

Discovery



From first bench to global scale, LBIC gives life science companies the lab space, support and network to move faster and go further.

LBIC.COM

AT THE CENTRE OF
BIOSCIENCE INNOVATION



AT THE CENTRE OF
BIOSCIENCE INNOVATION

Founded in 2000 as London's first dedicated bio-incubator, LBIC has spent more than two decades at the forefront of biomedical innovation — empowering life science companies to transform breakthrough science into real-world impact.



“LBIC has spent the last 25 years pioneering the type of work that we all take for granted these days. They are a crucial part of the Knowledge Quarter’s history and future.”

**JODIE EASTWOOD, CEO,
KNOWLEDGE QUARTER**



Perfectly placed

AT THE CENTRE OF BIOSCIENCE INNOVATION

Situated in the heart of London's Knowledge Quarter, just ten minutes from King's Cross St Pancras, LBIC offers an unrivalled location at the centre of one of Europe's most dynamic and concentrated research ecosystems. Here, pioneering companies benefit from immediate access to world-class talent, cutting-edge infrastructure, and seamless national and international connectivity.

≈ 10 minutes walk from King's Cross St Pancras



London King's Cross Station



The Francis Crick Institute



Coal Drops Yard

“LBIC has been instrumental in enabling life science companies to start up and grow in London over the last 25 years.”

**DR ANGELA KUKULA,
CEO, MEDCITY**

Ready-to-go

Space for discovery

LBIC provides a wide range of ready-to-go laboratory spaces, thoughtfully designed by life science specialists to support companies at every stage of growth — from early-stage start-ups to scaling ventures and established multinationals.

These flexible environments enable seamless progression, from affordable entry level lab space for early-stage innovation through to expansion into fully fitted, state-of-the-art laboratory and write-up suites of up to 3,730 sq ft. Each space is built to the highest specification, combining quality, adaptability, and scientific functionality.

With all laboratories and offices fully supported by LBIC's experienced on-site facilities team, the complexities of managing specialist lab infrastructure are taken care of. Meaning your team can remain focused on what matters most: advancing your science and accelerating discovery.

“The excellent facilities and central location enable us to accelerate our research and development. Being co-located with other science R&D companies is invaluable, creating opportunities for collaboration and new partnerships.”

**RUSS TUCKER, CEO AND CO-FOUNDER,
TWIG BIO**

AT THE CENTRE
OF BIOSCIENCE
INNOVATION



The London
BioScience
Innovation
Centre

The right start for founders and spin-outs



LBIC.COM

MCFADYEAN BUILDING

Affordable, smaller scale laboratory and office spaces designed for start-ups and academic spin-outs. Move in ready lab infrastructure, offices and managed services, housed within a dedicated innovation centre co-located on the Royal Veterinary College Camden campus, free from the tie in of a long lease or heavy capital spend.



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LBIC: McFadyean

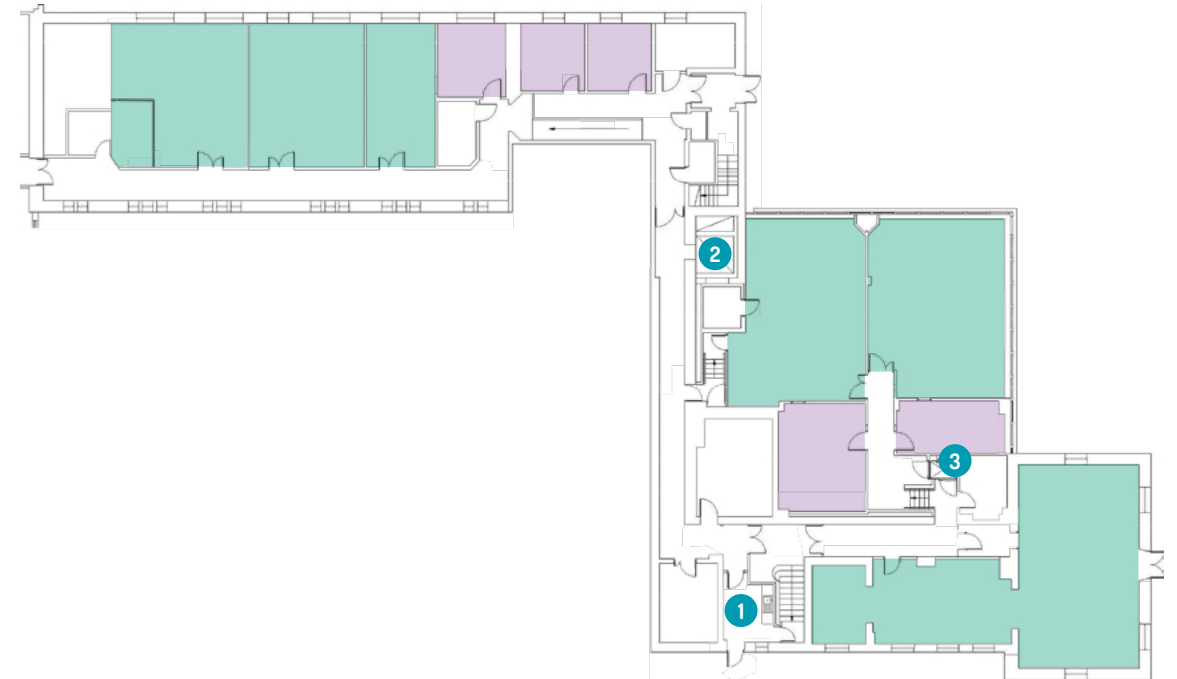
SPECIFICATION

Fully fitted CL2 laboratories and write-up suites from 200-1,280sq ft. Including:

- Option to secure dedicated office space close to your lab.
- Minimum six (6) air changes per hour.
- Integrated piped gas for CO2, N2 and natural gas; other gases available via gas cylinder.
- External LN2 storage.
- Access to meeting rooms in both LBIC and RVC buildings.
- Fully managed reception services, including goods in/out and telephone answering service.
- A three minute walk from the Apex Building, for bookable meeting rooms and café.
- Access to RVC cafés, collaboration spaces and catering facilities.
- Prices are all-inclusive of rent, service charge, business rates and utilities.
- Flexible licence agreements with a flexible termination notice.

5,000+

jobs created by LBIC companies



LOWER GROUND FLOOR PLAN

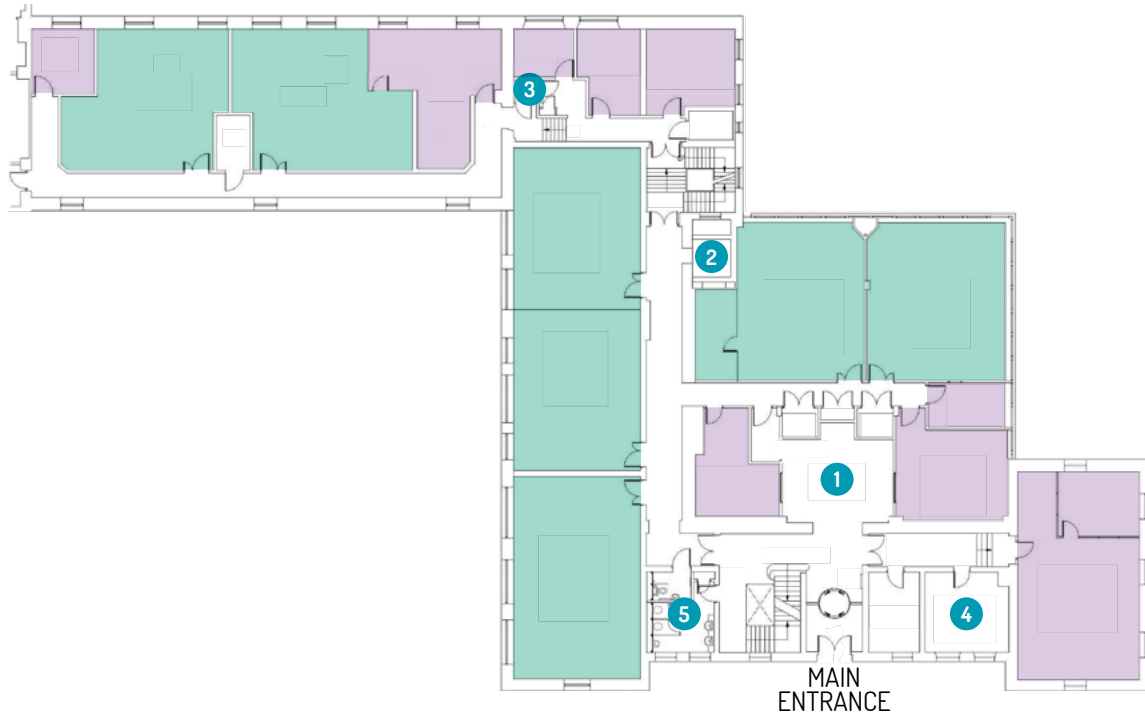
Office Space from
107sq ft - 258sq ft
(10sq m - 24sq m)

Lab Space from
265sq ft - 1,258sq ft
(24sq m - 116sq m)

1 Tea Room

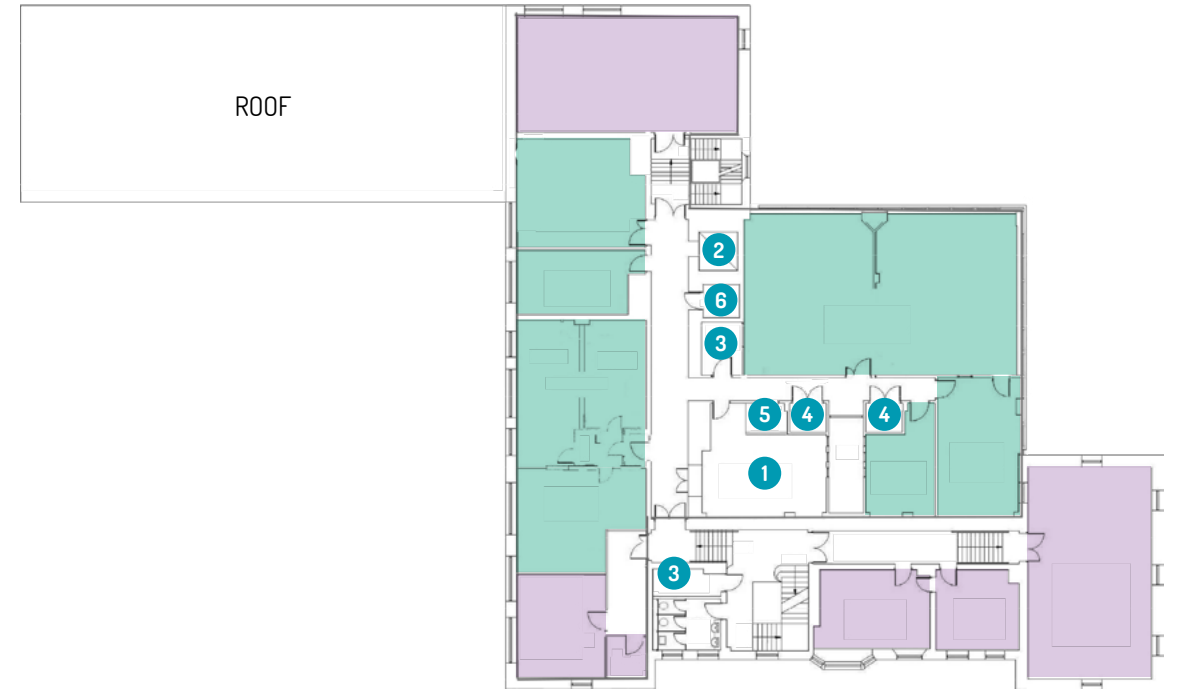
2 Passenger Lift

3 DDA-compliant Lift



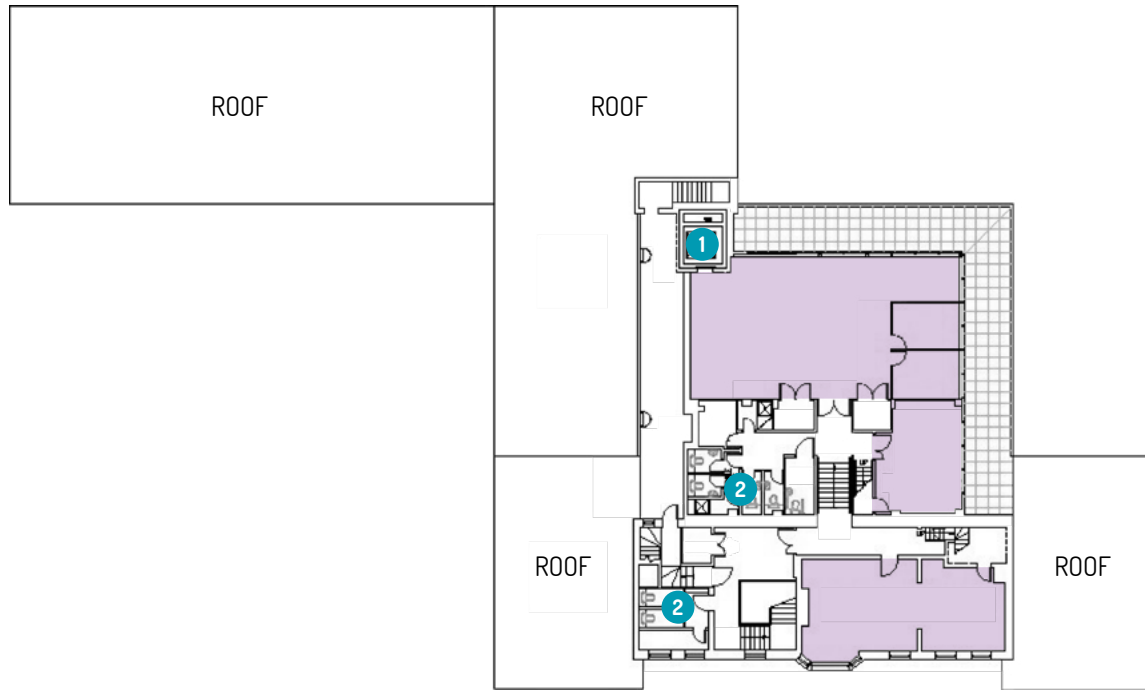
GROUND FLOOR PLAN

- Office Space from 107sq ft - 790sq ft (10sq m - 73sq m)
- Lab Space from 560sq ft - 760sq ft (52sq m - 70sq m)
- 1 Reception
- 2 Passenger Lift
- 3 DDA-compliant Lift
- 4 Meeting Room
- 5 WCs



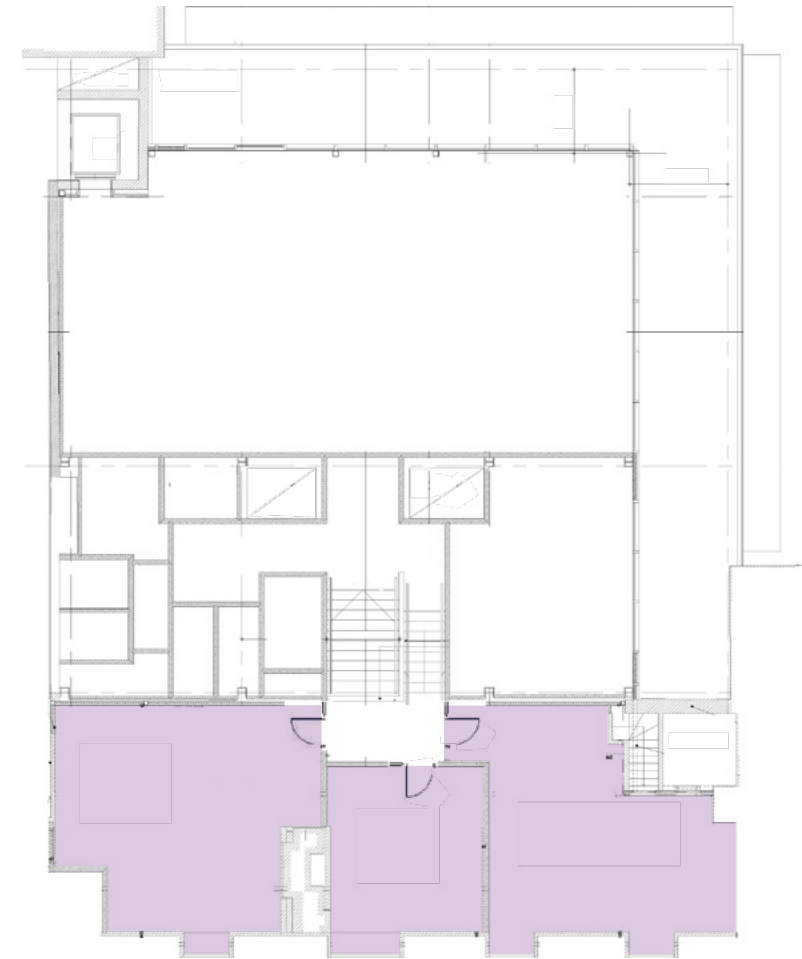
FIRST FLOOR PLAN

- Office Space from 280sq ft - 790sq ft (26sq m - 73sq m)
- Lab Space from 206sq ft - 1,277sq ft (19sq m - 118sq m)
- 1 Meeting Room
- 2 Passenger Lift
- 3 Comms Room
- 4 Riser
- 5 Store
- 6 Cold Room



SECOND FLOOR PLAN

- Office Space from 248sq ft - 1,120sq ft (23sq m - 104sq m)
- 1 Passenger Lift
- 2 WCs



THIRD FLOOR PLAN

- Office Space from 183sq ft - 344sq ft (17sq m - 31sq m)

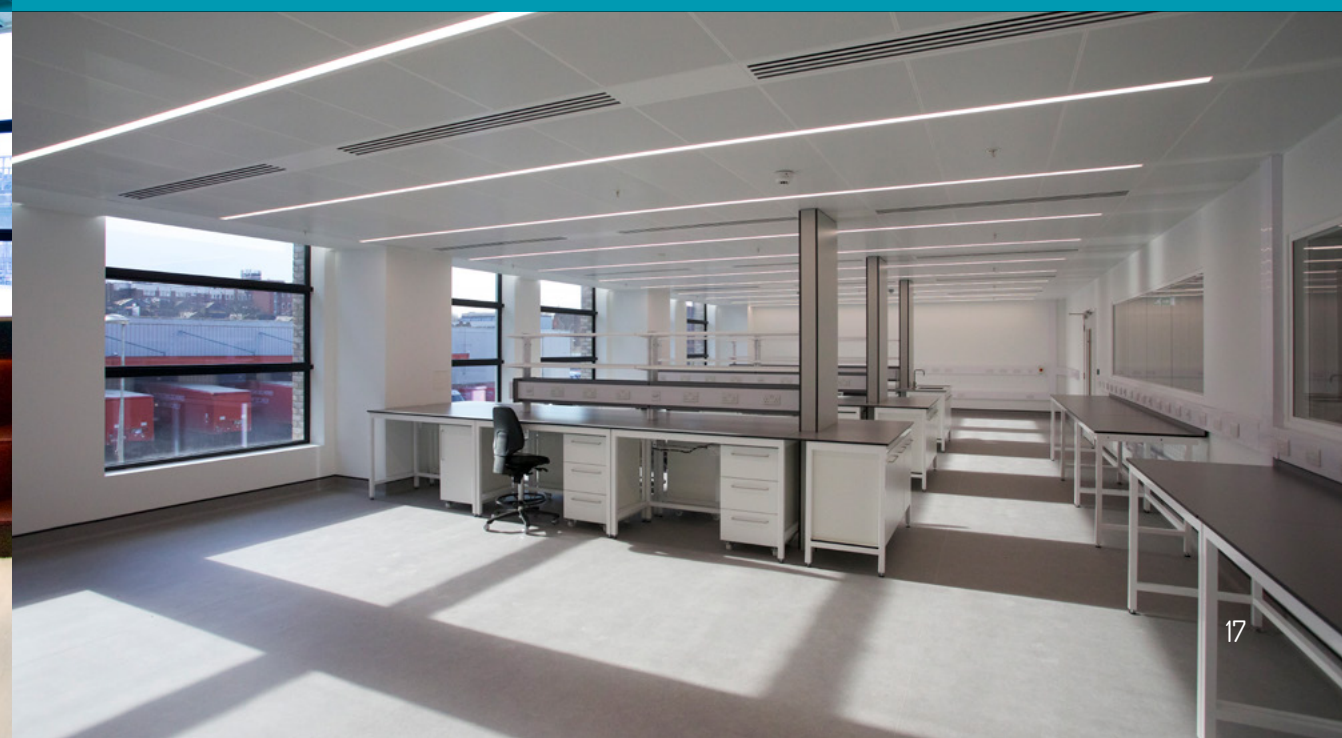


Built for scale up and advancing commercialisation

APEX BUILDING

New, state-of-the-art laboratory and write-up suites in the Apex Building, part of the Tribeca development - London's largest purpose-built life science development. Providing true grow-on space with LBIC's signature support services, these spaces are ideal for scaling up R&D activities and advancing commercialisation.

Discover more



LBIC: Apex

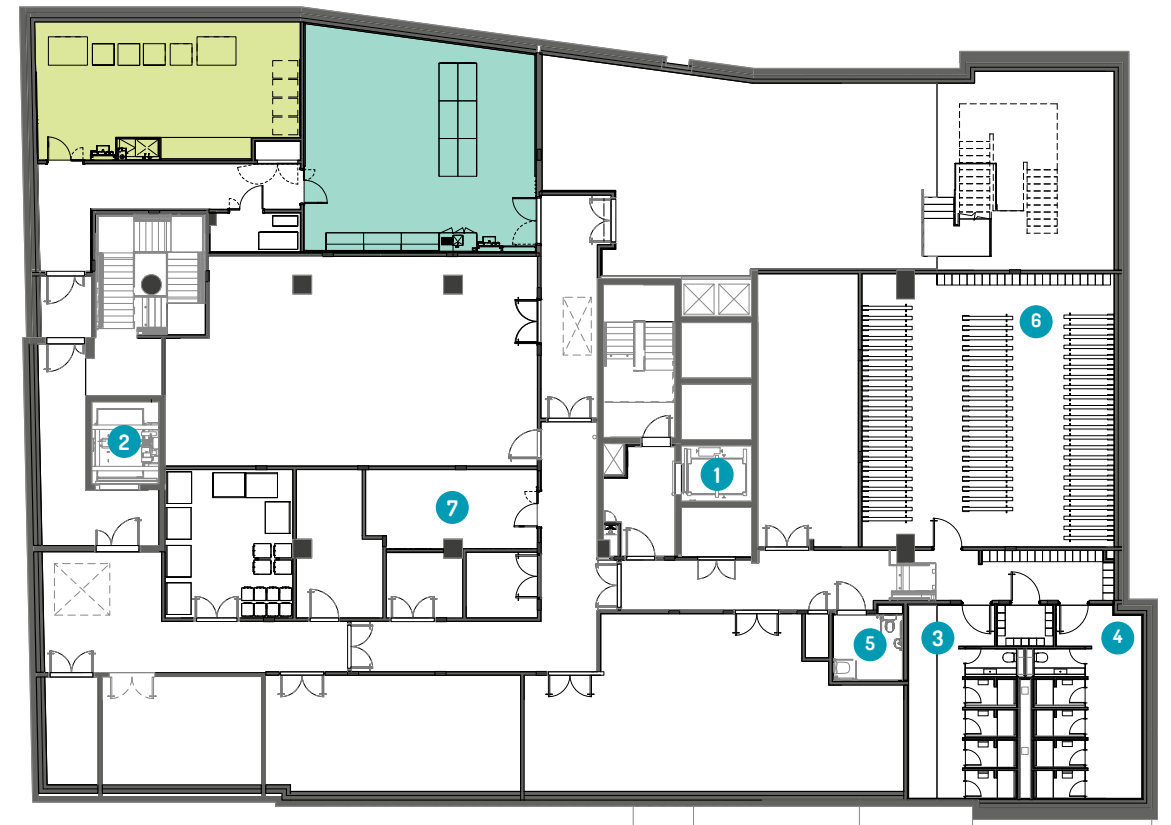
SPECIFICATION

Fully fitted CL2 laboratories and write-up suites (60:40 lab/office split) from 815-3,730sq ft. Including:

- Dedicated dry lab and storage room for each lab.
- Six to eight (6-8) air changes per hour.
- Optional extract to air in each lab.
- Integrated piped gas for CO₂, N₂ and oxygen, other gases available via gas cylinder.
- Ground floor LN₂ storage.
- Generator back-up for all small power to labs.
- Sterilisation suite with dedicated technician; waste management service.
- Shared collaboration space with tea/coffee facilities.
- Six to 16-person meeting rooms with centralised booking system, including state-of-the-art Board Room with integrated video conferencing.
- On-site café and catering throughout the day.
- Fully managed reception services including goods in/out.
- Access to all LBIC facilities and RVC cafés, collaboration spaces, and catering facilities.

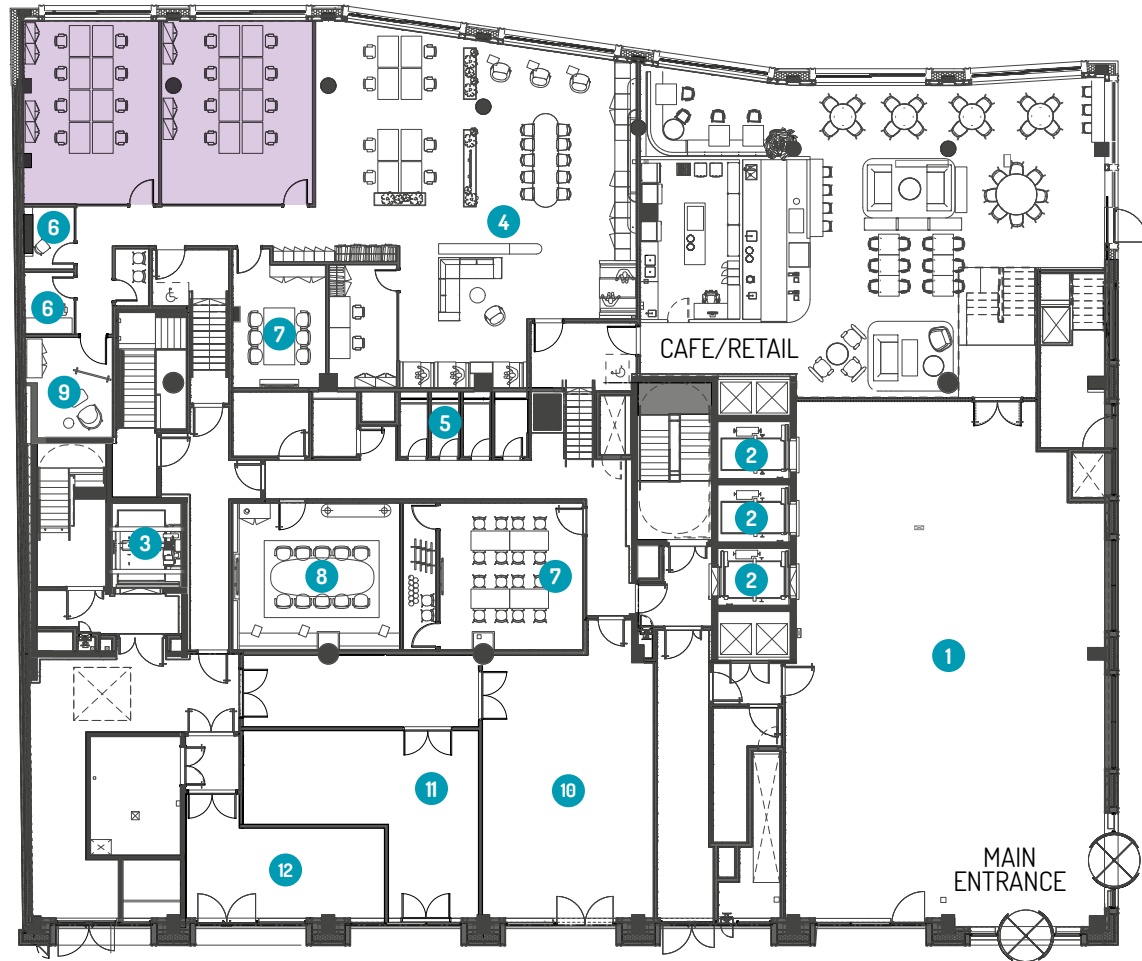


Sterilisation suite



BASEMENT FLOOR PLAN

- Sterilisation Suite
- Lab Space: 819sq ft (76sq m)
- 1 Passenger Lift
- 2 Goods Lift
- 3 Male Changing Rooms - with shower and toilets
- 4 Female Changing Rooms - with shower and toilets
- 5 Accessible Changing Room - with shower and toilet
- 6 Cycle Store
- 7 Gas Store



GROUND FLOOR PLAN

- Office Suites from 399sq ft - 445sq ft (37sq m - 41sq m)
- 1 Reception
- 2 Passenger Lifts
- 3 Goods Lift
- 4 LBIC Break Out Space
- 5 Superloos
- 6 Meeting Pods
- 7 Meeting Rooms
- 8 Boardroom
- 9 Wellness Room
- 10 Goods In
- 11 Waste Store
- 12 Liquid Nitrogen



FIRST & SECOND FLOOR PLAN

- Primary lab
- Office / write-up space
- Dry lab
- Store
- 1 Break Out Space
- 2 Passenger Lifts
- 3 Goods Lift
- 4 WCs
- Suite 1:
First Floor: 3,732sq ft (346sq m)
Second Floor: 3,734sq ft (347sq m)
- Suite 2:
First Floor: 3,346sq ft (310sq m)
Second Floor: 3,351sq ft (311sq m)
- Suite 3:
First Floor: 2,742sq ft (255sq m)
Second Floor: 2,743sq ft (255sq m)

Apex Building

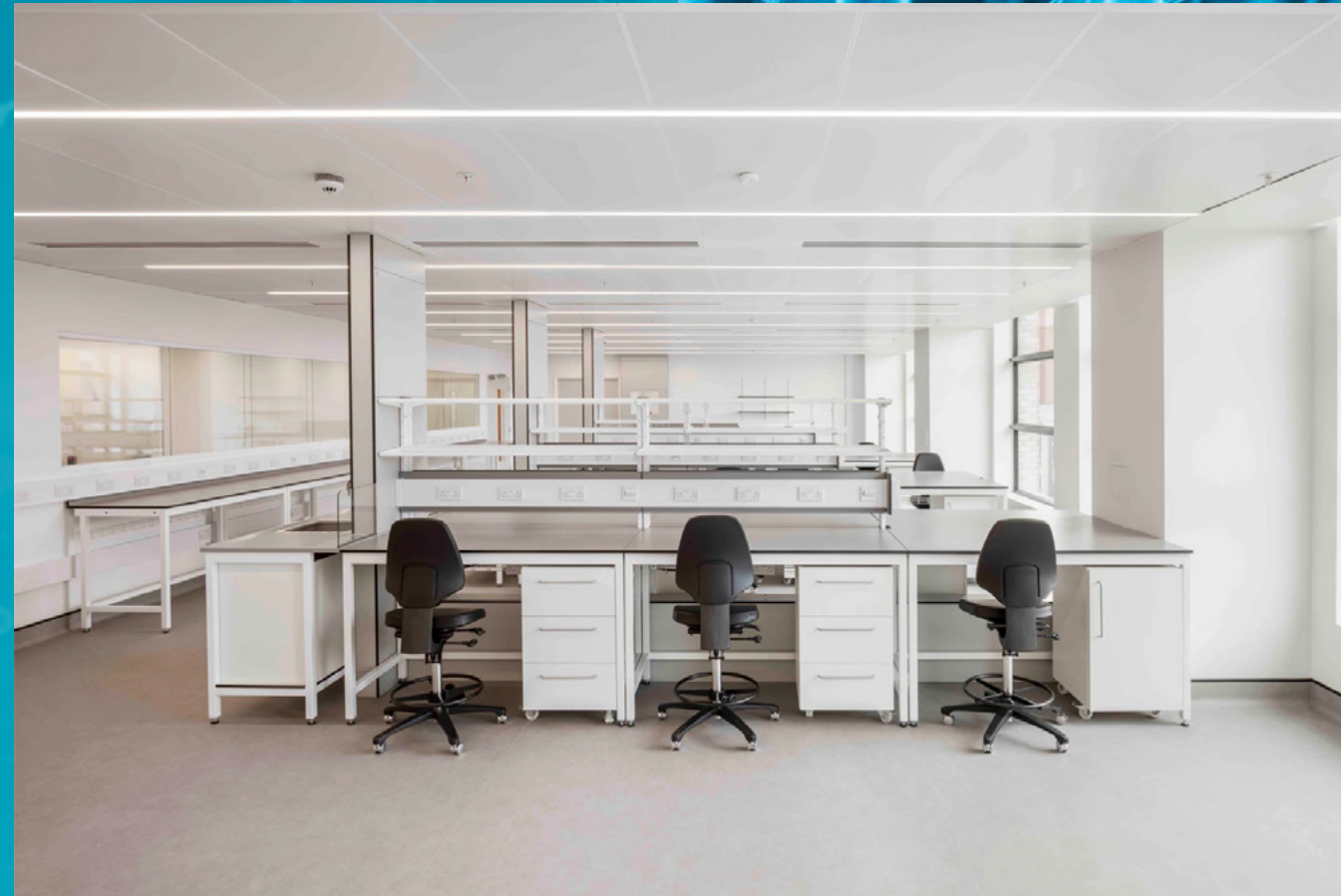


£2.5bn+

raised by LBIC companies.
Largest round £332m.

“We validated our technology, started to gain traction and needed to expand to achieve our milestones. Scaling into the Apex Building at LBIC let us keep the whole team together in one single environment.”

JOSH BLIGHT, CO-FOUNDER, BASEIMMUNE



Well connected

AT THE CENTRE OF BIOSCIENCE INNOVATION

As a wholly owned subsidiary of the Royal Veterinary College — the UK's largest and longest-established independent veterinary school and a globally recognised, research-led institution — LBIC provides its community with privileged access to leading scientific expertise, specialist biological services, and advanced equipment.

More than a workspace, LBIC is a thriving ecosystem, providing ambitious life science companies with expert support, purpose-built labs, and a vibrant community to help them scale, succeed, and shape the future of health and science.

230+ companies supported to date.

75% still active



Hassle free

AT THE CENTRE
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INNOVATION

You focus on the discovery, we provide the support

Running laboratories takes resource. LBIC clients benefit from a unique laboratory service provision delivered by expert, in-house Lab Technicians.

From sterilisation services to waste to gas supply, LBIC covers the essentials that quietly consume time, budget and lab space elsewhere, enabling your team to focus on the science.

Included support:

- Sterilisation and glass wash: items collected, sterilised and returned to your lab.
- Clinical, specialist and domestic waste management: collected and disposed of. All licences are handled by LBIC.
- Piped gas provision, fully managed by LBIC.
- Access to shared specialist equipment at competitive cost, including confocal microscopy, flow cytometry and mass spectrometry.
- Access to RVC Biological Services Unit and clinical services.
- Ad hoc services including lab coat cleaning, dry ice provision, delivery management and portering services, IT services and specialist training.

“Following a significant fundraising, we needed to rapidly establish internal research capabilities to drive our R&D programmes forward, critical for business growth and aligned with our investors’ expectations. LBIC enabled this by providing valuable facility access and broader technical support. The LBIC team ensured we had access to the necessary infrastructure and facilities, allowing us to focus on advancing our R&D programmes.”

**DAYLE HOGG, FORMER COO
GAMMADELTA THERAPEUTICS**



Collaborate

AT THE CENTRE
OF BIOSCIENCE
INNOVATION

Join an international network, not just a building

Home to 60+ life science companies, LBIC brings together founders, researchers and operators who understand both the challenges and opportunities of starting and scaling a life sciences venture. A ready-made, knowledge-sharing community.

Regular events and workshops connect you to peers and investors. LBIC's partnership with One Nucleus provides wider networks and training through a complimentary 12 month Gold Membership.

Sustainability is built into the community too, with companies invited to nominate an Environmental Champion to join our forum and share initiatives focused on best practice and support to reduce energy use, water, and waste.

64%
are UK companies

27%
from North America
and Europe

“LBIC will continue attracting companies at the intersection of bioscience and AI research, enhancing our community and creating a place where people feel welcome, and companies accelerate their growth.”

DR RICH FERRIE, LBIC CEO



Trailblazing

AT THE CENTRE OF BIOSCIENCE INNOVATION

Results that speak for themselves

Companies that start here go on to raise funding, list publicly and achieve exits. LBIC has quietly supported many of London's life science success stories.

We create the conditions for progress and stay with you as you grow.

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IPOs

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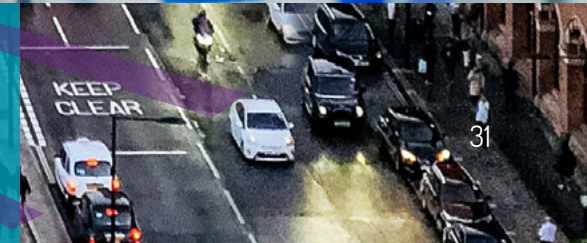
mergers or acquisitions

5.5

years average tenure

“It’s an honour to recognise LBIC’s impact on the life sciences sector over the past 25 years... a mindset shift that has subsequently led to a now burgeoning London life sciences scene.”

TONY JONES, CEO, ONE NUCLEUS
(LBIC: Winner, Outstanding Contribution to Life Sciences Award, One Nucleus)





Find us

READY TO BUILD YOUR
NEXT PHASE AT LBIC?

Book a tour. Meet the team. See the labs.

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*All data/statistics quoted in this brochure
collected during a survey in 2025.*

Discover more



ISO CERTIFIED
Quality and Environmental

