

85

GRAY'S

INN ROAD^{WC1}

29,000 SQ FT OF FULLY ADAPTABLE OFFICE AND LABORATORY WORKSPACE

29,000 sq ft of fully adaptable office and laboratory workspace, designed to enable breakthroughs across science, technology, and creative innovation.

You bring the ideas, the curiosity, the ambition.
We provide the space built for discovery.



WHAT IS IT?

85 Gray's Inn Road is purpose-designed for the next generation of innovators. The building offers a mix of fully-fitted laboratories and adaptable shell-and-core spaces giving teams the freedom to build environments that match their ambition. Alongside this, the building features newly created communal spaces that bring people together, support creativity, and enable interdisciplinary interaction.

WHERE IS IT?

85 Gray's Inn Road sits at the intersection of London's most forward-thinking research, technology, and creative communities. Within walking distance of leading universities, established institutes, and a growing network of science, tech, and AI organisations, it places your team within The Knowledge Quarter.

With the eclectic mix of independent and national amenity offering around you and exceptional connectivity via King's Cross, Farringdon, and surrounding transport hubs, it's a location that helps ambitious organisations attract talent and collaborate freely.







With floor to soffit heights of up to 3.3m and triple aspect windows, 85 Gray's Inn Road offers ample flexibility to create a space that works for your team.

THIRD FLOOR LAB SPACE





ROOF TERRACE

Enjoy a moment of calm with south facing views across the City on the building's communal 920 sq ft roof terrace.

FOURTH FLOOR



FOURTH FLOOR



FOURTH FLOOR



THIRD FLOOR LAB SPACE



THIRD FLOOR LAB SPACE







AVAILABILITY

FLOOR

SQ FT

SQ M

TOTAL WORKSPACE	29,226	2,715
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Areas are NIA and subject to on-site verification.

LOWER GROUND

WORKSPACE

4,769 sq ft | 443 sq m



- Workspace
- Core

GROUND FLOOR

WORKSPACE




3,846 sq ft | 357.3 sq m

RECEPTION

512 sq ft | 47.6 sq m

COURTYARD

802 sq ft | 74.5 sq m

-  Secure Courtyard
-  Workspace
-  Core



FIRST FLOOR

WORKSPACE

5,075 sq ft | 471.5 sq m



Workspace

Core

SECOND FLOOR

WORKSPACE

5,274 sq ft | 490 sq m

BROWNLOW MEWS

GRAY'S INN ROAD

ROGER STREET



Workspace

Core

THIRD FLOOR

WORKSPACE

5,261 sq ft | 488.8 sq m

20x Desks

2x Meeting rooms

Kitchen

Reception

Flexible laboratory design

16 Mobile lab benches

6 Air changes per hour

1x 1,500mm wide ducted fume cupboard

Laboratory support rooms

Designated on floor LN2 and freezer room

Workspace

Core

BROWNLOW MEWS

GRAY'S INN ROAD

ROGER STREET



FOURTH FLOOR

WORKSPACE

5,001 sq ft | 464.6 sq m

20x Desks

2x Meeting rooms

Kitchen

Reception

Flexible laboratory design

16 Mobile lab benches

6 Air changes per hour

1x 1,500mm wide ducted fume cupboard

Laboratory support rooms

Designated on floor LN2 and freezer room

Workspace

Core



FIFTH FLOOR

ROOF TERRACE

1,092 sq ft | 101.4 sq m

9m Flue

Back-up Generator

BROWNLOW MEWS

GRAY'S INN ROAD

ROGER STREET

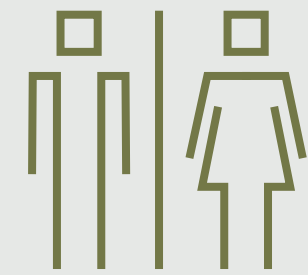


- Terrace
- Core

HOW DOES IT ALL FIT TOGETHER?



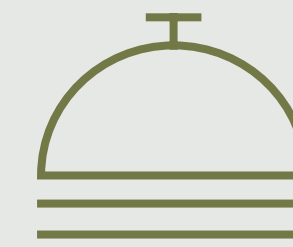
2x new 10-person
passenger lifts



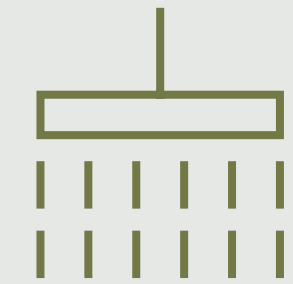
New and reconfigured WC
provision on each floor
(including accessibility)



Large secure courtyard
for deliveries



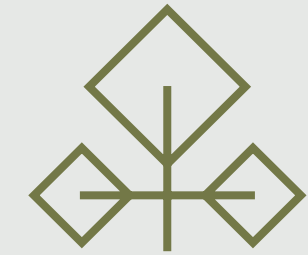
Reception concierge services
on multi-occupancy



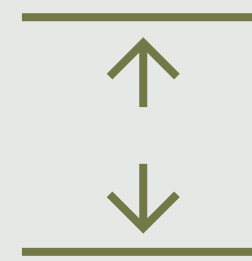
Six new showers and
changing facilities across
five floors



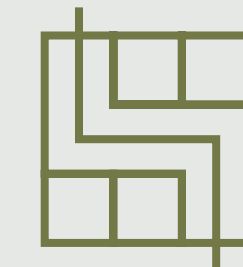
WiredScore
Platinum



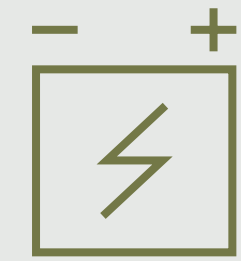
Dedicated plant with extract
to air capability with 9m flue



Up to 3.3m floor-to-ceiling heights
(with minimum services zone 750mm
suitable for laboratory)



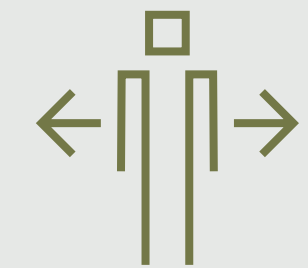
Flexibility for a range
of technical fit outs



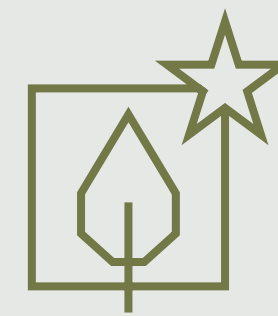
460 kVA of dedicated
power supply



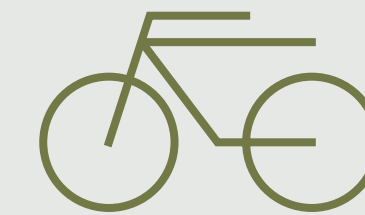
Commitment Level 2
Laboratory Specification



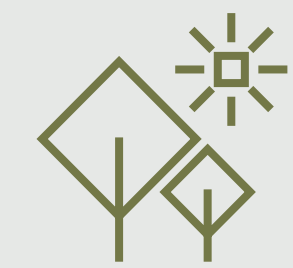
Up to 1:10 sq m
occupancy density



Achieved
BREEAM 'Excellent'



38 cycle spaces



920 sq ft communal
roof terrace

EXPLORE THE LOCATION



LAMB'S CONDUIT ST



EXMOUTH MARKET



NOBLE ROT



COAL DROPS YARD



CARAVAN



REGENT'S CANAL

IS THERE
LIFE OUT
THERE?

HOW QUICKLY CAN YOU CONNECT?

36 MINS
to London Victoria Station

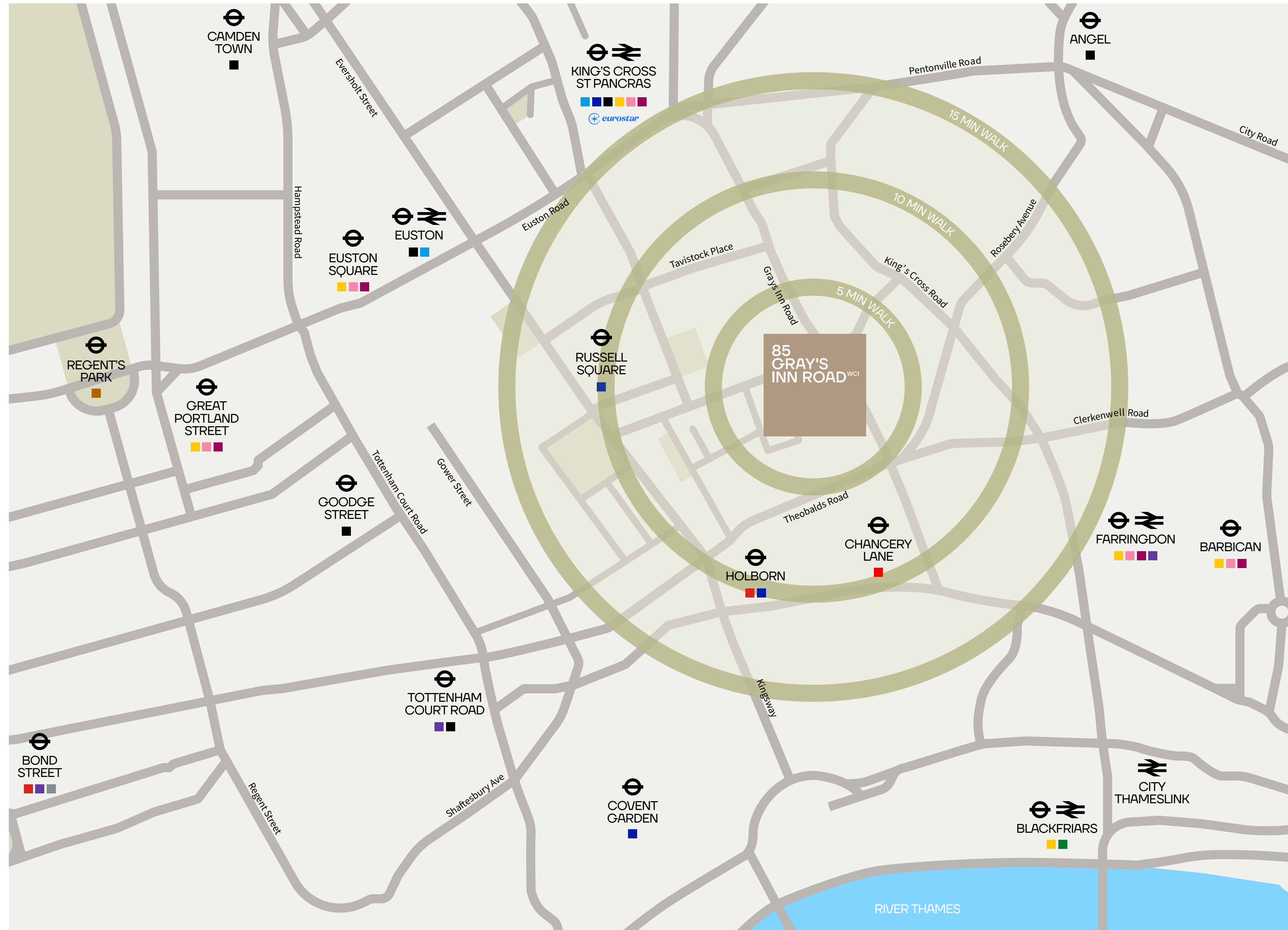
23 MINS
to London Waterloo Station

49 MINS
to Heathrow Airport

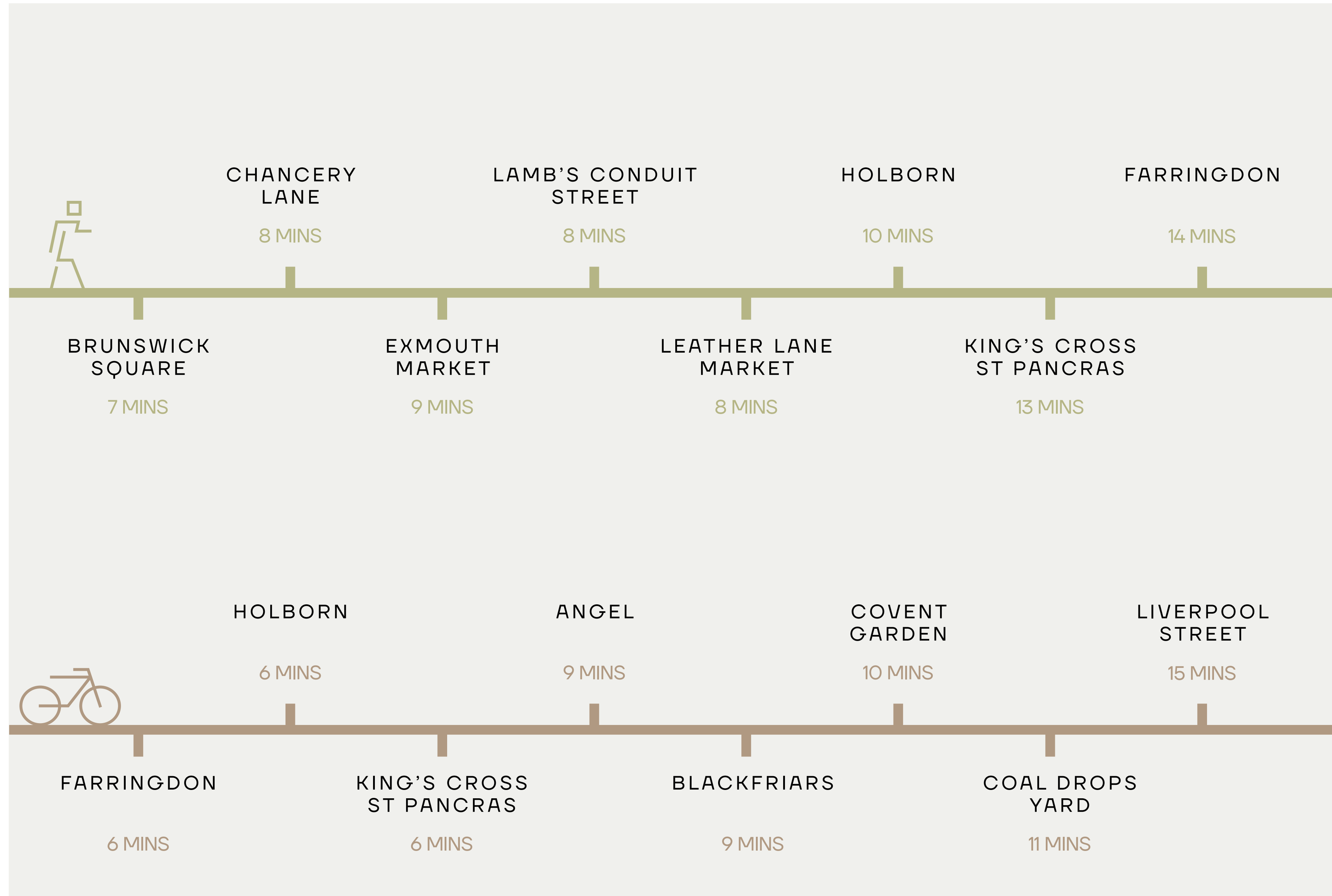
43 MINS
to London City Airport

55 MINS
to London Gatwick Airport

Times taken from Google Maps using public transport.



HOW QUICKLY CAN YOU CONNECT?



HOW FAST IS IT GROWING?

London's science, tech, AI and data sectors continue to gain momentum, underpinned by strong investment, breakthrough innovation and growing global demand – keeping the capital firmly at the forefront.

- | | |
|--------------------------------------------------|--------------------------------|
| 1 Great Ormond Street Hospital for Children | 11 UCL Centre for Neuroscience |
| 2 National Hospital for Neurology & Neurosurgery | 12 ElevenLabs |
| 3 Royal London Hospital for Integrated Medicine | 13 Synthesia |
| 4 Zayed Centre for Research | 14 Syncona |
| 5 University College London | 15 Techspace |
| 6 SOAS University | 16 SV Health Investors |
| 7 London School of Hygiene and Tropical Medicine | 17 Sony Music |
| 8 The Alan Turing Institute | 18 IWG |
| 9 The Francis Crick Institute | 19 Strat 7 |
| 10 Google | 20 Kantar Media |
| | 21 Uncommon |

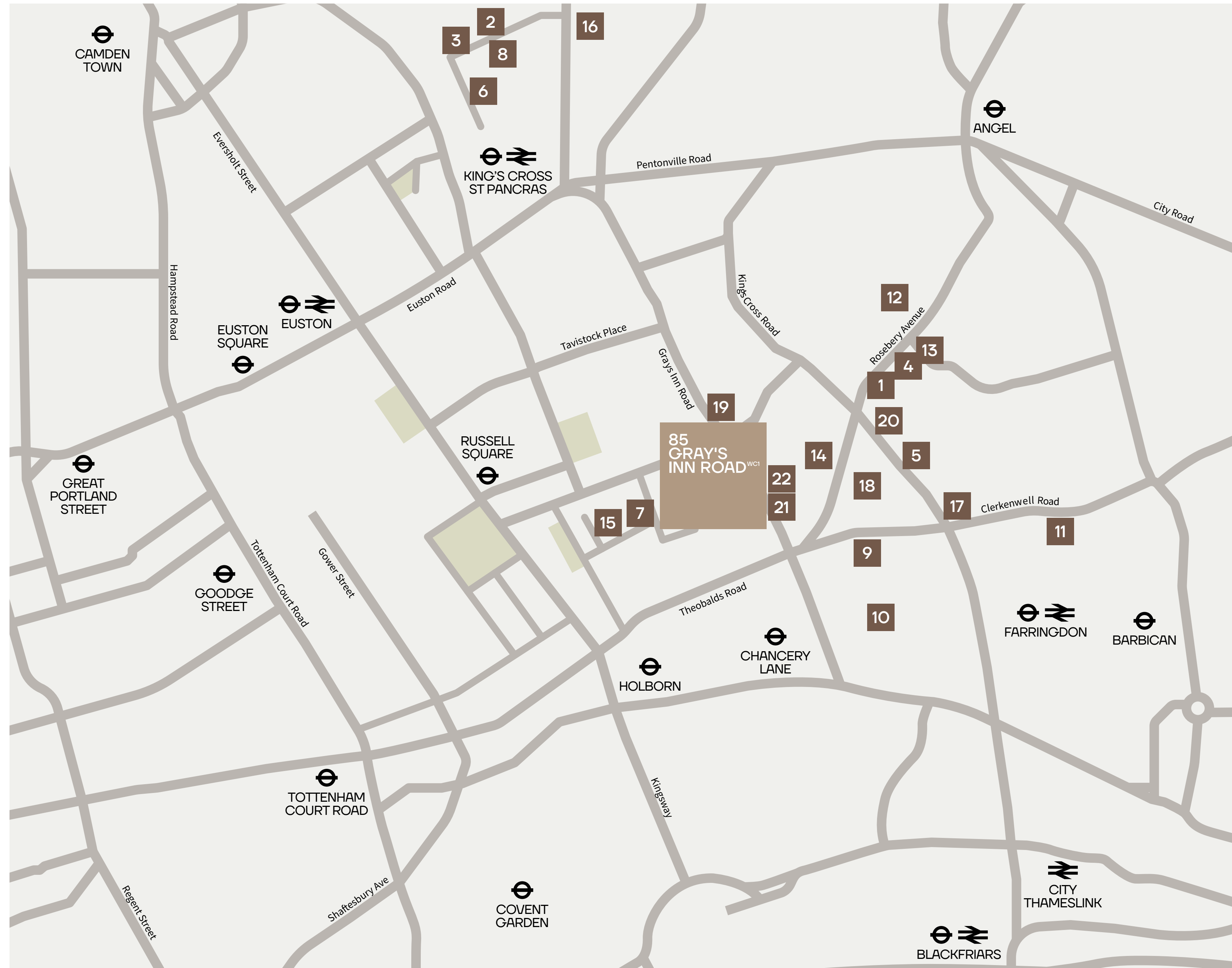


WHAT'S IT LIKE TO BE HERE?

Between the energy of King's Cross and the momentum of Farringdon, the local area balances work and wellbeing with ease. Expect a rich mix of cafés, restaurants, green spaces and cultural destinations - all within a short walk of the office.

- | | |
|------------------------------|---------------------------------|
| 1 Cafe Kick | 13 Moro |
| 2 Caravan King's Cross | 14 Mouse Tail Coffee Farringdon |
| 3 Coal Office Restaurant | 15 Noble Rot Lamb's Conduit |
| 4 Exmouth Arms | 16 Rotunda Bar and Restaurant |
| 5 FWD:Coffee | 17 Sessions Arts Club |
| 6 Granger & Co. King's Cross | 18 The Gunmakers |
| 7 Honey & Co. Bloomsbury | 19 The Lady Ottoline |
| 8 Hoppers Kings Cross | 20 The Quality Chop House |
| 9 KIN | 21 Hopper Coffee |
| 10 Leather Lane Market | 22 What a Day |
| 11 Luca | |
| 12 Morchella | |

FOOD AND DRINKS



WHAT'S IT LIKE TO BE HERE?

Between the energy of King's Cross and the momentum of Farringdon, the local area balances work and wellbeing with ease. Expect a rich mix of cafés, restaurants, green spaces and cultural destinations - all within a short walk of the office.

- 1 1Rebel Angel
- 2 All Star Lanes
- 3 Barry's London Central
- 4 Bounce Farringdon
- 5 Coram's Fields
- 6 FRAME Angel
- 7 Gymbox Farringdon
- 8 Gymbox Holborn
- 9 Nuffield Health Bloomsbury
- 10 PureGym Farringdon
- 11 Snap Fitness

HEALTH AND
LEISURE



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- | | |
|---------------------------------|-------------------------------|
| 1 Barbican Centre | 9 Curzon Bloomsbury |
| 2 Bloomsbury Theatre and Studio | 10 Exmouth Market |
| 3 Boots | 11 Hatton Garden |
| 4 Brunswick Art Gallery | 12 Little Waitrose & Partners |
| 5 Brunswick Centre | 13 London Canal Museum |
| 6 Charles Dickens Museum | 14 Sadler's Wells Theatre |
| 7 Coal Drops Yard | 15 The British Library |
| 8 Cubitts - Coal Drops Yard | 16 The Postal Museum |

RETAIL AND CULTURE



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