooperative.

We know you're making history with the work you do, so we want you to feel supported by our collaborative working environment. Everything we do is aimed at helping you be successful, faster. And we know that the smallest things - from making the right introductions to organising wellbeing classes - can make a world of difference.

“

The space is fantastic and the advantages Victoria House offers the UK Life Sciences industry is going to be incredibly attractive to start-ups and established companies alike.

Steve Bates

CEO, UK BioIndustry Association
(occupier at Victoria House since 2023)

GROWING YOUR BUSINESS AT VICTORIA HOUSE

This is where aspiring entrepreneurs link up with experienced venture builders - those who know what it takes to create a thriving company.

You can also connect with Pioneer. Their senior team understands the challenges and opportunities within the healthcare industry, as well as the intricacies of the communities in which they're embedded. The result is incubations, investments and connections which improve health outcomes for patients across the globe.

VENTURE BUILDING AND INVESTMENT

Our in-house Venture Team's goal is to build a robust innovation engine by helping health-focused businesses get off to the best possible start. Serving as a trusted partner, we help test assumptions, solve challenges, eliminate barriers and enhance the odds of success.

We also help purposeful businesses realise their scaling ambitions by offering expertise in a number of other areas. These include finance, M&A, international markets, IP, supply chains, scale up leadership and talent management.

At Victoria House, we manage a number of early-stage venture capital funds, allowing us to invest in the most promising ventures graduating from our programmes or based at our sites. Meanwhile, we also deliver a range of initiatives including Pre-Accelerators, Accelerators, Launch, Golden Ticket and Scale Up programmes.



EXPERT NETWORK

As an entrepreneur, you have to overcome new obstacles at every milestone. What's more, when you start and grow your business, you won't have the answer to everything. No one does. That's why our 250+ strong Expert Network is one of our biggest assets. When you need specific guidance from someone who's been there before, we can connect you with the right person at the right time.



EVENTS

Victoria House will be the beating heart of London's thriving Life Sciences sector. Together, we'll debate industry topics, tackle common challenges, and share best practices. On top of this, we'll help active investors, big pharma and commercial leaders access the innovation they need.

This is your opportunity to meet up with colleagues, network and unwind in an inspirational setting. So, come and join our strong, vibrant community and enjoy lasting support.

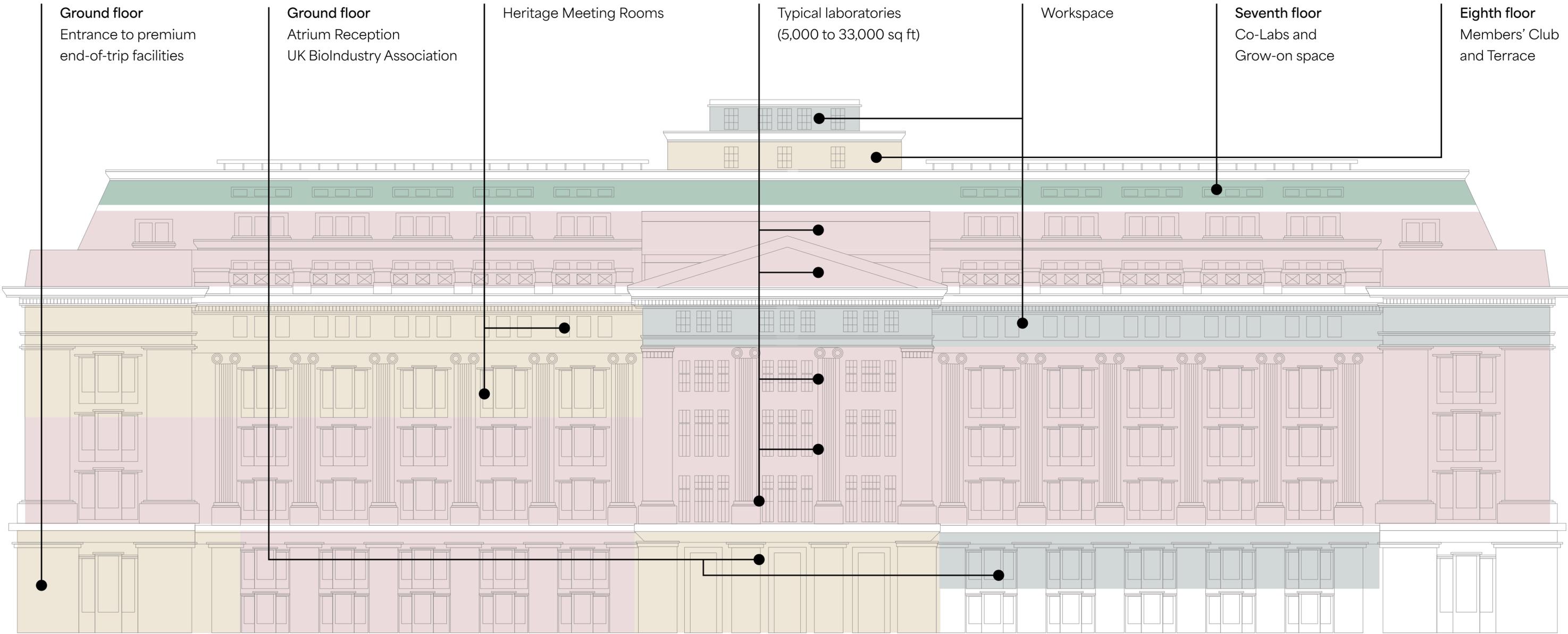


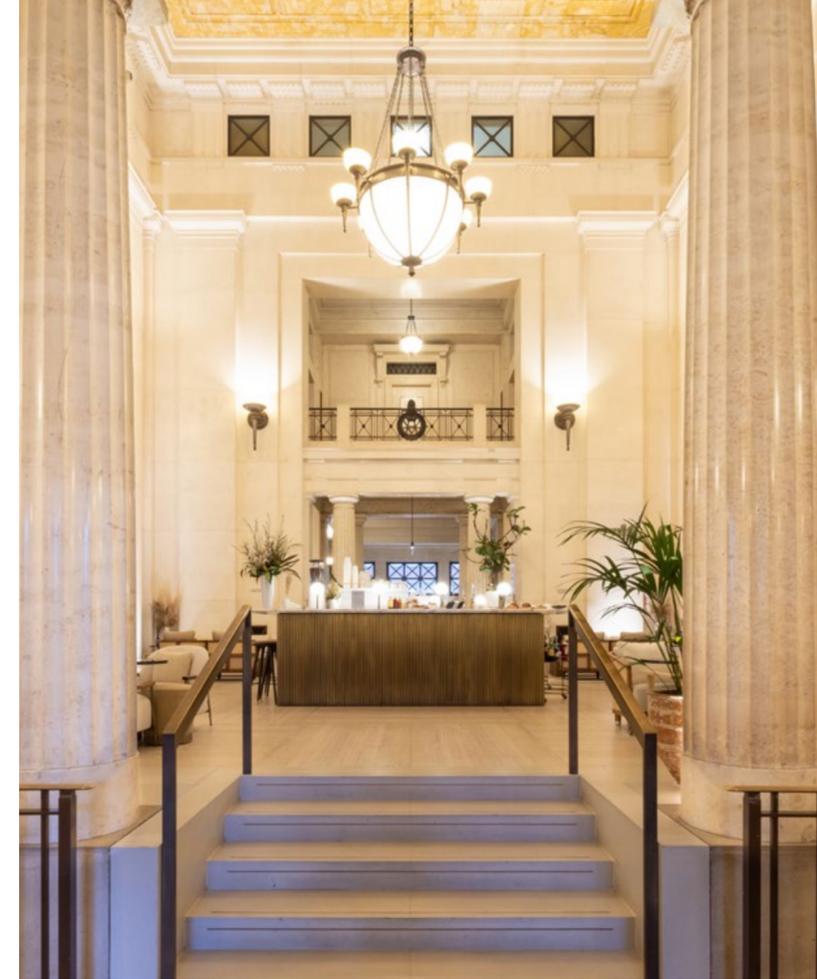
THE BUILDING

With an iconic presence on Bloomsbury Square, Victoria House has history, heritage and outstanding architectural beauty. However, inside, a pioneering and sensitive transformation is underway to create a one-of-a-kind ecosystem for London's Life Sciences and Technology startups and scale-ups.

The result is a cutting-edge environment that celebrates the form and features of a landmark building while providing the functionality to collaborate, innovate, and discover in state-of-the-art lab facilities.

The Building





THE ARRIVAL & ATRIUM

Accessed from leafy Bloomsbury Square, the Victoria House experience starts the moment you pass through its iconic neoclassical columns. Beyond the stylish and secure reception area with concierge service and comfortable seating is the stunning light and plant-filled atrium at the heart of the building. This focal point offers a variety of seating - ideal for collaboration around the central barista bar.







CGI images are indicative and for illustrative purposes only.

THE LONG ROOM & HERITAGE MEETING ROOMS

The Long Room is a stylishly furnished area connected to the central atrium, providing meeting and break-out space for both co-working and quiet heads-down time. The space can also host events or conferences, while the stunning Heritage Meeting Rooms overlooking Bloomsbury Square offer more bookable space on the third and fourth floors. These unique private meeting rooms with original wood-panelled interiors and seamless AV capabilities are sure to impress.











Victoria House is located in the heart of Bloomsbury, central London's academic, medical, intellectual and financial hub.

It's situated between world-renowned institutions which have stood the test of time. These include UCL, Great Ormond Street Hospital, Wellcome and The Knowledge Quarter's newest innovative arrivals - including the Crick, Google and MSD. Soon enough, Victoria House will become the epicentre of Life Sciences in London.

King's Cross
St. Pancras



Euston



Euston Square



Russell Square



Goodge Street



Holborn



Covent Garden



Farringdon



Fitzroy Garden Square

Tavistock Square Gardens

Gordon Square

Brunswick Square Gardens

Saint Andrew's Gardens

Russell Square

Southampton Row

Theobald's Road

Bloomsbury Square Garden

Lincoln's Inn Fields

Bedford Square Garden

Gower Street

Vernon Place

Kingsway

A40

Tottenham Court Road

Oxford Circus



SOHO

Regent Street

Gray's Inn Road

CLERKENWELL

15 mins walk

10 mins walk

5 mins walk

FARRINGDON

HOLBORN

RIVER THAMES

Location

VICTORIA HOUSE WORKSPACE

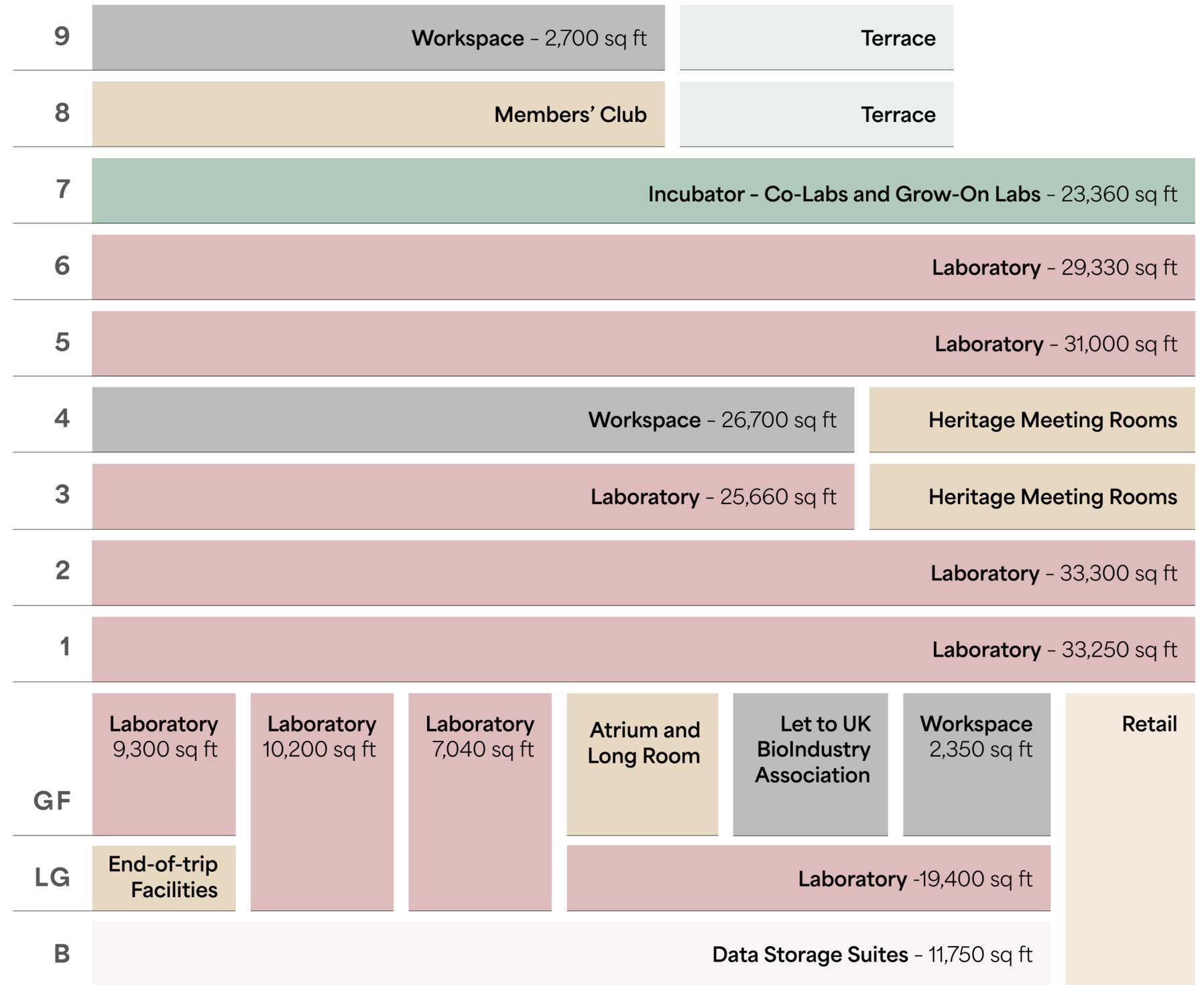
AREA SCHEDULE*

	sq ft
Laboratories	198,480
Incubator - Co-Labs and Grow-On Labs	23,360
Workspace	31,750
Data Storage Suites	11,750
Total	265,340

Over 19,000 sq ft of amenity including Members' Club, Roof Terrace and Heritage Meeting Rooms

Oxford and Pioneer will curate a complementary tenant mix, and the retail/hospitality units are self contained with separate entrances.

* All areas subject to final measurement



■ Laboratory
 ■ Workspace
 ■ Incubator/Co-Labs/Grow-On
 ■ Amenity

Workspace

Workspace



Workspace

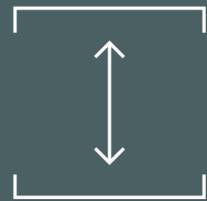


Workspace



SUMMARY SPECIFICATION

Workspace



Floor to ceiling heights of up to 4.0m



Up to 65 : 35 CL2 lab to workspace ratio



Fume hood capacity designed at 1 per 4,500 sq ft



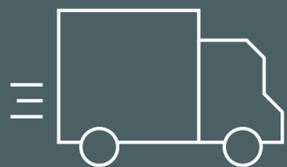
Minimum of 6 air changes per hour



EPC A and BREEAM Excellent targeted



Piped gases to each floor



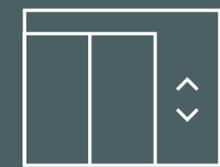
Secure loading bay with centralised chemical waste, liquid nitrogen and gas bottle stores



Fully fitted and managed incubator



Central 765 KVA back-up generator for the building and dedicated tenant plant areas



8 x 12 passenger lift plus 1 x 2,000kg and 2 x 630kg goods lifts



196 cycling spaces and premium end-of-trip facilities

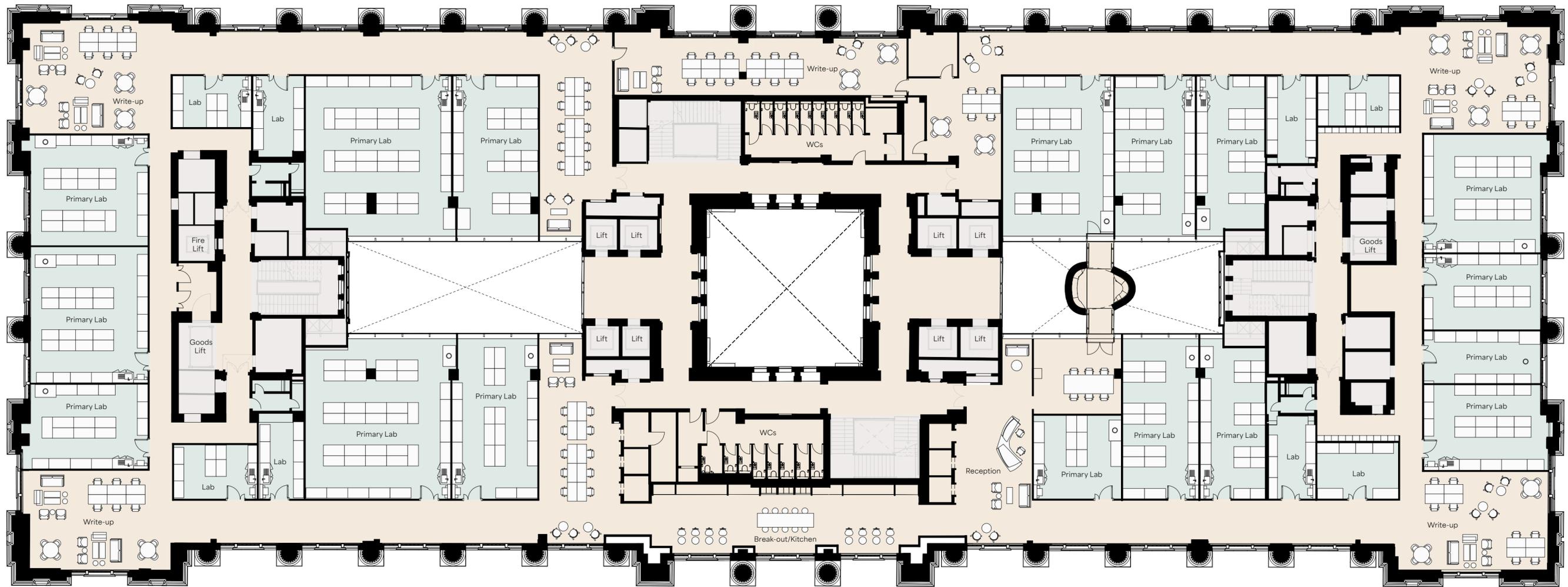


Over 19,000 sq ft of amenity including Members' Club, Roof Terrace and Heritage Meeting Rooms

FLOOR TWO | WHOLE FLOOR

33,300 SQ FT*

Workspace

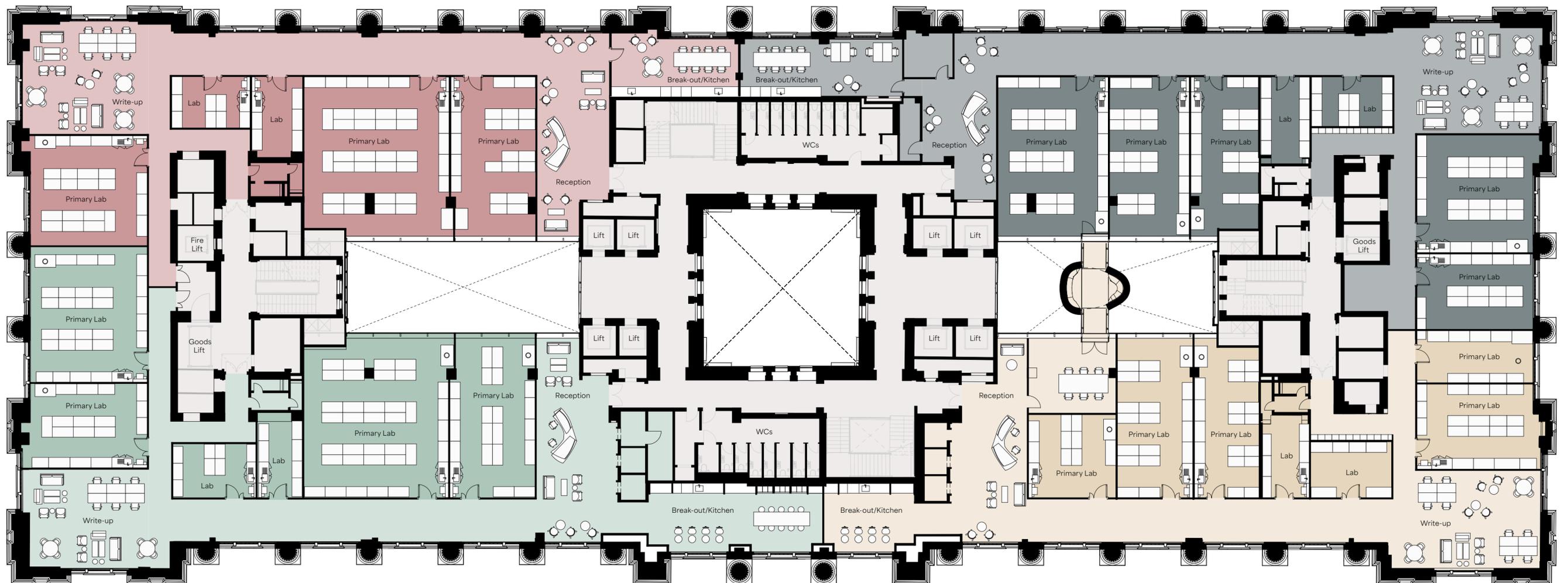


* All areas subject to final measurement

FLOOR TWO | INDICATIVE PART FLOOR

FROM 5,000 SQ FT*

Workspace



* All areas subject to final measurement

SUSTAINABLE CONSTRUCTION

We're committed to the most sustainable construction methods possible, with 95% of Oxford's global portfolio holding green certifications. Victoria House exemplifies this sustainable approach - preserving key elements of the existing building to celebrate its beauty and heritage while also reducing the impact of refurbishment. Environmental impact is being further minimised with over 95% of construction waste being recycled, 98% being diverted from landfill, and single use plastic fully eliminated during construction.

MAKING A DIFFERENCE LOCALLY

Victoria House is a social place, as well as one of scientific progress. Diversity and inclusion sit at the heart of this, particularly in the way we relate to the neighbourhood around us. Programmes and policies are in place to help us embrace people from all genders, backgrounds, identities and physical abilities. This includes Ada Lovelace Day, which increases the visibility of women in STEM to create new role models for the next generation.

REDUCING OPERATIONAL IMPACT

Oxford and Pioneer are working with leading ESG experts to improve the operational performance of Victoria House and are targeting EPC A and BREEAM Excellent. This includes making the building fully electric with an air-source heat pump system, variable air flow provision to reduce energy consumption, upgrading the central plant, installing smart metres and improving biodiversity. We're also collaborating with occupiers through green leases to help reduce their energy, waste and water usage.



OXFORD TRACK RECORD

Oxford's Life Sciences portfolio caters to all stages and needs of customers with a existing portfolio of over 5 million sq ft globally.

We offer an end-to-end mixture of R&D and GMP facilities, accommodating businesses new and established, scaling and built.

Our properties are designed to be sustainable, enhance performance, maximizing outcomes for our partners and supporting critical scientific work.



645 Summer Street, Boston

Along with a partner, Oxford own and operate this 42-acre business park in Boston's leading life sciences market. The area consists of nine fully leased industrial and lab buildings home to companies developing gene therapy, targeted oncology and cancer therapeutics, alongside an open-air pedestrian route along the waterfront, and public green space offering scenic views of the Reserved Channel.



Ionis Pharmaceuticals, San Diego

This 18.4 acre life science campus and corporate headquarters is situated in San Diego, which has defined itself as one of the most important life sciences markets globally. With ~250,000 sq ft of existing life science and office space, it complements our development pipeline in San Diego.



310 Cambridge Science Park, UK

310 Cambridge Science Park (310 CSP) is a 58,000 SF building located on Cambridge Science Park, the UK's oldest and most established Science Park, which is home to over 170 companies ranging from start-ups to global blue chip technology and R&D firms such as Microsoft, Roku, Amgen and Napp Pharmaceuticals. 310 CSP comprises highly specified fitted wet laboratories and ancillary office space arranged over two floors and a 3,000 SF basement to house specialist equipment. Previously let to AstraZeneca, the building is now undergoing refurbishment for launch at the end of 2024.

Boren Labs, Seattle

Oxford converted this 136,000 sq ft office building in the heart of downtown Seattle into a fully dedicated life sciences facility, of which only two of the nine R&D floors remain available for lease. The building's 15,000 sq ft floor plates and prebuilt lab suites make it attractive to younger life sciences companies, who need access to smaller operational spaces as quickly as possible following fundraising.

PIONEER TRACK RECORD

Pioneer is a respected and influential team of operators, business experts and highly strategic matchmakers. Building businesses and ecosystems is in their DNA. Victoria House offers access to this infrastructure of expertise, enabling high-quality deal flow, early visibility of novel science, and scaled venture support to maximise growth and success.



**Dr Glenn Crocker,
Executive Director**

- DPhil (Oxon) Immunology
- A Chartered accountant, was EY UK Head of Biotechnology before becoming founder CEO of BioCity Group
- Founder, NED and investor in multiple successful life sciences companies
- MBE for services to the biotechnology industry



**Miranda Knaggs,
Corporate Development Director**

- Former CEO of Stevenage Bioscience Catalyst
- 20 years experience in bioincubators
- Highly connected within the early-stage life sciences & healthcare industry
- Chair of UK Bioincubators Forum
- Expert Network manager



**Dr Ayokunmi Ajetunmobi,
Venture Development Director**

- PhD in Clinical Medicine
- Has scaled venture development activity across the UK in the past six years
- Highly connected within the early-stage life sciences & healthcare industry
- Desktop Genetics - Head of next-gen sequencing in VC-backed start-up specializing in A.I./ML-enabled genome editing, acquired by Celixir



**Toby Reid,
Executive Director**

- Has managed and run life sciences focused properties and ecosystems for the last 13 years
- Has a background in engineering and project management and business start-up & venture capital finance
- Leads on creating the environment that helps companies scale and grow

CBRE

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