

17CC LABS

17 COLUMBUS COURTYARD

E14 4DA

///TAPE.DRAMA.LEAPS



MOVE-IN READY.
INNOVATION
DOESN'T WAIT

180,000 SQ FT OF WATERFRONT LABORATORY AND OFFICE SPACE

17CC LABS provides an outstanding opportunity for ambitious and innovative businesses, to be part of London's fastest growing science cluster in Canary Wharf.

With highly specified fully fitted laboratory suites from 1,500 sq ft to larger shell and core laboratory and office space.

Available from H2 2026.





WHERE INNOVATION THRIVES

17CC LABS is future-focused - connecting people, places and ideas. Designed to facilitate and promote collaboration with multiple communal spaces, the building provides an inspiring innovation ecosystem, supporting scientific development and fostering growth.

Building specifications ensure all daily needs are met, with a specific focus on science and research requirements.



DESIGNED FOR SCIENCE

High specification
CL2 labs



180,000 SQ FT OF LAB SPACE

Fully-fitted for immediate occupation or bespoke spaces to suit specific needs



FLEXIBLE WORKSPACE

Delivering a variety of size and specifications from shell and core to fitted laboratory accommodation



CREATED FOR COLLABORATION

High quality breakout spaces for informal working, 8 bookable meeting rooms and an event area for knowledge sharing



CONNECTED TO EVERYWHERE

Excellent transport links across the capital and beyond



ON-SITE CAFÉ

Ideal for socialising or taking a well earned break



URBAN HUB

Located in the centre of the Canary Wharf science cluster, London's most forward thinking neighbourhood



EXTENSIVE LOCAL AMENITIES

Canary Wharf is a hive of activity, providing a wealth of local bars, restaurants and shops

Collaboration is at the core of 17CC LABS, with social, breakout, and event spaces curated to facilitate and promote knowledge sharing.



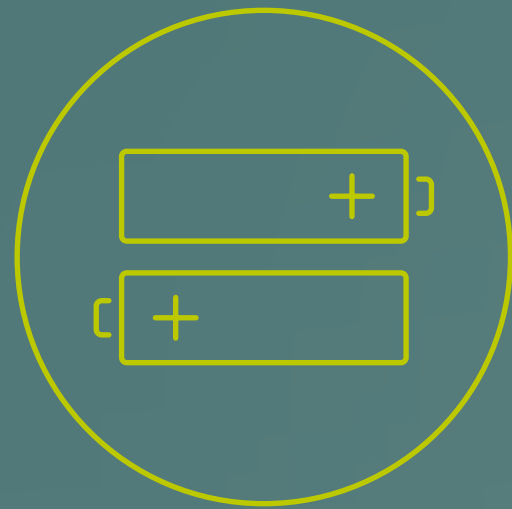
Delivering adaptable laboratory spaces, in either fully fitted or shell and core condition, 17CC LABS appeals to early and late stage companies alike.



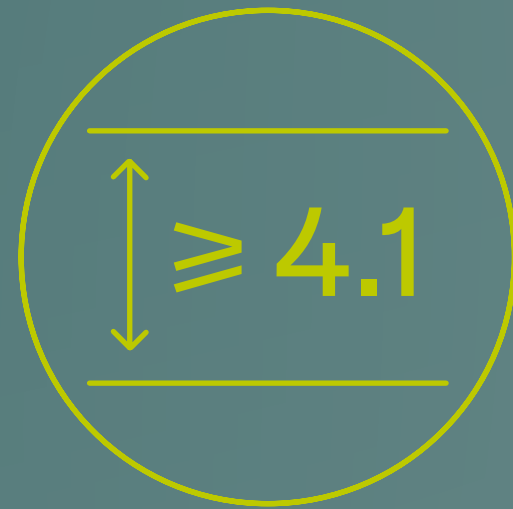
WELCOME TO LONDON'S NEWEST INNOVATION HUB

BASE BUILD SPECIFICATION

17CC LABS has been designed to a high quality specification, tailored to ensure everything required is provided, for fully fitted lab and office use.



Dual power supply
N+N



Slab to slab
height of 4.1m
to 4.65m



Dedicated
waste storage



Goods lift x2



Resilient fibre
connection



Generous break out
and amenity spaces
including on-site café



CL2 base design
to 60:40 lab to
office split



Response Factor
<2 in lab areas



Floor-loading
4+1kN/m²



6 Bookable
meeting rooms





FULLY FITTED RESEARCH AND DEVELOPMENT SPACE

The ground and first floors of 17CC LABS will be fully fitted CL2 labs, starting from 1,500 sq ft and will include offices and both wet and dry laboratories. Ready for immediate occupation they will be ideal for start-ups and small science and research focussed companies, looking for growth space.

The upper floors offer CAT A or shell and core laboratory space. Ideal for larger companies who want to custom design their lab space.



Labs designed to minimum 6 air changes per hour



Vulcathene drainage with dedicated drainage points



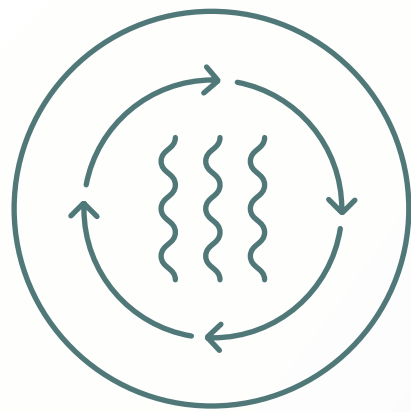
Provision of lab gases



Shared equipment room



Fully fitted / CAT A office space (dependant on floor)



Provision for recirculating fume cupboards



Benching and Shelving



Chemical resistant vinyl flooring



Eye wash station



Lab sink and hand wash

THE BUILDING

Flexible wet and dry laboratory spaces
either fully fitted or shell and core,
with accompanying office spaces.



SCHEDULE OF AREAS

LEVEL	SQ FT	SQ M
09	18,505	1,719
08	23,893	2,219
07	23,896	2,220
06	23,893	2,219
05	23,893	2,219
04	23,893	2,219
03	23,893	2,219
02	23,818	2,212
01	23,380	2,172
G	22,272	2,069
LG	15,696	1,458
B	8,931	829
TOTAL	255,963	23,774

FLOOR

G
TEST FIT

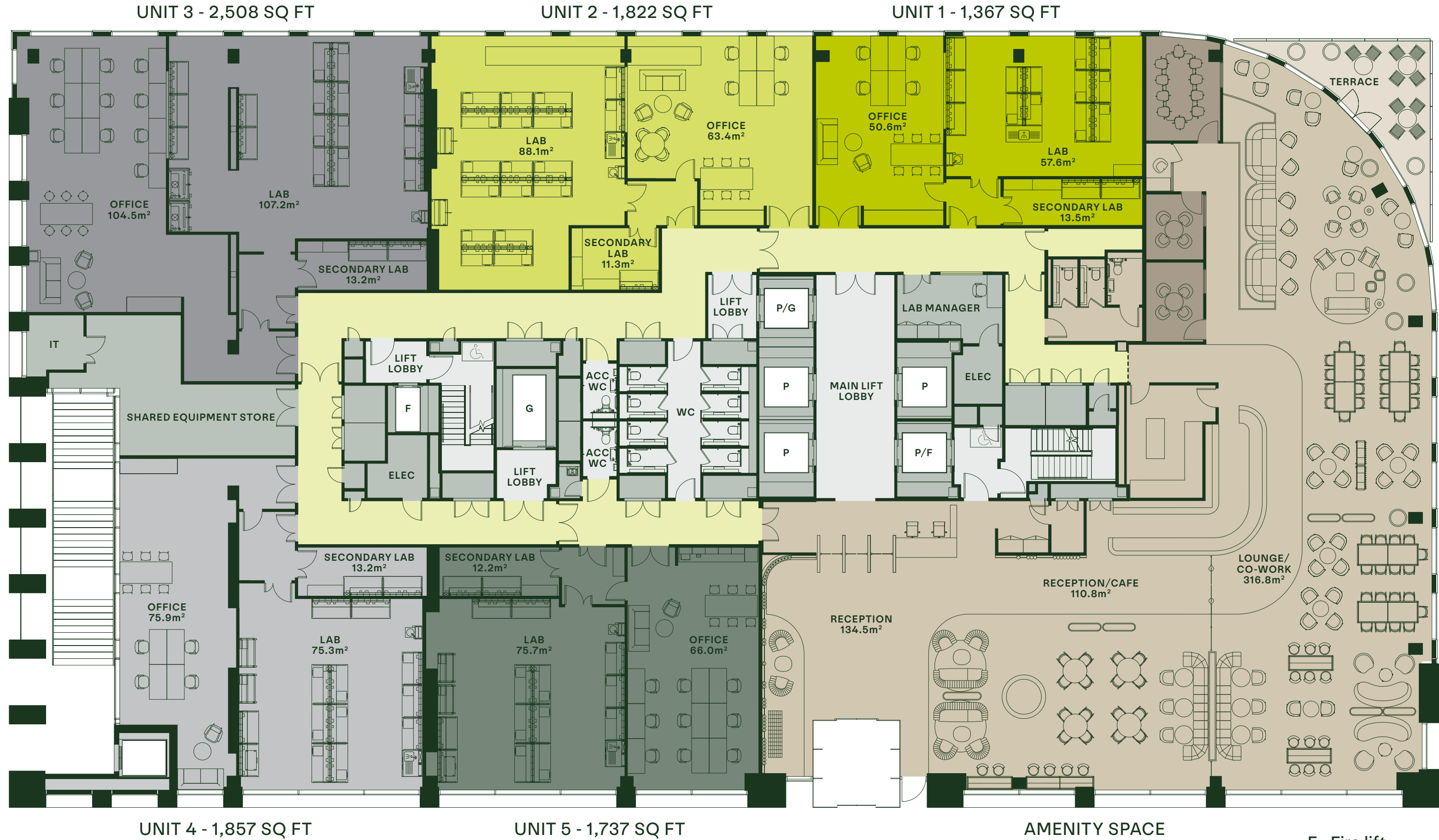
APPROX GIA

22,272 sq ft

SITE ELEVATION



- SECURITY BARRIER
- CORRIDOR
- MEETING ROOMS
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

Floor plans are indicative for a typical user only and are not representative of the finished product

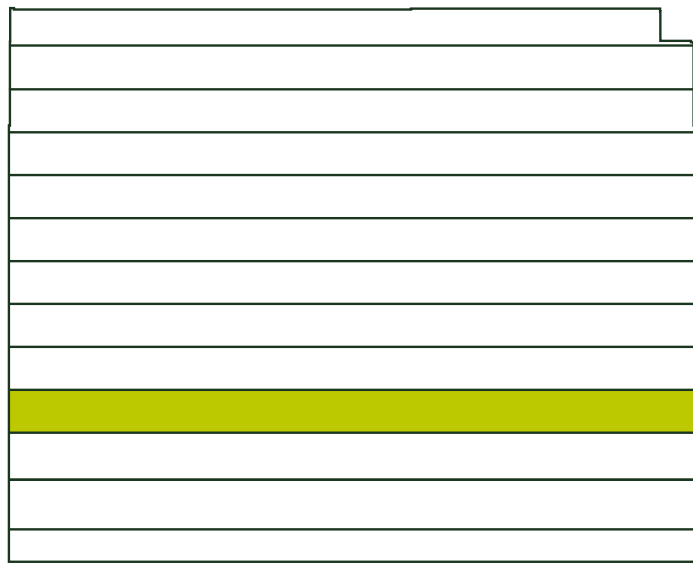
FLOOR

01
TEST FIT

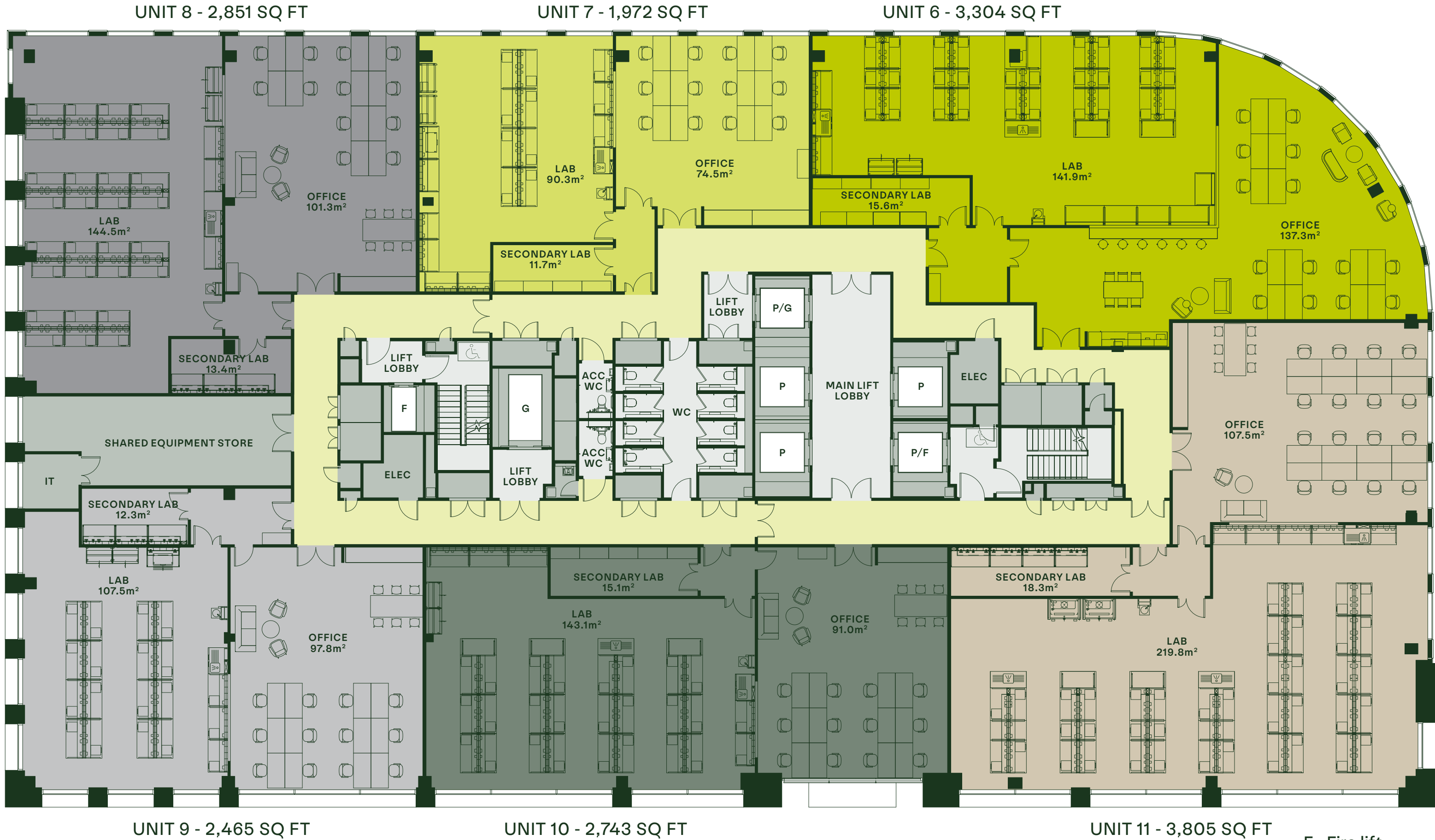
APPROX GIA

23,380 sq ft

SITE ELEVATION



- CORRIDOR
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

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FLOOR

02
TEST FIT

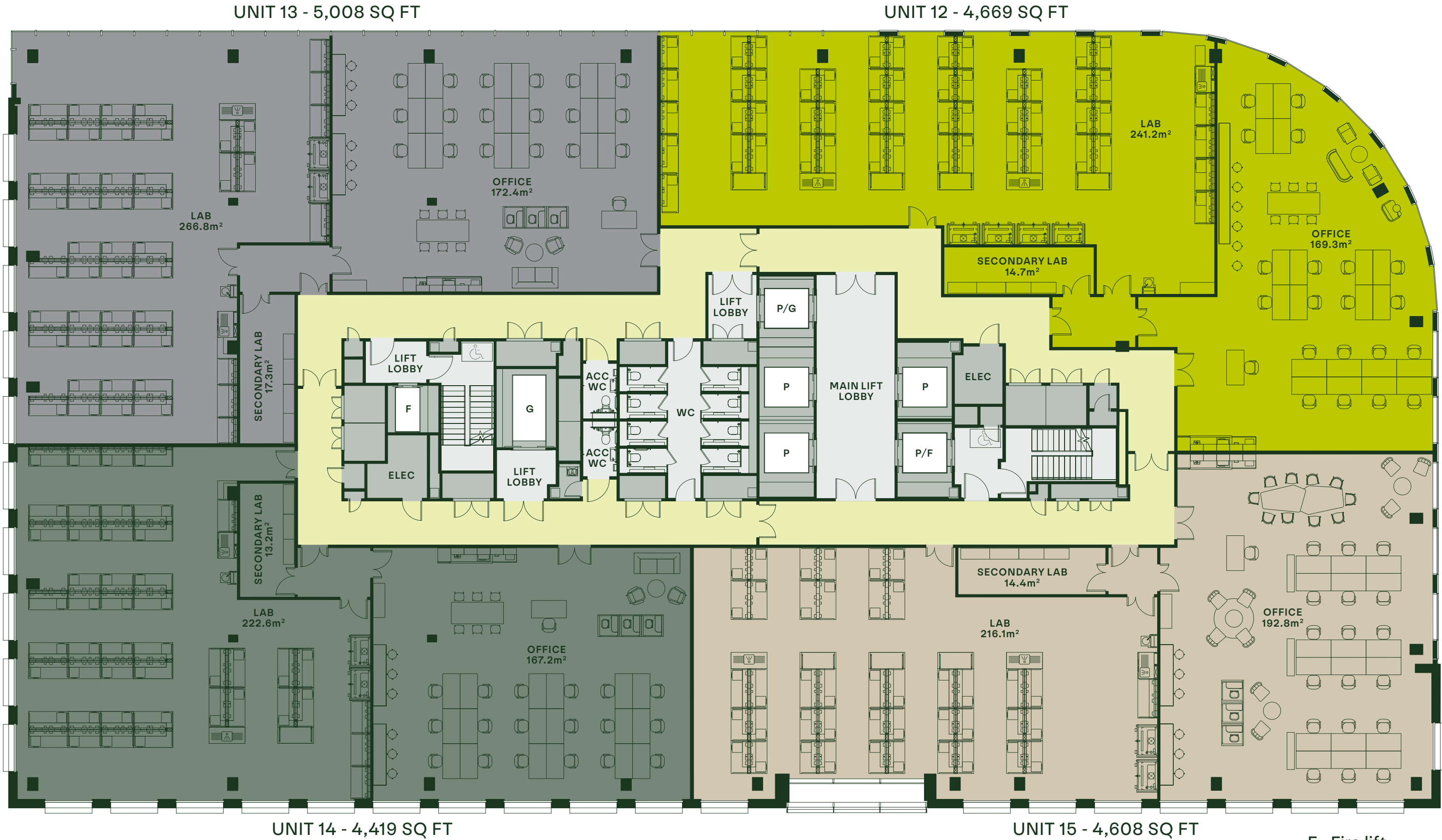
APPROX GIA

23,818 sq ft

SITE ELEVATION



- CORRIDOR
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

Floor plans are indicative for a typical user only and are not representative of the finished product

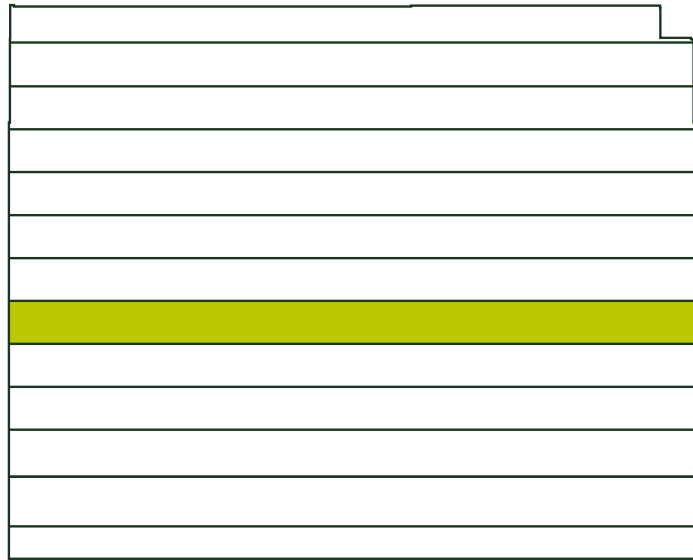
FLOOR

03

APPROX GIA

23,893 sq ft

SITE ELEVATION



- LABORATORY SPACE
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

COLUMBUS COURTYARD

Floor plans are indicative for a typical user only and are not representative of the finished product

FLOOR

06

APPROX GIA

23,893 sq ft

SITE ELEVATION



- LABORATORY SPACE
- CIRCULATION
- CORE



- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

COLUMBUS COURTYARD

FLOOR PLAN

Floor plans are indicative for a typical user only and are not representative of the finished product

FLOOR

06

TEST FIT

APPROX GIA

23,893 sq ft

SITE ELEVATION



- SUGGESTED TEST FIT
- CORRIDOR
- CIRCULATION
- CORE



COLUMBUS COURTYARD

- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift

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TEST FIT

FLOOR

09

APPROX GIÀ

18,505 sq ft

SITE ELEVATION

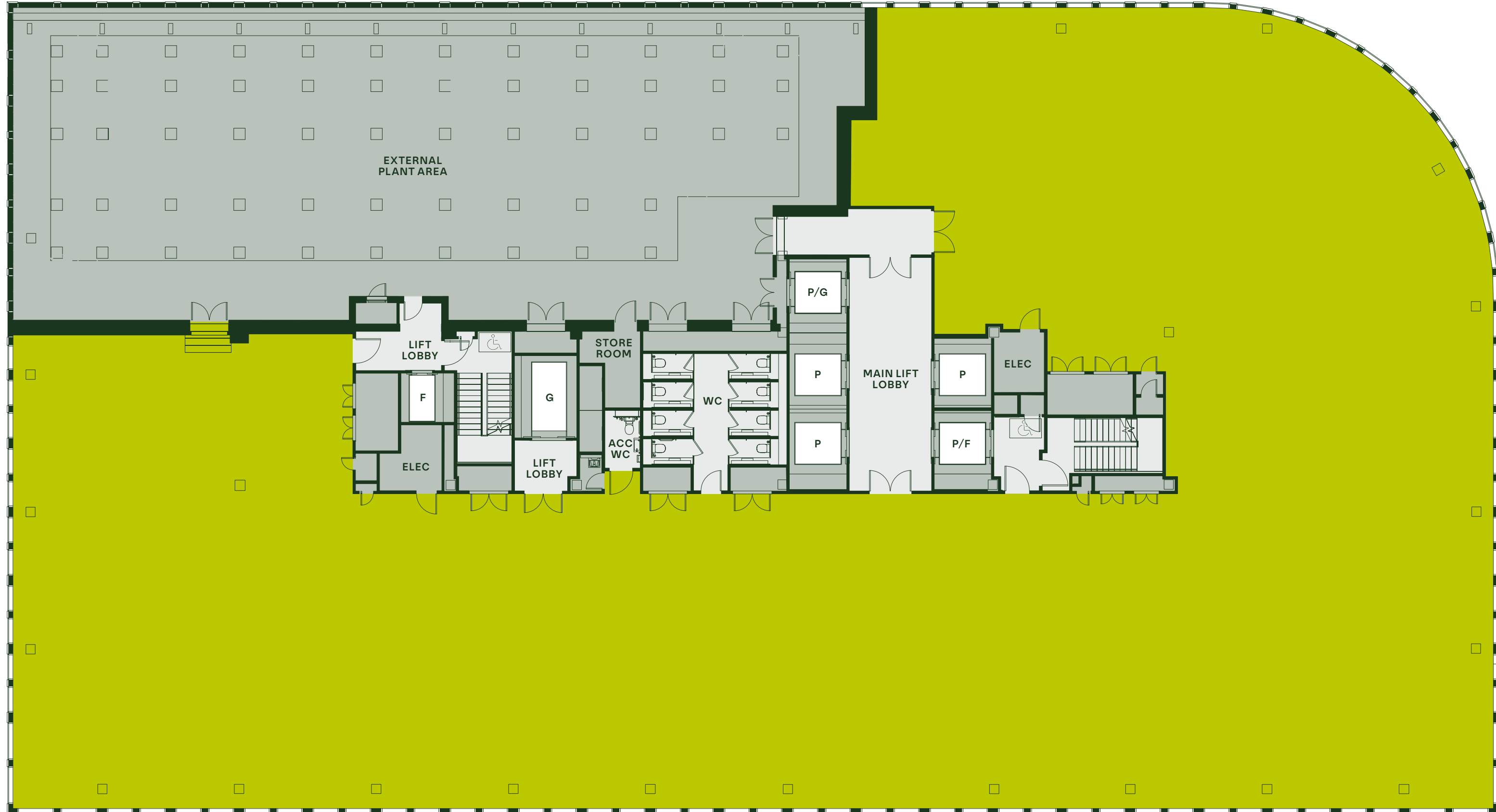
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- LABORATORY SPACE
- CIRCULATION
- CORE



COLUMBUS COURTYARD

- F - Fire lift
G - Goods lift
P - Passenger lift
P/F - Passenger/Fire lift
P/G - Passenger/Goods lift



THE BUILDING

FLOOR

LG

APPROX GIA

15,696 sq ft

SITE ELEVATION



- SECURITY BARRIER
- LANDLORD AREAS
- CHANGING ROOMS
- MEETING ROOMS
- SECURE CIRCULATION
- CORE



EXISTING RAMP DOWN TO BASEMENT LEVEL

COLUMBUS COURTYARD

- F - Fire lift
- G - Goods lift
- P - Passenger lift
- P/F - Passenger/Fire lift
- P/G - Passenger/Goods lift
- PL - Platform lift

Floor plans are indicative for a typical user only and are not representative of the finished product

FLOOR

B

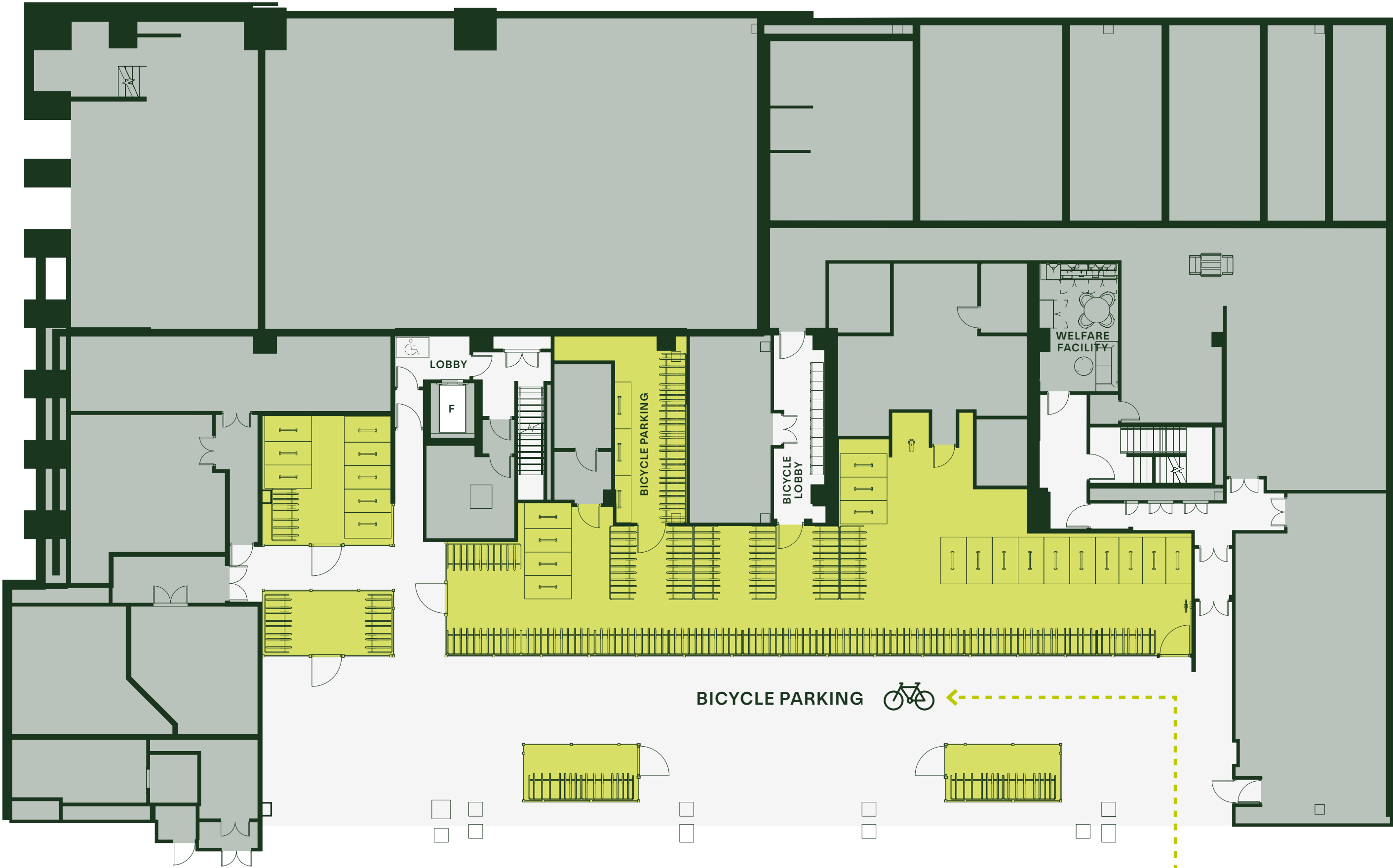
APPROX GIA

8,931 sq ft

SITE ELEVATION

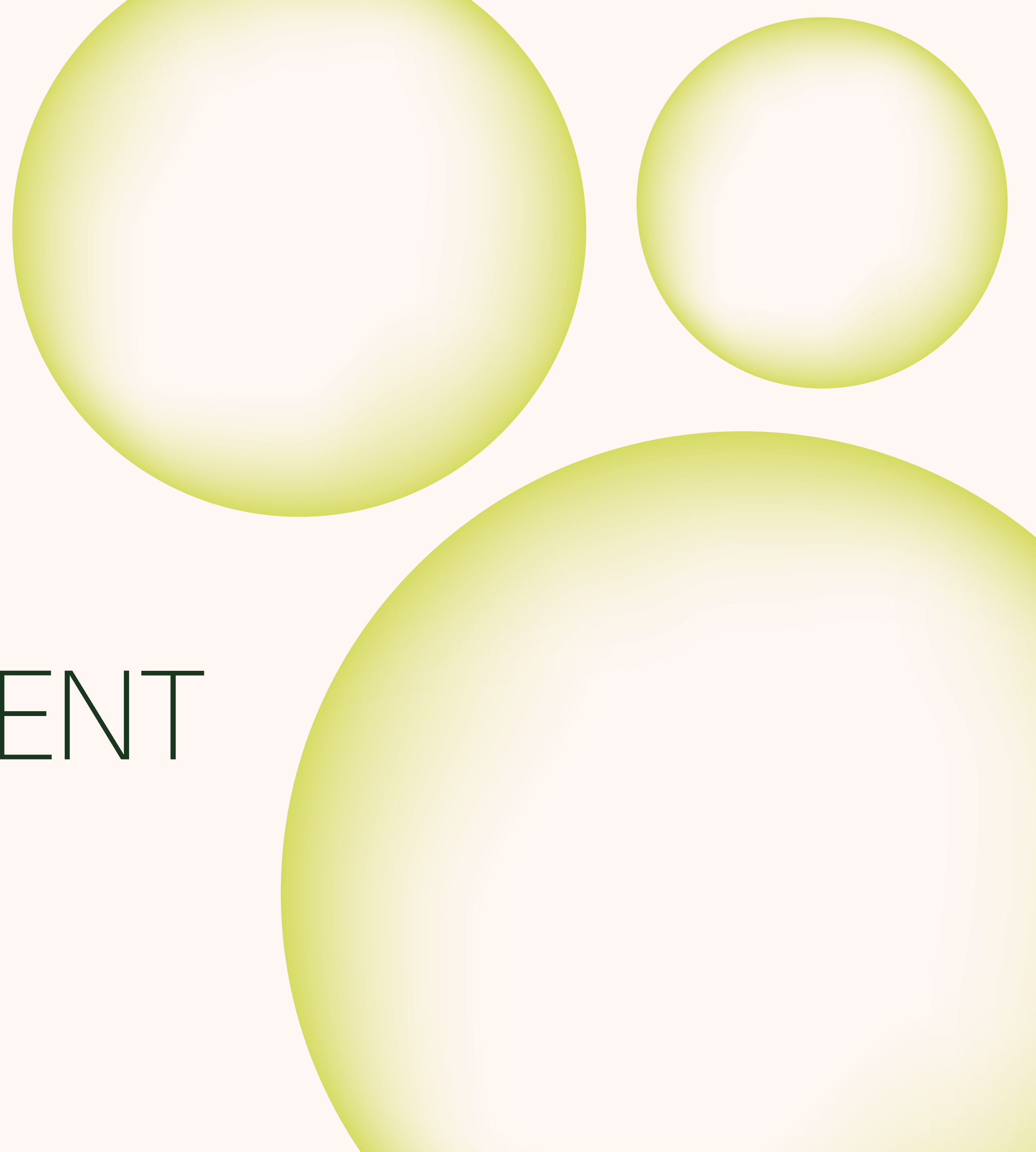


- BICYCLE PARKING
- CIRCULATION
- CORE



F - Fire lift

EUROPE'S MOST PROMINENT CITY FOR VC INVESTMENT

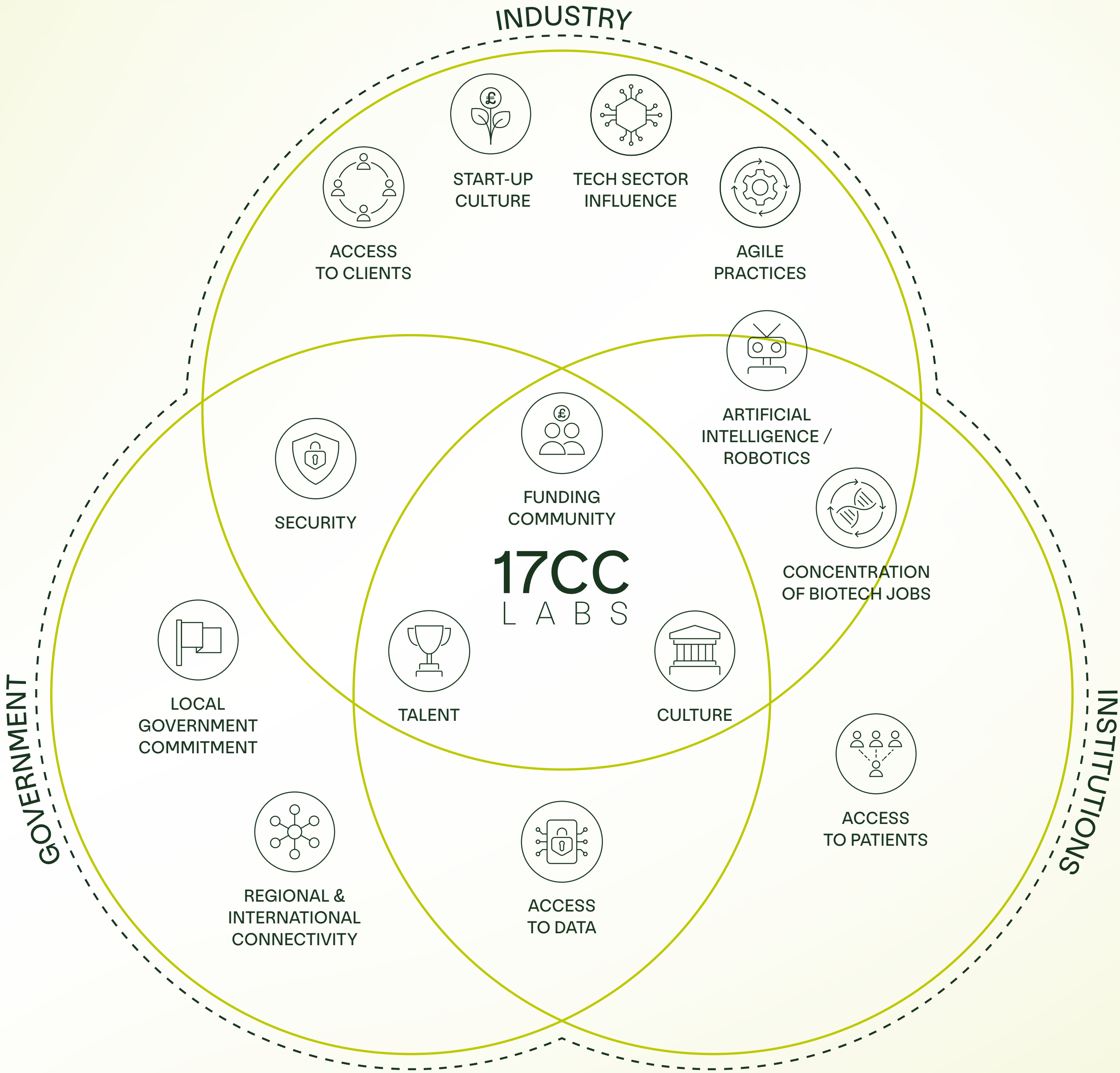


LONDON'S PRIMARY SCIENTIFIC DESTINATION

London is Europe's most prominent city for venture capital investment into the pharmaceutical and life science sectors.

The East London Life Sciences Super Cluster offers world-class facilities and associated infrastructure. The Super Cluster is home to leading institutions, including Bart's Life Sciences – a partnership between Bart's Health NHS Trust and Queen Mary University of London formed to accelerate healthcare innovation.

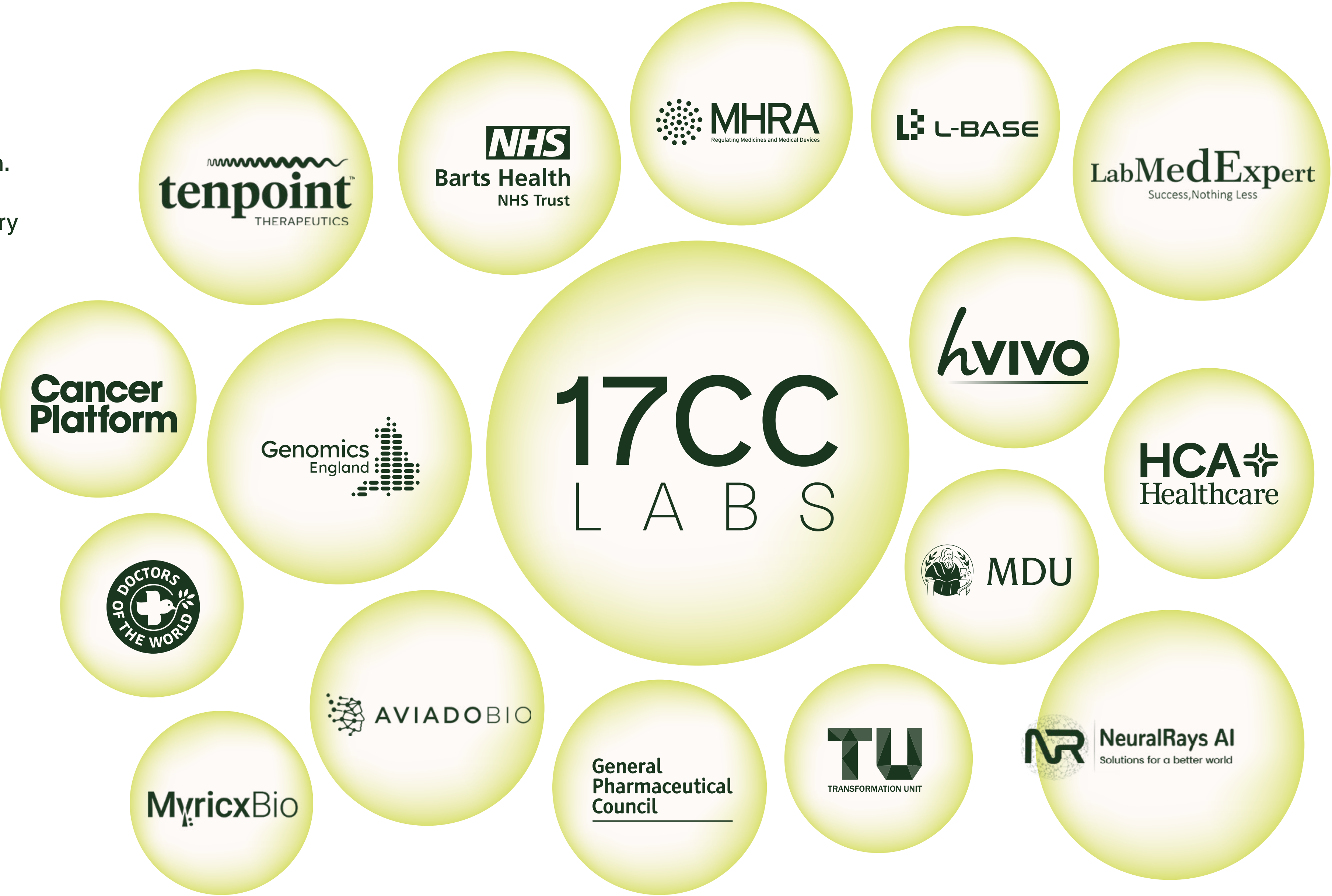
Further strengthened by the presence of some of the world's leading science, technology and pharmaceutical companies, the Super Cluster represents a unique collaboration between industry, NHS and academia to become one of the largest, most concentrated life science clusters nationally.



IN GOOD COMPANY

Canary Wharf is one of the fastest growing innovation districts for life sciences in London. Already home to Genomics England, the Medicines and Healthcare products Regulatory Agency, NHS Transformation, UK Health Security Agency, Barts Health NHS Trust and the General Pharmaceutical Council.

17CC LABS puts you at the heart of the Canary Wharf science cluster. Join a community of like-minded biotech, genomics and digital health pioneers, where ambitious businesses grow.



ONE STEP AHEAD

A number of incredible companies are already based in Canary Wharf. Several in particular have set their future here, taking advantage of the excellent transport links, best-in-class infrastructure, and access to talent, collaboration and academia.



Following the merger of the world renowned Barts HNS Health Trust and Queen Mary's University, their decision to base their headquarters at the heart of Canary Wharf, placed them at the centre of an ecosystem hosting other healthcare and financial organisations as well as world class research facilities. The move furthers the organisation's ambition to transform the future of healthcare on a global scale.



hVIVO's move to Canary Wharf in 2023 to focus on urology and clinical trials expanded their connectivity to global pharma clients. Their recently opened facility, encompassing CL2/CL3 laboratories and overnight trial accommodation, required a robust and flexible infrastructure which Canary Wharf provides.



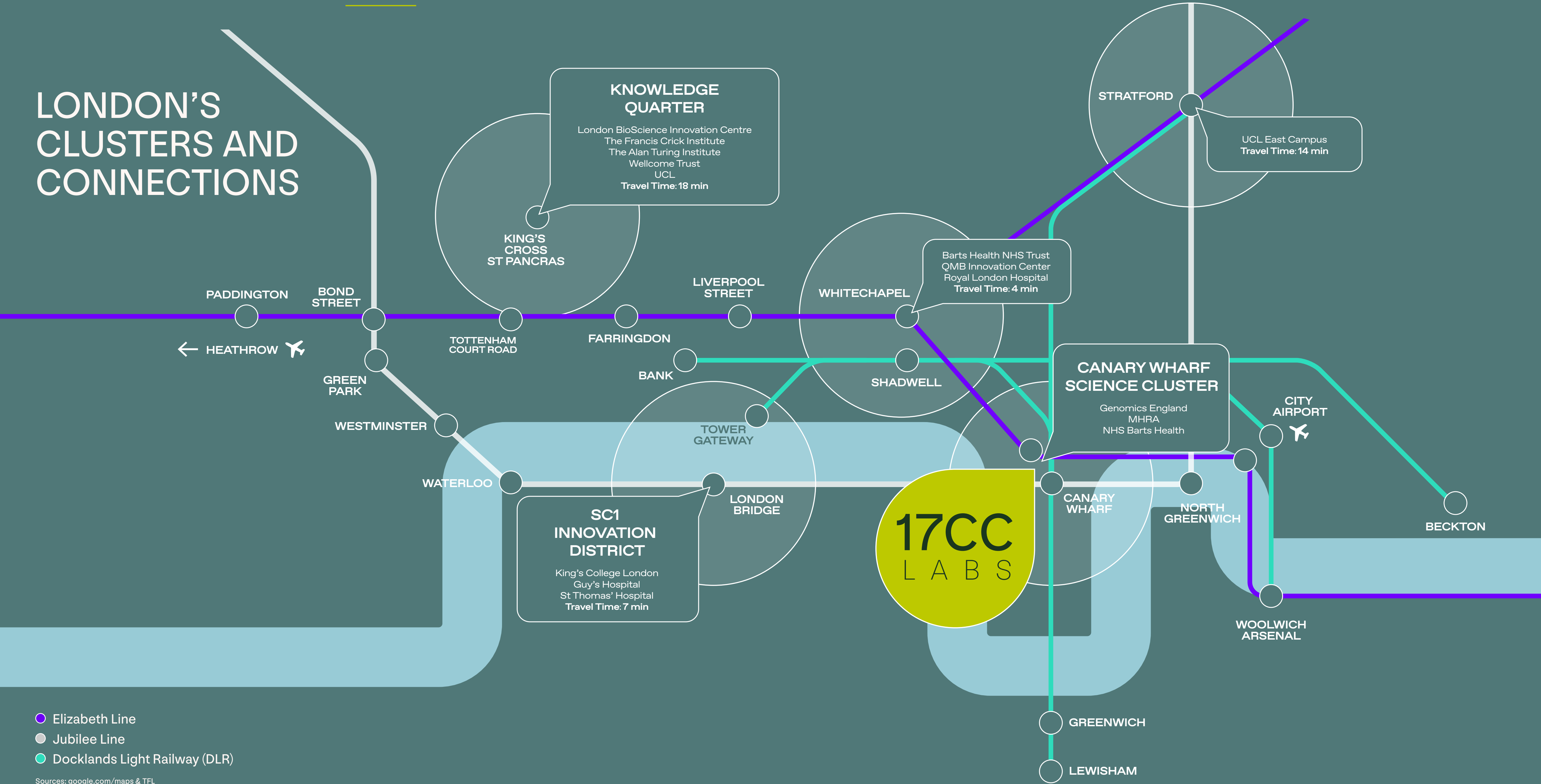
After spinning out from King's College and UK Dementia Research in 2019, AviadoBio has grown through numerous funding rounds to pioneer gene therapy research. The move to Canary Wharf, was driven by a desire for improved proximity to research organisations such as Genomics England and for a location with greater access to talent.

LOCATION

THE MOST LOGICAL LOCATION IN LONDON

LOCATION

LONDON'S CLUSTERS AND CONNECTIONS



Sources: google.com/maps & TFL

LOCATION

ALL WITHIN
EASY REACH

The prime location of 17CC LABS allows for easy commutes and fast access across London, the Golden Triangle and internationally.

All travel times shown are in minutes.

TRANSPORT LINES:

- Bakerloo Line
- Central Line
- Circle Line
- District Line
- Docklands Light Railway (DLR)
- Elizabeth Line
- Hammersmith & City Line
- Jubilee Line
- Metropolitan Line
- Northern Line
- Picadilly Line
- Waterloo & City Line
- National Rail
- London Overground

Sources: google.com/maps & TFL



LOCATION

EVERYDAY AMPLIFIED

Located in the centre of Canary Wharf, 17CC LABS is in a superb waterfront position, right on the docks. The vibrant neighbourhood, provides everything needed for day to day living, from convenience retail to a wide range of bars and restaurants, all on your doorstep.

940,000 sq ft
OF RETAIL SPACE

300+
SHOPS, CAFÉS, BARS, RESTAURANTS,
SERVICES, AND AMENITIES

350,000 sq ft
OF INDEPENDENT RETAILERS
COMING TO WOOD WHARF SOON



WORK LIFE BALANCE

Canary Wharf provides a hive of activity for everyone to enjoy.

Experience an eclectic mix of places to eat, from casual street food and everyday convenience food to some of London's finest restaurants.

Looking for a spot of culture? Open-air theatre, concerts and movie nights provide entertainment throughout the year. Alternatively, take inspiration from public art collections whilst exploring the beautifully landscaped traffic-free zones. For other fun activities, visit the indoor leisure venues, literally next door.

A variety of gyms and spas are also available close by, for energising or winding down body and mind, or simply take a wander around the pedestrianised waterfront. And soon, enjoy the new 50m natural water lido at Eden Dock, due to open Summer 2026, with saunas and a clubhouse.

With this wealth of local facilities, Canary Wharf offers an outstanding urban lifestyle, not just a place to work.

16.5 acres

OF LANDSCAPED PARKS, GARDENS AND SQUARES

70,000

SEASONAL PLANTS PLANTED ANNUALLY



PLACES TO GO, PEOPLE TO MEET

Bars, restaurants and shops right on
your doorstep.



TARGETING ENVIRONMENTAL PROSPERITY

The redesign of 17CC LABS has put sustainability at its core, retaining as much of the existing structure as possible, minimising construction waste and ensuring all new features are well considered.



TARGETING EPC A

Promoting energy efficiency, and reduced operational costs to occupiers



WIRED SCORE PLATINUM

Providing resilient and best in class digital connectivity



ALL ELECTRIC BUILDING

Scheme utilises energy efficient low and zero carbon technologies



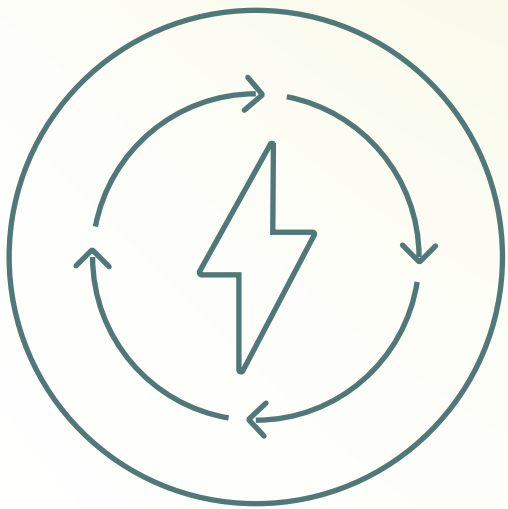
BREEAM CERTIFICATION

BREEAM Excellent rating is targeted



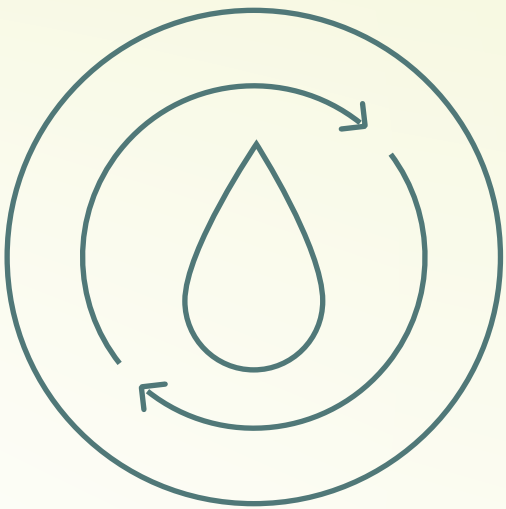
LOW EMBODIED CARBON IN CONSTRUCTION

The scheme is adopting Circular Economy principles for the reuse and recycling of materials



SUSTAINABLE ELECTRICITY PROCUREMENT

Affordable and sustainable electricity supply, helping achieve net zero carbon in operation



WATER SAVING DEVICES

Achieving a 55% improvement in water consumption



SUSTAINABLE TRANSPORT

330 dedicated cycle spaces and premium changing facilities

FOR MORE INFORMATION PLEASE CONTACT



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