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| Site name/address | Nearest station | Walking distance to station | Local Authority | Overall site size | Overall site floor area capacity | Ability to accommodate 40-45,000 sq m with efficient floor plates? | PTAL Rating* | Proximity to other acute hospitals and facilities | Proximity to existing City Road site and LB Islington | Site availability | Site ownership position (shaded green if public sector) | Site occupation | Indicative site value | Indicative site value per acre | |
|---------------------|-----------------------------|-----------------------------|------------------------|---------------------------------|----------------------------------|--|------------------------------|---|---|-------------------------------|---|-----------------|-----------------------|---------------------------------|---------------------|
| St Pancras Hospital | King's Cross | 13 mins | Camden | 2 acres of a larger 5 acre plot | 50,000 sq m | Yes | 6B | Yes - in heart of Knowledge Quarter | Reasonable / neighbouring borough / in 'North Central London' | Yes | Camden and Islington NHS Foundation Trust | NHS Hospital | £40m | £20m per acre | |
| A | Southwark | 4 mins | Southwark | 2.0 acres | 67,819 sq m | Yes | 6B | Equidistant between Guys and St Thomas | No / non-neighbouring borough | On market and available | | Vacant | c. £250-300m | £150m per acre | |
| B | Kengington Olympia | 3 mins | Hammersmith and Fulham | 5 acres | c. 50,000 sq m | Maybe - heritage constraints to consider | 4 | Charing Cross Hospital / Kensington Park Medical Centre | No / non-neighbouring borough | Coming to market 2019 / 2020 | | | Unknown | Likely to be over £50m per acre | |
| C | Waterloo | 6 mins | Lambeth | 2.5 acres | c. 60,000 sq m | Yes | 6B | St Thomas' Hospital | No / non-neighbouring borough | On the market | | Vacant | c. £150m | £60m per acre | |
| D | Vauxhall - various | Vauxhall / Battersea | TBC | Wandsworth | TBC | TBC | Yes | TBC | None currently | No / non-neighbouring borough | Various sites available | Various | TBC | TBC | Up to £50m per acre |
| E | White City - various | White City | TBC | Hammersmith & Fulham | TBC | TBC | Potentially through redesign | TBC | Imperial White City campus | No / non-neighbouring borough | Various sites available | Various | TBC | TBC | Up to £50m per acre |
| F | Stratford - various options | Stratford | TBC | Newham | TBC | TBC | Yes | TBC | Unknown - some academic presence planned in the area | No / non-neighbouring borough | Various sites available | Various | TBC | TBC | c. £10-20m per acre |
| G | Elephant & Castle - various | Elephant & Castle | TBC | Southwark | TBC | TBC | Yes | TBC | None currently | No / non-neighbouring borough | Various sites available | Various | TBC | TBC | c. £20-50m per acre |

Sites rejected from options appraisal as not available or unable to accommodate required size of building

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| | Kings Cross | 10 mins | Camden | 1.1 acres | Unknown | No | 6B | Nearest hospital is UCH | Reasonable / neighbouring borough / in 'North Central London' | Occupied and in use | | | Unknown | Likely to be c. £20-50m per acre |
| | Kings Cross | 14 mins | Islington | 0.8 acres | Unknown | No | 1B | Nearest hospital is UCH / UCLH | Reasonable / neighbouring borough / in 'North Central London' | Occupied and in use | | | Unknown | Likely to be c. £20-50m per acre |
| | Southwark | 5 mins | Southwark | 1.4 acres | c. 22,000 sq m | No | 6B | St Thomas' Hospital | No / non-neighbouring borough | On the market | | | £40m | £29m per acre |
| | King's Cross Triangle Site | 13 mins | Camden | 2.9 acres | c. 35,000 sq m | Unlikely | 2 | Nearest hospital is UCH / UCLH | Reasonable / neighbouring borough / in 'North Central London' | Vacant with planning permission for a mixed use development including, residential, retail, leisure, professional A1, A2, A3 uses and a health and fitness centre (D2) incorporating medicentre facilities. | | | Unknown | Likely to be c. £20-50m per acre |
| | Old Street | 5 mins | Hackney | 0.9 acres | c. 40,000 sq m | Floorplates not suitable | 6A | Not particularly near any | Adjacent site but within LB Hackney | On the market | | | £65m | £72m per acre |
| | King's Cross | 10 mins | Camden | 0.8 acres | 21,414 sq m | No | 6B | Yes - in heart of Knowledge Quarter | Reasonable / neighbouring borough / in 'North Central London' | No longer available | | | c. 60m | c. £75m per acre |
| | Euston | 8 mins | Camden | 0.9 acres | c. 40,000 sq m | Unlikely | 6B | Yes - in heart of Knowledge Quarter | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | c. £50m | c. £55m per acre |
| | Kings Cross | 16 mins | Camden | 2.9 acres | c. 100,000 sq m | Yes | 6B | UCLH Clinical Microbiology | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | c. £150m | c. £50m per acre |

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| | Kings Cross | 17 mins | Camden | 3.5 acres | Unknown | Likely | 6A | UCLH Clinical Microbiology | Reasonable / neighbouring borough / in 'North Central London' | Occupied and in use | | | Unknown | Likely to be c. £20-50m per acre |
| | Euston | 27 mins | Camden | 4.7 acres | Unknown | Unlikely | 6A | Equidistant between Royal Free and UCLH Clinical Microbiology | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | Unknown | Likely to be c. £20-50m per acre |
| | Shoreditch High Street | 0 mins | Hackney + Tower Hamlets | 10 acres | 100,000 sq m + | Yes | 6B | Not particularly near any | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | Unknown | Likely to be over £50m per acre |
| | Kings Cross | 6 mins | Camden | 1.2 acres | c. 25,000 sq m | Maybe - heritage constraints to consider | 6B | UCLH nearest | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | £100m + | £83m per acre |
| | St Pauls | 1 min | City of London | 1.6 acres | c. 45,000 sq m | Yes | 6B | London Bridge Hospital | No / non-neighbouring borough | Live sale but u/o to preferred party | | | c. £200m | £125m per acre |
| | Aldgate or Tower Hill | 5 mins | City of London | 0.68 acres | c.45,000 sq m | Yes | 6B | Barts Health NHS Trust and London Bridge Hospital | Reasonable / neighbouring borough / in 'North Central London' | Off market | | | c. £95m | c. £140m per acre |
| | Stepney Green / Mile End | 6 mins | Tower Hamlets | 4.2 acres | TBC | Unknown but likely to be possible | 5 | Mile End Hospital | No / non-neighbouring borough | Not available currently | | | Unknown | Likely to be c. £20-50m per acre |
| | Kings Cross | 1 min | Camden | c. 3 acres | c. 50,000 sq m | Yes | 6B | Next to the Crick. UCH and UCLH Clinical Microbiology | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | Unknown | Likely to be over £50m per acre |

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| | Caledonian Road | 15 mins | Islington | 0.77 acres | 2,185 sq m | No | 2 | Nearest hospital is UCH | Within LB Islington | Off market | | | c. £40m | c. £50m per acre |
| | Waterloo / Lambeth North | 7 mins | Lambeth | 4.2 acres | c. 70,000 sq m | Yes | 6B | St Thomas' Hospital | No / non-neighbouring borough | Not available | | | £200m+ | £47.6m per acre |
| | Russell Square | 10 mins | Camden | c. 2.5 acres | 6,500 sq m | No - ruled out by Oriel previously based on heritage constraints | 6A | UCLH | Reasonable / neighbouring borough / in 'North Central London' | Not available | | | c. £100m | Circa £40m per acre |
| | Regents Park | 9 mins | Westminster | 0.69 acres | c. 10,000 sq m | No | 6B | Weymouth Street Hospital, King Edward VII's Hospital, The Harley Street Clinic | No / non-neighbouring borough | Not available | | | c. £100m | Over £100m per acre |
| | Caledonian Road | 11 mins | Islington | 0.5 acres | c. 10,000 sq m | No | 3 | Nearest hospital is UCH | Within LB Islington | Off market | | | c. £30m | c. £60m per acre |
| | Paddington | 3 mins | Westminster | c. 3 acres | c. 60,000 sq m | Yes | 6A | St Marys Hospital | No / non-neighbouring borough | Not for sale | | | Confidential | Over £100 per acre |
| | Paddington | 5 mins | Westminster | c. 0.5 acres | c. 35,000 sq m | No | 6B | St Marys Hospital | No / non-neighbouring borough | Not available | | | Confidential | Circa £100m per acre |
| | Paddington | 5 mins | Westminster | Over 4 acres | c. 100,000 sq m | Yes | 6B | St Marys Hospital | No / non-neighbouring borough | Fully utilised but market testing has been conducted regarding a redevelopment of the estate | | | Unknown | Expected to be up to circa £100m per acre |