

**PADDINGTON
LIFE SCIENCES**

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LONDON'S GROWING
INNOVATION POWERHOUSE
FORGING CONNECTIONS
TO CHANGE LIVES



**Geoff Barraclough**

*Cabinet Member
for Planning and
Economic Development,
Westminster City Council*

Paddington is rapidly becoming one of London's most compelling investment destinations. Driven by major infrastructure improvements, including the arrival of the Elizabeth Line, and a wave of high-quality developments, the area is evolving into a **key hub for innovation**, life sciences, and commercial growth.

With a strong mix of global corporate headquarters, fast-growing startups, and academic institutions, Paddington offers a unique blend of scale and agility. It's also home to **landmark assets like St Mary's Hospital** - the site of the historic discovery of penicillin - which now sits at the centre of a new wave of investment in science and healthcare innovation.

Westminster City Council is backing this transformation as a member of Paddington Life Sciences, a world-leading hub created by Imperial College Healthcare NHS Trust for research and innovation, technology, and inclusive growth. Anchored by landmark projects such as the redevelopment of St Mary's Hospital and the creation of the Fleming Centre, this emerging cluster offers investors the opportunity to be part of something with both **global impact and local relevance**.

We are committed to ensuring that Paddington's growth is sustainable, inclusive, and investment ready. Our approach brings together public

sector leadership with private sector ambition - creating the conditions for long-term success. That means modern infrastructure, a supportive regulatory environment, and a **strong focus on environmental and social outcomes** that delivers good jobs for our talented local young people.

For investors, Paddington presents a rare opportunity: a central London location with available space for growth, a pipeline of high-impact projects, and a clear strategic vision backed by local government.

Through Westminster City Council and our partners, investors can access support across planning, licensing, workforce development, and **building partnerships with the local community**. We're here to make it easy to do business, to ensure that your investment delivers real, measurable and sustainable returns, and to work together to drive positive change.

As we look ahead, the next chapter of Paddington's story is being written now — and we invite forward-thinking investors to help shape it. The potential here isn't just for financial growth, but for lasting, transformative impact on London's economy and beyond.



City of Westminster



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AN URBAN CLUSTER **PRIMED FOR
OPEN INNOVATION**

Cross-disciplinary collaboration is vital for today's innovators in almost every sector. Paddington Life Sciences is led by Imperial College Healthcare, a research-led NHS Trust, connecting your business to the NHS and world-leading research.

ACCESS TO **WORLD CLASS** CLINICIANS, SCIENTISTS AND RESEARCHERS

- **2.5 billion**
rows of valuable structured data
- **300 million**
unstructured free-text records
- **2.4 million**
local population representing more than 200 ethnicities

Globally influential NHS research led by Imperial College Healthcare

- 1,289 clinical trials run in 2024/25, involving more than 39,000 patients, helping translate research breakthroughs into new treatments and better ways of working.
- The first UK patients received an experimental mRNA cancer therapy at the Trust as part of a major global trial in 2024.
- Led the UK arm of global clinical trials leading to the UK's approval of the world's first gene-editing treatment for sickle cell disease and beta thalassaemia in 2023.

State-of-the-art data for healthcare

- Imperial College Healthcare hosts, within its iCARE Secure Data Environment, one of the most comprehensive and integrated health data sets in the UK.
- Providing innovators with access to large-scale real-world health data across 5 hospitals and a local population of 2.4 million people.
- Imperial Health Knowledge Bank has more than 38,000 patients registered to receive details about relevant clinical trials and who have agreed for their health information to be collected and stored for research.

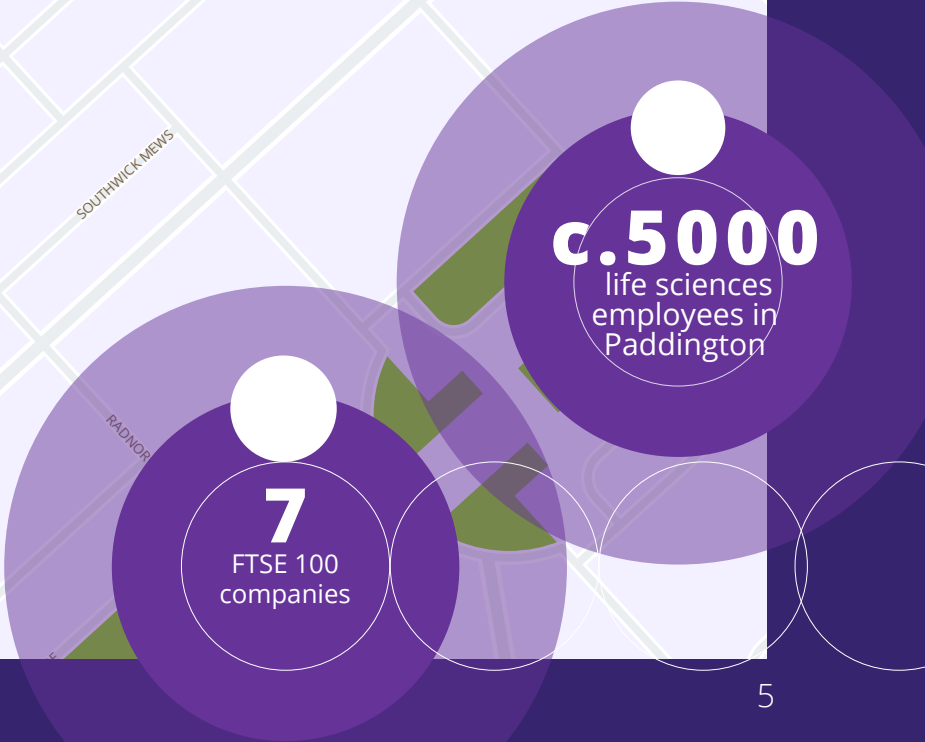
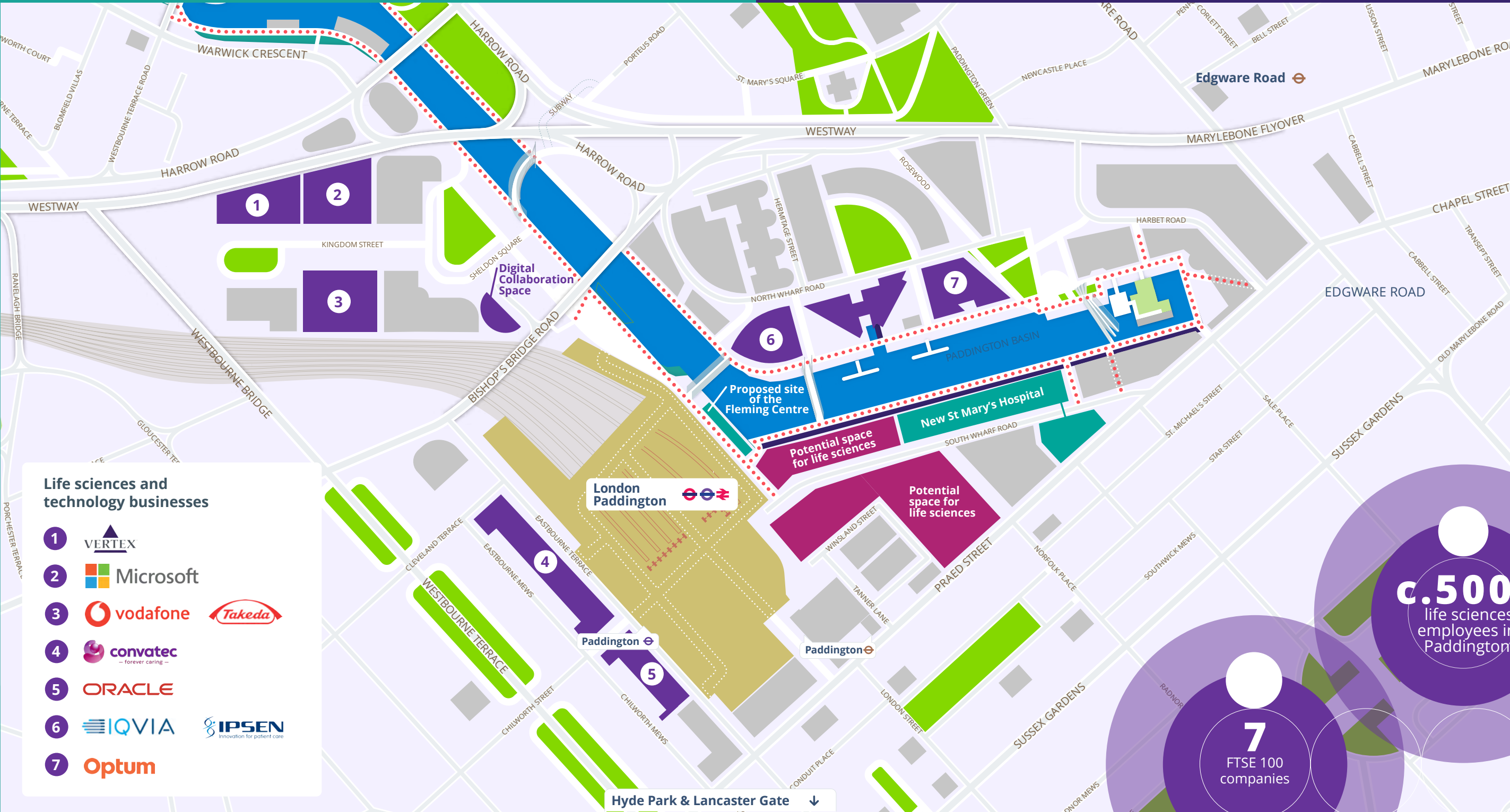
A world-leading university

- Imperial College London ranked 2nd in QS World University Rankings 2026: Top Global Universities.
- Imperial College Healthcare hosts the UK's largest government-funded Biomedical Research Centre, in partnership with the University.



A GROWING LIFE SCIENCES AND HEALTH TECH COMMUNITY

Life sciences and health tech innovators are choosing Paddington for the collaborative and cultural benefits of a well-connected urban innovation district.





Microsoft AI London

In April 2024, Microsoft announced a major new AI hub at 2 Kingdom Street in Paddington Central.

"Microsoft is committed to helping improve the entire healthcare experience. Working with Paddington Life Sciences means we are connected to a diverse community in London as well as leading researchers. Together we look forward to collaborating as part of the cluster, alongside the NHS, academics and other industry partners, to achieve improved health and well-being locally, nationally and globally"

*Dr Umang Patel,
Chief Clinical Information Officer, Microsoft.*

"Paddington Life Sciences has made great strides already in building an influential partnership of NHS, industry, community and academic institutions. Many of the challenges facing us today, as we strive to improve public health and reduce inequalities, can only be tackled by organisations coming together with focus and ambition. This is exactly what Paddington Life Sciences is doing and Vertex is proud to be a member."

Vertex, a Paddington Life Sciences Partner.



ACCELERATING **FUTURE INNOVATION**

The Paddington Life Sciences campus is poised for transformative redevelopment, with plans for a new St Mary's hospital and world leading research centre.



DRIVING SOLUTIONS TO ANTIMICROBIAL RESISTANCE

The Fleming Centre will be a new, state-of-the-art research and public engagement hub on the canal-side next to St Mary's Hospital.

The Centre is part of the wider Fleming Initiative, established jointly by Imperial College Healthcare and Imperial College London to find equitable solutions to antimicrobial resistance at a global scale.

It will be a space bringing together researchers, policymakers, clinicians, behavioural experts, commercial partners and the public to combine their shared networks, expertise and skills to tackle antimicrobial resistance.

The Centre – and the Initiative – are named in honour of Sir Alexander Fleming, who discovered the first antibiotic, penicillin, in 1928. His spirit of discovery is at the heart of the centre's mission.



THE
FLEMING
CENTRE

Due to open in 2028 - 100 years after
the discovery of penicillin at St Mary's
by Sir Alexander Fleming



Image credit: Stanton Williams

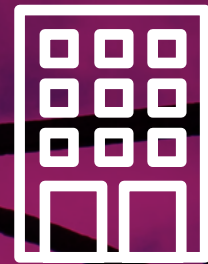
Building a hospital fit for the future

- The planned redevelopment of St Mary's Hospital aims to create connections that drive positive outcomes in healthcare and beyond.
- A state-of-the-art clinical facility with dedicated spaces for research, education and innovation.
- Advancing health equity through collaborations across Imperial College Healthcare, Paddington Life Sciences and local communities.
- Contributing to national and local economic growth and employment.
- The land that is surplus to requirements will be redeveloped to support the expansion of Paddington Life Sciences.



800–840 beds

to meet the growing needs of
the local community



1.5m sq ft

freed up for flexible, cross
functional commercial and
lab space



£1.5 billion p.a.

estimated contribution to national
economic growth



12,000–15,000

high-quality jobs on site



1.4m sq ft

of clinical space



Paddington's waterside urban village offers you, your employees and the local community the best of London's character and amenities.

A PLACE TO **LIVE, WORK AND ENJOY**

A PLACE TO LIVE, WORK AND ENJOY

An urban village buzzing with life

London excels when local community meets urban amenity. Paddington has it all. The lively local scene centres on the historic Grand Union canal. Day or night, weekday or weekend, longstanding and new residents, commuters and family day trippers enjoy public art, canal-side dining, live events and vibrant retail.

Modern flexible workspaces

Two decades of thoughtful investment has integrated modern commercial properties with Paddington's heritage heart. A breadth of global brands and pioneering innovators join life sciences occupiers at Paddington Central, Merchant Square, Paddington Square and more.

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A PLACE TO LIVE, WORK AND ENJOY

Natural landscapes for all to enjoy

Beyond the canal-side paths, Paddington's public piazzas and gardens create tranquil spaces for locals and visitors to relax and recharge. London's other breathing spaces are also close at hand, including Little Venice, Regent's Park and Hyde Park.

Homes for life or a visit

2,500+

new homes built since 1998

2,600

new hotel rooms since 2012

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4

A MAJOR **TRANSPORT HUB**

Paddington's excellent transport connections mean London and wider life sciences talent pools are close at hand.

A MAJOR TRANSPORT HUB

PADDINGTON LIFE SCIENCES

- Five London Underground lines connecting Paddington to all corners of London and Heathrow airport.
- A key stop on the Elizabeth Line connecting East-West London in minutes.
- Paddington Rail Station for excellent overground access to Heathrow airport and the life sciences talent pools in Oxford and the M4 corridor.



15 minutes
to Heathrow



11 minutes
to the city



1 in 6 adults
can reach Paddington
within 60 minutes

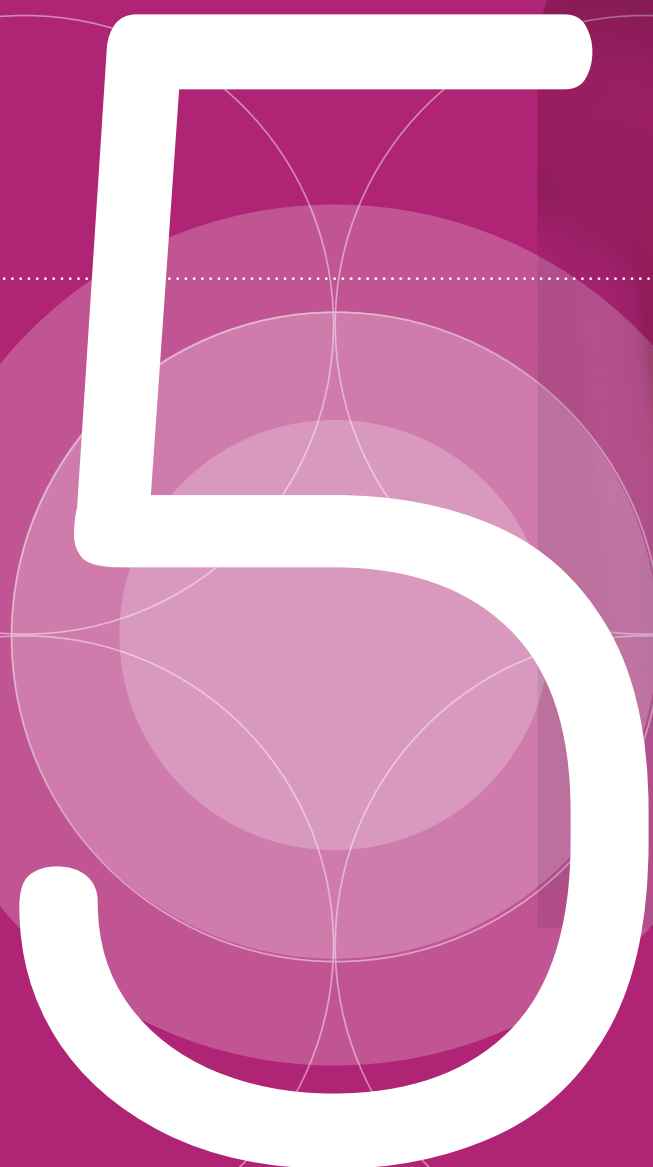


45 minutes
to Oxford



"Paddington was an attractive option from the beginning due to its proximity to Paddington station, offering excellent commuting options for our London based employees, easy access to Heathrow via the Heathrow Express to support international travel between London and country offices and its fast train link to our UK research site in Milton Park, Oxford."

Vertex, UK Headquarters at 2 Kingdom Street, Paddington since 2015. A Paddington Life Sciences Partner.



A SHARED VISION
FOR UK LIFE SCIENCES

Joining the Paddington Life Sciences cluster puts your business at the heart of a shared vision for life sciences innovation across London and the UK.

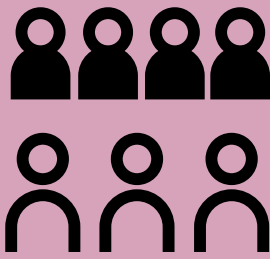


A SHARED VISION

WestTech London

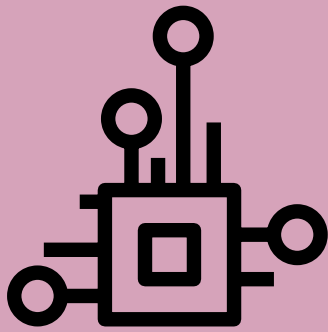
Paddington Life Sciences is proud to be part of WestTech London, a globally competitive innovation ecosystem anchored by Imperial's major science and innovation locations across West London.

WestTech London will become a global powerhouse for innovation and entrepreneurship, creating jobs, attracting investment and cementing the UK's position as a leader in science and technology.



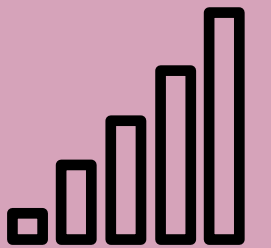
20,000

Employed in the Corridor's deep tech sector



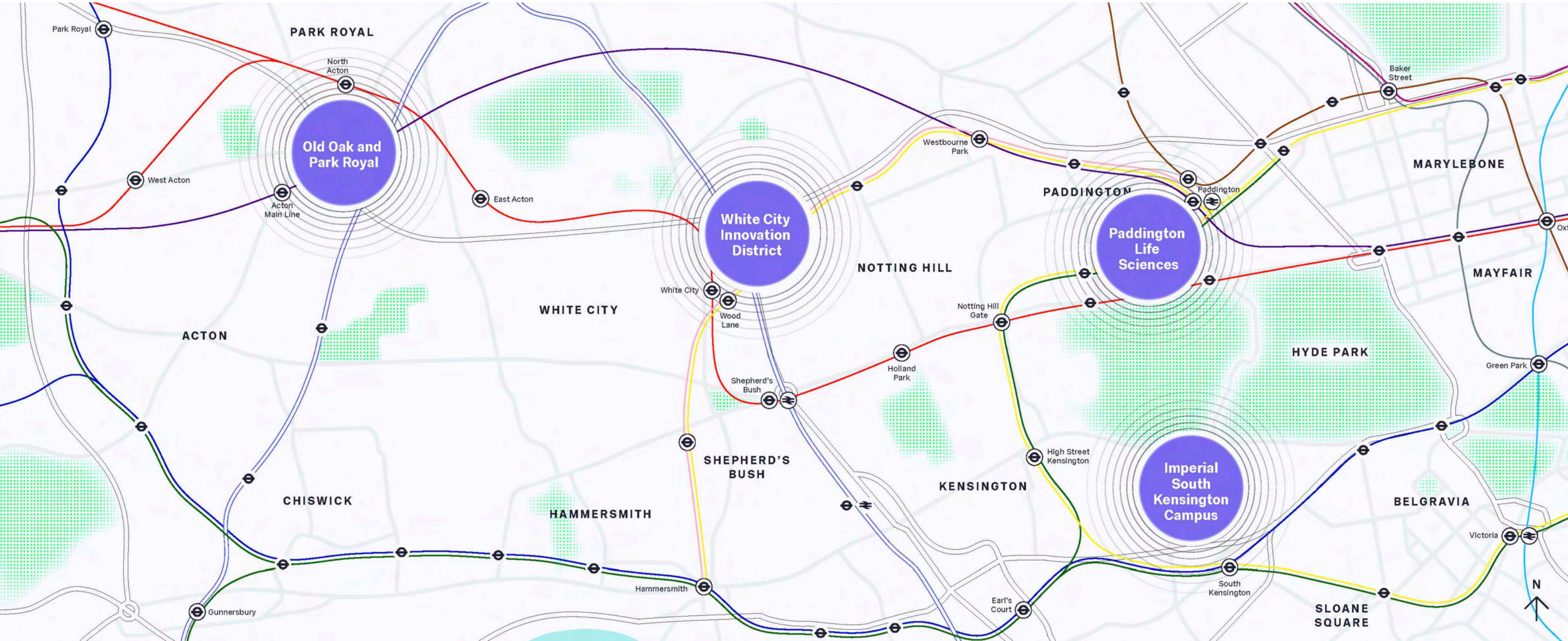
1000

Frontier innovation businesses across the Corridor



£9 Billion

Turnover from these organisations in 2023



London: A leading hub for life sciences

Benefit from close connections to life science and innovation hubs across London, including White City Innovation District and the King's Cross Knowledge Quarter. Enjoy joint networking events, knowledge sharing opportunities, and invitations to relevant industry events.

"There is an enormous pool of AI talent and expertise in the U.K., and Microsoft AI plans to make a significant, long-term investment in the region as we begin hiring the best AI scientists and engineers into this new AI hub."

Microsoft, a Paddington Life Sciences Partner.



3 of top 15
global universities for clinical
and health research

>2,600
life science companies have a
presence in London

**The largest
life science**
talent pool in Europe

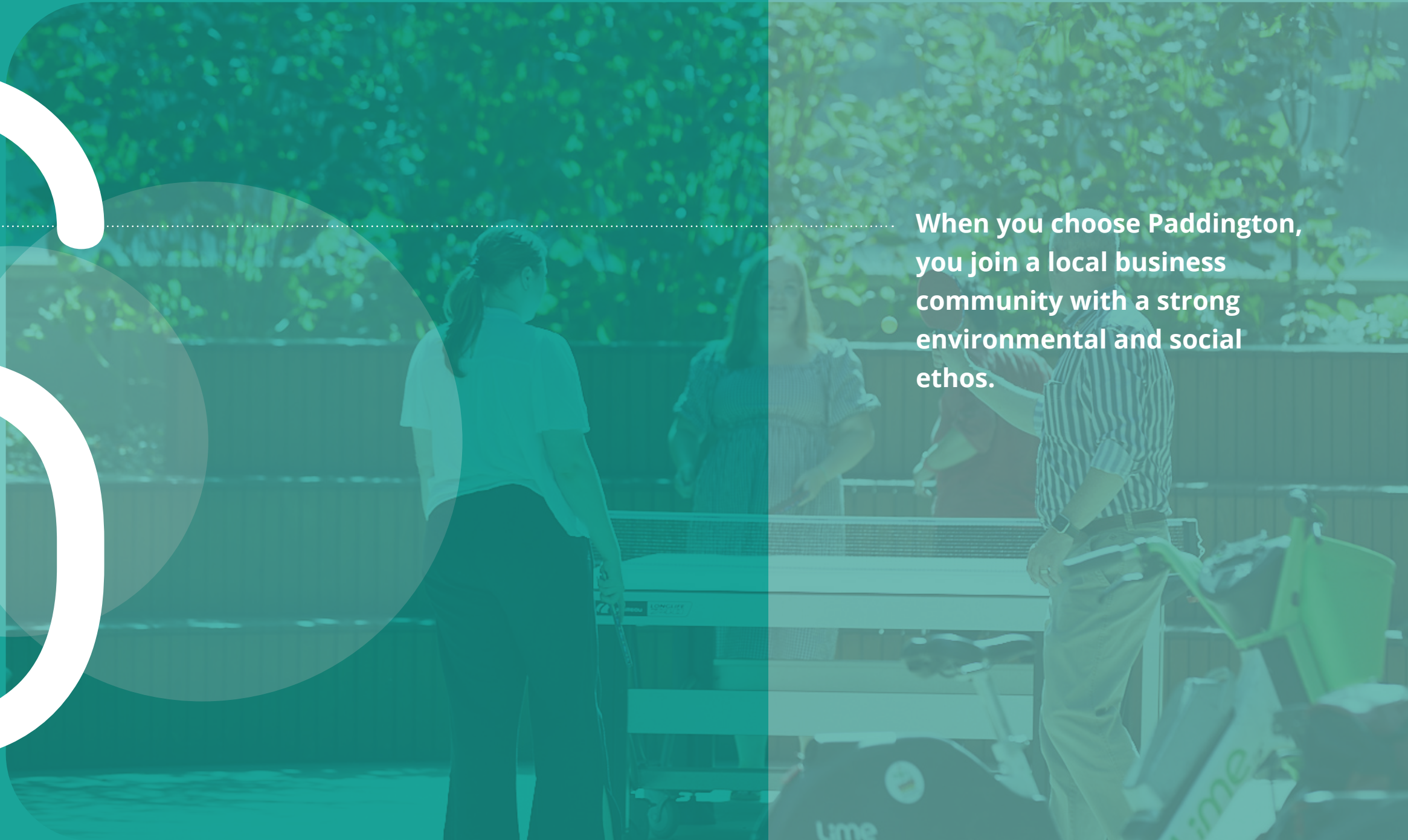
**More specialist
hospitals**
and services than anywhere
else in Europe

£1.2bn
health and life sciences sector
venture capital funding
deployed in 2024



A STRONG **ENVIRONMENTAL** AND
SOCIAL ETHOS

When you choose Paddington,
you join a local business
community with a strong
environmental and social
ethos.



A STRONG ENVIRONMENTAL AND SOCIAL ETHOS

Innovative recycling

- 75% of canal green waste recycled into compost at Merchant Square.
- 30% reduction target for potable water demand by recycling grey water in the Brunel building.

Energy efficient design

- Exposed structure design to reduce carbon consumption for the Brunel Building.
- 100% green energy procurement at Paddington Square.
- 12 tonnes CO2 p.a. saved by Paddington Square rooftop solar panels.

Net zero 2030 commitments

- Brockton Everlast
- British Land



"The building's award-winning environmental credentials reflect Convatec's commitment to sustainability and achieving net zero across its value chain, with solar panels generating 58,000 kWh of power each year (enough to power the whole building) and green roofs enabling a bio-diverse environment and rainwater harvesting."

Convatec, on relocating their global headquarters to Paddington in 2023.
A Paddington Life Sciences Partner.



"The new office will provide state-of-the-art facilities for colleagues whilst reducing Ipsen's carbon footprint and living up to the company's environmental commitments."

Ipsen, operating one of the company's three global hubs from Paddington.
A Paddington Life Sciences Partner.



Merchant Square opened London's first Floating Pocket Park in 2017 as an innovative expression of its sustainable ethos. The park includes a dedicated wildlife island that is carefully managed for birds, plants and people to enjoy.



Canal and River Trust
Built Environment
Award winner 2018.

Impact through place-based partnerships

A number of active community groups embody the area’s community spirit, including:

- The Grand Union BID’s Paddington Community Programme,
- Paddington Life Sciences’ social value working group,
- Multiple local community funds.

These groups strive to connect local employees and residents through initiatives including teaching employability skills, transforming community spaces, and running practical workshops and mentoring schemes.



The Paddington Community Programme:

In 2024, over **7,500** volunteering hours given from **37** Paddington companies to support **30** charities, schools and community groups.

#2035 programme linking Paddington Life Sciences partnership’s social value agenda to Westminster City Council’s broader work to address social and health inequalities.

Paddington Life Sciences’ social value focuses on:



Skills,
training and
employment



Digital inclusion



Community
engagement



Paddington Life Sciences is a dynamic player in the UK's successful and growing life science innovation network. Commercial innovators are seeing the benefits of close connection to St Mary's Hospital, Imperial College London and wider pools of life sciences talent and innovation.

A PLACE TO **INNOVATE.**
A PLACE TO **CHANGE LIVES.**

Summary

Choosing Paddington means more than securing a prime location - it means joining a dynamic ecosystem designed to foster growth, innovation, positive impact, and long-term success.

At the heart of this ecosystem is Paddington Life Sciences. This cluster brings together the NHS, industry, and researchers to create a collaborative environment where businesses can thrive. Whether it is through access to space, partnerships, or knowledge exchange, the Paddington Life Sciences network offers practical, on-the-ground support to help companies innovate and grow together.

This support is backed by Westminster City Council, which provides hands-on assistance to help businesses land and thrive in the area. From navigating local opportunities, planning, and licensing, and recruiting talented residents, the Council plays an active role in fostering success. Uniquely positioned to spot strategic opportunities, it also connects investors with key partners and networks.

Business Improvement Districts (BIDs) complete the wrap-around network of support. With active BIDs such as the Grand Union Bid, businesses can be part of powerful platforms to address their challenges, share opportunities, and enhance the area. BIDs likewise offer guidance in areas like local recruitment, CSR initiatives, volunteering, and sustainability.

Paddington Life Sciences, Westminster City Council and the BIDs share a deep local knowledge and community connections that will ensure that your company does not just locate in Paddington - it becomes impactfully integrated into it.

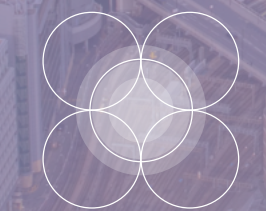
In Paddington, you're not just landing. You're launching.



An urban life sciences cluster primed for open innovation.



A transport hub seamlessly connected across London, the UK and beyond.



A key partner in the shared vision for UK life sciences innovation.



A local community and environment buzzing with life.

A PLACE INNOVATE. A PLACE TO CHANGE LIVES

Register your interest in Paddington Life Sciences today.

For enquiries, contact:

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