

British Land secures planning approval for redevelopment of unique West End tower

Plans approved for rare opportunity to transform Euston Tower into c.560,000 sq ft of premium workspace and public realm at Regent's Place campus in the heart of London's Knowledge Quarter

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British Land has secured planning approval to redevelop Euston Tower, into a highly sustainable, world-class building at its Regent's Place campus in the heart of London's Knowledge Quarter, home to Europe's pre-eminent and growing tech ecosystem.

The revised plans will deliver a unique new workspace for the West End and create a new focal point in the skyline. The 31-storey tower will comprise 19,000 sq ft floor plates, 360-degree views across central London, terraces and shared amenity spaces for collaboration, to support a strong ecosystem for businesses to network, generate ideas and launch products.

The plans also feature 4,000 sq ft of restaurant and café space, with terraces overlooking a revitalised public realm, as well as 8,000 sq ft of enterprise space for local entrepreneurs, start-ups and inclusive innovation.

Regent's Place sits in the heart of the Knowledge Quarter, close to internationally renowned academic and research institutions such as UCL, UCLH and The Francis Crick Institute, making it well positioned to capture the increasing demand for high quality, well located workspace from science and technology businesses.

British Land has recently signed generative AI media company Synthesia for 20,000 sq ft of space at 20 Triton Street and is delivering over 300,000 sq ft of best in class offices and labspace at 1 Triton Square, in conjunction with Royal London Asset Management.

David Lockyer, Head of Development at British Land, said: *"We are delighted to receive planning consent for this incredible scheme – the first West End tower in a generation, and likely to be the last. This world-class building will provide the space for UK's greatest minds to turn research into real-world solutions.*

"The tower is ideally located at our Regent's Place campus, where the Knowledge Quarter meets the West End, and where businesses can benefit from the great concentration of academic and research institutions between Harley Street and King's Cross."

The consented design retains 31% of the original structure, which was built in the 1960s, and will deliver an ambitious circular economy strategy, significantly reducing embodied carbon and creating a building fit for the future. The development will be all-electric and target BREEAM Outstanding.

Leading the design team are award-winning Danish architecture practice 3XN GXN supported by London-based architects Adamson Associates and with landscape design by studio DSDHA.

-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 £13.6bn (British Land share: £8.9bn) as at 30 September 2024.

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.