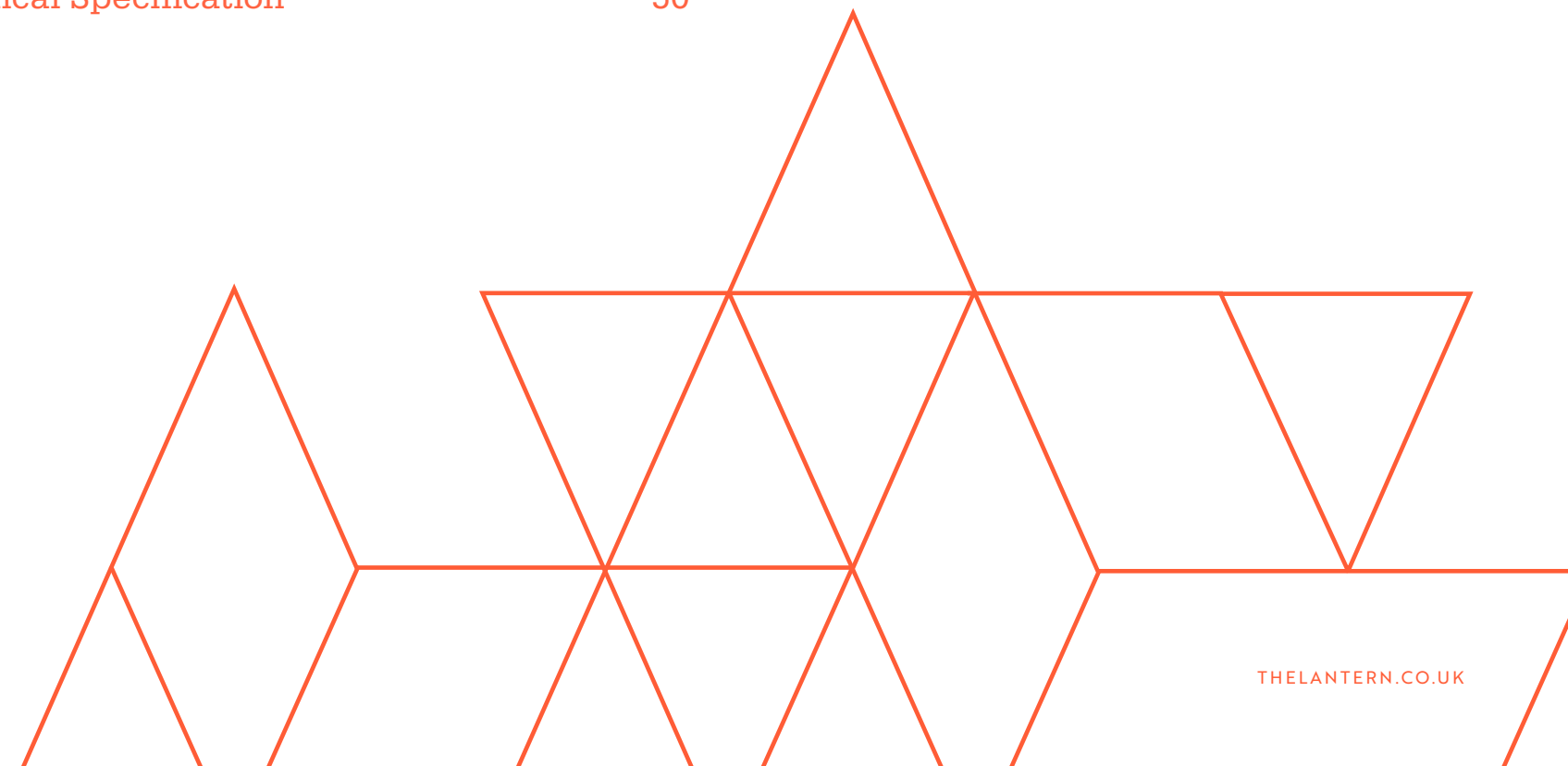


THE LANTERN



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Introduction

The Lantern is a building that will set new standards and bring new life and amenity to an already thriving area. Located on the corner of Hampstead Road and Drummond Street, it is equidistant from Euston Station and Tottenham Court Road.

This proudly positioned mixed-use development has been designed by leading architects Marks Barfield and boasts over 180,000 sq ft (16,722 m²) of office, retail and residential accommodation. The Rosal Dunas Limestone façade compliments the neighbouring buildings along Hampstead Road whilst the Sevilla brick blends into the heritage buildings along Drummond Street.

The visionary element of the design is an illuminated south facing glass façade with geometric structures casting light inside and out. Most floors benefit from access to large multi-faceted terraces with additional amenities including generous cycle provisions and a ground floor café acting as a social node for the building.

Once inside the building, the generously proportioned reception area leads directly into a light filled central atria with a stunning staircase linking the office floors.

Left:

Visible from Tottenham Court Road, the prominent south east corner of the building is articulated by the geometric artwork of intricate triangulated glass panels.



Summary Specification

- 151,601 sq ft of office accommodation
- 16,671 sq ft of terraces arranged over virtually every floor
- Large office floors - typically over 20,000 sq ft, the floors are arranged around a beautifully designed large central atria flooding the floors with light
- Over 10,000 sq ft of new retail space
- Ability for a private entrance
- 1:8m² occupational density
- 252 bike spaces
- 256 lockers
- 34 showers
- 4 car parking spaces
- BREEAM: 'Excellent'
- Delivery Autumn 2021





Extensive terracing and outdoor space on almost every floor.



Left & above: Roof terraces, pocket gardens, atrium balcony planting, a lower ground naturally lit space with green walls, and use of natural materials assist in improving the occupier's connection to nature, improving air quality and creating an inspirational, uplifting place to work.



The design includes an illuminated glass facade, with geometric structures casting light inside and out.



Right:
Computer generated image of the view up Hampstead Road to the North



The reception creates a marriage of external natural stone and internal timber panelling.



Right & above:

A bespoke Murano glass light artwork is hung from the ceiling of the double height reception area draws visitors into the space and to the timber free-standing reception desk sat in front of a Murano glass feature wall.





The building brings generosity of space, light, and people-centred design, promoting activity and movement.

Left & below:
People centred design
in both the entrance
and atrium spaces.





The oak-lined stairway connects people through the seven storey, light filled central atrium.

Left:
The welcoming stairway invites occupiers to walk up and interact with other occupants, with chance encounters along the way.



Large open plan floors filled with natural daylight help to create an exemplar office of wellbeing.

Left:
Computer generated image of a typical office floor



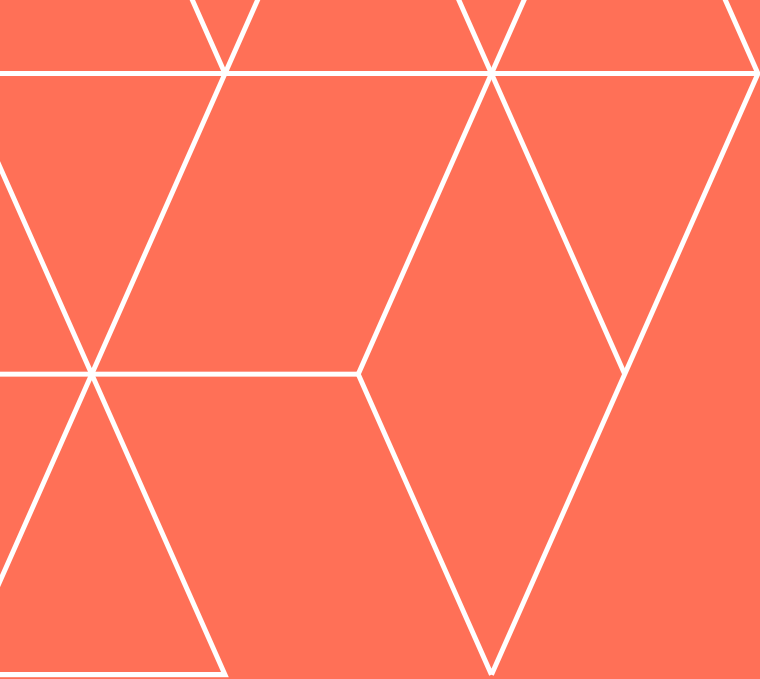
Location

The Lantern is located minutes from Euston Station and the underground stations of Euston Square, Warren Street and Goodge Street. This area is one of the most interesting and rewarding locales bordering Tottenham Court Road and Fitzrovia to the South, Euston to the East and Regent's Park, with over 400 acres of open space, to the West. The Lantern will add a new dimension as a place to work that opens up fully to its much-enhanced surroundings.

Numerous bars, restaurants, shops and other facilities are within easy reach of the building. You are also in good company with the likes of Facebook, Dentsu Aegis, Wellcome Trust and UCL within immediate proximity.

Grab a bite to eat from one of the local cafe's, and head to a park or Fitzroy Square. Alternatively, Warren Street and Great Portland Street offer a further range of shops, restaurants and bars including; Honey & Co, Bang Bang, Peyton & Byrne and The Old Dairy.





Getting Around

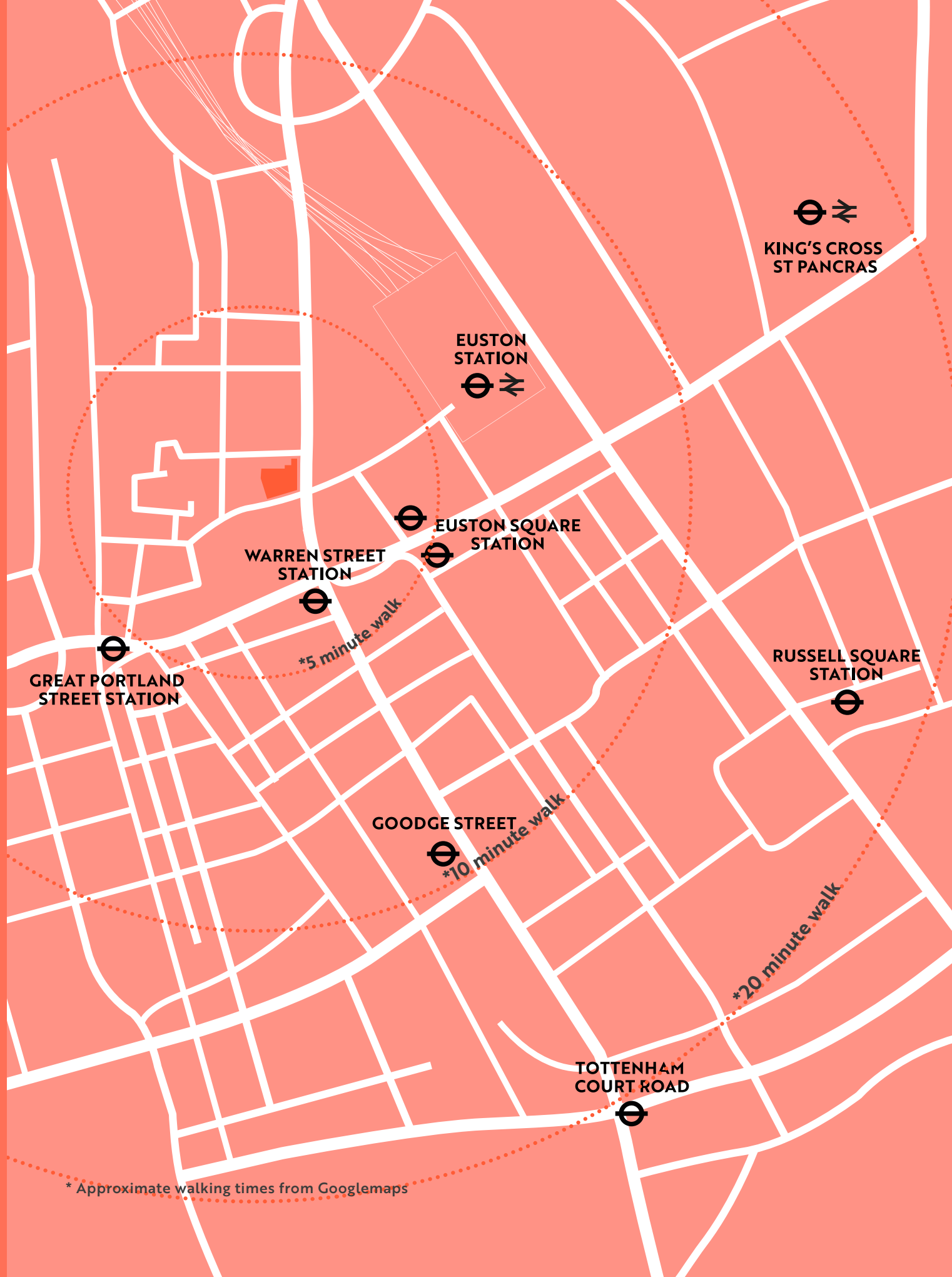
Five underground stations are each within a few minutes walk and three rail termini are within a ten minute walk (Euston, Kings Cross and St Pancras).

The arrival of Crossrail in 2021 will dramatically reduce journey times across London, with Paddington and Liverpool Street only 5 minute journeys from Tottenham Court Road Station.

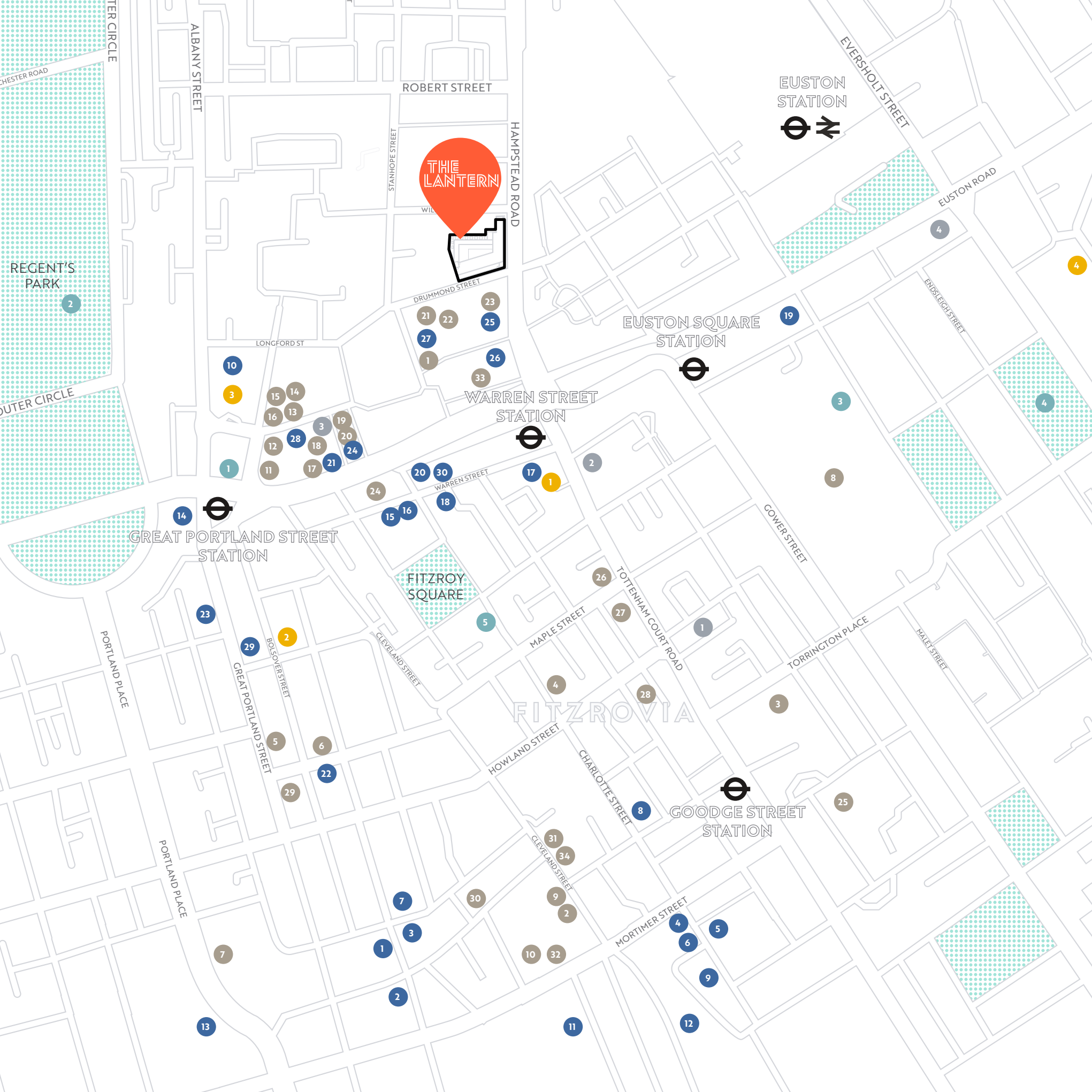


Local transport options

- Victoria line
- Hammersmith & City line
- Circle Line
- Metropolitan Line
- Northern Line
- National Rail
- Thameslink
- Eurostar



* Approximate walking times from Googlemaps



Local Occupiers & Amenities

The area is home to a host of leading global companies and brands.

Local Occupiers

1. Wates
2. Netflix
3. Liverpool FC
4. ARUP
5. DNEG
6. Milk VFX
7. BBC Broadcasting House
8. University College London
9. Éstee Lauder
10. Allfunds Bank
11. Carat
12. Dentsu Aegis
13. Dimensional Fund Advisors Ltd
14. Gazprom
15. Lendlease
16. Ricoh Europe PLC
17. Elexon
18. GMC
19. Alpha Real Capital
20. Time Investments
21. Facebook
22. Santander Asset Management
23. The Guinness Partnership
24. Entertainment One
25. G Research
26. Benevolent AI
27. TomTom
28. Arup & Boston Consulting Group
29. Slack
30. Woods Bagot
31. Fletcher Priest
32. LendInvest
33. Google
34. TakeTwo Interactive

Eating & Drinking

1. Scandinavian Kitchen
2. Riding House Café
3. Kaffeine
4. Lantana Café
5. Pied à terre
6. ROKA
7. Attendant Fitzrovia
8. Bubbledogs
9. Oscar bar and restaurant
10. Dry Martini London
11. The Long Bar, Sanderson Hotel
12. Nordic Bar
13. Roux at the Landau
14. 229 The Venue
15. The Old Dairy
16. Honey & Co
17. Steak & Lobster
18. Little Nan's Fitzrovia Kitchen
19. Wellcome Collection restaurant
20. Bang Bang
21. Wasabi
22. The Lucky Pig Cocktail Bar
23. Ibérica
24. Black Sheep Coffee
25. Beany Green
26. Cycle Republic
27. The Refinery at Regent's Place
28. Union Regent's Place
29. Peyton & Byrne
30. Honey & Spice

Places

1. One Marylebone
2. The Regent's Park
3. Bloomsbury Theatre
4. Tavistock Square Gardens
5. Fitzroy House

Gyms

1. Fitness First
2. Pure gym
3. Fly Kick
4. Barry's Bootcamp

Hotels

1. Radisson Blu Edwardian, Grafton
2. Holiday Inn, Regents Park
3. Melia White House
4. Hilton London Euston



The neighbourhood is being transformed

Work is now underway to transform the areas around Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles circus, helping the area to continue to flourish.

The project will provide safer, greener and more attractive streets for residents and visitors helping to attract, sustain and boost local businesses. This includes wider pavements with new high quality materials, the removal of street clutter and new pedestrian crossings. The work is due to complete early 2020.

The Lantern sits comfortably at the edge of this new growth and is helping to lead the way for the new business quarter and area transformation.

Safer, greener & more attractive streets.



Below: Visualisation of new two way Tottenham Court Road for buses and bicycles.

- Two way traffic, safer cycling and pedestrian areas
- Two way traffic, safer cycling and pedestrian areas, new crossing
- New plaza next to Centre Point and Crossrail Station Wider Pavements
- Area for Camden improvement plan
- Improved public place or new green space

Euston is one of the best connected stations in London. It links key cities and counties and is on several popular commuting routes.

It has an ever developing retail and leisure offer including many bars, restaurants and gyms combined with a wide range of hotels, including the St Pancras Renaissance and Pullman London.

With the delivery of HS2 from 2026, six additional platforms will be created. By reducing travel times from key regional cities, it will expand the employment pool and attract businesses.

Six additional platforms will be created.



Vision CGI by Grimshaw Architects



London to Paris in just over 2 hours.





On the doorstep

Directly opposite, Regent's Place offers places to eat and shop with a range of occupiers from Beany Green's to Black Sheep coffee, all surrounding a square full of places to sit outdoors.

If you are looking for food, you are spoilt for choice. The Lantern is located between various hubs for lunches and dinners all ranging in price for different budget needs from Itsu to a monthly family run market, you are sure to find the perfect meal.

The Lantern is also located close to several renowned institutes offering culture and education. The Wellcome Trust sits on the opposite side of Euston Road and boasts a restaurant, cafe and gallery with regular talks and seminars taking place most weeks. University College London campus is on the doorstep of the building.



Spoilt for choice with restaurants, bars & cafés.





Schedule of areas

FLOOR	OFFICE NIA (SQ FT)	RECEPTION (SQ FT)	TERRACE (SQ FT)	POCKET GARDEN (SQ FT)
7	11,117	-	1,382	-
6	9,084	-	3,950	-
5	12,126	-	-	-
4	13,434	-	5,258	143
3	19,680	-	4,936	136
2	25,376	-	723	143
1	23,647	-	-	-
G	14,333	2,993 (Main) 1,986* (Drummond St.)	-	-
LG	12,876 4,949 (Atrium Base)	-	-	-
TOTAL	151,601		16,671	

*Please note Drummond Street Reception NIA dependent on leasing arrangement



Wellbeing



HEALTHY OPTIONS

Spaces for planting, eating, social break-out areas



OPTIMAL QUALITY OF WATER & AIR

Filtration & treatment



WELLBEING

Promoting health & wellbeing



ACTIVE LIFESTYLE

Active transportation support, stair accessibility



CIRCADIAN DESIGN

Natural daylighting, glare control, colour quality, views out



COMFORTABLE INDOOR ENVIRONMENT

Thermal, acoustic, ergonomic comfort



CONNECTION TO NATURE & ADAPTABLE SPACES

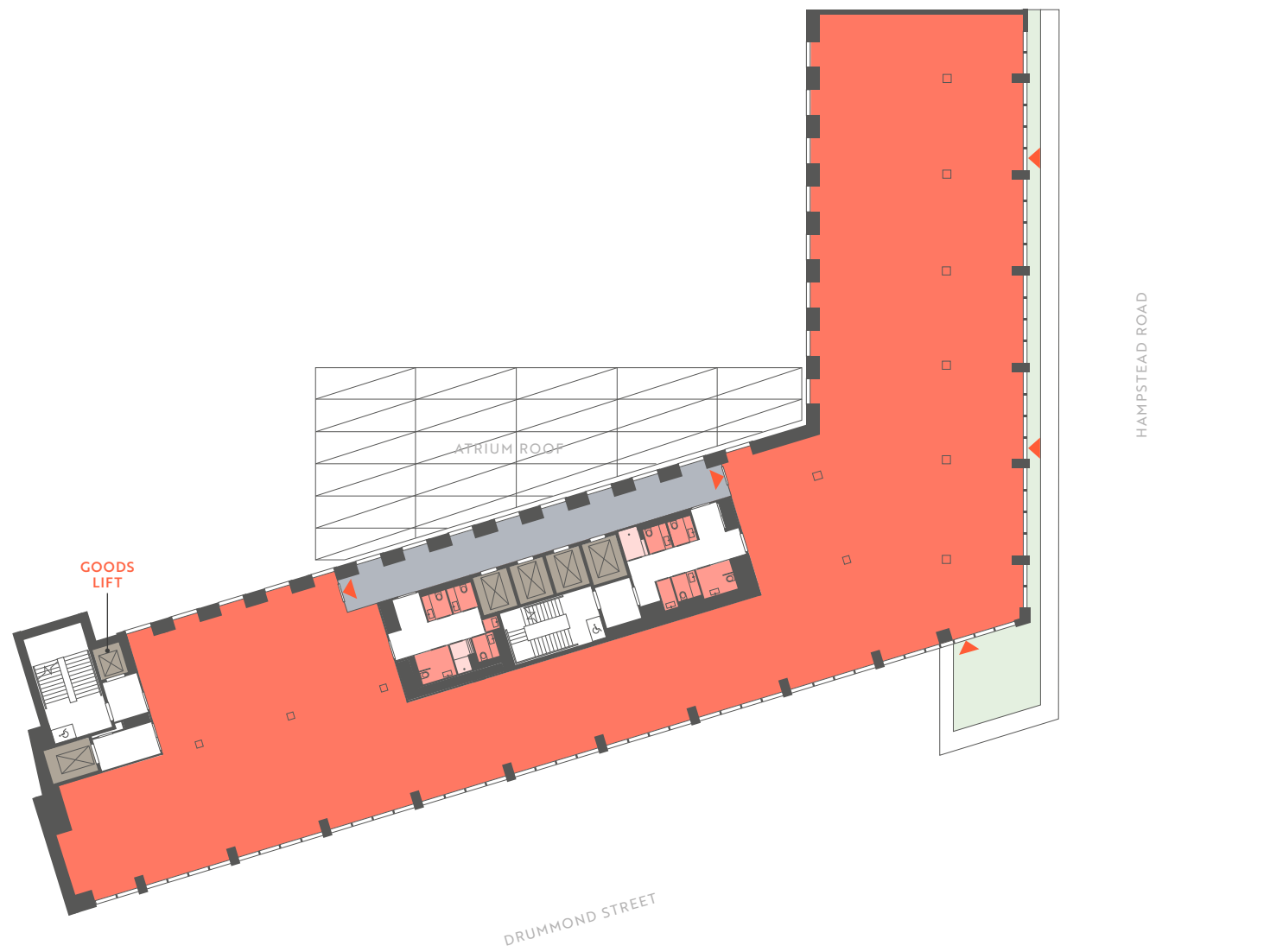
Biophilic environment, encouraging social interaction

FLOORPLANS
7TH FLOOR

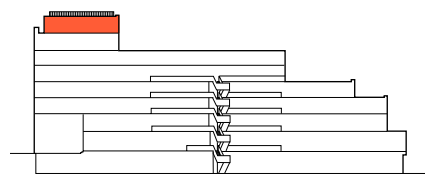


OFFICE
11,117 SQ FT

TERRACE
1,382 SQ FT



Floor Locator



Key

- Office space
- Terrace
- Lift
- Lobby
- WC
- Shower
- ▲ Entrance

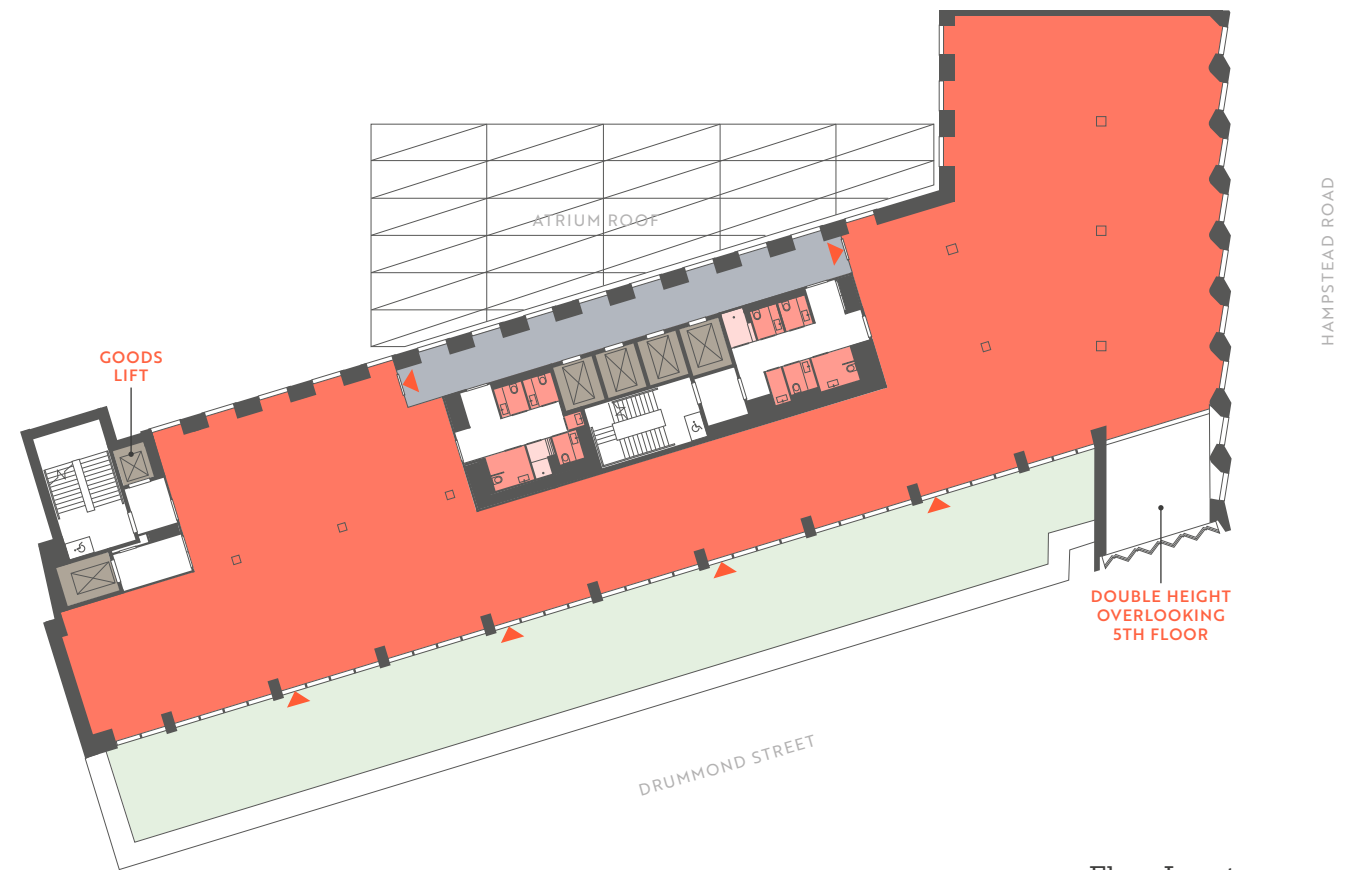
Plans not to scale. Indicative size only.

FLOORPLANS
6TH FLOOR

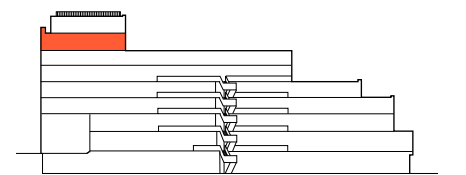


OFFICE
9,084 SQ FT

TERRACE
3,950 SQ FT



Floor Locator



Key

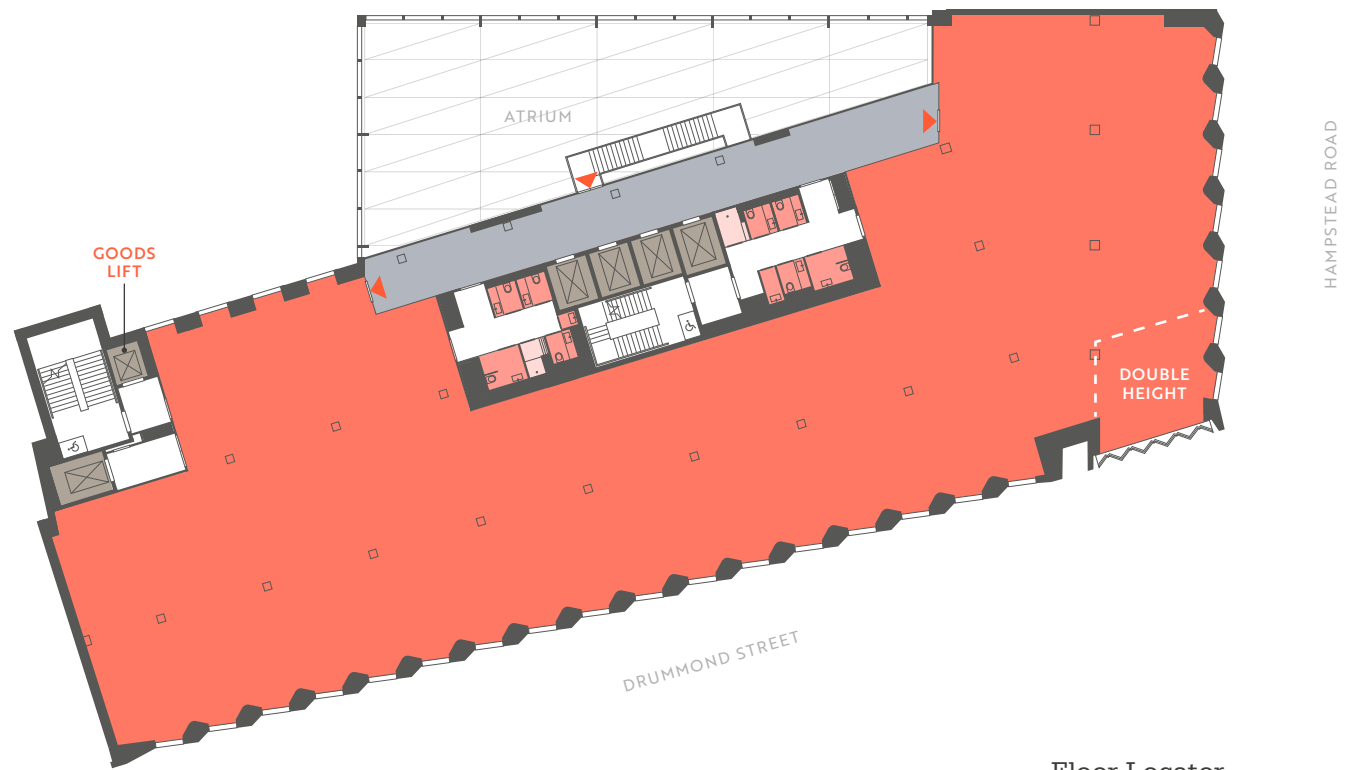
- Office space
- Terrace
- Lift
- Lobby
- WC
- Shower
- ▲ Entrance

Plans not to scale. Indicative size only.

5TH FLOOR



OFFICE
12,126 SQ FT

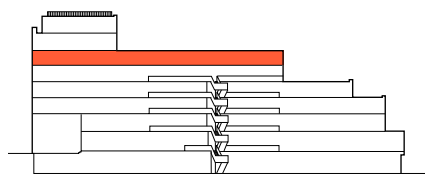


Key

- Office space
- Terrace
- Lift
- Lobby
- WC
- Shower
- Entrance

Plans not to scale. Indicative size only.

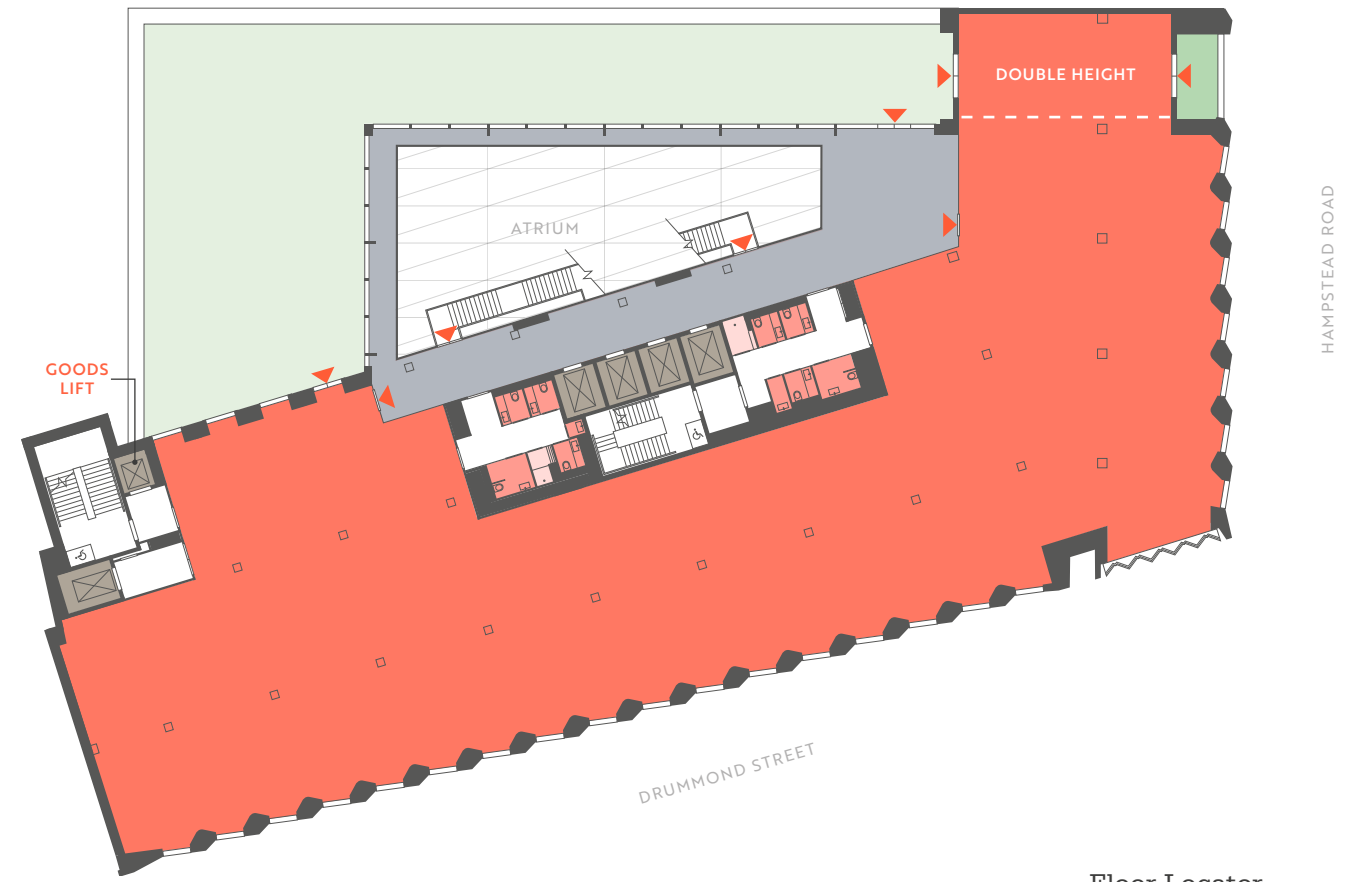
Floor Locator



4TH FLOOR



OFFICE
13,434 SQ FT



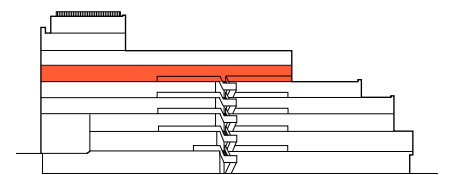
Key

- Office space
- Terrace
- Pocket Garden
- Lift
- Lobby
- WC
- Shower
- Entrance

Plans not to scale. Indicative size only.

TERRACE
5,258 SQ FT
POCKET GARDEN
143 SQ FT

Floor Locator

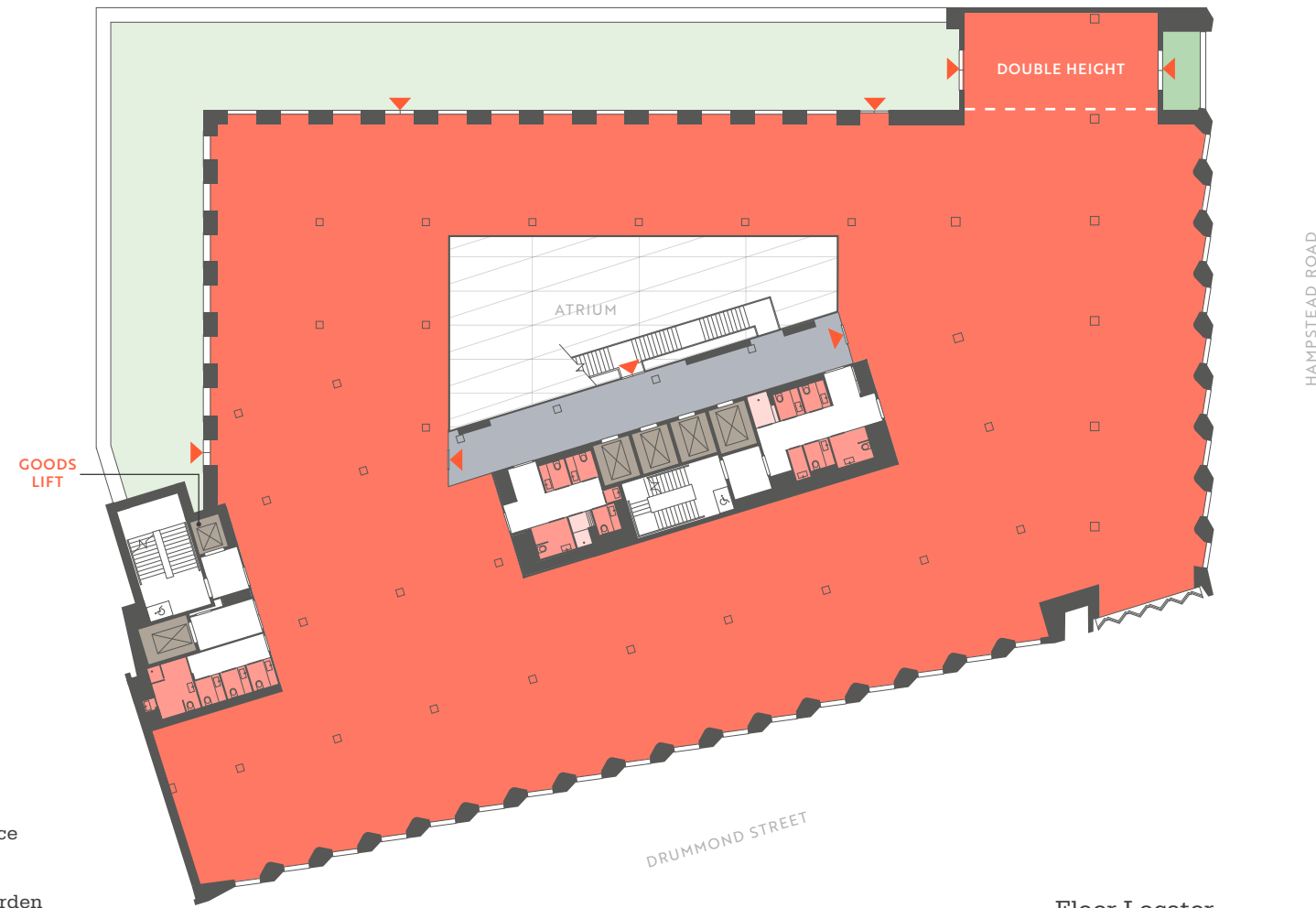


FLOORPLANS
3RD FLOOR



OFFICE
19,680 SQ FT

TERRACE
4,936 SQ FT
POCKET GARDEN
136 SQ FT

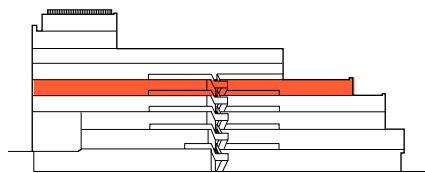


Key

- Office space
- Terrace
- Pocket Garden
- Lift
- Lobby
- WC
- Shower
- ▲ Entrance

Plans not to scale. Indicative size only.

Floor Locator

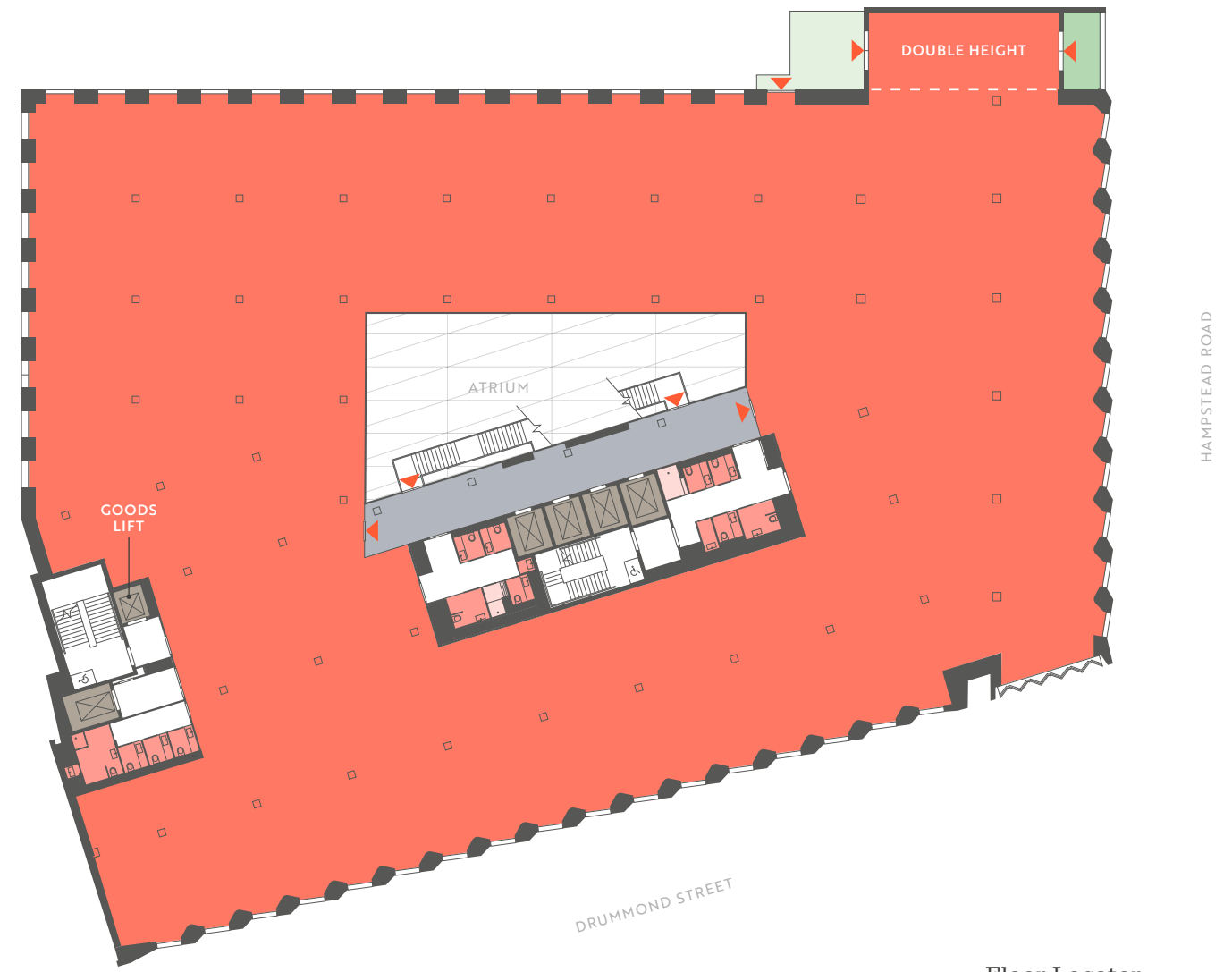


FLOORPLANS
2ND FLOOR



OFFICE
25,376 SQ FT

TERRACE
723 SQ FT
POCKET GARDEN
143 SQ FT

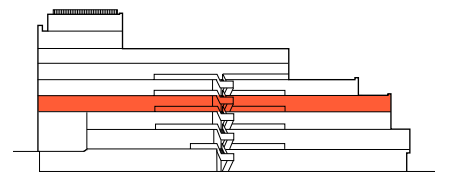


Key

- Office space
- Terrace
- Pocket Garden
- Lift
- Lobby
- WC
- Shower
- ▲ Entrance

Plans not to scale. Indicative size only.

Floor Locator



FLOORPLANS 1ST FLOOR



OFFICE
23,647 SQ FT

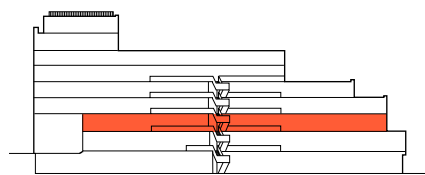


Key

- Office space
- Roof lighting
- Lift
- Lobby
- WC
- Shower
- ▲ Entrance

Plans not to scale. Indicative size only.

Floor Locator

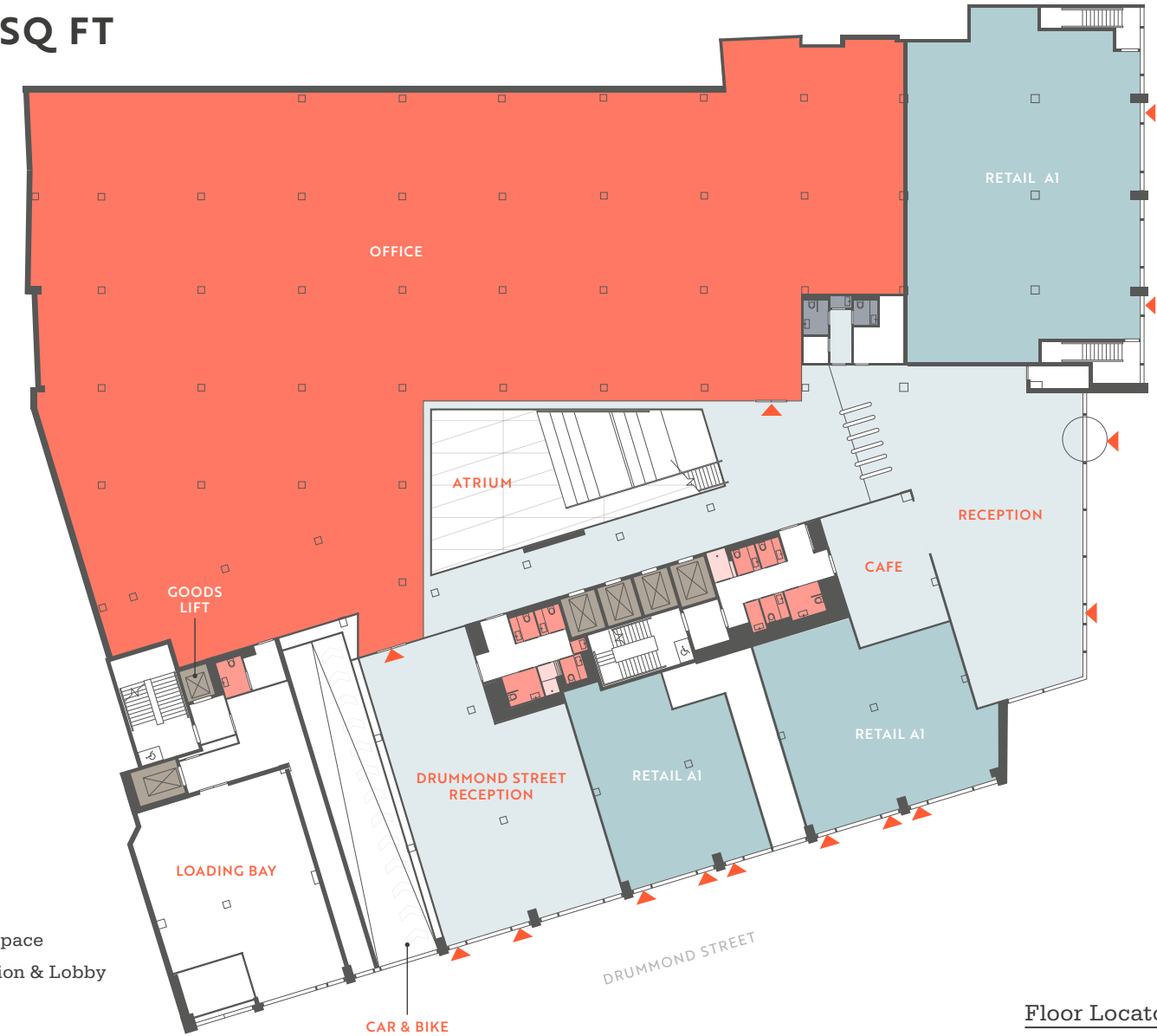


FLOORPLANS GROUND FLOOR



OFFICE
14,333 SQ FT
RECEPTION, CAFE & LOBBY
6,381 SQ FT

DRUMMOND STREET
RECEPTION
1,986 SQ FT

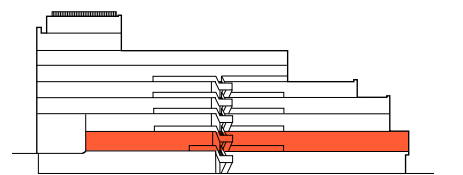


Key

- Office space
- Reception & Lobby
- Retail
- Lift
- WC
- Shower
- Reception WC
- ▲ Entrance

Plans not to scale. Indicative size only.

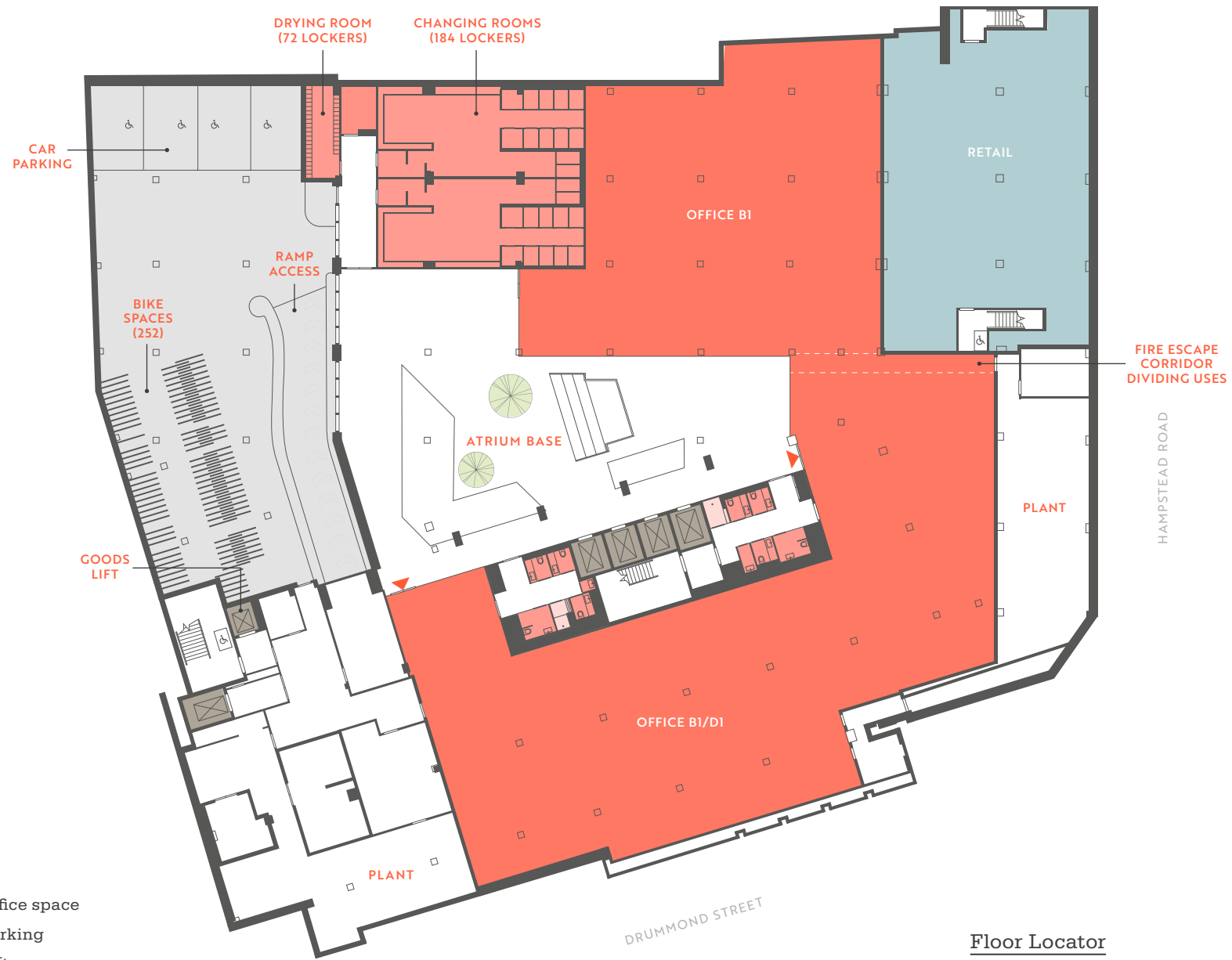
Floor Locator





OFFICE
12,876 SQ FT

ATRIUM BASE
4,949 SQ FT

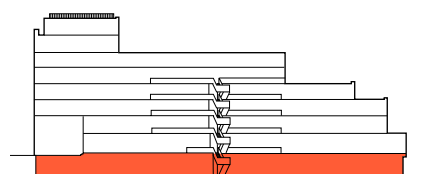


Key

- Office space
- Parking
- Lift
- WC
- Shower
- Retail
- Tree

Plans not to scale. Indicative size only.

Floor Locator



Space plans

The building responds and successfully incorporates the main Well Institute principles through maximum daylight, biophilic design, active lifestyle, healthy air, acoustic treatment and natural materials.

CELLULAR ARRANGEMENT



189 SEATS
(EXCLUDING BREAK OUT SPACES)
10M² PER PERSON
131 DESKS
8 MEETING ROOMS
29 BREAK OUT SPACES

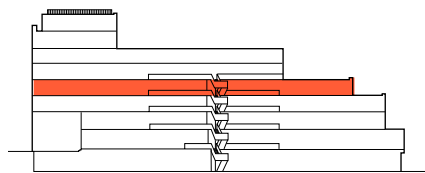


Key

- Enclosed rooms
- Open plan office space
- Terrace
- Lift
- Lobby
- WC
- Shower
- Entrance

Plans not to scale. Indicative size only.

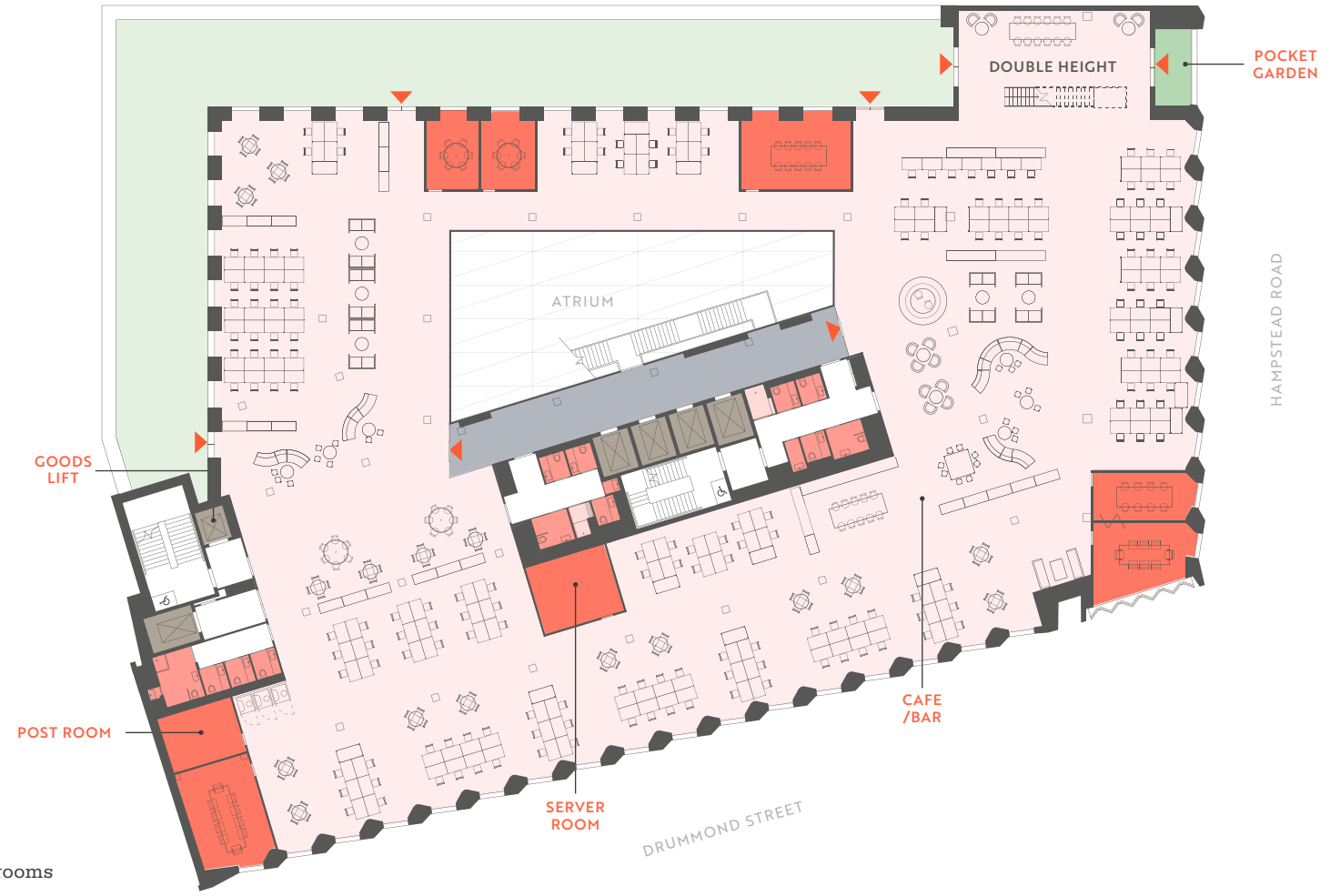
Floor Locator



OPEN PLAN ARRANGEMENT



221 SEATS
(EXCLUDING BREAK OUT SPACES)
8M² PER PERSON
173 DESKS
6 MEETING ROOMS
48 BREAK OUT SPACES

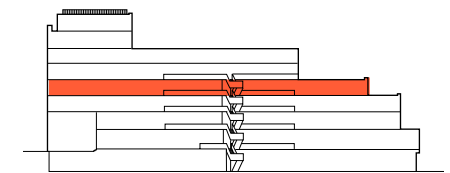


Key

- Enclosed rooms
- Open plan office space
- Terrace
- Lift
- Lobby
- WC
- Shower
- Entrance

Plans not to scale. Indicative size only.

Floor Locator



CELLULAR ARRANGEMENT

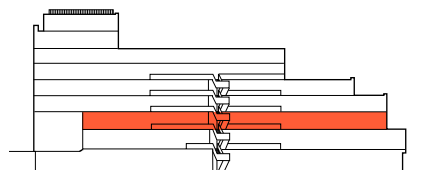


219 SEATS
(EXCLUDING BREAK OUT SPACES)
10M² PER PERSON
177 DESKS
5 MEETING ROOMS
50 BREAK OUT SPACES



- Key**
- Enclosed rooms
 - Open plan office space
 - Lift
 - Lobby
 - WC
 - Shower
 - Entrance

Floor Locator



Plans not to scale. Indicative size only.

OPEN PLAN ARRANGEMENT

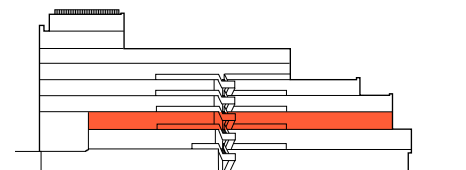


268 SEATS
(EXCLUDING BREAK OUT SPACES)
8M² PER PERSON
214 DESKS
7 MEETING ROOMS
67 BREAK OUT SPACES



- Key**
- Enclosed rooms
 - Open plan office space
 - Lift
 - Lobby
 - WC
 - Shower
 - Entrance

Floor Locator

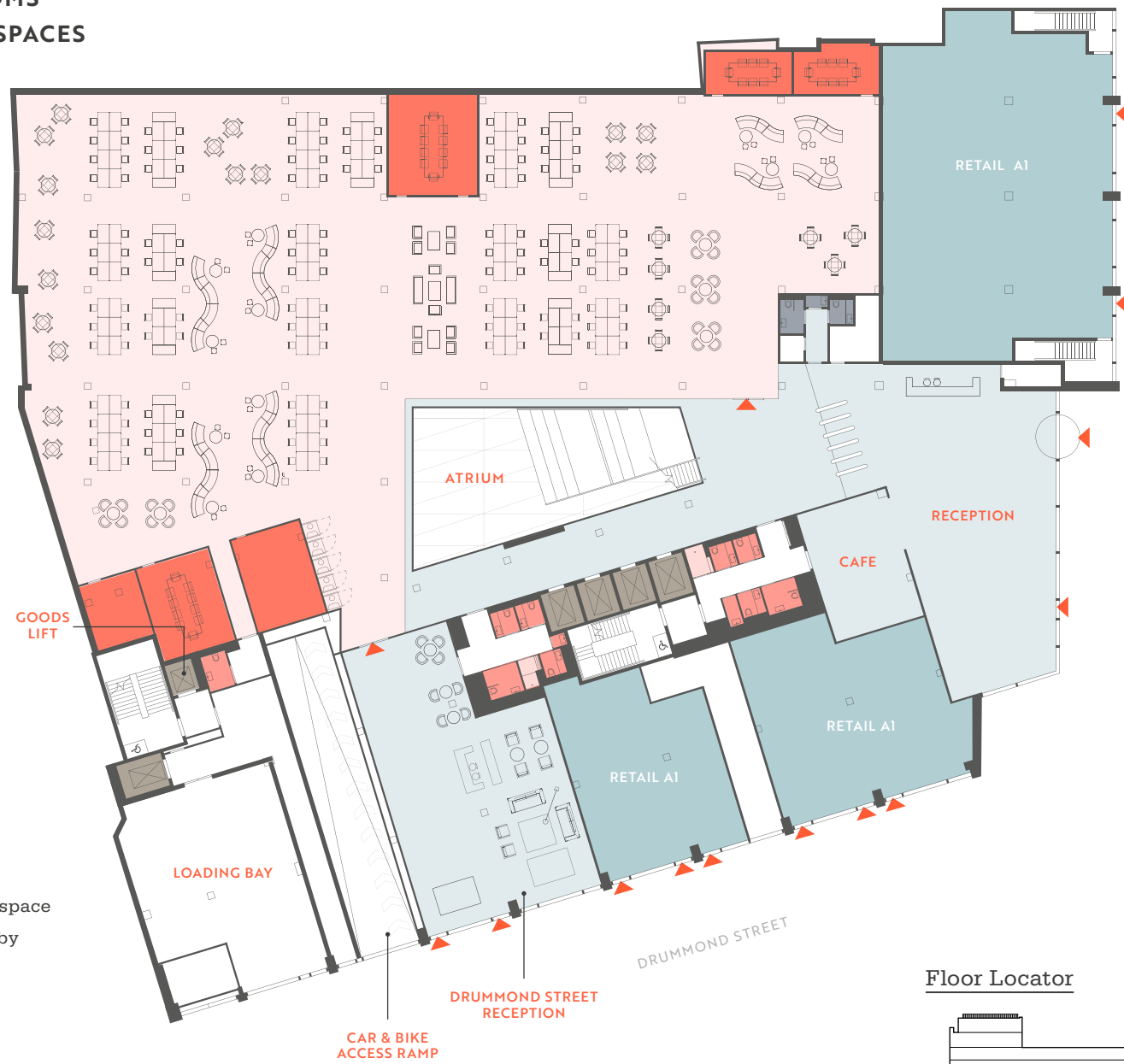


Plans not to scale. Indicative size only.

OPEN PLAN ARRANGEMENT



164 SEATS
(EXCLUDING BREAK OUT SPACES)
8M² PER PERSON
128 DESKS
4 MEETING ROOMS
45 BREAK OUT SPACES

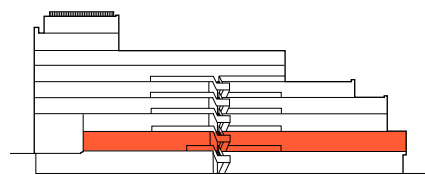


Key

- Enclosed rooms
- Open plan office space
- Reception & Lobby
- Retail
- Lift
- WC
- Shower
- Reception WC
- ▲ Entrance

Plans not to scale. Indicative size only.

Floor Locator



OPEN PLAN ARRANGEMENT



146 SEATS
(EXCLUDING BREAK OUT SPACES)
8M² PER PERSON
114 DESKS
4 MEETING ROOMS
32 BREAK OUT SPACES

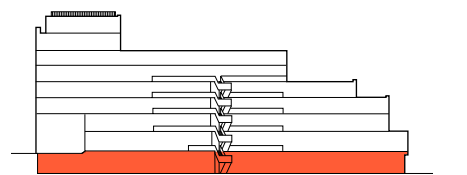


Key

- Open plan office space
- WC/Showers
- Lifts
- Retail
- ~ Pedestrian Route
- ~ Cycle Route

Plans not to scale. Indicative size only.

Floor Locator





Technical specification

1. Occupancy

Fire Strategy: 1:6 m²
 Workplace Density: 1:8 m²
 WC Provision: 1:10 m²
 Internal Climate Services: 1:8 m²
 (based on 10 litres/second)
 Lifts Provision: 1:8 m²
 The above is based on true figures
 not including absenteeism.

2. Floor loadings

Office Floors: (2.5kN/m²)
 Roof: 1.5 kN/m²
 Roof Terraces: 2.5 kN/m²
 Staircases: 3 kN/m²
 Plantrooms: 7.5 kN/m²
 Vehicle accessible areas: 10 kN/m²

3. Ceiling heights

Lower Ground Floor	Finished floor to underside of ceiling 3130mm (exposed services).
	Finished floor to underside of bulkhead 2400mm.
Ground Floor	Finished floor to underside of ceiling 2960mm.
	Finished floor to underside of ceiling in WC Core 2650mm.
Floors 1-7	Typical finished floor to underside of ceiling 2750mm.
	Typical finished floor to underside of bulkhead 2440mm.
	Typical finished floor to underside of ceiling in WC Core 2500mm.

4. Structure

Basement

Single story basement formed from RC retaining walls and underpinning to adjacent properties. Slab is an insitu ground bearing RC slab.

Structural grid

Typically, 6.1m x 6.3m to match existing building grid.

Core 1 and Core 2 Risers

Tenant riser space is allowed for by creating soft spots in risers to Core 1 and Core 2, accessible from the office floor plate.

5. External finishes

Hampstead Road

Rosal Dunas Portuguese limestone unitised panel system; the glazing angles towards the West End.

Drummond Street

“Sevilla” brick clad unitised panel system; the glazing angles towards Regent’s Park.

Rear elevation to terraces

“Sevilla” brick clad unitised panel system.

Terraces

Warm roof construction with porcelain tile, landscape or pebble finish. Edge protection provided by metal balustrading.

Roof

Plant equipment located on the roof and plant screen surround with a visual louvered screen.

6. Internal finishes

Main Entrance

Floor: Polished concrete floor with movement joints and matwell to entrance doors.

Walls: Flute oak timber fluted acoustic panels flanked by Rosal Dunas limestone cladding panels, fluted glass, granite skirting and painted mdf skirting.

Artwork: Andromeda Murano glass light feature hanging from ceiling and wall mounted behind reception desk.

Ceiling: Acoustic plasterboard panels, plasterboard bulkhead with access panels.

Security turnstiles: Boon Edam Swinglane 900; linked with destination control to the lifts.

Atrium

Floor: Polished concrete floor with movement joints, sawn oak engineered timber flooring to seating steps.

Walls: Fluted oak timber panels to lift lobby, plasterboard painted for wayfinding, mdf skirting, timber acoustic panels to atrium fascia at floor levels.

Glazing: Full height glazing to office floors with AOV doors at ground floor.

Office Floor

Floor: raised access floor.

Walls: plasterboard dry lined, grp wall panels, mdf skirting.

Ceiling: plasterboard with recessed LED lights, metal bulkhead around perimeter.

Ground floor ceiling: metal planks.

Lower ground floor ceiling: open with exposed services and concrete soffit.

Pocket Gardens

Walls to pocket gardens: plasterboard with mdf skirtings.

Floor to pocket gardens: petrology stone porcelain tiles.

Ceiling to pocket gardens: oak timber slatted acoustic ceiling.

Toilet Lobby, WC & office showers

Floor: petrology stone porcelain tiles.

Walls WC: laminate panels, white or grey, painted white accent walls.

Walls showers: terranova porcelain tiles.

Vanity unit: white Corian worktop and white laminate panels.

Doors: laminate or timber oak veneer panels.

Cyclist Changing Rooms

Floor: petrology stone porcelain tiles.

Walls; terranova porcelain tiles.

Doors: laminate panels.

Benches: timber.

Vanity unit: white Corian worktop moulded sink trough, laminate colour xenon and white.

Lift Car

Walls: back painted glass panels.

Doors: brushed stainless steel.

Floor: porcelain tile to match lift lobbies on upper floors.

Ceiling: white powder coated steel panel.

7. Raised floor voids

Typical slab to FFL 150mm

LGF minimum void 100mm

8. Cycle facilities, carparking and loading

Ramp leading down to the cycle park and parking, under traffic light controls for loading vehicles.

Alternative access via goods lift.

210 cycle rack spaces.

42 Brompton cycle lockers.

4 disabled car parking spaces.

Cyclist Changing Rooms.

Drying Rooms.

Lockers: Maxwood Oracle Z Locker with electronic locking system.

9. Vertical transportation

Central Core

4 main passenger lifts on destination control, with one dual role as firefighting lift (load capacity of 17 Person or 1275 Kg).

Secondary Core

2 passenger lifts
One goods lift (load capacity of 21 Person or 1600kg); a separate firefighting/goods lift (load capacity of 13 Person or 1000 Kg).

SME Office Lift

A purpose-built platform-lift fully compliant for use by disabled users.

Running at a speed of 1.6m/s and serving all nine floors of the building.

10. Mechanical services scope

The mechanical services have been designed in compliance with the London Plan which together with the fabric thermal admittance U values will achieve an energy rating better than ABR Part L2A 2013.

Internal Design Conditions

Office areas:	22°C +/- 2°C with 24°C summer maximum with no humidity control and 20°C winter minimum.
Corridors, Ancillary Areas:	18°C +/- 2°C Winter/ 26°C +/- 2°C Summer (no cooling on staircases).
External Design Condition:	29°C DB, 21°C WB and -4deg°C, saturated.

Based on CIBSE Guideline

The HVAC systems design has selected low energy equipment with heat recovery and comprises:

- VRF AC systems comprising concealed in-void indoor units at the perimeter and atrium bulk heads on floors 1 to 7 with roof mounted VRF AC condensers with heat recovery at roof level.
- Mechanical ventilation using decentralised local heat recovery ventilation units adjacent to each AC unit in perimeter bulkheads on floors 1 to 7.
- VRF AC systems with in-void units in ceiling void at ground floor and in exposed ceiling at lower ground floor offices with roof mounted VRF condensers at roof level.
- Central ducted mechanical ventilation to ground and lower ground floors.
- BMS operating on current generation software.
- Fire Protection services include lift lobby mechanical smoke ventilation and dry risers to each fire-fighting lift core.
- Rainwater design will incorporate sustainable attenuation using a Blue Roof design in compliance with Camden sustainable drainage requirements.

11. Electrical services scope & lighting

The electrical services design and selection of equipment is based on low energy LED lighting provision and the latest technology systems ensuring compliance with current guidelines.

Liaison with UKPN on Substation relocation, and additional kVA supply capacity, Metering reconfiguring.

The electrical services design and selection of equipment is based on low energy LED lighting.

- Electrical load for whole building is 1000 kVA equates to 1450 Amps.
- Electrical load per floor is 125 kVA or 180 Amps.
- Supplies to Mechanical Plant, Fire Alarm & Lifts.
- Generator to support Life safety systems – FF Lift & Smoke Ventilation.
- General Lighting to Offices consisting of Cool White 4000 K Efficient LED Linear Suspended/Recessed Lighting.
- Lighting Control DALI Dimmable wireless system with all DALI Compatible LED Drivers, Presence/Absence Detection to most areas offices to be daylight linked.

All non-office areas and excluding the main office areas will be controlled via Presence detection. Connected to an LCM.

- Lighting to WC's/Lobbies consisting of Cool White 4000 K Efficient LED Downlighters.
- Lighting to Basement consisting of Cool White 4000 K Efficient IP65 Linear Luminaires.
- Feature Lighting to Ground floor Reception, Atrium, Pocket Gardens, Entrances and Terraces.
- Self-Contained Emergency LED Lighting throughout to BS-5266.
- External/Feature Lighting to façade with LED Lighting warm/cool white option of RGB, controlled via timeclock/photocell.
- Fire Alarm to BS- 5839 L2+ Level throughout, with combined smoke/heat/sounder/beacons & MCP's with Redcare monitoring facility. Disabled Refuge Intercom system master & slaves.
- Door access/Intercom to main external doors proximity readers, audio visual intercom.
- Intruder Alarm to Ground Floor: Monitoring doors, PIR's, Keypad External sounder strobe.
- Access Control detail: The base access control system has proximity card readers and maglocks, including release buttons and green break glass override buttons linked into the building fire alarm system including required containment to all ground floor external doors.
- A proximity reader for the door access system to the ground floor double door to access the bicycle store.
- A cable link to pick up all the passenger lifts 5 no. in total so lifts are part of the sitewide access system.
- CCTV System to monitor: Lobbies, External areas & basement consisting of IP digital Cameras and headend monitoring facility.
- Comms/BT – Lines for BMS, Lifts, Intruder/Fire & Reception.

12. BREEAM

The target objective for the property is a BREEAM 2014 rating of Excellent.

13. EPC

The target EPC (energy performance certificate) will be a 'B' rating based on current iSBEM software and compliance with ABR Part L2A-2013.

14. Loading bay

Ground floor main loading bay with turntable to improve access onto Drummond Street. Loading bay lobby with access to lifts. Includes for bin store area and access to substation at lower ground via void and cat ladder. Floor slab to soffit clearance 3000mm with exposed services at high level.

Lower ground floor loading via ramp for light loading vehicles at designated loading zone with access to lift.

Floor slab to soffit clearance 2900mm.

Small power to be provided throughout for the following:

- Cleaners Sockets, Basement & Roof General Useage Socket Outlets
- Bulkhead Lossnay/VRF's /BC Boxes/ Lighting Control PSU's
- All Panel's requiring an Electrical supply – FA/ Disabled Refuge/Disabled WC/Door Access/Intruder
- Sensor flow taps
- Hand dryers
- Towel rails
- Reception Underfloor Heating
- Individual Electric heaters in miscellaneous areas
- Water Supply incoming supply leak detection
- Convector Heaters
- Reception Area Underfloor Heating.



Lazari Developments

The Development arm of Lazari Investments is already well established having refurbished and extended several properties including; 82 Baker Street and 25 Berkeley Square.



Facade of 262 High Holborn, 40,902 sq ft, due for completion Q1 2020



Extended storeys at 25 Berkeley Square, 56,466 sq ft, completing Q1 2020



1 Wellbeck Street. 55,715 sq ft, completed 2016



Publicis head office, 72-86 Baker Street, 72,000 sq ft, completed 2015



Contacts

Office Leasing Team

JLL

+44 (0)20 7493 4933

jll.co.uk

Cushman & Wakefield

+44 (0) 20 7935 5000

cushmanwakefield.co.uk

Developer

Lazari Investments Limited

+44 (0)20 7388 5444



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