

a brighter way⁺

THE LANTERN

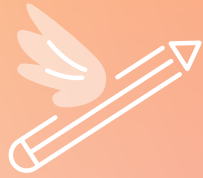
Why move your
business here?

THE LANTERN



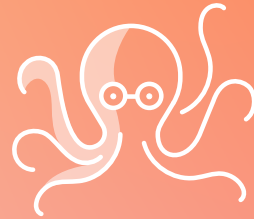
01

Make a
statement



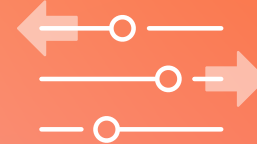
02

Boost
productivity



03

Maximise
efficiency



04

Take
control



05

A thriving
district

01

Make a statement



01 MAKE A STATEMENT

The Lantern is
a striking new
landmark that
acts as a beacon,
day and night



Designed by leading
architects Marks Barfield
151.601 sq ft of BREEAM
'Excellent' rated office space
5 expansive terraces
Available now.



01 MAKE A STATEMENT

An impressive double height reception creates a memorable experience for staff and clients



Andromeda Murano glass artwork, limestone and timber panelling come together harmoniously

Exceptional occupiers for an exceptional building



MEDIA GROUP

Creating content and
services that reach over
22 million UK adults

BAUERMEDIA.COM



Creator and worldwide
publisher of interactive
entertainment

ZENIMAX.COM

SIEMENS

The largest industrial
manufacturing
company in Europe

SIEMENS.COM



World-leading
information and
communications
technology provider

FUJITSU.COM



A fast growing mobile
games studio, led by a
team of industry veterans

TRIPLEDOT.COM

Exceptional amenities to improve health & wellbeing



Health centre

Keep your health in-check at the Lantern's BUPA health centre



Cafe

Eat well at the Lantern's own in-house cafe, by Vacherin

On-site catering

Give guests the warmest welcome with delicious food and drink

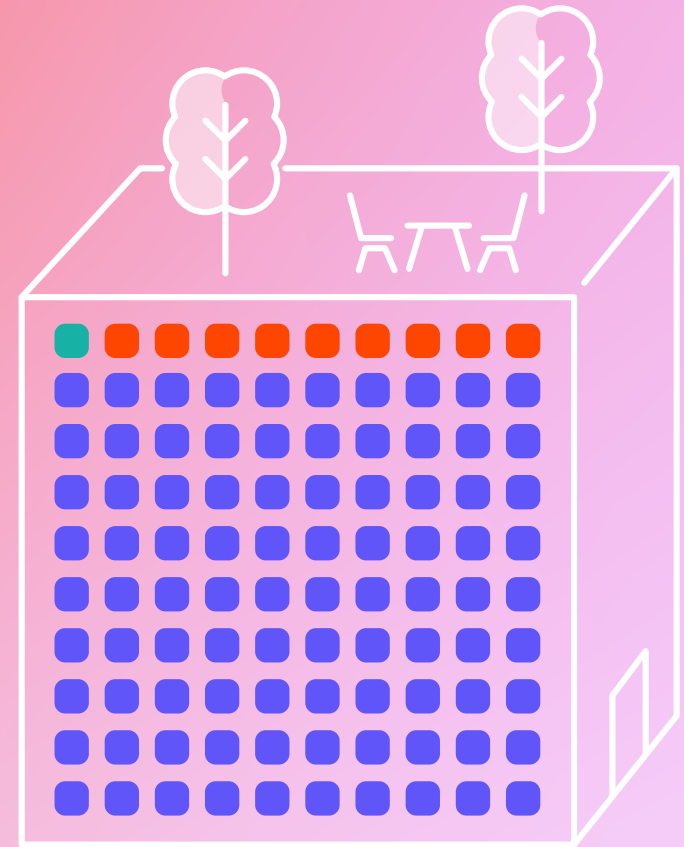
02

Boost productivity

The most valuable part of a business is the people

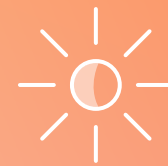
Based on a typical split of business operating costs, modest gains in staff health and wellbeing can deliver significant financial savings.

MGBC REPORT ON HEALTH, WELLBEING AND PRODUCTIVITY IN OFFICES, 2014





Circadian design:
mood-boosting natural
light floods 7 floors
of the building



Companies who prioritise
employee wellness see
22% higher profitability.

CHETWOODS THRIVE REPORT

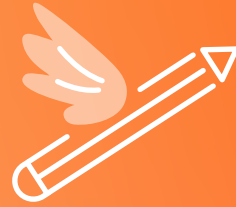


A central staircase,
282 cycle spaces and
42 showers encourage
an active lifestyle



Workplaces that encourage
increased physical activity
reduce sickness absences
and boost productivity.

Why prioritise wellbeing?



Add value to your business

Identifying and applying wellbeing strategies to design, operations and policy-based strategies lays the groundwork for greater productivity and innovation.



Attract the brightest

By attracting and retaining the best employees through organisational and building improvements, you increase your revenue too. Reducing attrition rates leads to real-time cost savings.

03

Maximise
efficiency

A smart building that champions sustainability and human efficiency



Touch free entry

Touch free access to the building with biometrics which can link to smart phones or access cards.



Destination lift control

Increases the efficiency of the lift operation and reduces waiting times, while prolonging the life of the machinery.



CO₂ detection

When more people are present, extra ventilation increases the available oxygen to boost mental clarity



Intelligent lighting

Presence and ambient light sensors manage unnecessary lighting to save energy



Thermal comfort

Maintaining a comfortable temperature helps people concentrate



Up to 60% of heat energy is recovered from the outgoing air, for energy and cost savings



Rainfall discharge is reduced by 50% through innovative use of blue roofs

04

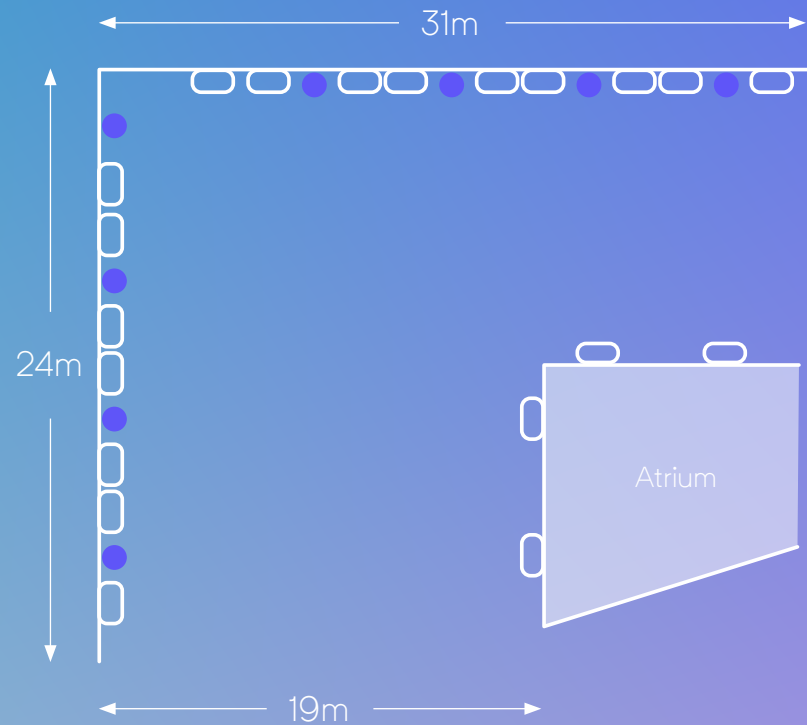
Take control



Smooth flow of people through touch-free entrance experience



Automatic curved sliding doors and touch free scan-and-go security speed gates

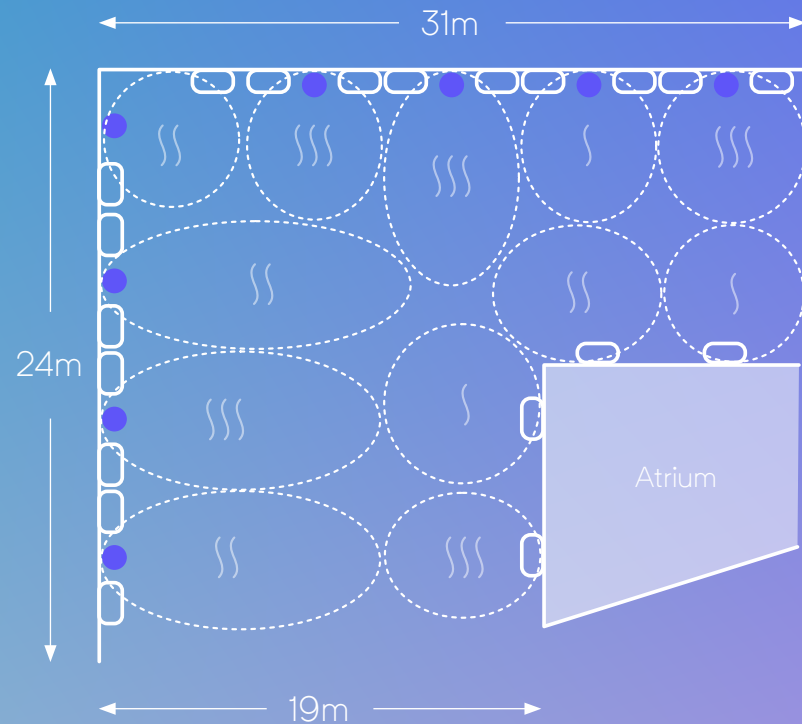


- AC - Heating/Cooling
- Ventilation

Individually controlled air conditioning systems mean you can maintain your own climate with up to 100% filtered fresh air, floor by floor or zone by zone



There is also an opportunity to completely purge the building of air outside business hours.



- AC - Heating/Cooling
- Ventilation

Individually controlled air conditioning systems mean you can maintain your own climate with up to 100% filtered fresh air, floor by floor or zone by zone



There is also an opportunity to completely purge the building of air outside business hours.

05

A thriving
district



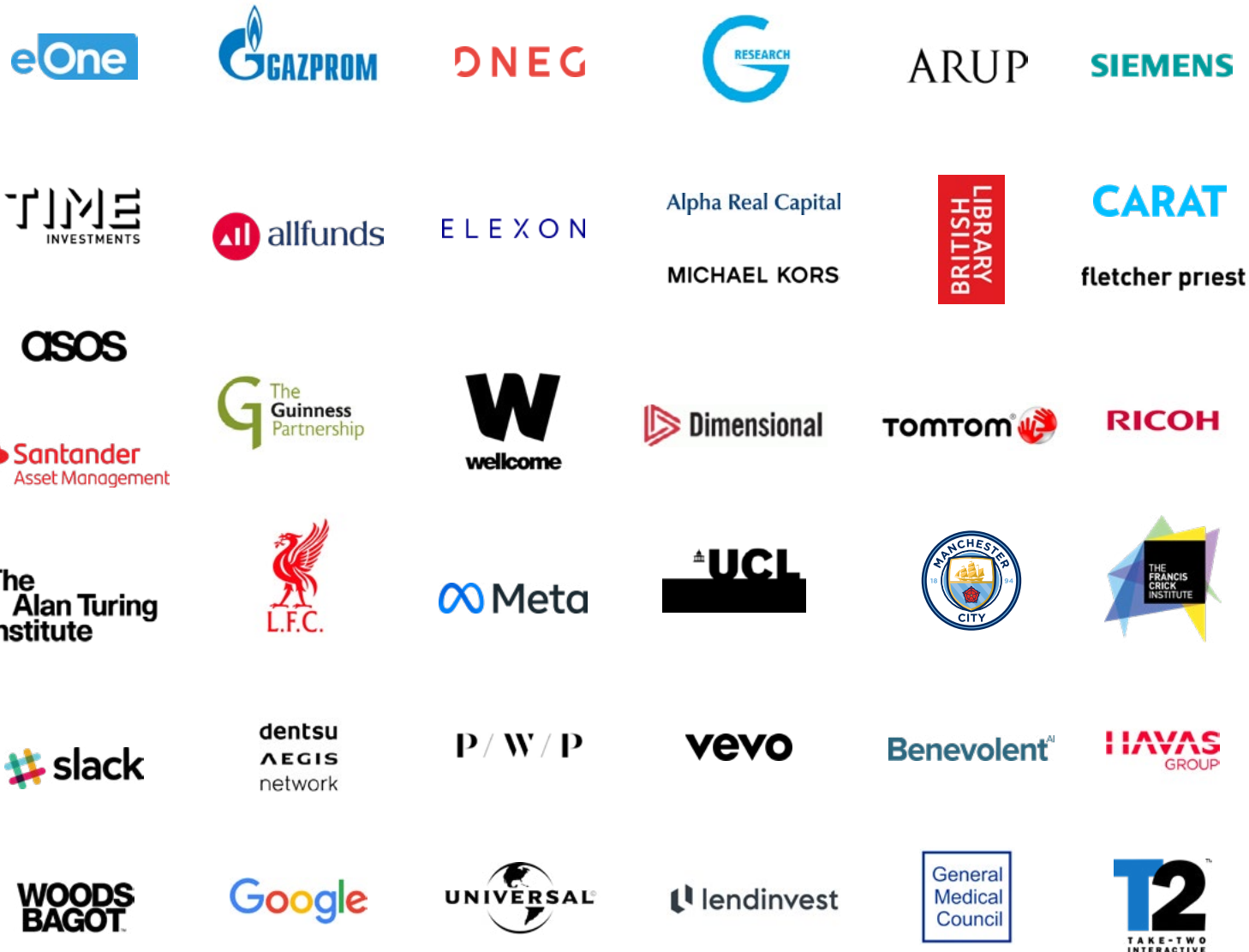
3 rail termini within a 15 minute walk: Euston, King's Cross and St Pancras



Warren Street	3 mins walk
Euston	8 mins walk
Goodge St	10 mins walk
King's Cross	15 mins walk



Regent's Park	9 mins walk
Drummond St	1 min walk
Regent's Place	2 mins walk
Charlotte Street	10 mins walk



Working at the heart of
the knowledge quarter
in central london

We are the focal point for one
of the greatest knowledge
clusters anywhere in the world.

KNOWLEDGEQUARTER.LONDON



The Euston Area Plan has a potential development value of £3 billion and 16,000+ jobs



HS2 will bring 6 new platforms to Euston station from 2032



Champion a culture of belonging: be part of an already thriving and diverse neighbourhood



A lot of people don't know this kind of community still exists in central London.

BRIAN LOGAN, ARTISTIC DIRECTOR
CAMDEN PEOPLE'S THEATRE

Plans & details

Find your space

SCHEDULE OF AREAS

FLOOR	OFFICE NIA (SQ FT)	
7	Fujitsu	
6	Siemens	
5	12,163	
4	Zenimax	
3	Bauer Media	
2	Bauer Media	
1	Tripledote Studios	
G	4,908	
LG	5,044*	3,986*
TOTAL	26,101	



*Approximate floor areas

LEVEL

G

OFFICE

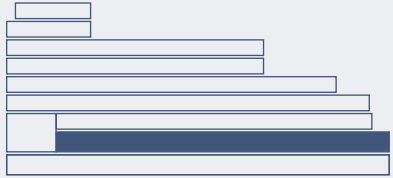
4,908 sq ft

RECEPTION, CAFE & LOBBY

6,381 sq ft

DRUMMOND STREET RECEPTION

2,249 sq ft



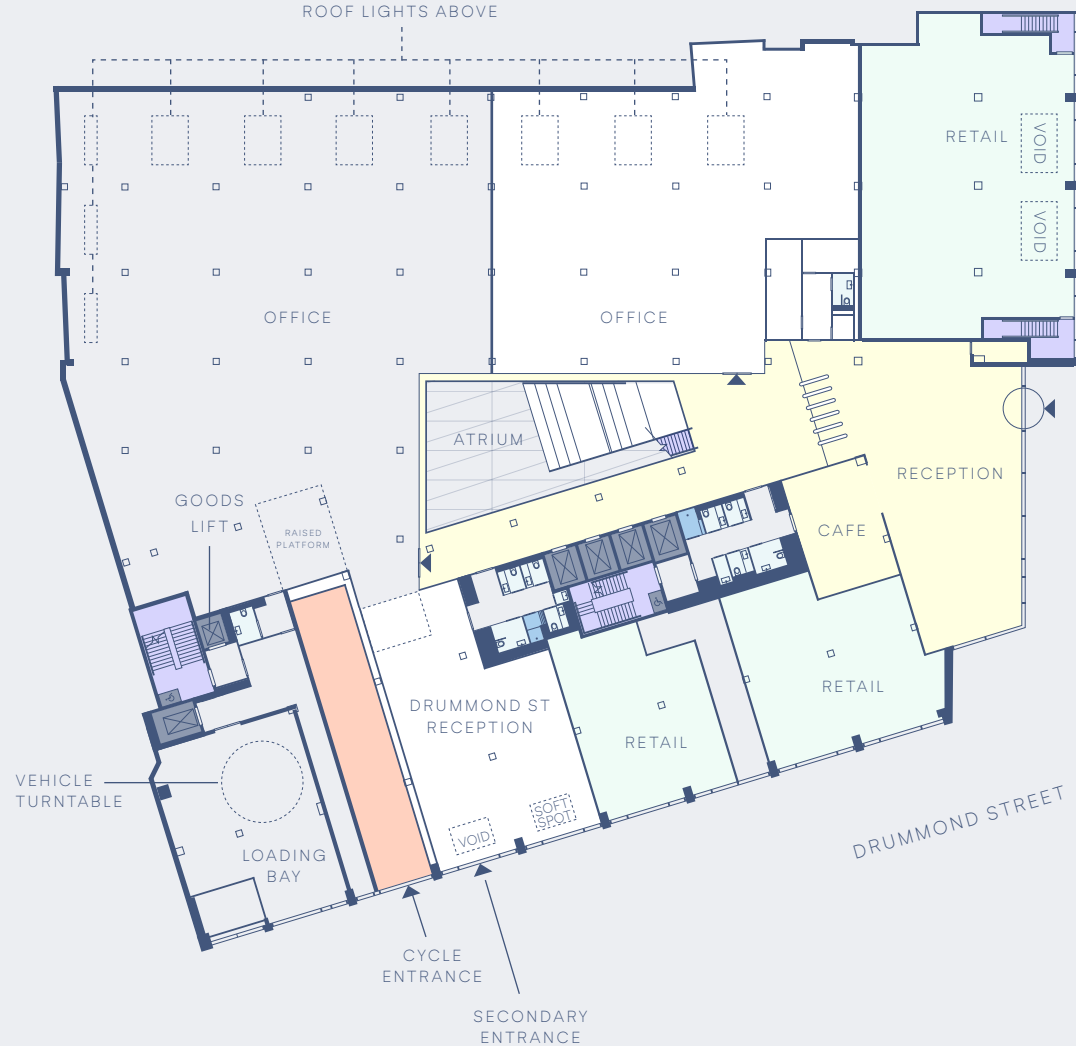
FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

Plans are not to scale and are indicative NIA only.



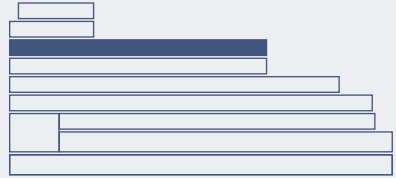
- Office space
- Reception & lobby
- Car & bike access
- Retail
- Lift
- Stairs
- WC
- Shower
- Entrance

LEVEL

5

OFFICE

12,163 sq ft

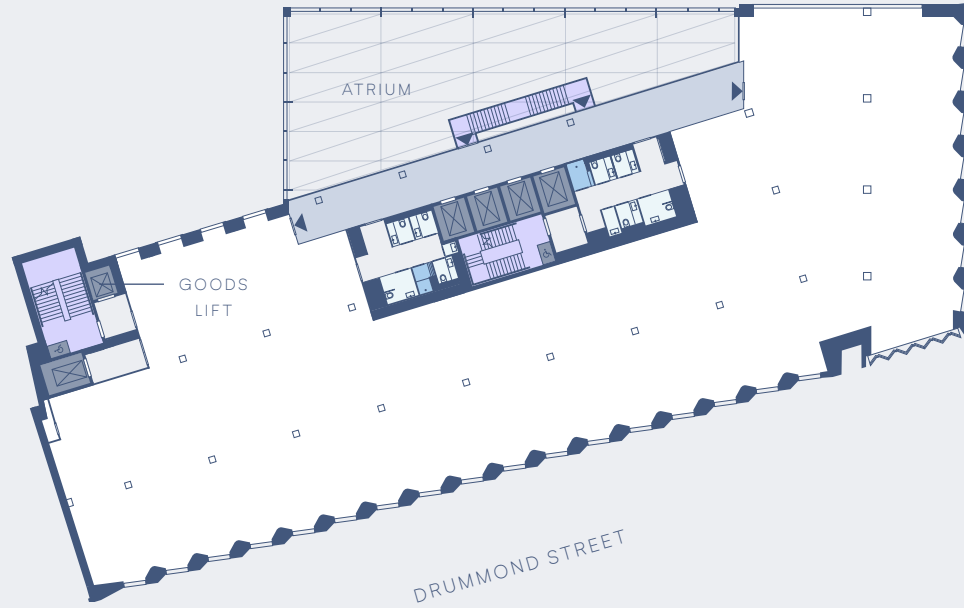


FLOORPLANS

G 1 2 3 4 **5** 6 7 LG










SPACEPLANS

G - OPEN



HAMPSTEAD ROAD

DRUMMOND STREET

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

Plans are not to scale and are indicative NIA only.

LEVEL

LG

SUITE ONE

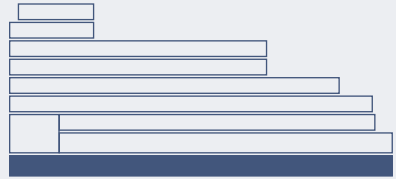
5,044 sq ft

SUITE TWO

3,986 sq ft

ATRIUM BASE

4,949 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 **LG**

SPACEPLANS

G - OPEN

Plans are not to scale and are indicative NIA only.



- Changing room
- Drying rooms
- Office space
- Car & bike parking
- Lift
- Stairs
- Retail
- WC
- Shower
- Entrance

26,101 SQ FT

of BREEAM 'Excellent'
office space



Health centre

Keep your health
in-check at the Lantern's
BUPA health centre



12,413 SQ FT

of retail and
restaurant space



9 floors

of statement architecture by
Marks Barfield, with 6 passenger
lifts and 1 goods lift



Suites available from

3,986* SQ FT

to

26,101 SQ FT



Atrium

7 storey light-filled central
atrium with interconnecting
timber staircase



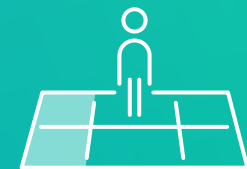
Cycle hub

252 cycle spaces
30 short stay spaces
42 showers and 256 lockers
Ramp from street level
to cycle hub



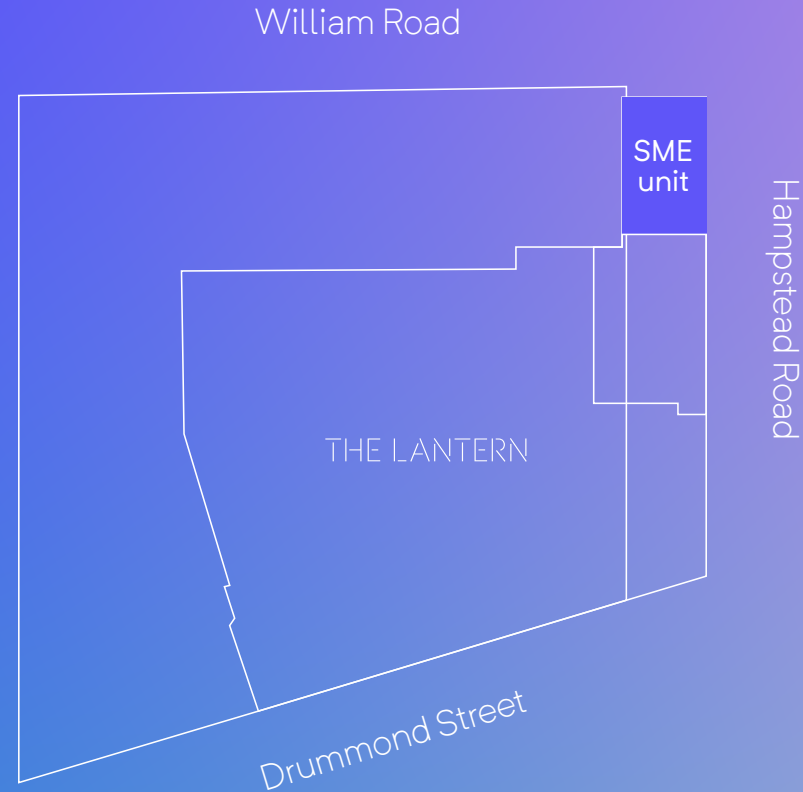
1:8 M²

Occupational density future proofs
the building for the occupier.



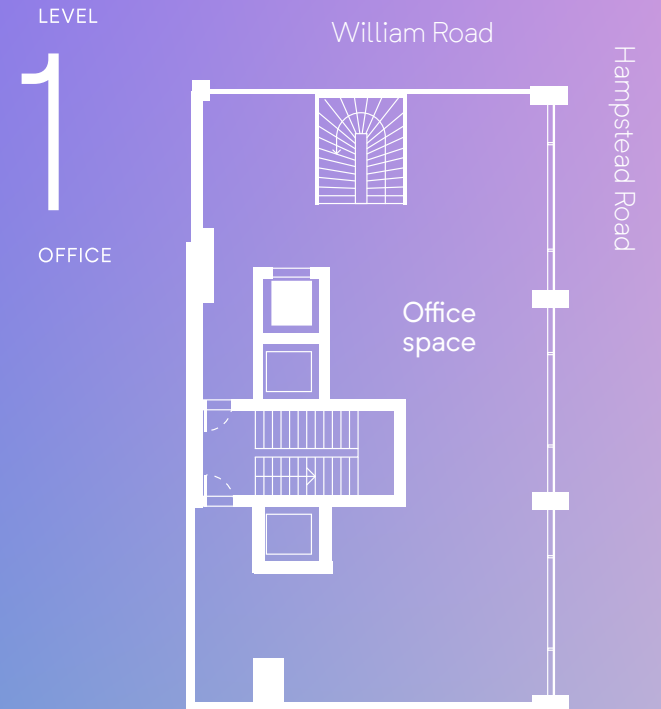
Room to grow

1,584 sq ft of exceptional office space available now exclusively to local SMEs



Room to grow

1,584 sq ft – across
ground and first floors



Room to grow



Good natural
light/glazing



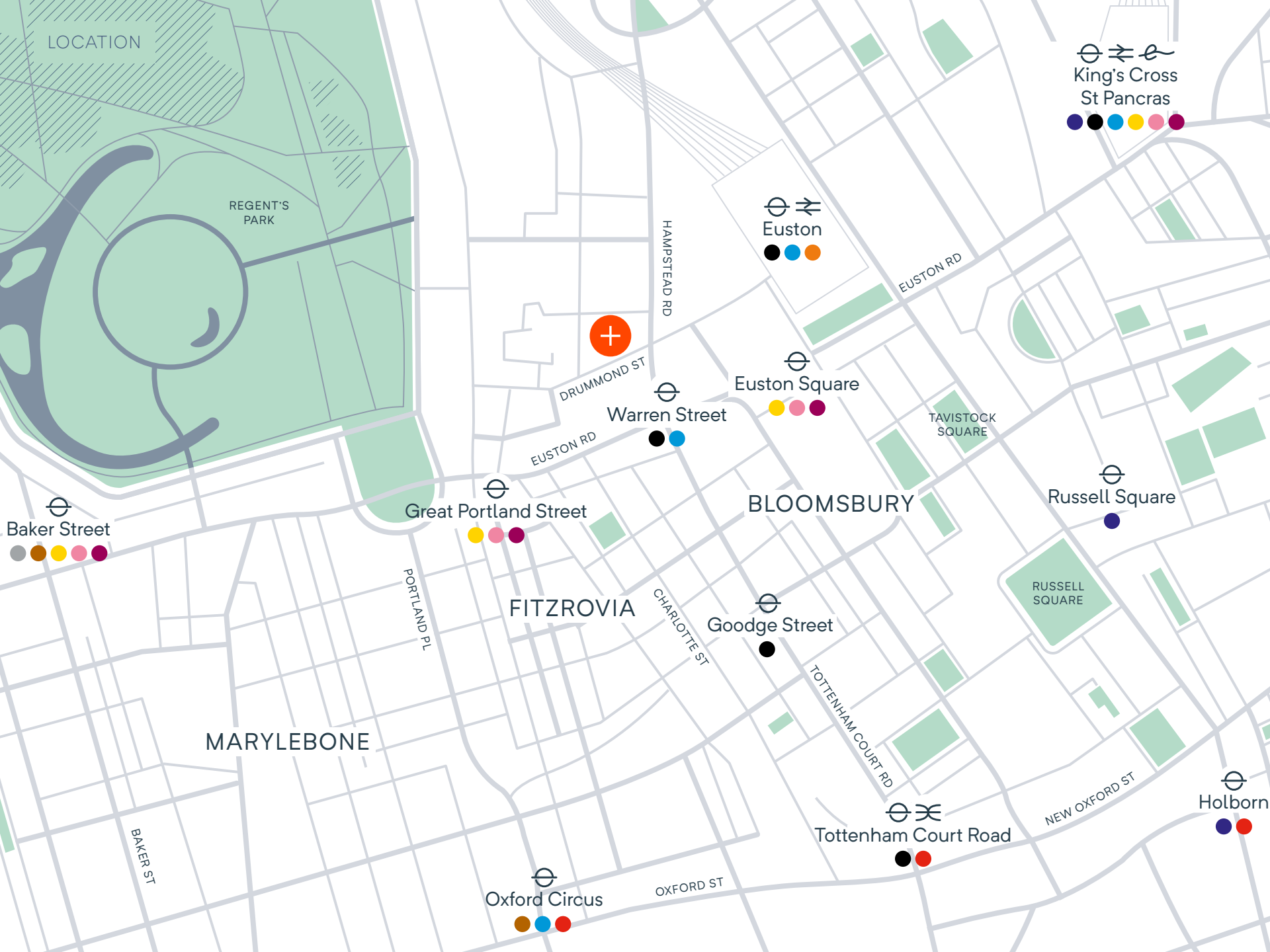
Exposed ceiling
c2.7/2.8m to
underside of M&E



Ground floor
branding
opportunity

The location

All change at Euston



- Transport +

- Occupiers +

- Amenities +

- Arts & culture +

King's Cross
 St Pancras
 Euston
 Euston Square
 Warren Street
 Great Portland Street
 Baker Street
 Goodge Street
 Tottenham Court Road
 Oxford Circus
 Russell Square

LOCATION

REGENT'S PARK

Euston

Euston Square

Warren Street

Great Portland Street

BLOOMSBURY

Russell Square

Baker Street

FITZROVIA

Goodge Street

MARYLEBONE

Tottenham Court Road

Holborn

Oxford Circus

OXFORD ST

HAMPSTEAD RD

DRUMMOND ST

EUSTON RD

EUSTON RD

TAVISTOCK SQUARE

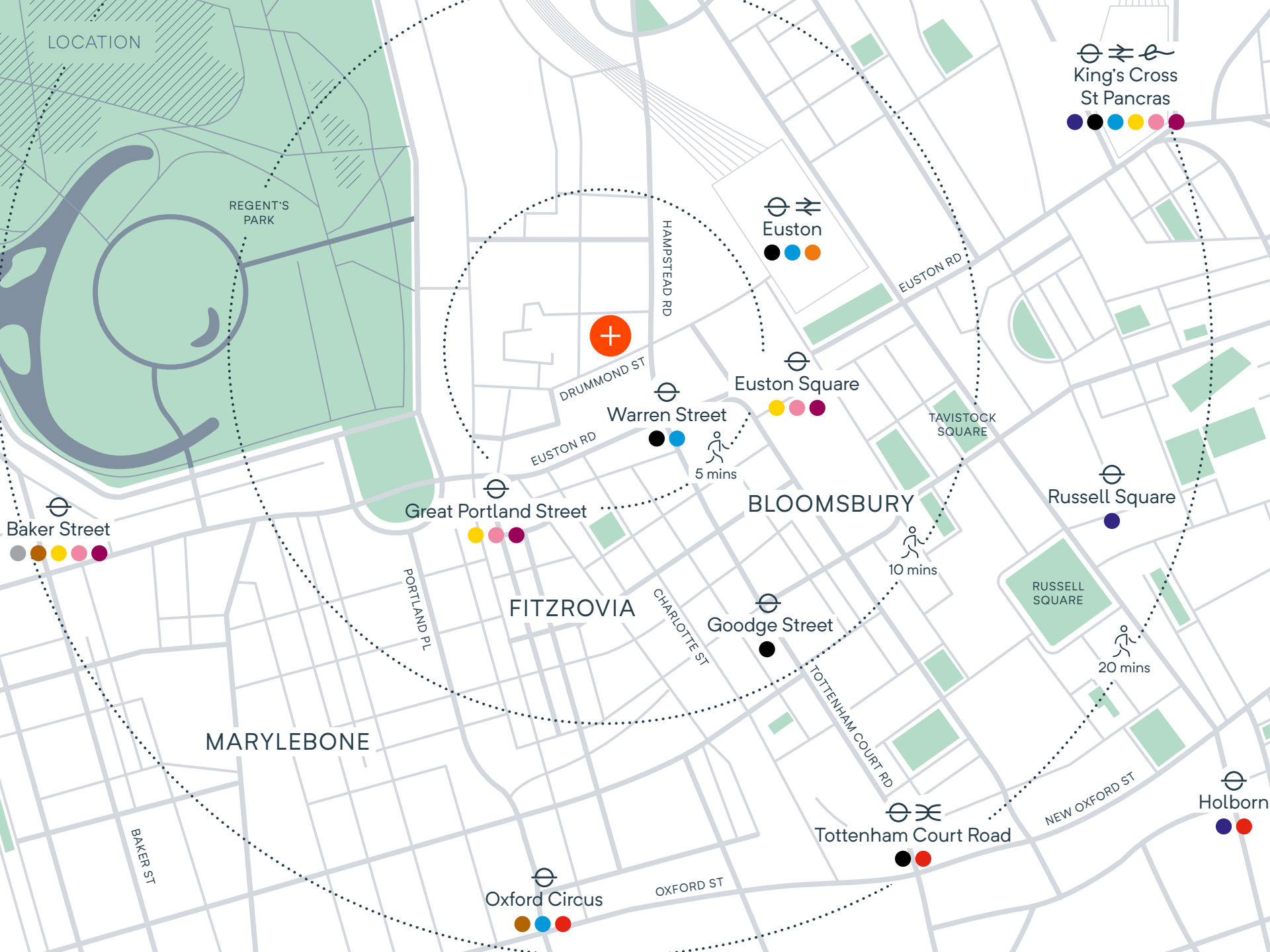
PORTLAND PL

CHARLOTTE ST

TOTTENHAM COURT RD

NEW OXFORD ST

BANKER ST



Transport ⊖

Euston Square	3 mins walk
Euston	3 mins walk
Warren Street	4 mins walk
Great Portland St	9 mins walk
Goodge St	10 mins walk
Tottenham Court Road	20 mins walk
King's Cross St Pancras	19 mins walk
Oxford Circus	22 mins walk
Baker Street	25 mins walk
Holborn	35 mins walk

Occupiers ⊕

Amenities ⊕

Arts & culture ⊕

King's Cross
 St Pancras

Euston

Euston Square

Warren Street
 5 mins

Great Portland Street

Goodge Street
 10 mins

Russell Square
 20 mins

Oxford Circus

Tottenham Court Road

Holborn

LOCATION

REGENT'S PARK

BLOOMSBURY

FITZROVIA

MARYLEBONE

RUSSELL SQUARE

Oxford Circus

Tottenham Court Road

Holborn

OXFORD ST

NEW OXFORD ST

TOTTENHAM COURT RD

CHARLOTTE ST

TAVISTOCK SQUARE

EUSTON RD

DRUMMOND ST

HAMPSTEAD RD

EUSTON RD

PORTLAND PL

BAKER ST

LOCATION



LOCATION

REGENT'S PARK

TAVISTOCK SQUARE

RUSSELL SQUARE

- Transport +

- Occupiers -

- Life Sciences**
 - Benevolent AI
 - The Wellcome Trust
 - University College London
 - The Francis Crick Institute
 - GMC
 - Alan Turing Institute
- Technology**
 - TomTom
 - Slack
 - Google
 - G Research
 - Ricoh Europe PLC
 - Meta
- Media**
 - Universal Music
 - Havas KX
 - Vevo
 - Entertainment One
 - DNEG
 - Dentsu Aegis
- Finance**
 - Allfunds Bank
 - Dimensional Fund Advisors Ltd
 - Alpha Real Capital
 - Time Investments
 - Santander Asset Management
 - LendInvest
 - Previser
- Other**
 - Liverpool FC
 - The Guinness Partnership
 - Carat
 - Gazprom
 - Manchester City FC
 - Elexon
 - Woods Bagot
 - Fletcher Priest
 - ARUP
 - PWP
 - Michael Kors

- Amenities +

- Arts & culture +

Dimensional +
 Gazprom G dentsu General Medical Council
 Ricoh Alpha Real Capital +
 Elexon C CARAT ∞ Meta W wellcome
 Manchester City eOne G Research Benevolent AI
 Michael Kors TOMTOM Liverpool F.C.
 ARUP P/W/P DNEG fletcher priest
 Slack W-B Woods Bagot Allfunds
 Lendinvest

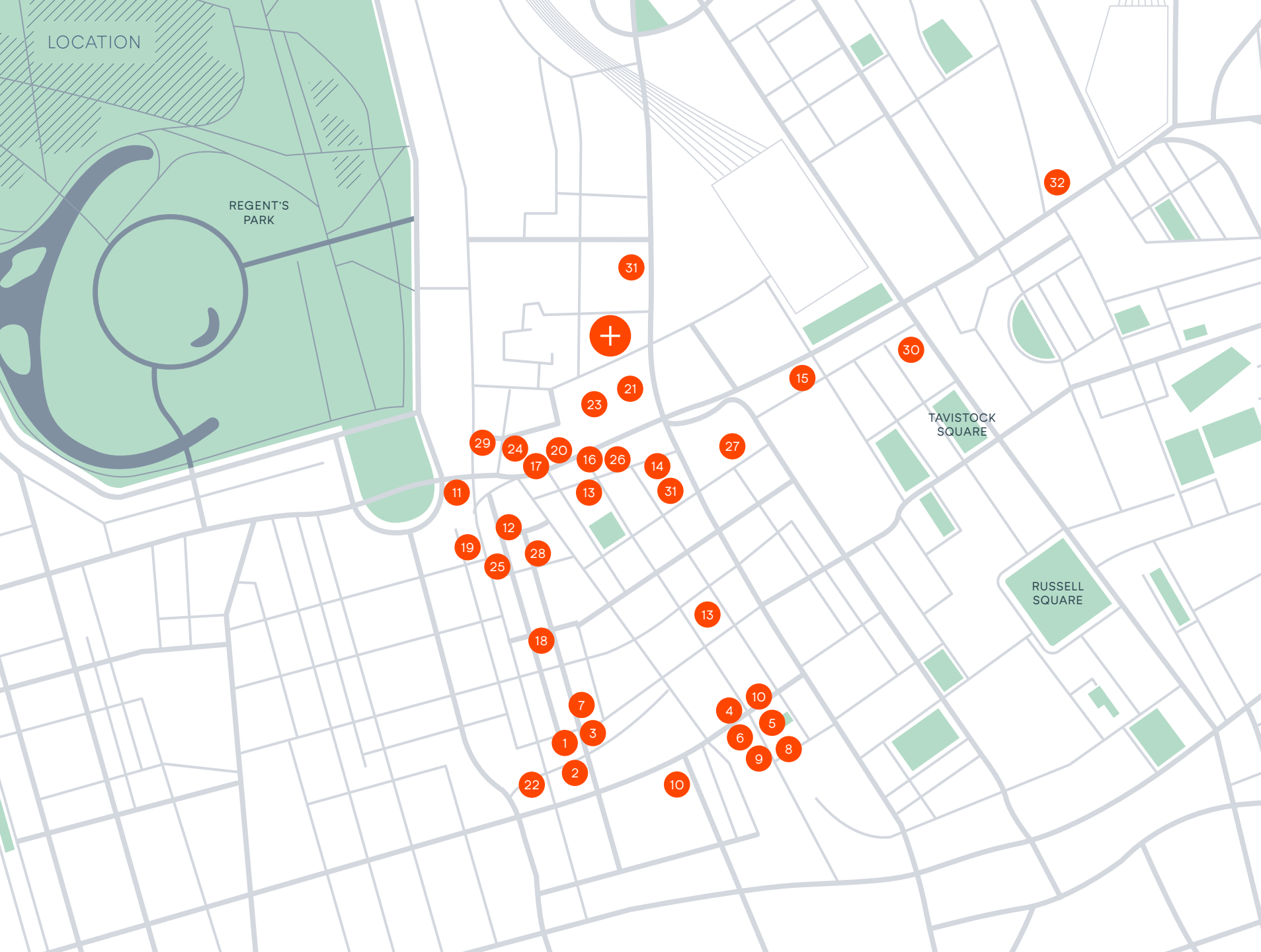
UNIVERSAL HAVAS GROUP
 Google LIBRARY HILLTOP
 vevo
 The Alan Turing Institute

the guinness partnership

Santander Asset Management

TIME INVESTMENTS

UCL



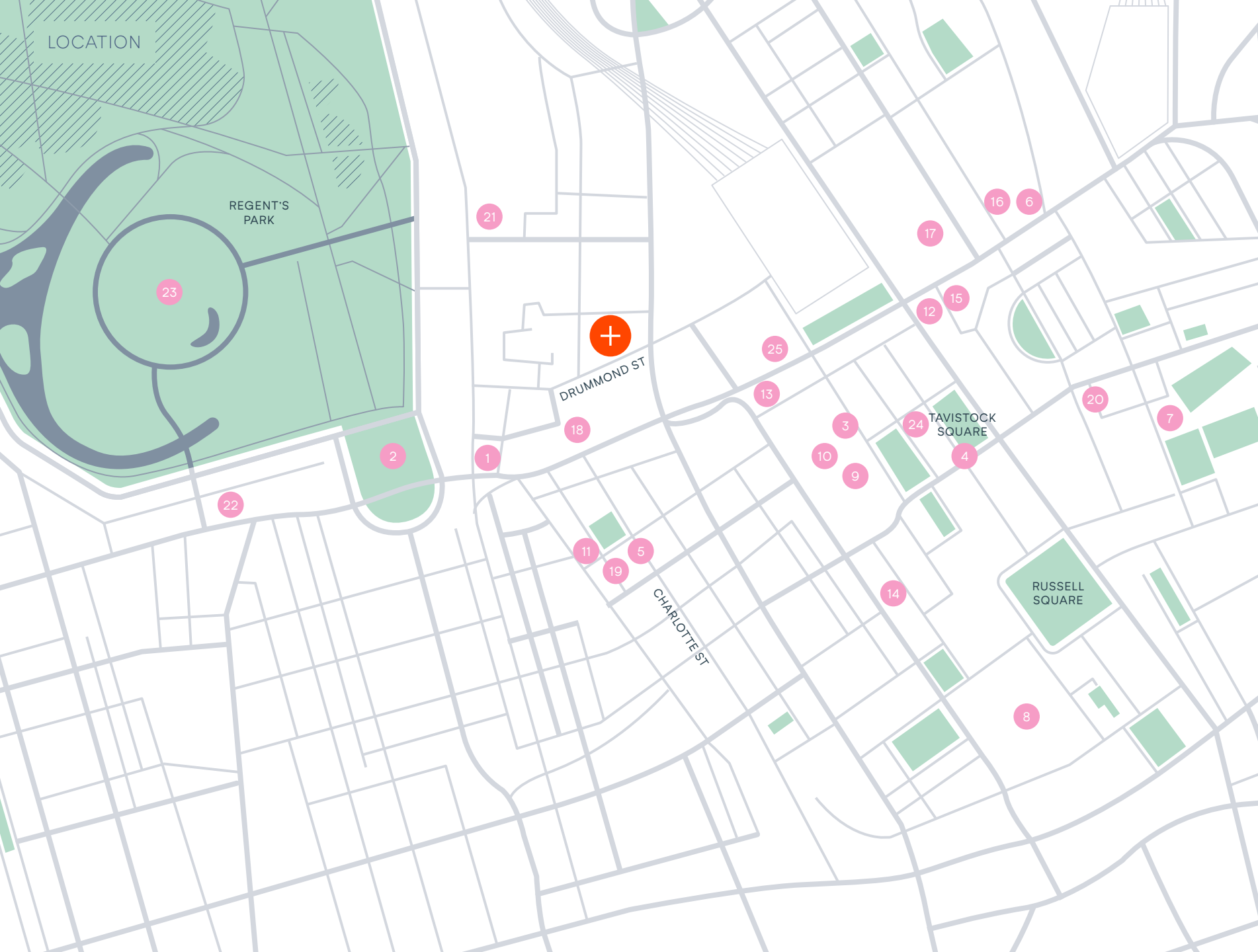
Transport +

Occupiers +

Amenities -

- 1 Scandinavian Kitchen
- 2 Riding House Café
- 3 Kaffeine
- 4 Lantana Café
- 5 Pied à terre
- 6 ROKA
- 7 Attendant Fitzrovia
- 8 Ampéli
- 9 Oscar bar and restaurant
- 10 The Long Bar, Sanderson Hotel
- 11 229 The Venue
- 12 Kazu
- 13 Honey & Co
- 14 Steak & Lobster
- 15 Wellcome Collection restaurant
- 16 Bang Bang
- 17 Wasabi
- 18 The Lucky Pig Cocktail Bar
- 19 Ibérica
- 20 Black Sheep Coffee
- 21 Beany Green
- 22 Velorution
- 23 The Refinery at Regent's Place
- 24 Union Regent's Place
- 25 Peyton & Byrne
- 26 Honey & Spice
- 27 Radisson Blu Edwardian, Grafton
- 28 Holiday Inn, Regents Park
- 29 Melia White House
- 30 Hilton London Euston
- 31 Mestizo Mexican Restaurant
- 32 The Booking Office

Arts & culture +



LOCATION





REGENT'S PARK

DRUMMOND ST

TAVISTOCK SQUARE

RUSSELL SQUARE

CHARLOTTE ST

- Transport 
- Occupiers 
- Amenities 
- Arts & culture 

- 1 One Marylebone
- 2 The Regent's Park
- 3 Bloomsbury Theatre
- 4 Tavistock Square Gardens
- 5 Fitzroy House
- 6 The British Library
- 7 The Foundling Museum
- 8 The British Museum
- 9 Petrie Museum of Egyptian Archaeology
- 10 Grant Museum of Zoology
- 11 Parasol unit fdn for contemporary art
- 12 Crypt Gallery
- 13 The Wellcome Collection
- 14 Royal Academy of Dramatic Art
- 15 St Pancras New Church
- 16 'Planets' by Anthony Gormley
- 17 P21 Gallery
- 18 Old Diorama Arts Centre
- 19 Rebecca Hossack Art Gallery
- 20 The Observatory Photography Gallery
- 21 Claas Reiss Gallery
- 22 Royal Academy of Music
- 23 Regent's Park Open Air Theatre
- 24 Peltz Gallery
- 25 30 Euston Square

Exciting times afoot with the Euston Area Plan

£3 billion

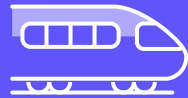
The potential development
value of the Euston Area
Plan with HS2 en route.

eustonareaplan.com

16,000

The number of jobs
that will be created.

HS2 is full
speed ahead



Bringing 6 new
platforms and greater
regional connectivity
in 2032.





LOCATION

King's Cross St Pancras

10 minutes' walk



LOCATION

Tottenham Court Road

15 minutes' walk

Parks and green spaces



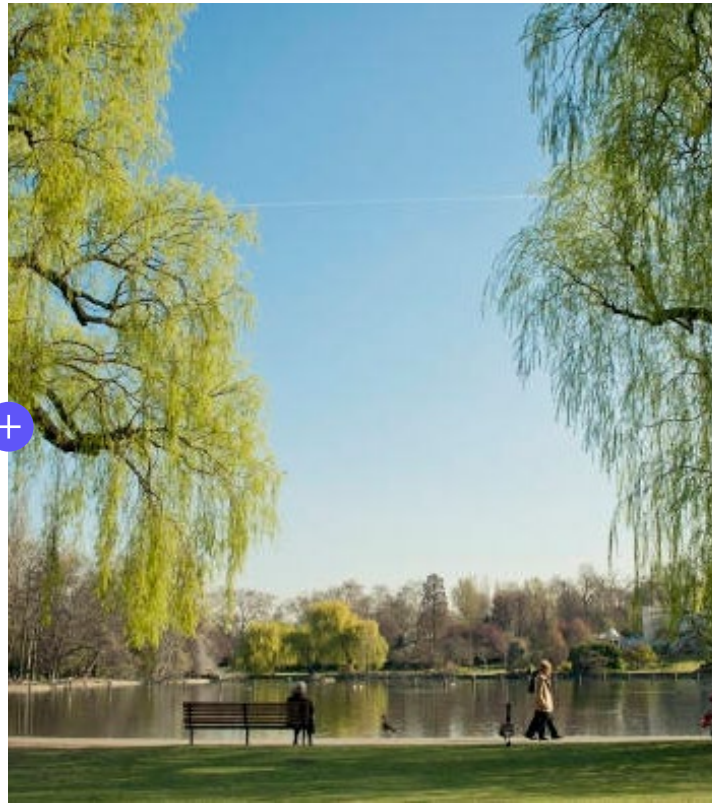
Regent's Place

Directly opposite the Lantern, you'll find lots of places to eat and shop all surrounding a square with plenty of space to sit outdoors.



Regent's Park

Over 400 acres of open space to enjoy. Take a stroll to the stunning rose garden or visit ZSL London Zoo.



9 mins

walk to Regent's Park



Open air theatre

Regent's Park Open Air Theatre is an award-winning theatre and a London landmark.



Wellcome Collection

A free museum and library that aims to challenge how we all think and feel about health,



Arts and culture

LOCATION

Full of flavour



Regent's Place in 2 mins

Brunch favourite Beany Green
is here as well as Black Sheep
Coffee and The Refinery.



Drummond Street in 1 min

Home to what is probably the
capital's most diverse range of
South Asian food.



Fitzrovia in 10 mins

Find upmarket bars and
restaurants on Charlotte Street.

LOCATION



Believe the buzz.
Euston is the next King's Cross,
there's the same creativity
and energy here.

TOM MAGUIRE
EUSTON RESIDENT

There are so many big
characters here, so many
cultural happenings —
it's a great spot to be in.

SANDRA, LOOKING GOOD SALON
DRUMMOND ST



We need to look again at
the things that surround us
and to think about how our
health relates to them.

EMILY SARGEANT, CURATOR
WELLCOME COLLECTION



A lot of people don't know
this kind of community still
exists in central London.

BRIAN LOGAN, ARTISTIC DIRECTOR
CAMDEN PEOPLE'S THEATRE

The building

Flow
naturally





75

75

THE LANTERN



- 7 ELIATSU
- 6 SIEMENS MOBILITY
- 5
- 4 BETHESDA/ZEINMAX EUROPE LTD
- 3 BAYER MEDIA GROUP
- 2 BAYER MEDIA GROUP
- 1
- 1G
- 1B











Wellbeing

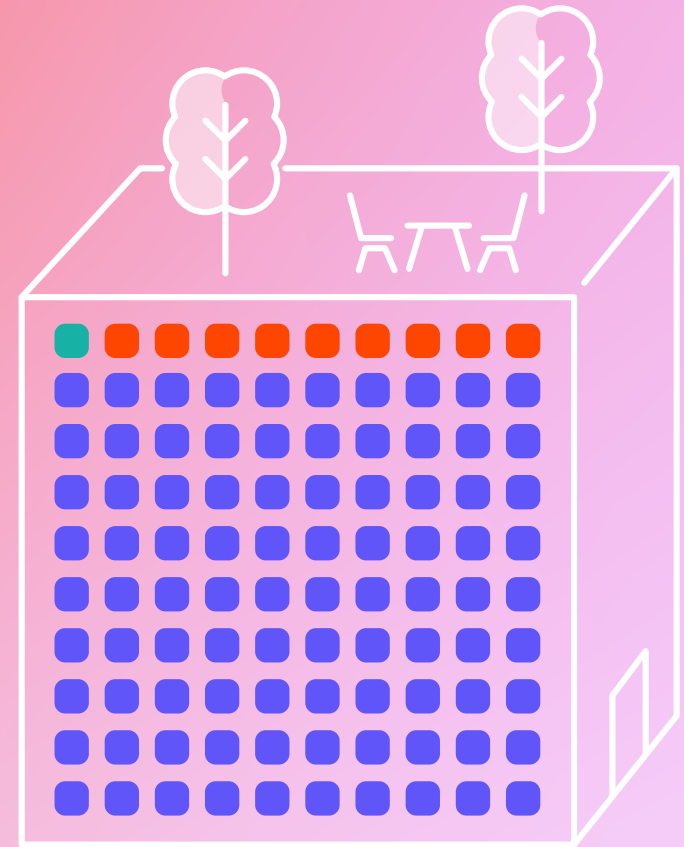
Let your
talent shine



The most valuable part of a business is the people

Based on a typical split of business operating costs, modest gains in staff health and wellbeing can deliver significant financial savings.

MGBC REPORT ON HEALTH, WELLBEING AND PRODUCTIVITY IN OFFICES, 2014



Wellbeing principles: improving health through building design



Circadian design

Natural daylighting, glare control, colour quality, views out



Connection to nature

Biophilic environment, encouraging social interaction



Indoor comfort

Thermal, acoustic, ergonomic comfort



Active lifestyle

The building's design purposely encourages activity



Human connection

Break-out areas to encourage socialising and collaboration

Companies with healthy
and happy employees
are 2x more innovative.

GENSLER WORKPLACE SURVEY 2016





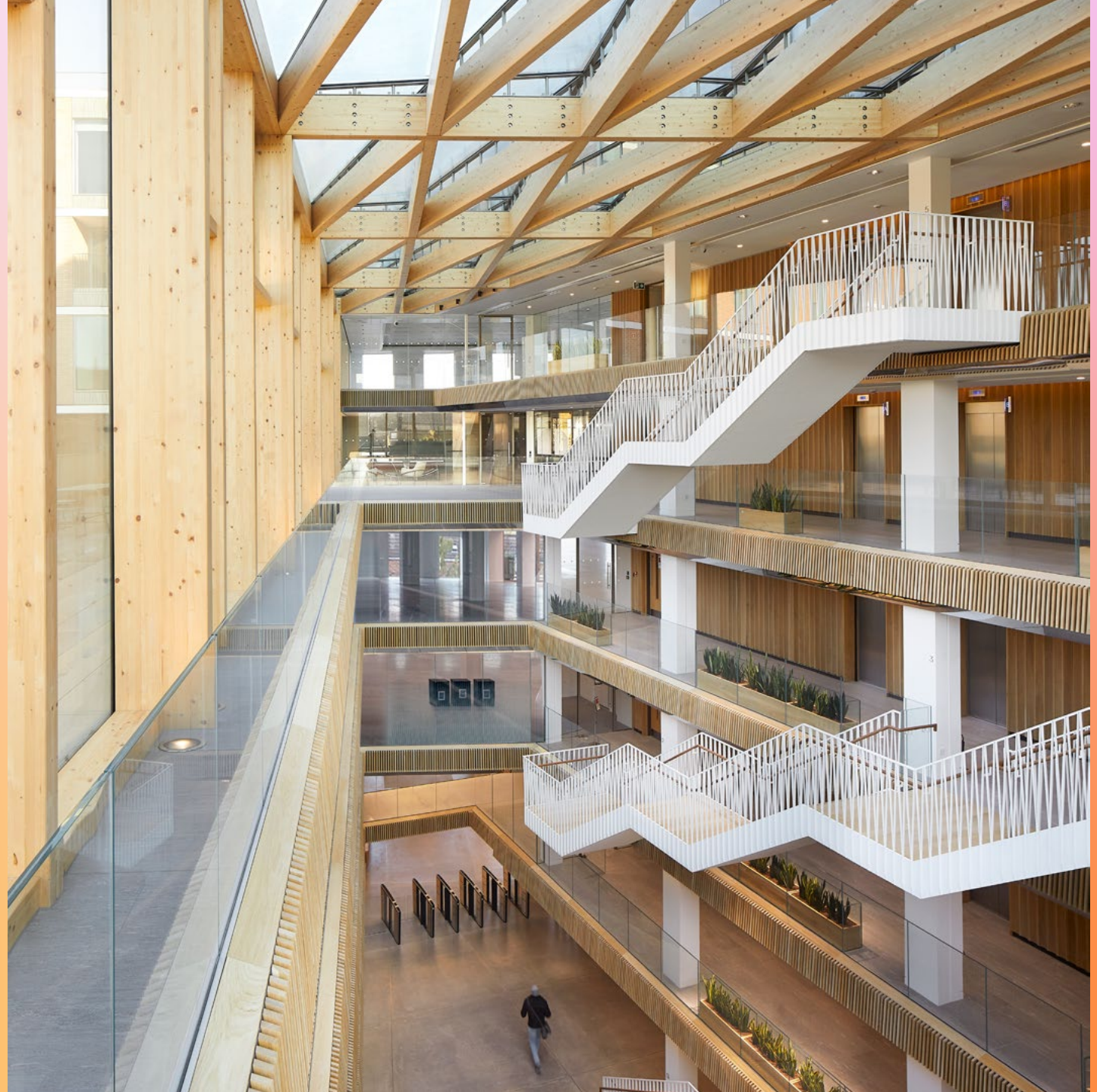
Keep your health
in-check at the Lantern's
BUPA health centre.





Circadian design

The light-filled atrium that maximises natural daylighting, reducing circadian phase disruption and positively impacting mood and productivity.





Indoor comfort

Thermal and ergonomic comfort. Timber panelling in the reception and atrium reduces noise and creates an ideal acoustic environment.





Active lifestyle

A generously proportioned oak-lined stairway makes keeping active easy.



252

Secure cycle spaces and 30 short stay spaces



256

Lockers



42

Showers (at least 2 on each floor)



Human connection

Break out areas and a buzzing local neighbourhood create a culture of community engagement and engender a sense of belonging.



Sustainability

Efficient
by design



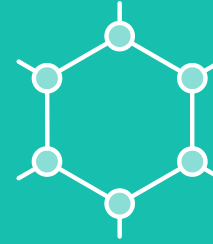
Julia Barfield of our Stirling prize nominated Marks Barfield Architects describes the features that help make The Lantern so efficient.



A better business for our environment

Sustainability is an important value benchmark for Lazari Investments. By adopting a sustainable ideology throughout the business, we can maximise efficiency and create a better environment for everyone.

800kg/m²
minimum benchmark



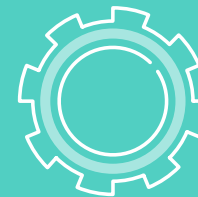
We have set minimum benchmarks on our developments. Specifically, 800 kg / m² with a stretch target of 500 kg/m².

Aiming for Paris climate target by 2030



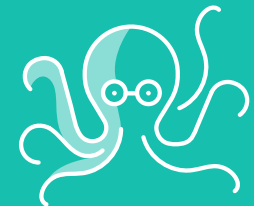
Our further target is to meet the Paris Climate Target by 2030, 20 years ahead of target, in the operational portfolio.

Achieving better long term values



Design and deliver buildings responsibly – achieve better long term values and reduce running costs for all.

Delivering efficiency savings



Managing our buildings responsibly – intensive management to deliver efficiency savings and enable our customers to occupy as efficiently as possible.

Carbon saving through intelligent passive and active design



Carbon dioxide detection



Destination lift control

BMS

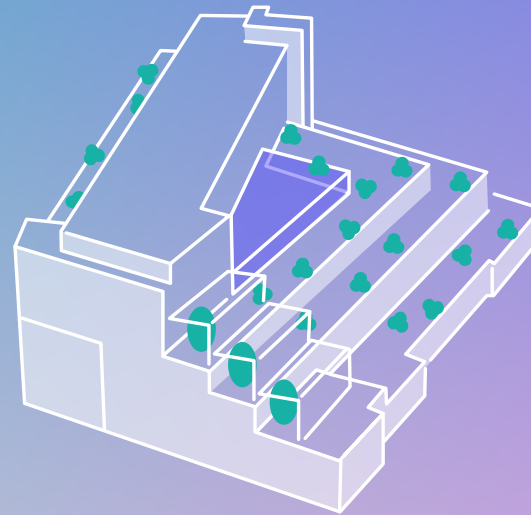


Smart LED lighting



Energy saving heating and cooling

ACTIVE DESIGN



Carbon saving through intelligent passive and active design



Carbon dioxide detection



Destination lift control



BMS



Smart LED lighting



Energy saving heating and cooling



Solar electricity



High levels of thermal insulation and air tightness



All timber from sustainable sources



Circadian design: maximising daylight



Ventilation around entire perimeter of office



lifts deceleration harnesses energy



Solar water preheat



New trees and planting



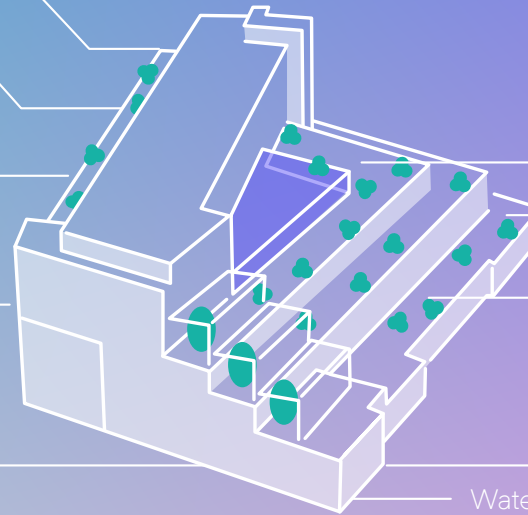
Water storage through blue roofs



Green roofs



retention of existing pile foundations

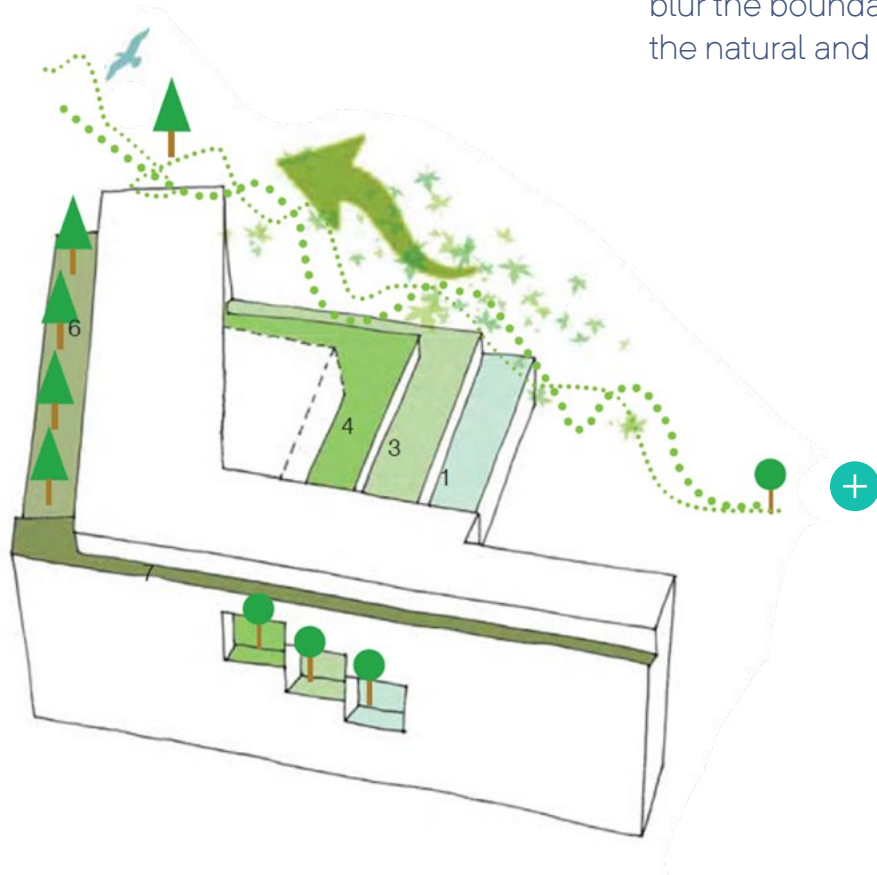


Water saving WC flush controls

ACTIVE DESIGN

PASSIVE DESIGN

Thoughtful landscaping



Biophilic design

Integrated timberdeck seating blur the boundaries between the natural and man-made



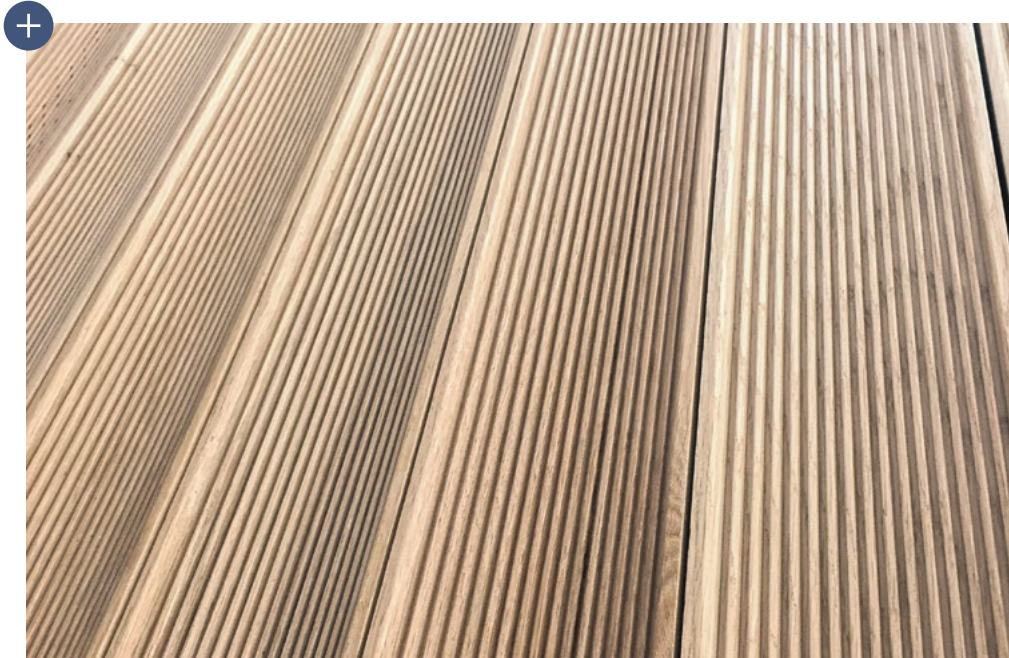
Tranquil spaces

Calm, rejuvenating spaces across five terraces and three pocket gardens, created with W Partnership

Naturally better

Acoustic comfort

Oak timber fluted acoustic panels reduce noise pollution, creating a more comfortable acoustic environment



Rosal Dunas limestone

Natural textures are not only more sustainable and eco-friendly, they also help fulfill our innate need for nature

Caring construction



Dust suppression measures

Implemented during the dry weather to further reduce any site boundary nuisance

Noise reduction

8build use concrete saw cutting techniques to minimise the use of percussive plant and reduce site boundary noise



98%

The amount of demolition waste created that was recycled and avoided landfill* (3% above our target)



*in July 2020

Developer & Team

Discover
more

Building an exciting legacy for London



262 HIGH HOLBORN

82 BAKER STREET



25 BERKELEY SQUARE



HENRIETTA HOUSE



Lazari Investments Limited is part of the Lazari family group of companies which operates across seven estates in Central London with 3.1 m sq ft of ownership across the West End.

Our vision is to identify buildings and locations with untapped potential across the city and build an exciting legacy for future generations. In doing so, it is essential we adapt to the spaces we shape, investing in innovation and technology to improve them.

The team

OFFICE LEASING TEAM



JLL
+44 (0)20 7493 4933
jll.co.uk

DEVELOPER



Lazari Investments Limited
+44 (0)20 7388 5444

PROFESSIONAL TEAM



Architects
Marks Barfield



Construction team
8 build



Cushman & Wakefield
+44 (0) 20 7935 5000
cushmanwakefield.co.uk