



## **British Land and Royal London Asset Management announce letting to Gilead Sciences at One Triton Square, Regent's Place**

*Leading global biopharmaceutical company will take 50,000 sq ft*

*77% of building now let or under offer by ERV*

11 March 2026

British Land and Royal London Asset Management announce that leading global biopharmaceutical company Gilead Sciences is taking 50,000 sq ft of workspace at One Triton Square, Regent's Place.

The flagship development reached practical completion in October 2025. As reported in British Land's recent Q3 Trading Update, the building has seen strong leasing activity, with five completed deals totalling 71,000 sq ft, including the lease to Gilead Sciences. This activity underlines the depth of demand from science and technology-focused occupiers seeking high quality, well connected space at Regent's Place in the heart of London's Knowledge Quarter.

Gilead Sciences is a company dedicated to discovering, developing and delivering innovative medicines for the world's most serious diseases, with a focus on virology, oncology and other areas of unmet medical need.

Leasing momentum remains positive across the rest of the building which is now 77% let or under offer by ERV.

**Kelly Cleveland, Head of Real Estate at British Land, said:** *"Gilead's commitment to One Triton Square reflects the quality of this exceptional building and the ecosystem we are creating at Regent's Place. The campus is the place where innovative businesses come to scale, delivering next-generation technologies in a vibrant, future-focused location.*

*"The success of the building reinforces our conviction in taking strategic surrender premiums, upgrading space and securing high-quality lettings that unlock superior rents."*

**Mark Evans, Head of Property at Royal London Asset Management, said:** *"We are delighted with the leasing success of One Triton Square following the building launch at the end of 2025 and are pleased to welcome Gilead Sciences to the development.*

*"One Triton Square represents a marquee investment for RLAM Property following the creation of the 50/50 JV in March 2024 and is a key pillar to our evolving life science portfolio across Oxford, Cambridge and London. The leasing momentum the team have established, stands to deliver strong investment returns to the fund and provides conviction for our underlying investment philosophy of deploying at scale into prime buildings in core, well-connected markets."*



Located along the innovation-focused 'Smart Mile' linking Paddington and King's Cross, the Regent's Place campus is home to ambitious businesses building and scaling frontier technologies. It is designed to bring together companies working across science, engineering and advanced technology, creating an environment where different disciplines intersect and ideas move quickly. With the scale to support businesses at every stage – from early growth to global expansion – the campus offers flexibility, continuity and an experienced landlord partner committed to supporting long-term success.

One Triton Square provides over 300,000 sq ft of sustainable, purpose-built space, including fitted laboratories, Storey flexible workspace, premium offices and shared meeting and event facilities. The building is designed to support businesses at all stages of growth, enabling occupiers to scale and evolve within a single, future-ready location.

-ENDS-

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### **About British Land**

British Land is a UK commercial property company focused on real estate sectors with the strongest operational fundamentals: London campuses, retail parks, and London urban logistics. We own or manage a portfolio valued at £15.2bn (British Land share: £9.8bn) as at 30 September 2025.

Our purpose is to create and manage Places People Prefer – outstanding places that deliver positive outcomes for all our stakeholders on a long term, sustainable basis. We do this by leveraging our best-in-class platform and proven expertise in development, repositioning and active asset management.

We have both a responsibility and an opportunity to manage our business in an environmentally and socially responsible manner. Our approach to sustainability is focused on three pillars: Greener Spaces, Thriving Places and Responsible Choices.

Read more about us at [www.britishland.com](http://www.britishland.com).

### **About Royal London Asset Management**

Royal London Asset Management is a significant investor in the UK commercial property market, operating across six key sectors: offices, retail, industrial and logistics, residential, healthcare and alternatives.



The team is part of Royal London Asset Management, one of the UK's leading fund management companies, providing investment management solutions to both wholesale and institutional clients such as not-for-profit organisations, local authorities and the insurance sector.

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