

# Green light for Delancey's 200,000 sq ft Islington life sciences hub

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Asset manager purchased the 176-178 York Way site in 2022



CGI of the proposed development at 176-178 York Way (Image: Kohn Pedersen Fox)

- **What** Delancey Real Estate has gained planning consent to develop a 200,000 sq ft life sciences and technology building in Islington, north London
- **Why** Plans respond to an increased level of occupational demand for prime workspace and the critical forecast undersupply of such space in the capital
- **What next** Work on-site is slated to begin next year, with completion expected in 2028

Delancey Real Estate has received planning consent from Islington Council to redevelop a brownfield site into a new 200,000 sq ft life sciences and

technology building.

The asset, at 176-178 York Way, is a former industrial site and was acquired by Delancey in 2022 from a private investor for an undisclosed sum, on behalf of its DV5 fund. It later acquired adjoining land from the council to expand the development.

Situated within London's Knowledge Quarter, the Kohn Pederson Fox-designed scheme will include 130,000 sq ft of research and laboratory space. It will also feature 13,000 sq ft of affordable workspace, a mixed-use flexible community and events space, flexible makers' space and circa 20,000 sq ft of improved public realm.

Delancey [submitted](#) planning application for the site in April, as reported by *Green Street News*.

The proposals respond to an increased level of occupational demand for prime workspace and the critical forecast undersupply of such space in the capital.



CGI view of the scheme's lobby (Image: Kohn Pederson Fox)

The building has been designed to adapt to changing market demand and accommodate a range of occupiers, with options to alter the proportion of laboratory and office space over time for future adaptation.

Passive and active strategies have also been taken to reduce the whole life carbon, including an all-electric MEP strategy, roof mounted solar PV, and optimised external shading to reduce operational energy.

The development is targeting Nabers 4.5\* rating, with the office space aiming for BREEAM Outstanding.

Subject to approval, work on-site is slated to begin next year, with completion expected in 2028.

Nathan Watt, development director at Delancey, said: “We are delighted to have secured resolution to grant planning unanimously for this progressive, innovatively designed development that offers cutting-edge sustainable facilities. The project will deliver dramatic public realm improvements and provide much needed office, science and technology workspace.

“The development will have broad appeal, bolstering the forecast undersupply in London’s Knowledge Quarter and activate York Way to become a major focal point for this part of London”.

Dan Dawe, director of investment at Delancey, added: “Following a process of strategic land assembly, innovative design, and successfully securing planning, we are excited to be in a position to bring forward critical Grade A commercial workspace in King’s Cross.

“This is an important response to the structural supply shortage of prime commercial office space forecast to be delivered between 2027 and 2029 in London. We are confident that our progressive and beautiful design will appeal to a wide audience, who are targeting the best space in the capital”.

Global real estate advisor CBRE has provided strategic advice on the site.