

FIVE | 10

BRANDON **KINGS**
ROAD **CROSS**

**113,463 SQ FT OF NEW, HIGH-QUALITY,
PURPOSE-BUILT, GMP AND R&D FACILITIES**

UNDER CONSTRUCTION
AVAILABLE FOR OCCUPATION
MARCH 2024



FLEXIBILITY TO ACCOMMODATE
HIGHLY TECHNICAL LABORATORY
AND PILOT PLANT REQUIREMENTS



KING'S CROSS
KNOWLEDGE
CLUSTER



SIGNIFICANT
POWER & M&E
CAPABILITIES



GMP FACILITY &
R&D LABS IN ONE
BUILDING



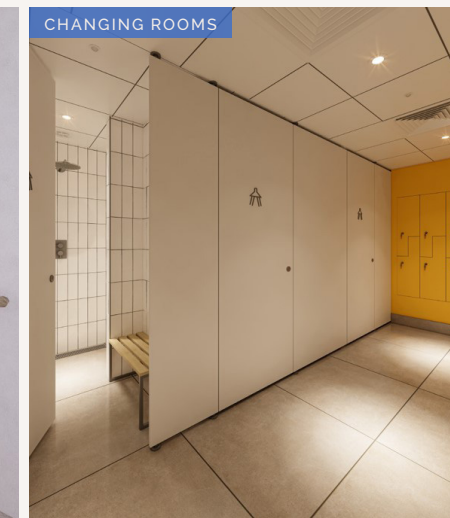
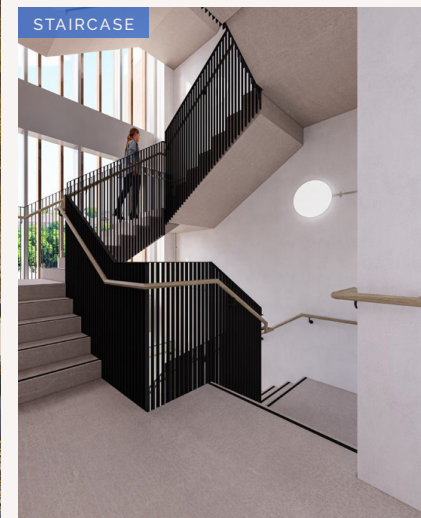
KADANS ARE
SPECIALIST
DEVELOPERS



FIVE|10 BRANDON ROAD is a unique offering in the Science and R&D sector. Kadans will deliver London's first, purpose-built, combined GMP manufacturing, office and laboratory building. Space is **available from 2,000 sq.ft.**



King's Cross' most sophisticated laboratory building





RECEPTION



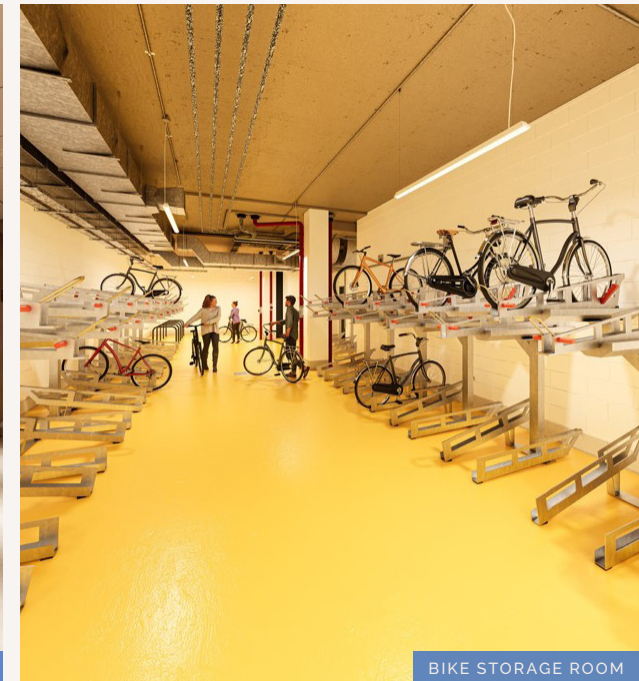
CORRIDOR



LIFTS



SUPERLOO



BIKE STORAGE ROOM

AMENITIES & SERVICES



ONSITE
BARISTA BAR



136 SECURE
BICYCLE
PARKING SPACES



COMMUNAL AREAS
and BREAKOUT SPACES



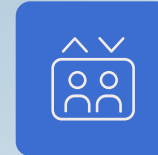
STORAGE,
EQUIPMENT and
MEETING ROOMS



RECEPTION
SERVICE



17 SHOWERS
(8 male, 8 female and
1 accessible), and
CHANGING FACILITIES



2 PASSENGER LIFTS and a
DEDICATED GOODS LIFT in
main core, as well as 2 PLATFORM
LIFTS in the MEZZANINE AREA



DESIGN SPECIFICATION

Occupation density

🏢 Office areas: 1:8 sqm

🔬 Lab areas: 1:15 sqm

Bespoke laboratory ventilation, with a minimum of 6 air changes per hour, plus resilience, ensuring safety and comfort.

Carefully considered, adaptable layout, including dedicated onsite gas stores, specialist waste facilities and laboratory risers throughout.

Robust electrical loading modelled for future resilience: proposed 1.5 MVA power supply.

Environmentally sustainable design, with photovoltaic panels and green roofs.

High floor-loading capacity and localised response, designed to accommodate diverse equipment and needs. Floor slabs are engineered to meet response criteria for; dedicated laboratory areas (R=0.5) and standard office areas (R=4).

Generous floor-to-floor dimensions create highly adaptable spaces: with 7.4m slab-to-slab distance on ground floor, and between 3.8-4.1m on upper floors.

Future-proofed and sustainable design, optimised through targeted certifications and credentials, including:

- BREAM: Excellent
- Wiredscore: GOLD



SCHEDULE OF AREAS



	GIA (SQ FT)	GIA (SQ M)
Plant	1,033	96
3rd Floor	21,969	2,041
2nd Floor	25,069	2,329
1st Floor	25,070	2,329
Mezzanine	12,874	1,196
Ground Floor	21,022	1,953
Basement	6,426	597
Total	113,463	10,541

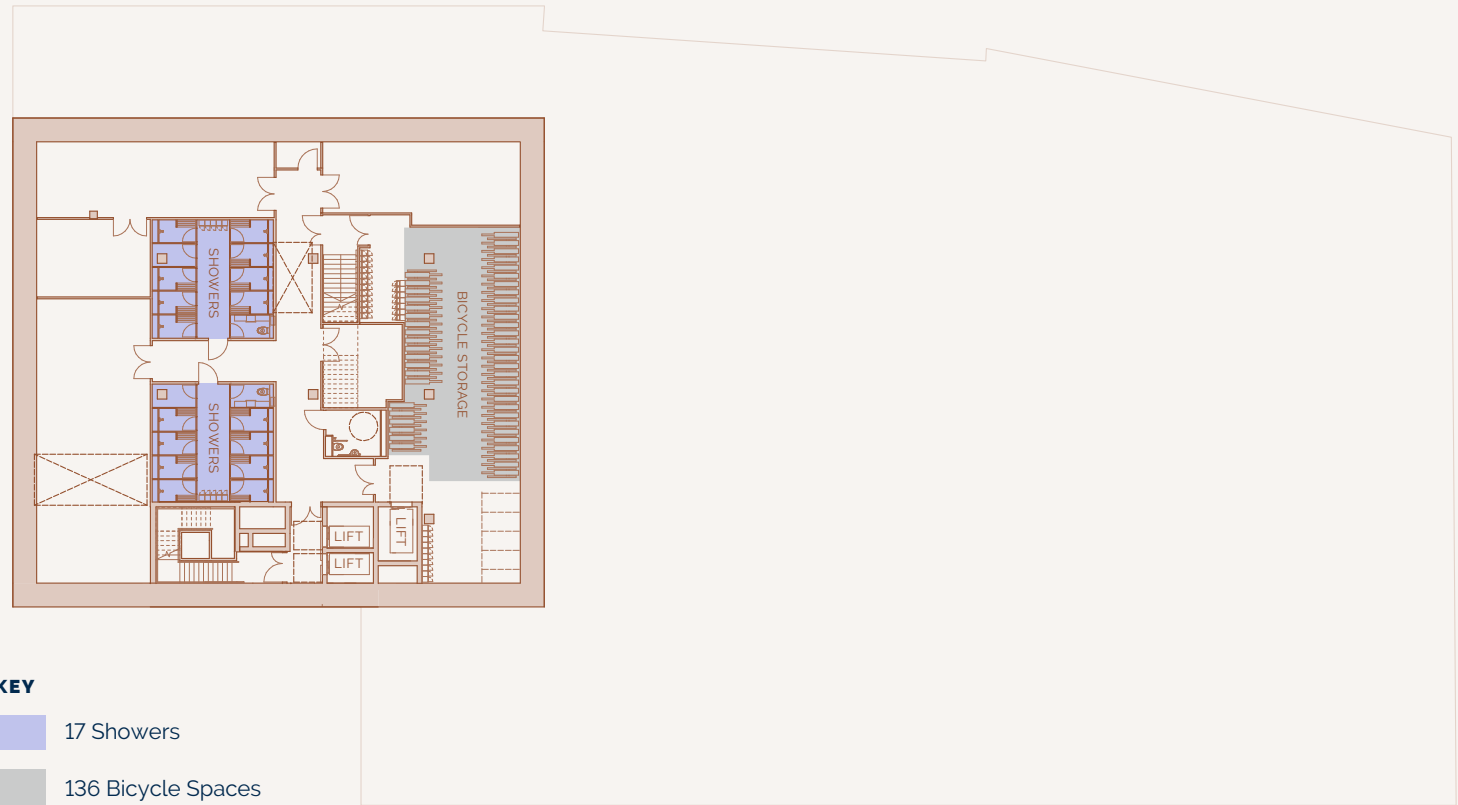
FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | 2ND | 3RD

BASEMENT

6,426

GIA (SQ FT)

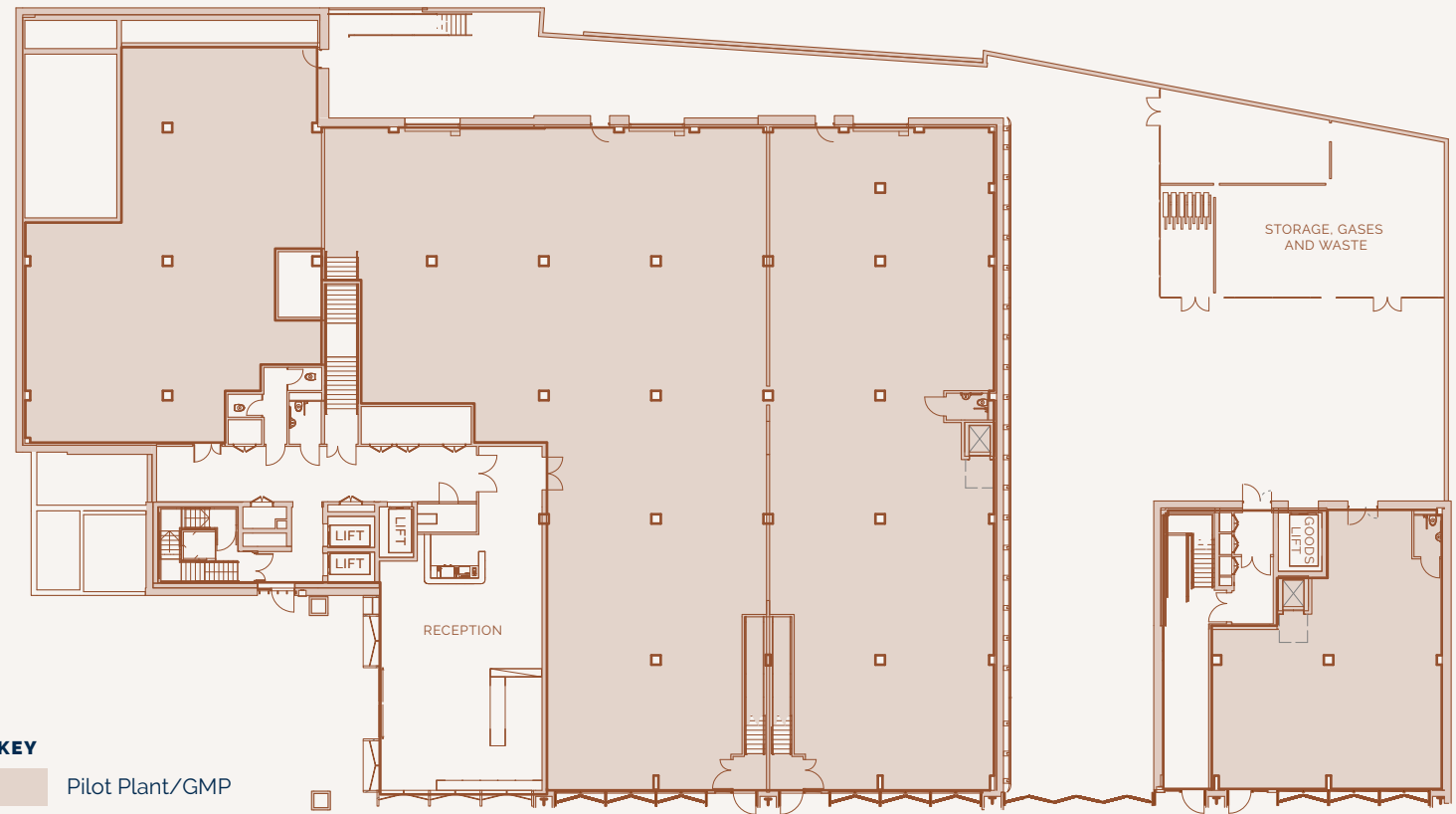
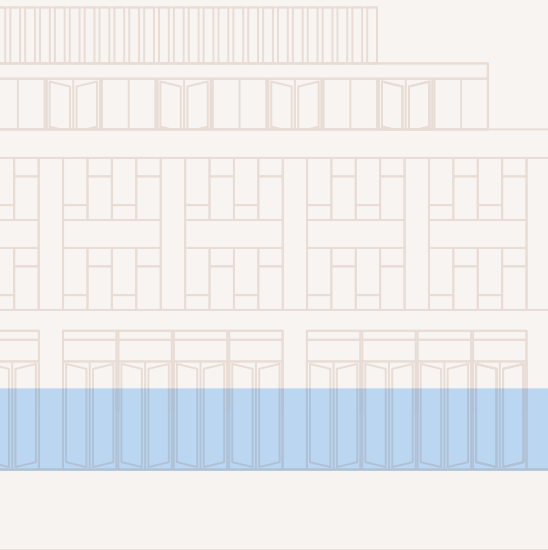


FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | 2ND | 3RD

G FLOOR

21,022 GIA (SQ FT)



KEY

 Pilot Plant/GMP

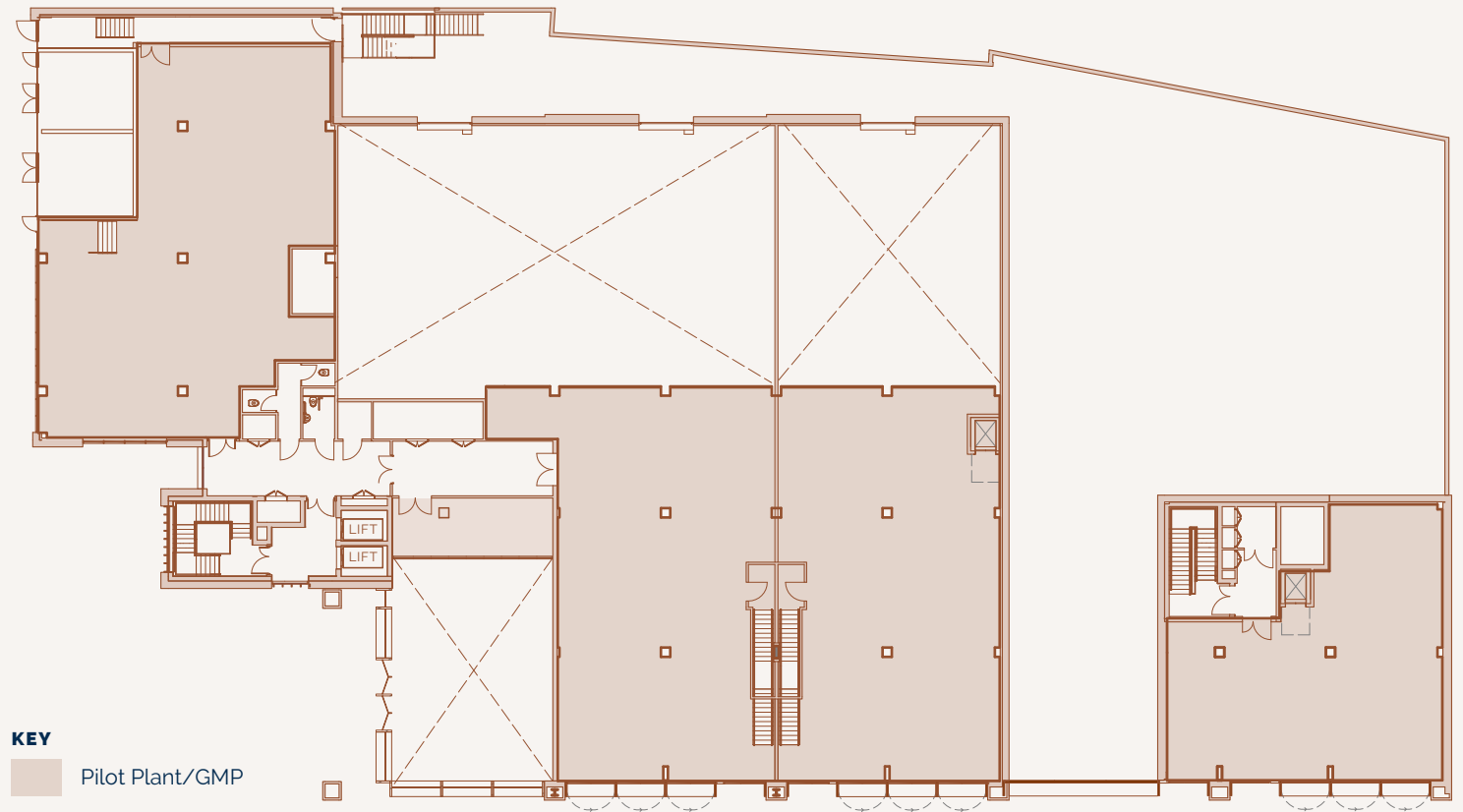
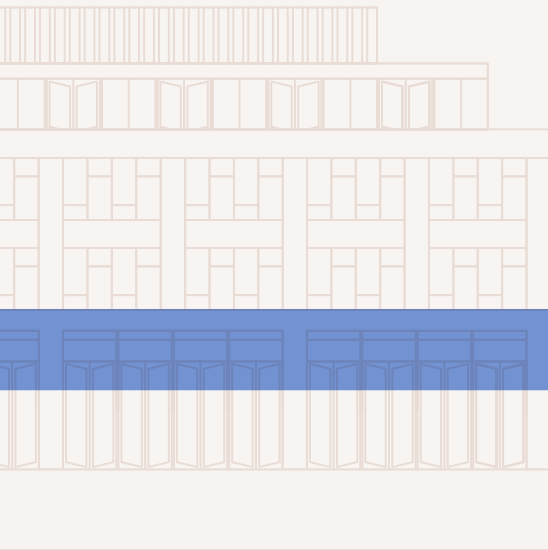
FLOORPLANS

BASEMENT | **G** | MEZZANINE | 1ST | 2ND | 3RD

MEZZANINE

12,874

GIA (SQ FT)



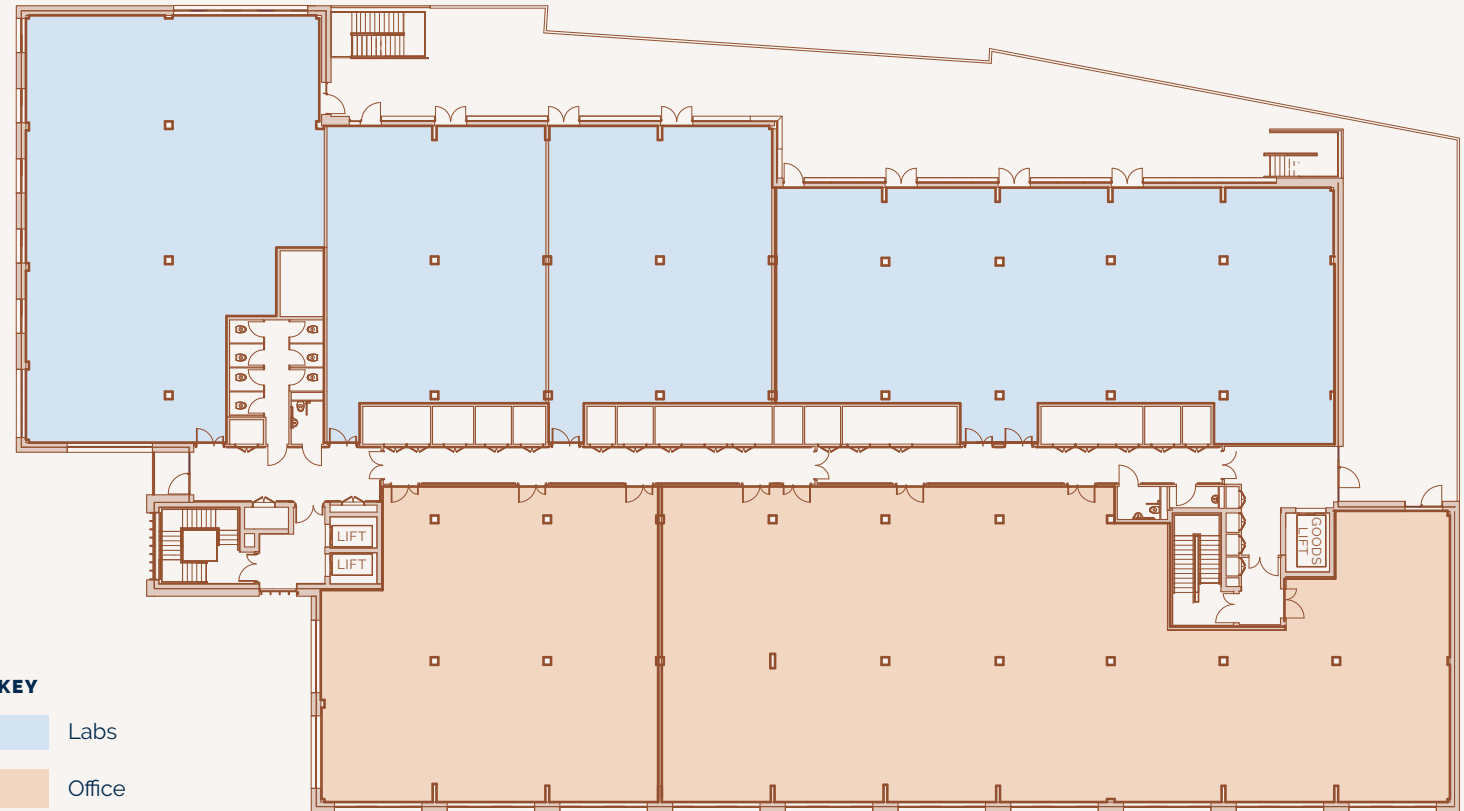
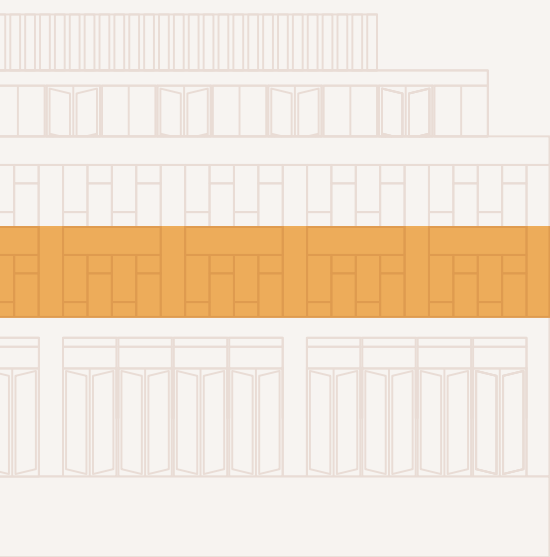
KEY

 Pilot Plant/GMP

FLOORPLANS

BASEMENT | G | **MEZZANINE** | 1ST | 2ND | 3RD

1ST FLOOR
25,070
GIA (SQ FT)



KEY

- Labs
- Office

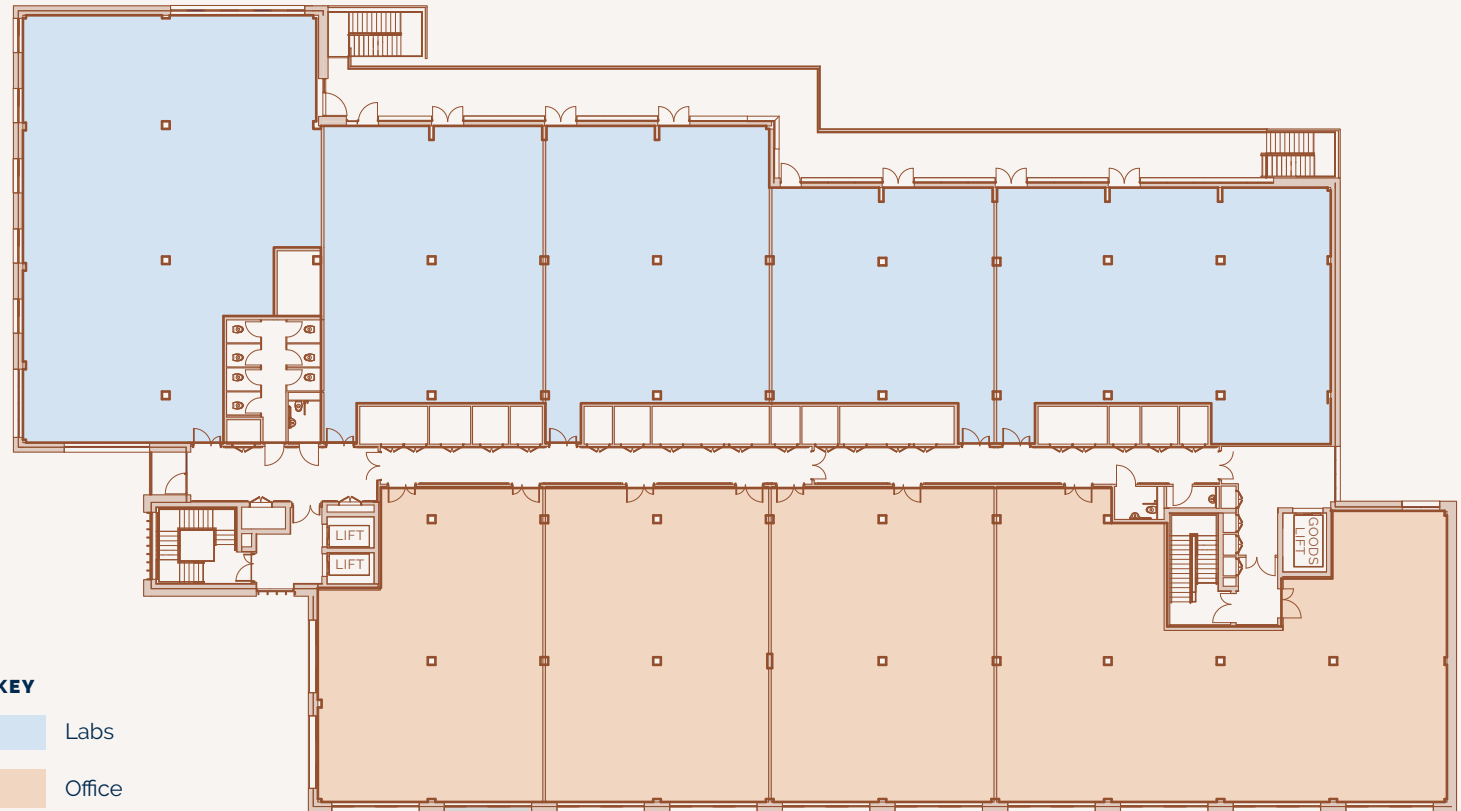
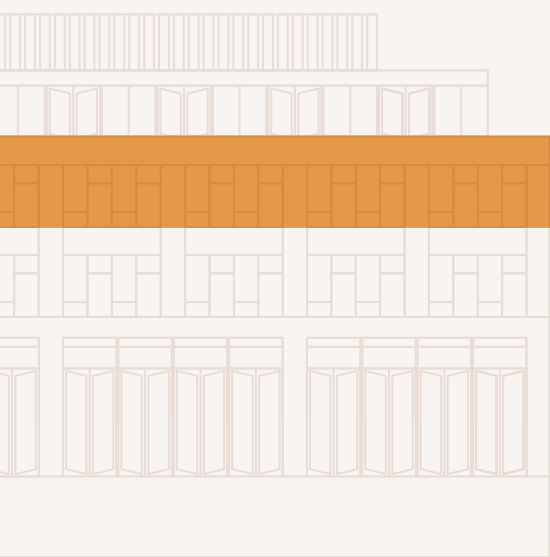
Indicative split for illustration only

FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | 2ND | 3RD

2ND FLOOR

25,069
GIA (SQ FT)



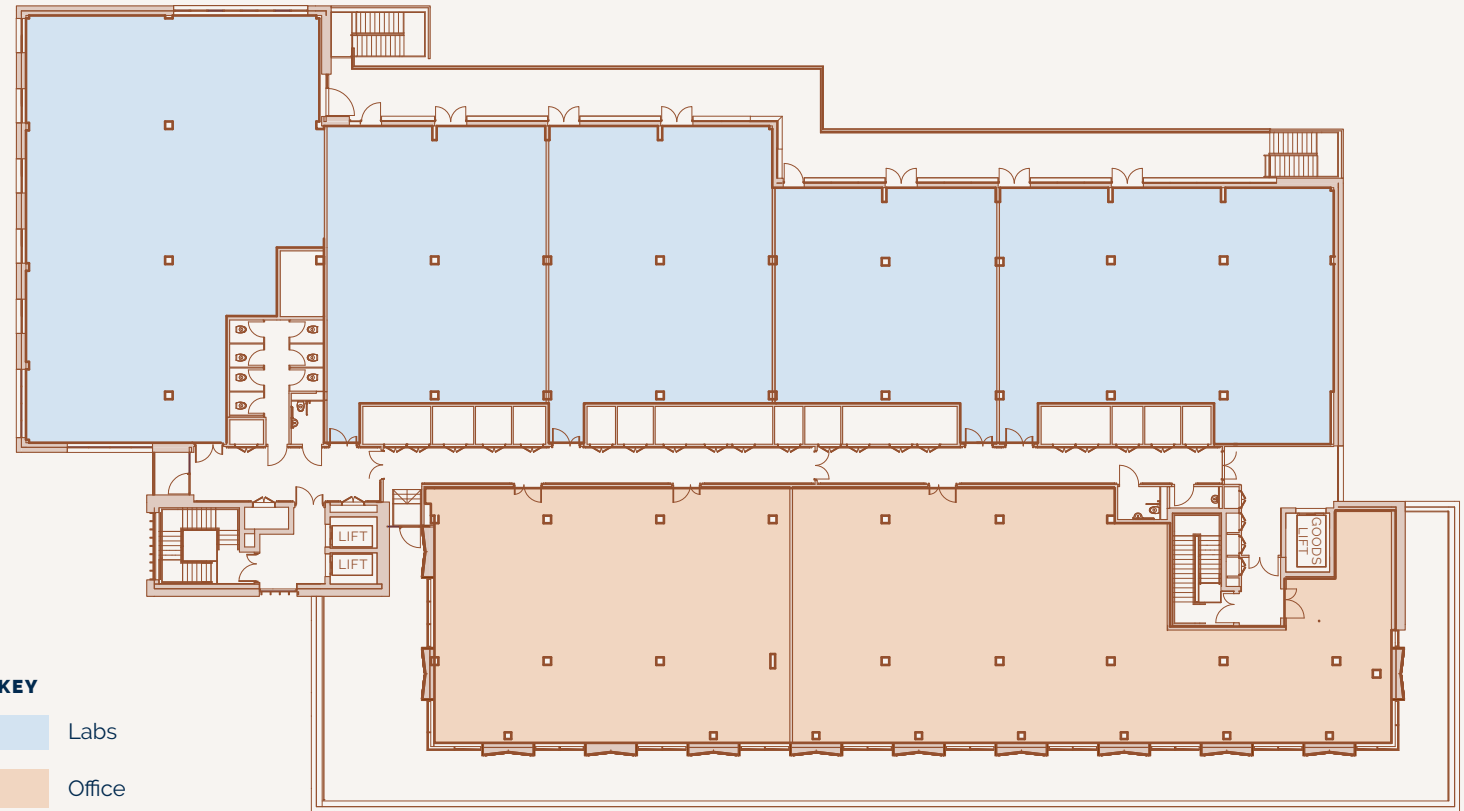
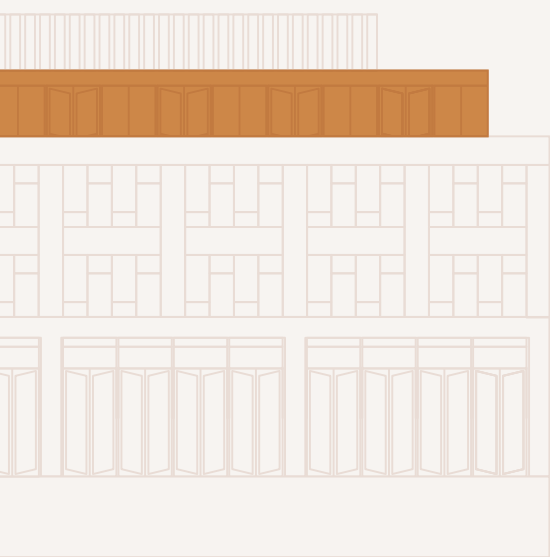
KEY
Labs
Office

Indicative split for illustration only

FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | **2ND** | 3RD

3RD FLOOR
21,969
GIA (SQ FT)



KEY

-  Labs
-  Office

Indicative split for illustration only

FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | 2ND | 3RD

EXAMPLE LAYOUT



FLOORPLANS

BASEMENT | G | MEZZANINE | 1ST | **2ND** | 3RD

KADANS SCIENCE PARTNER

EXPERT DELIVERY

Select your preferred occupation route, and the level of Kadans Science Partner's involvement at design and delivery stages, to suit your specific requirements. We can deliver a highly-specialised, bespoke laboratory space; provide Cat A for your own adaptation. Whichever route you choose, our proven track record will provide you with the confidence that we will deliver an environment just right for you.

OPTION 1

FULLY OPERATIONAL LABORATORIES

We can deliver a turn-key solution, fitting out your lab and office space bespoke to your requirements, allowing you to quickly and easily set up and start your work on day 1.

OPTION 2

CAT A LABORATORIES & OFFICES

Our interpretation of Cat A goes above and beyond the standard requirements, and includes:

- Vinyl flooring in labs, carpeting in offices and other appropriate finishes.
- The building envelope (façades, floor, roof).
- Suspended ceilings with integrated air grilles, light fixtures, etc.
- Technical installations for Heating, Ventilation, and Air Conditioning (HVAC) systems
- Technical supplies and utilities (power, water, drainage, technical gases), within convenient shafts and situated throughout the building.

Beyond this, the tenant is responsible for making the space occupational.

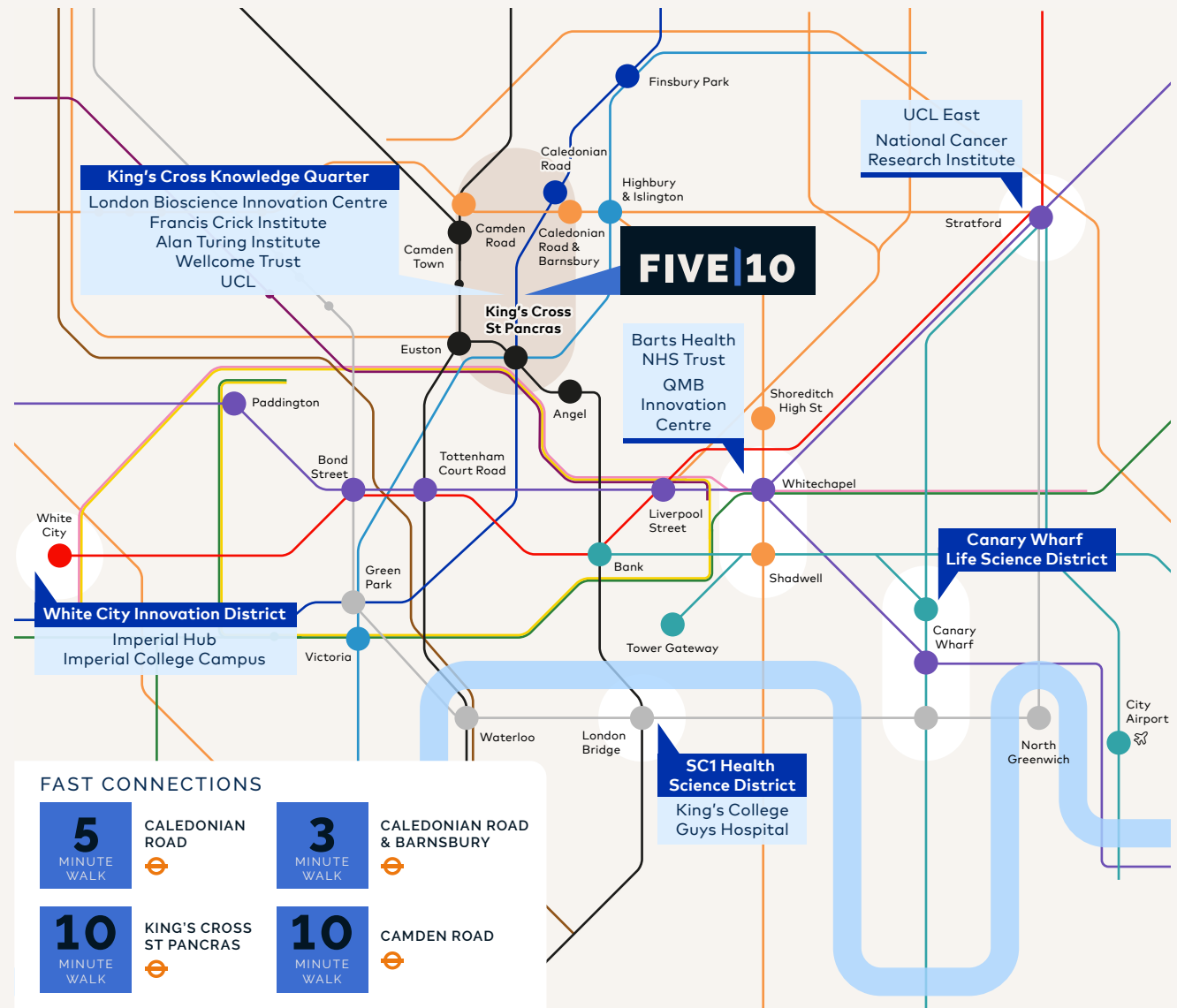


CL2 LABORATORY

LOCATION KING'S CROSS

With excellent transport connectivity across London, the UK, and Internationally, King's Cross is widely known as one of the most highly regarded science and technology hubs in Europe. Many major knowledge intensive organisations are already based in King's Cross, including Merck, AstraZeneca, Novartis, The Francis Crick Institute, The Alan Turing Institute, Wellcome Trust, UCL and many more.

The variety of businesses in the science and technology sector based in the area offers access to an unrivalled skills and talent pool, which has been drawing innovation and research-based businesses to King's Cross for several years. King's Cross also contains a vibrant mix of public spaces with a diverse range of restaurants, cafés, bars, and shops situated a Coal Drops Yard, Granary Square, and St Pancras Square just a 10-minute walk away.



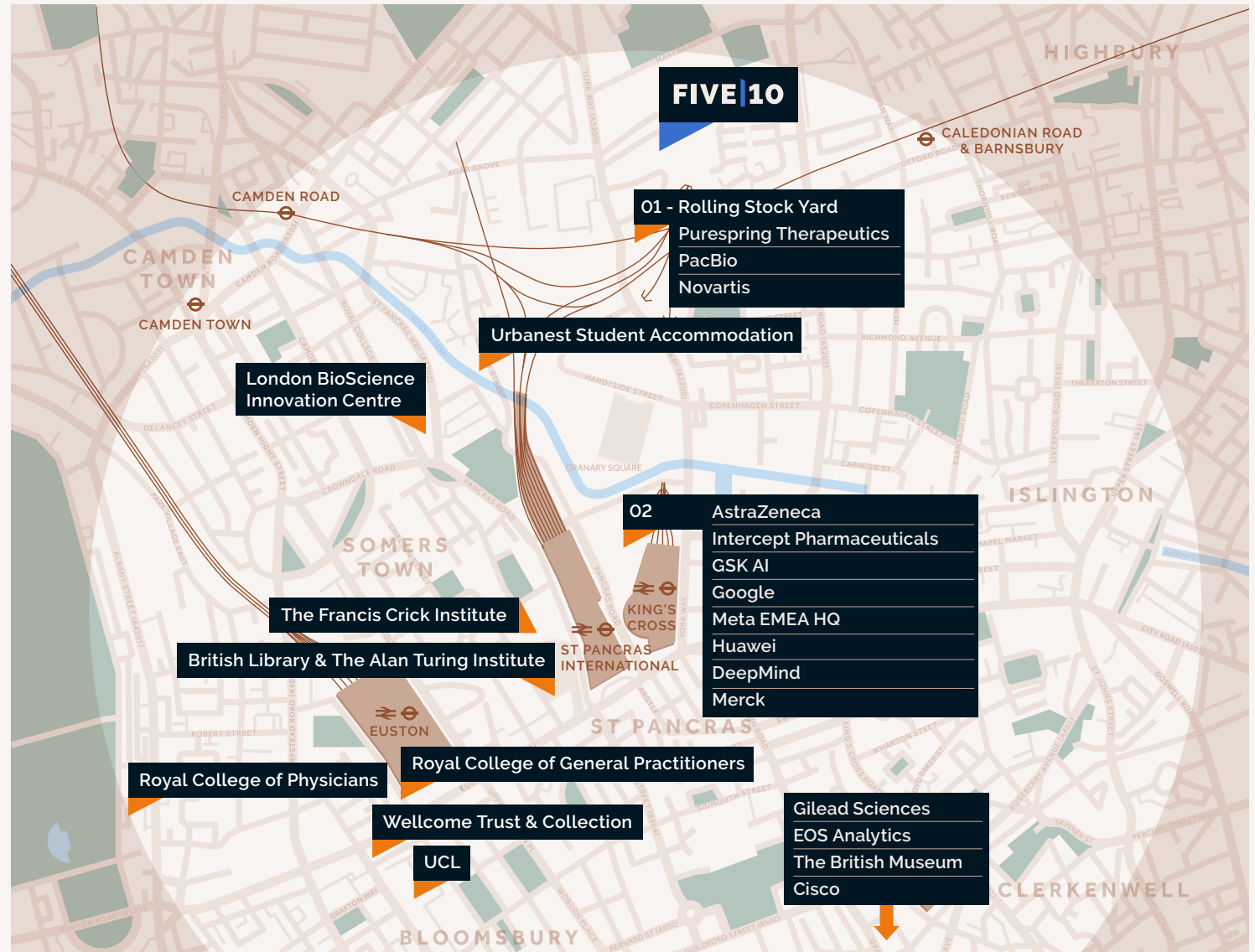
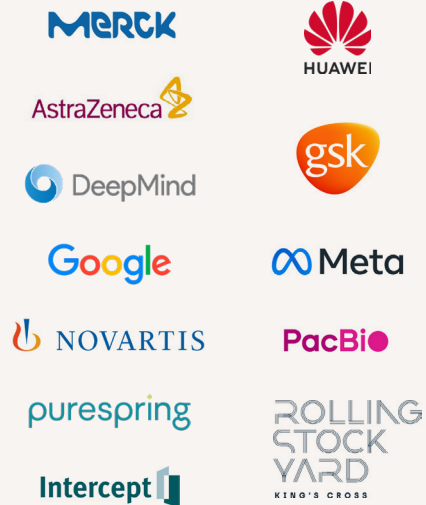
LOCAL AMENITIES WITHIN A 10 MINUTE WALK

- » Caravan Roastery
- » Two Tribes Brewery
- » Hammerton Brewery
- » BRGR
- » Vinyl Cafe
- » Everyman Cinema
- » Canopy Market
- » Coal Drops Yard Retail District
- » Granary Square F&B District
- » Vinoteca
- » German Gymnasium

FIVE|10 IN GOOD COMPANY

King's Cross continues to grow as a thriving hub in London's knowledge sector, with Life Sciences playing a key role in this development.

In recent years, the Knowledge Quarter has brought over 100 cultural, research, scientific, business and academic institutions – both large and small – together under one umbrella.



Join a vibrant community



GRANARY SQUARE



CAMDEN

King's Cross plays host to an array of amenities. Whether it's shopping at Coal Drops Yard or dining out at one of Granary Square's many cafés and restaurants, this vibrant, buzzing social hub has something for everyone.



CANOPY MARKET



REGENTS PARK CANAL



COAL DROPS YARD

ABOUT KADANS SCIENCE PARTNER

Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. Kadans provides its tenants with an array of additional services, tailored to their specific needs.

Kadans values connection, proximity, sustainability and human scale. We want to promote innovation by bringing together businesses and employees; creating a connecting 'spine' across all aspects of the research cycle is the basis of our design philosophy.

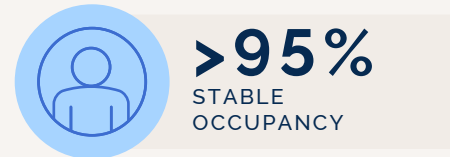
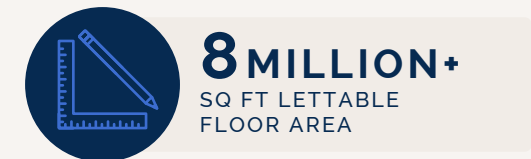
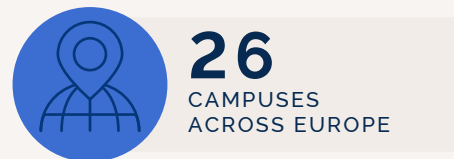
In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

INTERNATIONAL ECOSYSTEM

Kadans is currently present on 23 campuses and science parks across 7 countries, where we operate over 6 million sq ft of space for over 350 tenants, ranging from start-ups, scaleups to corporates, government bodies and educational institutes.



LONDON INNOVATION CENTRE, CANARY WHARF



KADANS SCIENCE PARTNER IN THE UK

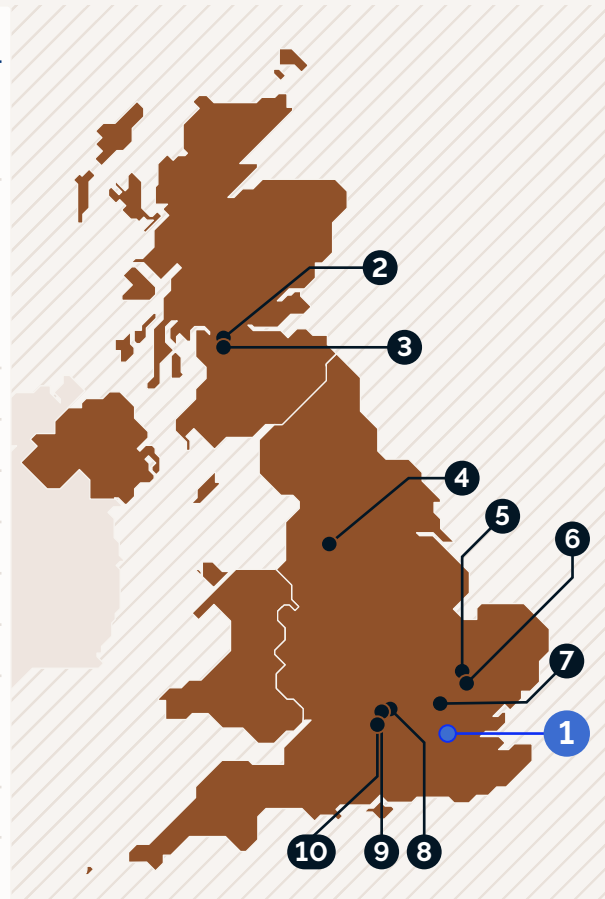
Kadans' UK ownership

1 FIVE|10

BRANDON KINGS
ROAD CROSS

4 Brandon Road, Kings Cross, London
18-20 Tileyard Road, Kings Cross, London
One North Quay, Canary Wharf, London
London Innovation Centre at 20 Water Street,
Canary Wharf, London





















- 2 HIH Building, Govan, Glasgow
- 3 West of Scotland Science Park, Glasgow
- 4 Upper Brook Street, Manchester
- 5 Merlin Place, Cambridge
- 6 B900 Babraham Research Campus, Cambridge
- 7 Sycamore House, Stevenage
- 8 Windrush Court, Oxford
Windrush Innovation Centre, Oxford
Harrow House, Oxford
- 9 Sherard Building, Oxford Science Park
- 10 Abingdon Science Park, Oxfordshire

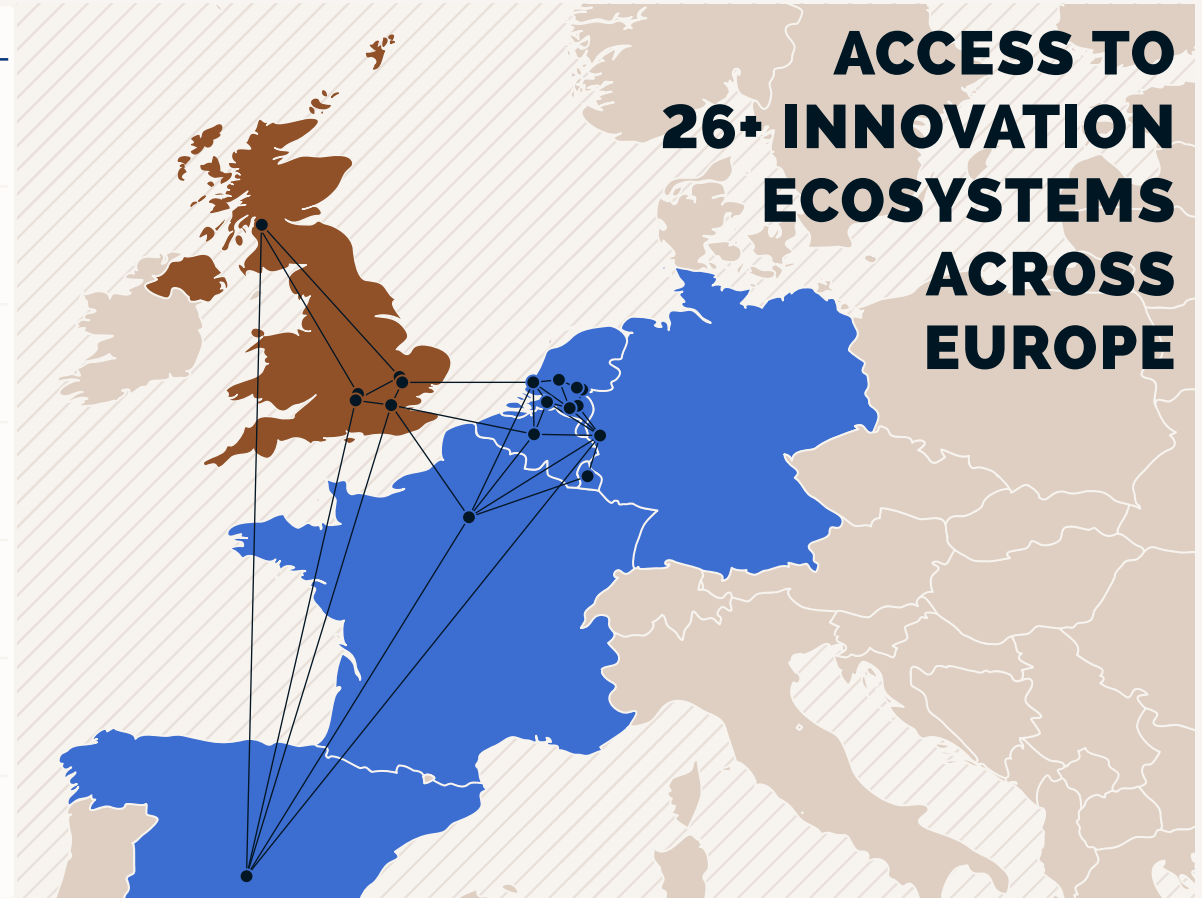


Selected tenants across Kadans' UK sites

EUROPEAN ECOSYSTEM

Kadans' Science Park across Europe

 LEIDEN BIO SCIENCE PARK	 THE OXFORD SCIENCE PARK	 Amsterdam UMC University Medical Centers
 nte NOVIO TECH CAMPUS	 ROTTERDAM SCIENCE TOWER	 wage ningen campus
 ME di CEN	 watson & crick hill	 BRED STARTUP
 WEST OF SCOTLAND SCIENCE PARK	 CAMPUS GRONINGEN	 AUTOMOTIVE CAMPUS
 TU/e EINDHOVEN UNIVERSITY OF TECHNOLOGY	 UTRECHT SCIENCE PARK BILTHOVEN	 At the Park. Aachen
 Babraham Research Campus	 STEVENAGE BIOSCIENCE CATALYST	
 THE SCIENCE QUADRANT	 KNOWLEDGE QUARTER	



KADANS ECOSYSTEM

VALUE ADD SERVICES



Incubator & Accelerator Programs

Design and implement programs to support start-ups and scale-ups, providing advice and access to capital.



Events & Meetings

Regular networking events include yearly barbecues and seminars, stimulating both formal and informal interaction between tenants and relevant third parties.



Facilitate Knowledge Sharing

We are constantly interacting with companies and other governmental and educational organisations, with these networks offering excellent opportunities to tap into the scientific community and explore new possibilities through broad-scale collaborations.



On-Site Service & Support

Kadans' in-house Facility, Technical Property and Asset Management Teams provide dedicated on-site support.



Access to Kadans Community

The Kadans Community provides tenants with access to legal support, growth capital and new business connections.



Specialised Facilities

Our unrivalled experience with the development and implementation of specialised requirements and equipment will ensure a tailored fit-out to individual tenants needs. Our investment in the Clustermarket platform also gives companies access to a global portfolio of specialised scientific equipment.



Access to Knowledge Institutes

Close proximity to leading universities and centres of research gives tenants access to a skilled and talented workforce, additional knowledge and new developments.



Shared Facilities

We offer shared meeting rooms and workspaces on our multi-tenant campuses

FIVE|10

BRANDON **KINGS**
ROAD **CROSS**



View our 5-10 Brandon Road web page [here](#).

KADANS.COM

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