



# LUCENT <sup>W1</sup>



Where the UNEXPECTED  
illuminates an ICON

Where ARCHITECTURE  
AWAKENS the SENSES

Where IMAGINATION  
creates COMMUNITY

Where NATURE  
meets TECHNOLOGY

LUCENT W1 at a glance

Office SPACE and innovative RETAIL

SECTION ONE  
LOCATION

Where  
the UNEXPECTED  
illuminates  
an ICON



A DESTINATION THE WORLD IS WATCHING  
Where culture and commerce collide.

# A GLOBAL landmark. A UNIQUE opportunity

An oasis of calm. A hub of creativity, culture and commerce where London connects. Lucent W1 is a cutting-edge design built with nature at its heart, 110,000 sq ft unfolding around a central atrium that floods all five floors with natural light. It's a space to think, to innovate and recharge at the intersection of London's most vibrant neighbourhoods.





MAYFAIR

ST JAMES'S

PICCADILLY CIRCUS

SOHO

LUCENT W1

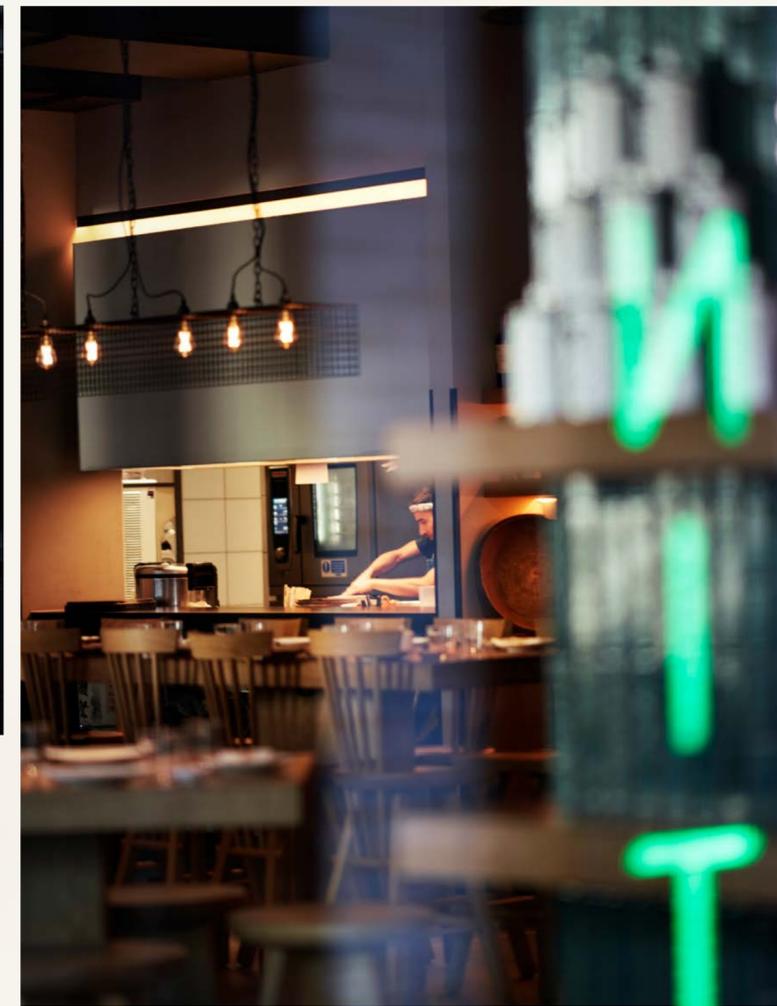
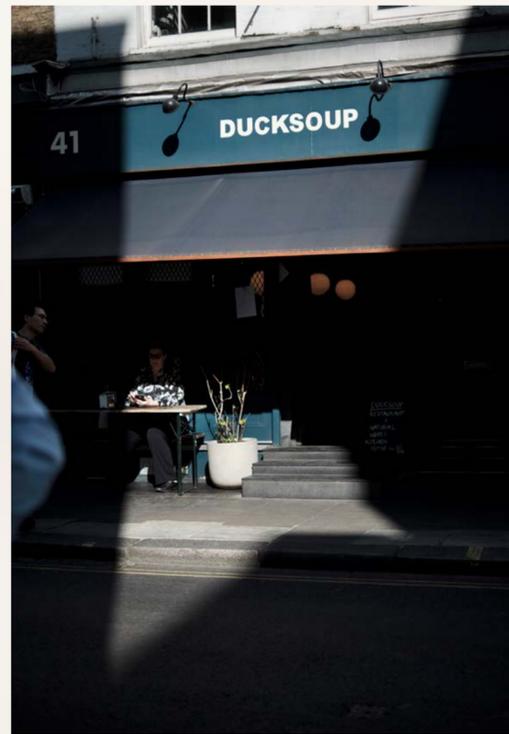
LEICESTER SQUARE

PERFECTLY PLACED

Lucent W1 sits in the centre of the city with easy access to key areas.

# Where LONDON *meets*

From Soho's speakeasies to the hubbub of Chinatown, the flashbulbs of the West End to the historic shopping of Jermyn Street, it's an area where choice abounds. Berwick Street food market serves up a daily smörgåsbord of global street food, while restaurants such as Brasserie Zédel, The Palomar and Sketch offer evening destinations with impact.



## CULTURE

- Royal Academy of Art
- Ronnie Scott's
- Hauser & Wirth
- Photographer's Gallery
- The National Gallery

## FOOD & DRINK

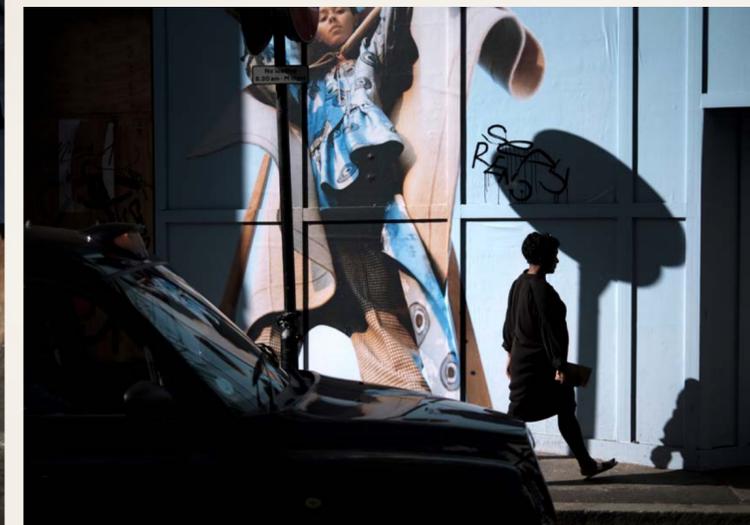
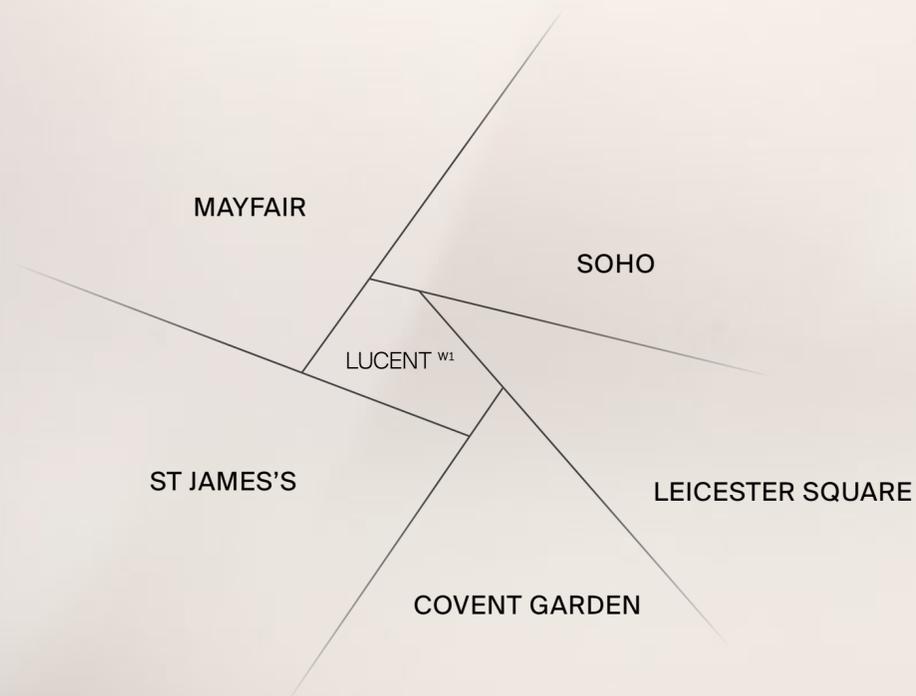
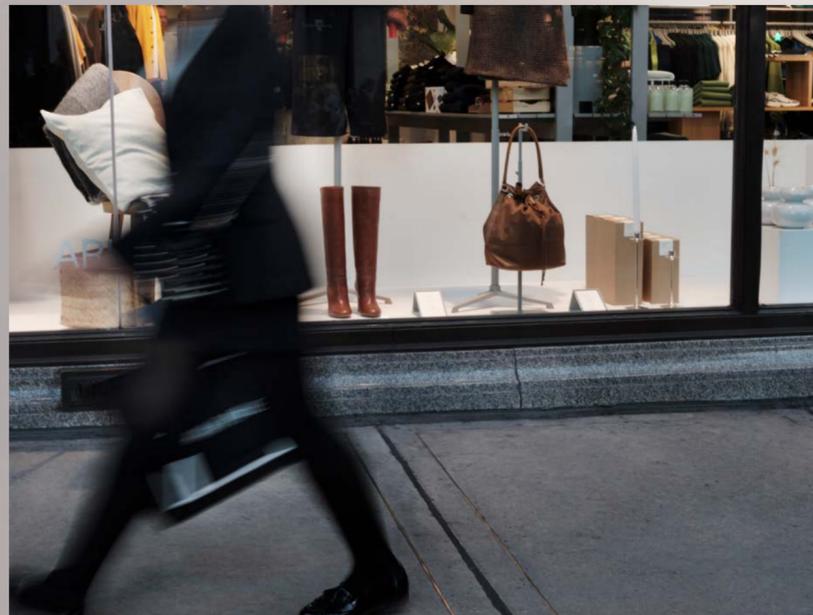
- Brindisa Soho
- The Ivy
- 45 Jermyn Street
- BAO Soho
- Social Eating House
- Kiln
- Scott's
- Soho House

## RETAIL

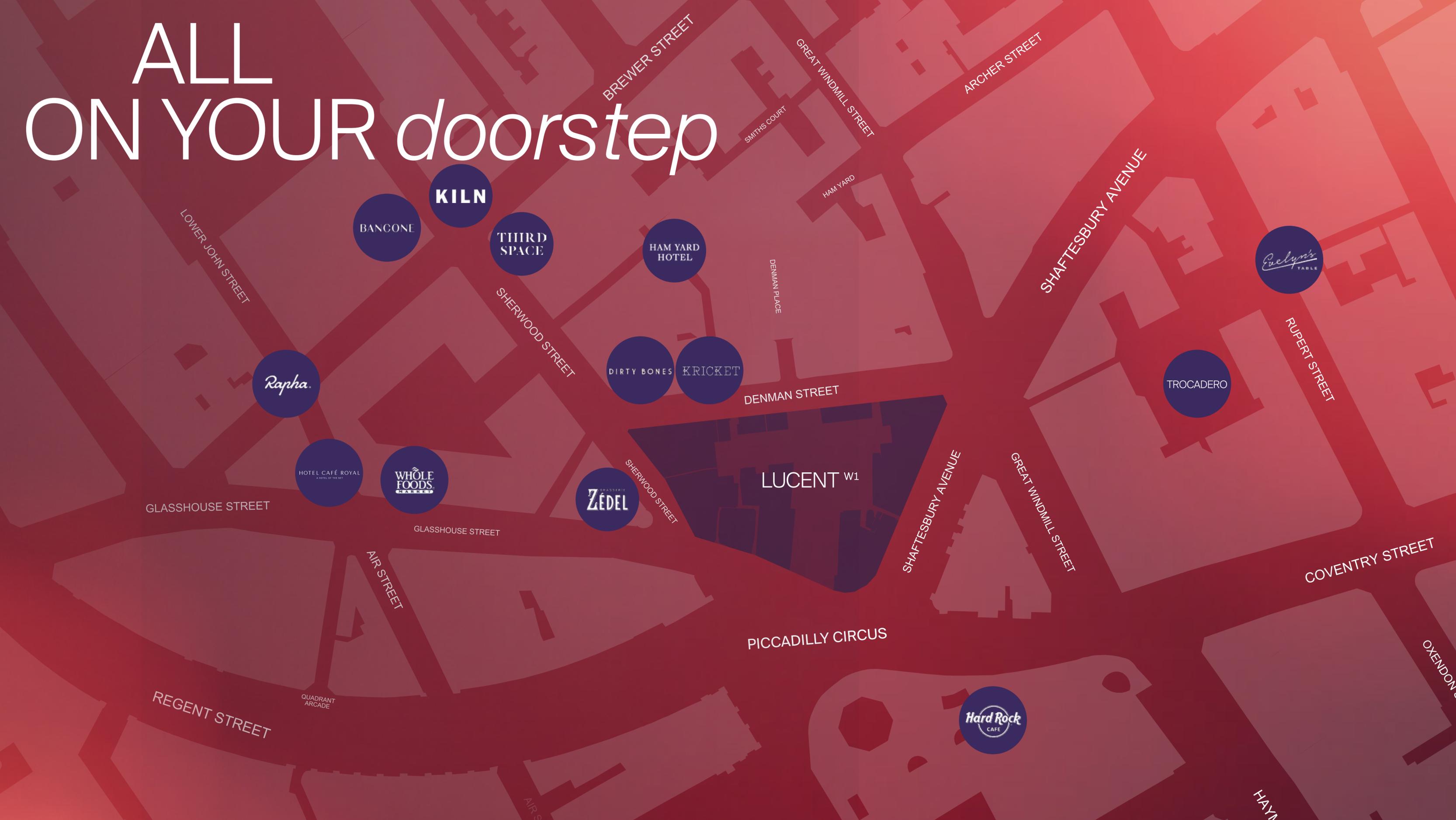
- Dover Street Market
- Aesop
- END Clothing
- Phonica
- Fortnum & Mason
- Liberty London

## NEIGHBOURS

- Apple
- Twitter
- Generation Investment Management
- EQT
- Carlyle Group
- Towerbrook Capital Partners



# ALL ON YOUR *doorstep*



**KILN**

BANCONE

THIRD SPACE

HAM YARD HOTEL

*Rapha.*

DIRTY BONES

KRICKET

*Evelyn's*  
TABLE

TROCADERO

HOTEL CAFÉ ROYAL  
A HOTEL OF THE CITY

WHOLE FOODS  
MARKET

ZÉDEL

LUCENT W1

Hard Rock  
CAFE

REGENT STREET

QUADRANT  
ARCADE

PICCADILLY CIRCUS

COVENTRY STREET

BREWER STREET

GREAT WINDMILL STREET

ARCHER STREET

SHAFTESBURY AVENUE

RUPERT STREET

LOWER JOHN STREET

SHERWOOD STREET

HAM YARD

DENMAN PLACE

DENMAN STREET

SHAFTESBURY AVENUE

GREAT WINDMILL STREET

GLASSHOUSE STREET

GLASSHOUSE STREET

AIR STREET

SHERWOOD STREET

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OXENDON

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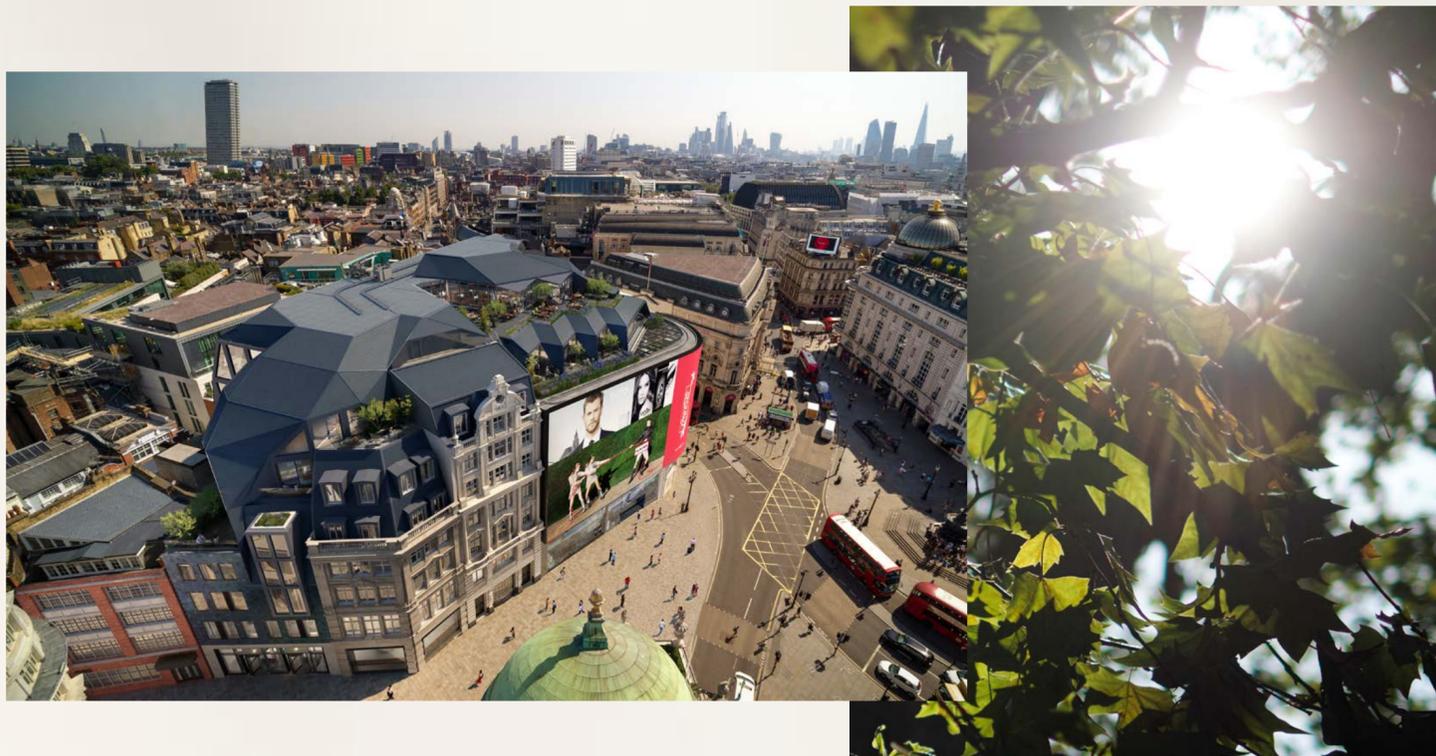
SECTION TWO  
EXPERIENCE



Where  
ARCHITECTURE  
AWAKENS  
*the* SENSES

# A PEACEFUL retreat in the *centre* of our *CITY*

Lucent W1 is an island of serenity amid the vibrancy of central London. A stone's throw from Piccadilly Circus, you'll find a light-flooded oasis filled with abundant greenery and dotted with 20 outdoor terraces. A curved roof sweeps down to floor level, unifying this unique mix of office space, innovative retail and a new destination restaurant looking out across London.





DISCOVER AN OASIS BEHIND THE ENERGY

The entrance to Lucent W1 marks the movement between worlds.

SECTION THREE  
INSPIRATION

Where  
IMAGINATION  
*creates*  
COMMUNITY



# The ART of an ENTRANCE with impact



The reception area of Lucent W1 is a destination in itself, with a carefully curated roster of artworks delivering a daily dose of creativity. Gleaming white walls, expansive windows and subtle bronze details give the feeling of a contemporary gallery, while a sculptural staircase curves up to a communal area for people to gather, hold talks or even join a yoga class - all with sweeping views down towards The Mall and Parliament.

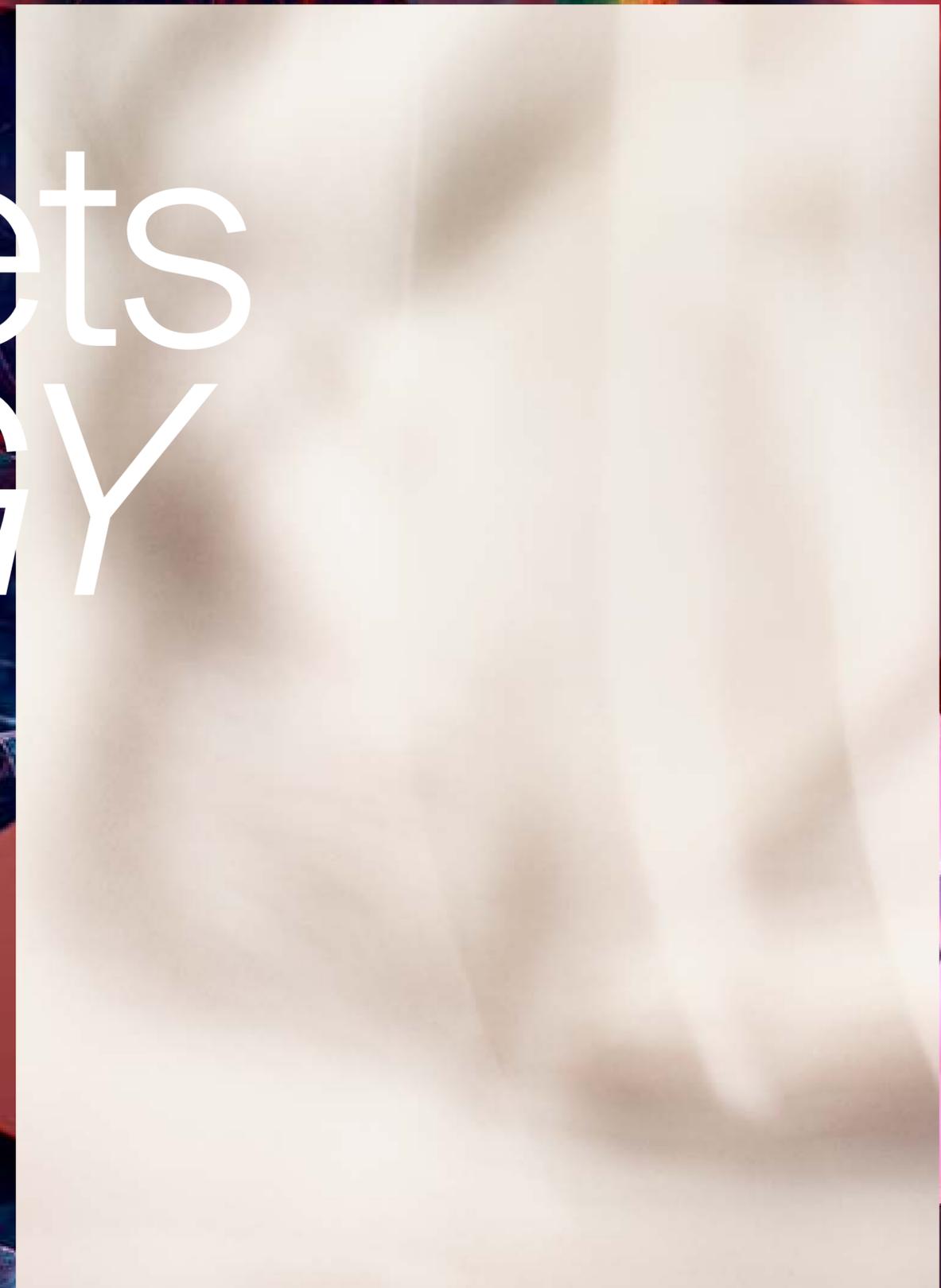




1<sup>ST</sup> FLOOR LUCENT LOUNGE AND FLEXIBLE EVENT SPACE

Lucent W1 has plenty of shared, flexible space for events or socialising.

# Where NATURE meets TECHNOLOGY



# FLOODED with *natural* DAYLIGHT

Lucent W1 is designed around a central open-air atrium that unites the floors, ensuring that every level of the building is awash with natural light. Your people can look down on a green canopy from bright and airy offices, or take in the inspiring cityscape from one of the many outdoor terraces.



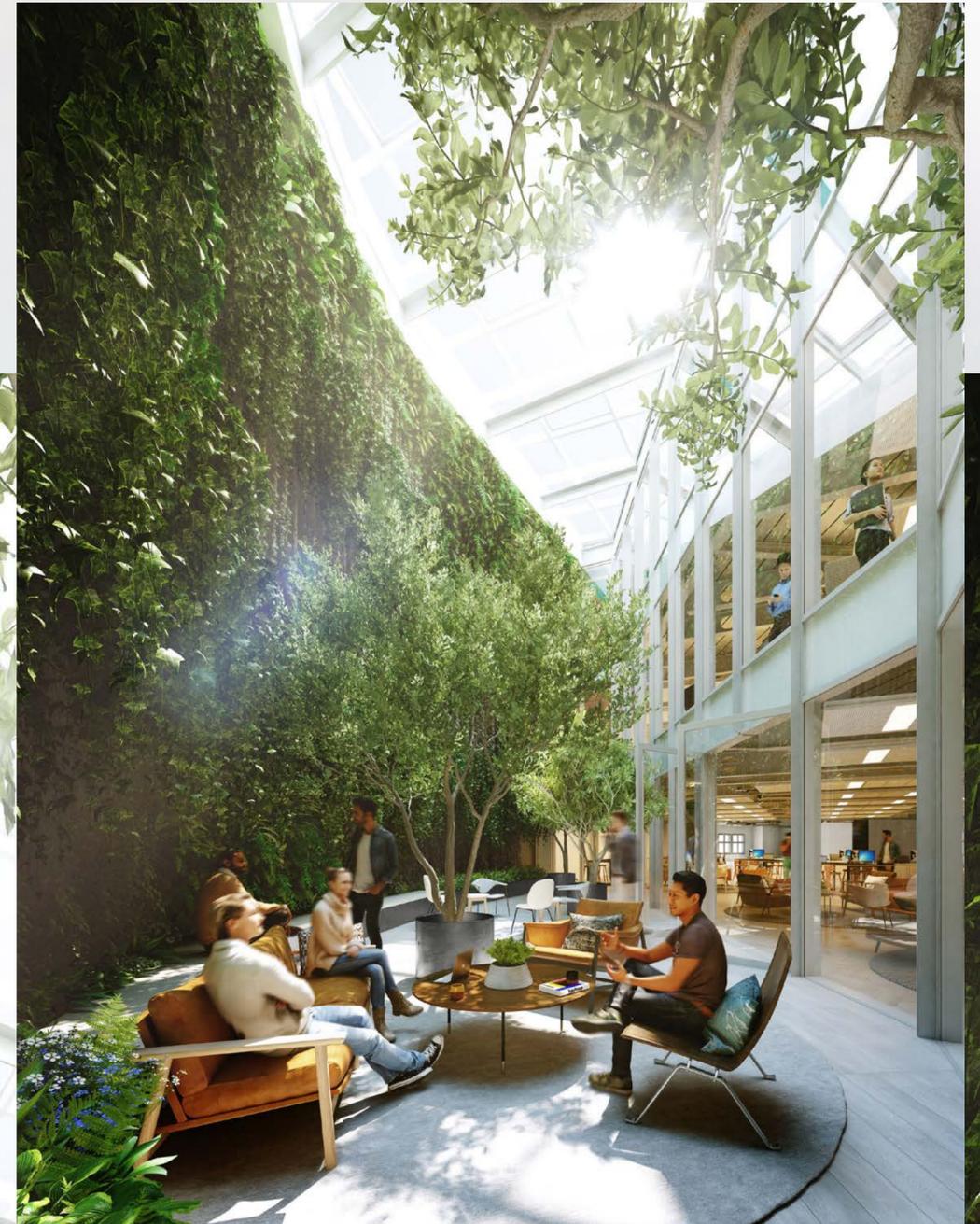


# USING BIOPHILIC design to *BOOST* *wellbeing*

Based on the insight that being close to nature boosts productivity, health and creativity, Lucent W1 is designed with the natural world at its core. Featuring outdoor spaces on every level and a green wall that climbs three storeys, seating areas are set within landscaped gardens, bringing this urban community together in a verdant setting.

INSIDE OUT

Unexpected glimpses of greenery creates a sense of harmony.





NORTH FACING 5<sup>TH</sup> FLOOR

Abundant natural light floods into the office space.

# LUCENT W1

## *at a glance*

### OUTDOOR SPACE

20 TERRACES and BALCONIES.



### WORKPLACE

DESIGNED to 1:8 m<sup>2</sup>.



### HEALTH AND FITNESS

CYCLE CENTRE with 200 spaces and FIRST CLASS shower and changing facilities.



### BIOPHILIA AND WELLNESS

COURTYARD and LIGHT GARDEN with mature planting.



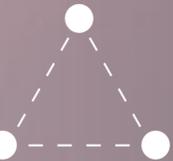
### VOLUME

Creative EXPOSED raft design with clear height of 2.75 m.



### SPECIFICATION

Highly engineered with exceptional fresh air, power and connectivity.



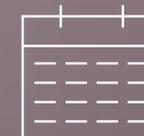
### FLEXIBILITY

EXPANSIVE floorplates of c.25,000sq ft.



### COMMUNITY

LUCENT LOUNGE, flexible event space and high-spec meeting rooms.



### SUSTAINABILITY

BREEAM Outstanding, WELL enabled and WiredScore Platinum.



# YOUR name in *LIGHTS*

Piccadilly Lights' cutting-edge LED display is one of the most famous advertising sites in the world, rivalling New York's Times Square for visual impact and reaching around 100 million people a year.

Lucent W1 offers an extraordinary opportunity to put your brand on these hallowed screens, from week-long activations to long-term campaigns, while flexible ground floor retail spaces open the possibility of experiential concepts to connect more closely with your customers.



# Office SPACE and INNOVATIVE retail

# BUILDING ELEVATION



## SCHEDULE OF AREAS

FLOOR	m2	sq ft
SIXTH		LET
FIFTH		LET
FOURTH		LET
THIRD	2,373.0	25,543
SECOND	1,167.9	12,571
FIRST	1,189.2	12,801
GROUND	825.8	8,888
<b>TOTAL*</b>	<b>10,134.8</b>	<b>109,090</b>

\*APPROX.NIA

- RECEPTION
- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- END OF TRIP FACILITIES
- OFFICE
- TERRACE
- RESTAURANT



# GROUND FLOOR

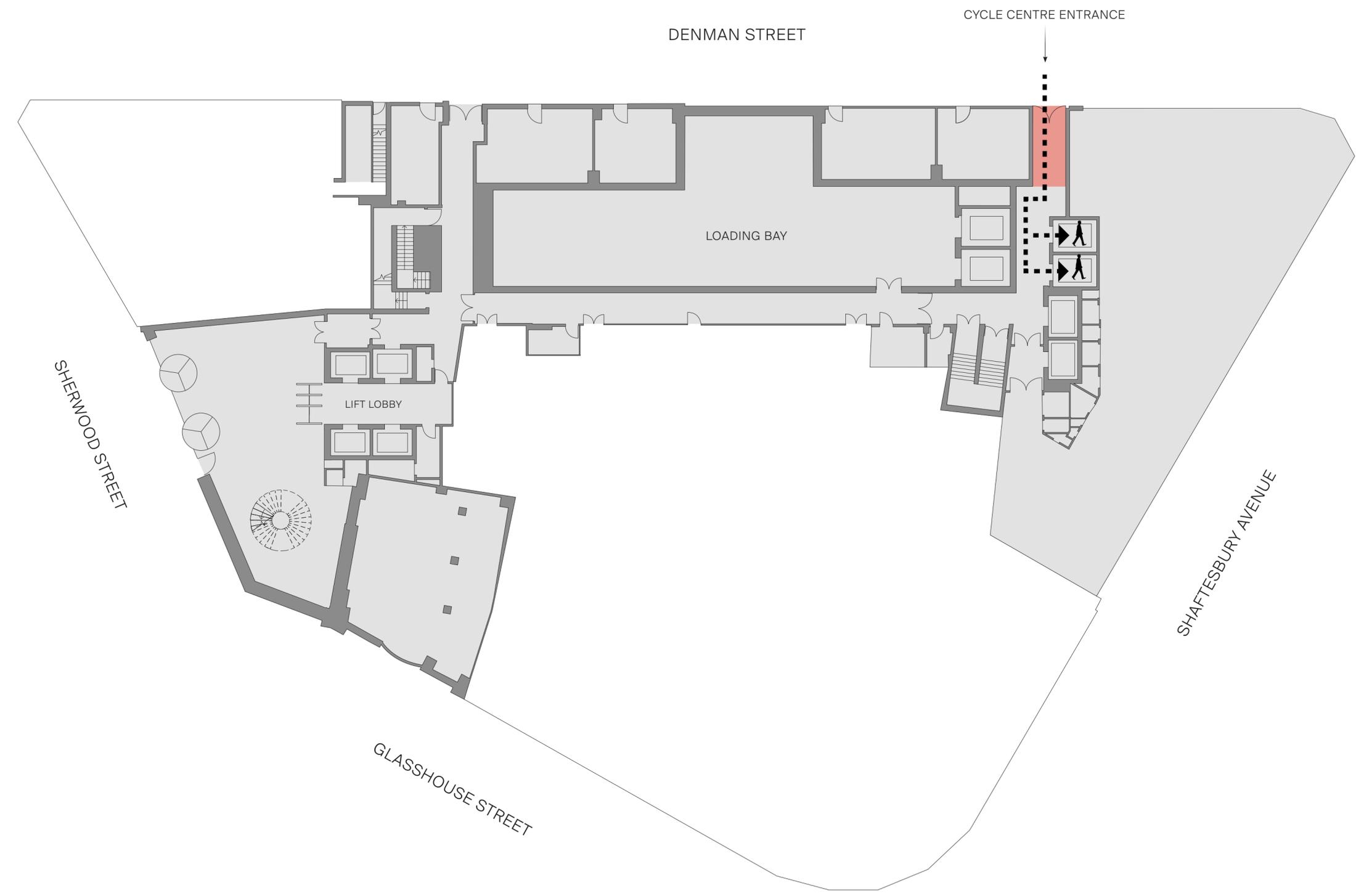
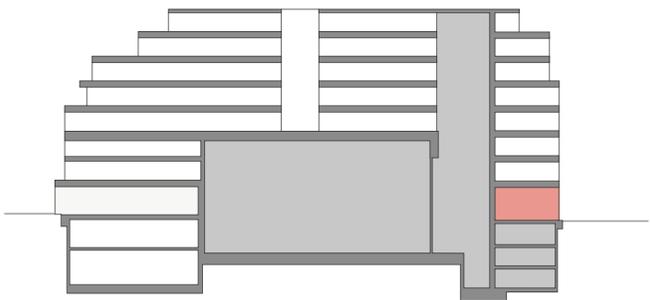


## SCHEDULE OF AREAS

- CYCLE CENTRE 
- CUSTOMER JOURNEY 
- EXISTING RETAIL 

GROUND FLOOR UNIT  
**668.3 M<sup>2</sup>**  
**7193 SQ FT**  
APPROX. NIA

## ELEVATION GUIDE





# FIRST FLOOR – MYO

CLEAR  
PLAN  
PRIVATE  
EVENT



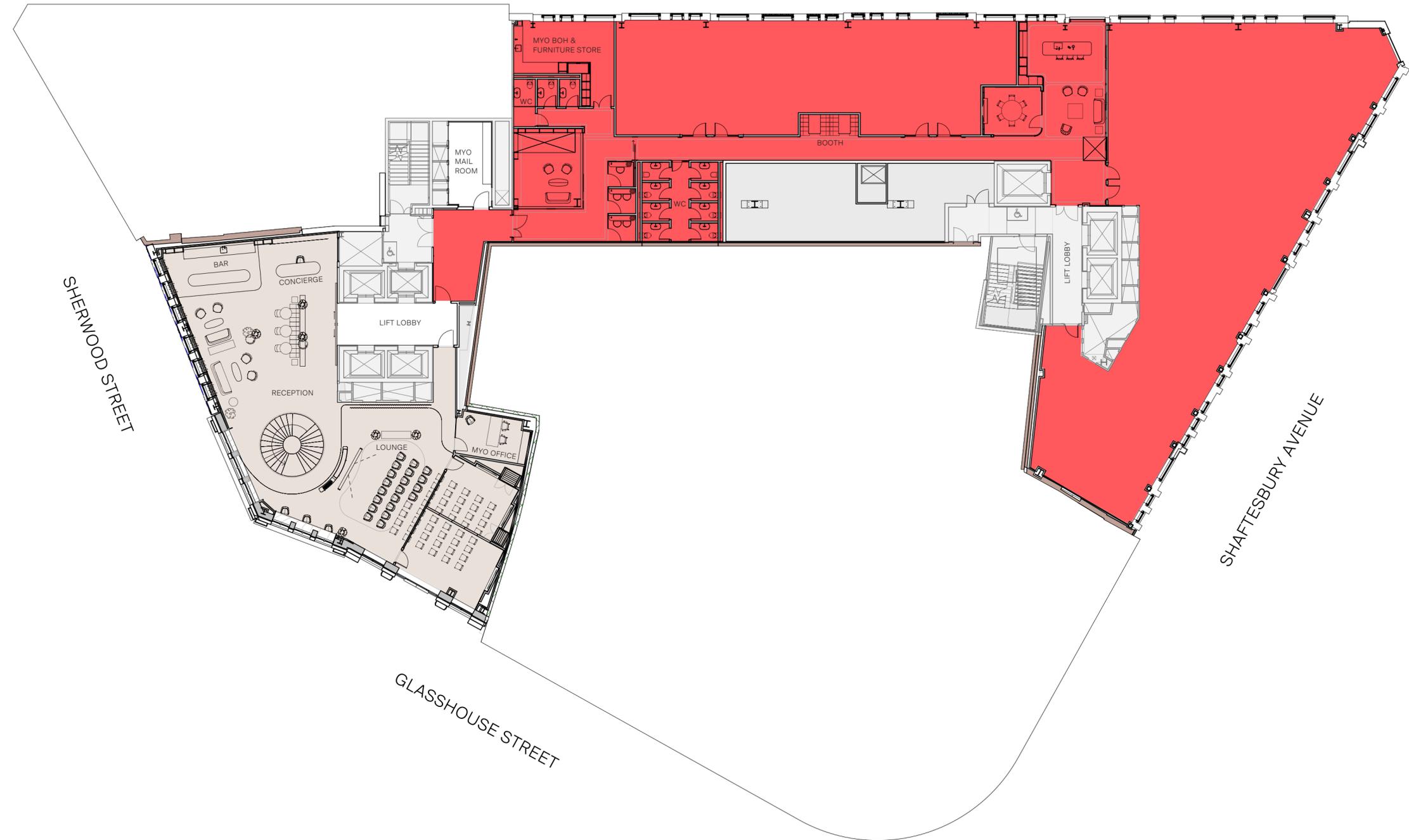
## SCHEDULE OF AREAS

- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- EXISTING RETAIL

MYO OFFICES  
**877.1 M<sup>2</sup>**  
**9,441 SQ FT**

LUCENT LOUNGE  
**312.1 M<sup>2</sup>**  
**3,360 SQ FT**  
 APPROX. NIA

DENMAN STREET

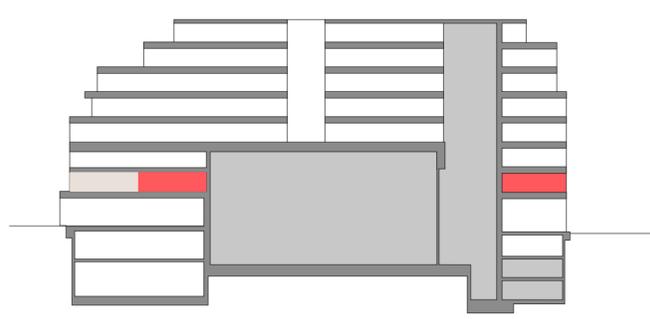


SHERWOOD STREET

GLASSHOUSE STREET

SHAFTESBURY AVENUE

## ELEVATION GUIDE



# FIRST FLOOR – MYO PRIVATE OFFICES



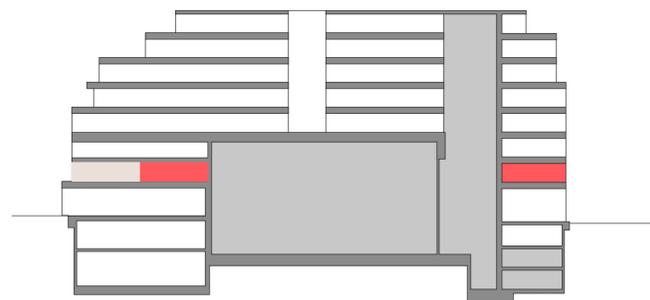
## SCHEDULE OF AREAS

- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- EXISTING RETAIL

MYO OFFICES  
**877.1 M<sup>2</sup>**  
**9,441 SQ FT**

LUCENT LOUNGE  
**312.1 M<sup>2</sup>**  
**3,360 SQ FT**  
 APPROX. NIA

## ELEVATION GUIDE



# FIRST FLOOR – MYO

PRIVATE OFFICES  
PRIVATE EVENT



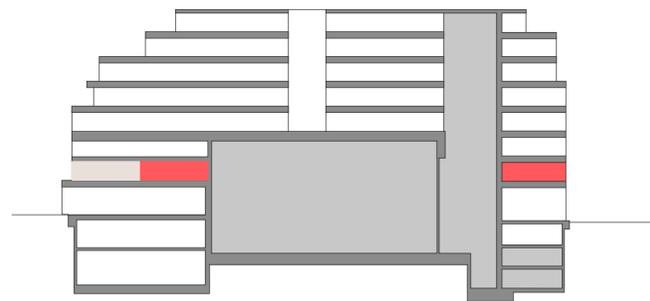
## SCHEDULE OF AREAS

- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- EXISTING RETAIL

MYO OFFICES  
**877.1 M<sup>2</sup>**  
**9,441 SQ FT**

LUCENT LOUNGE  
**312.1 M<sup>2</sup>**  
**3,360 SQ FT**  
 APPROX. NIA

## ELEVATION GUIDE



# SECOND FLOOR – MYO CLEAR PLAN

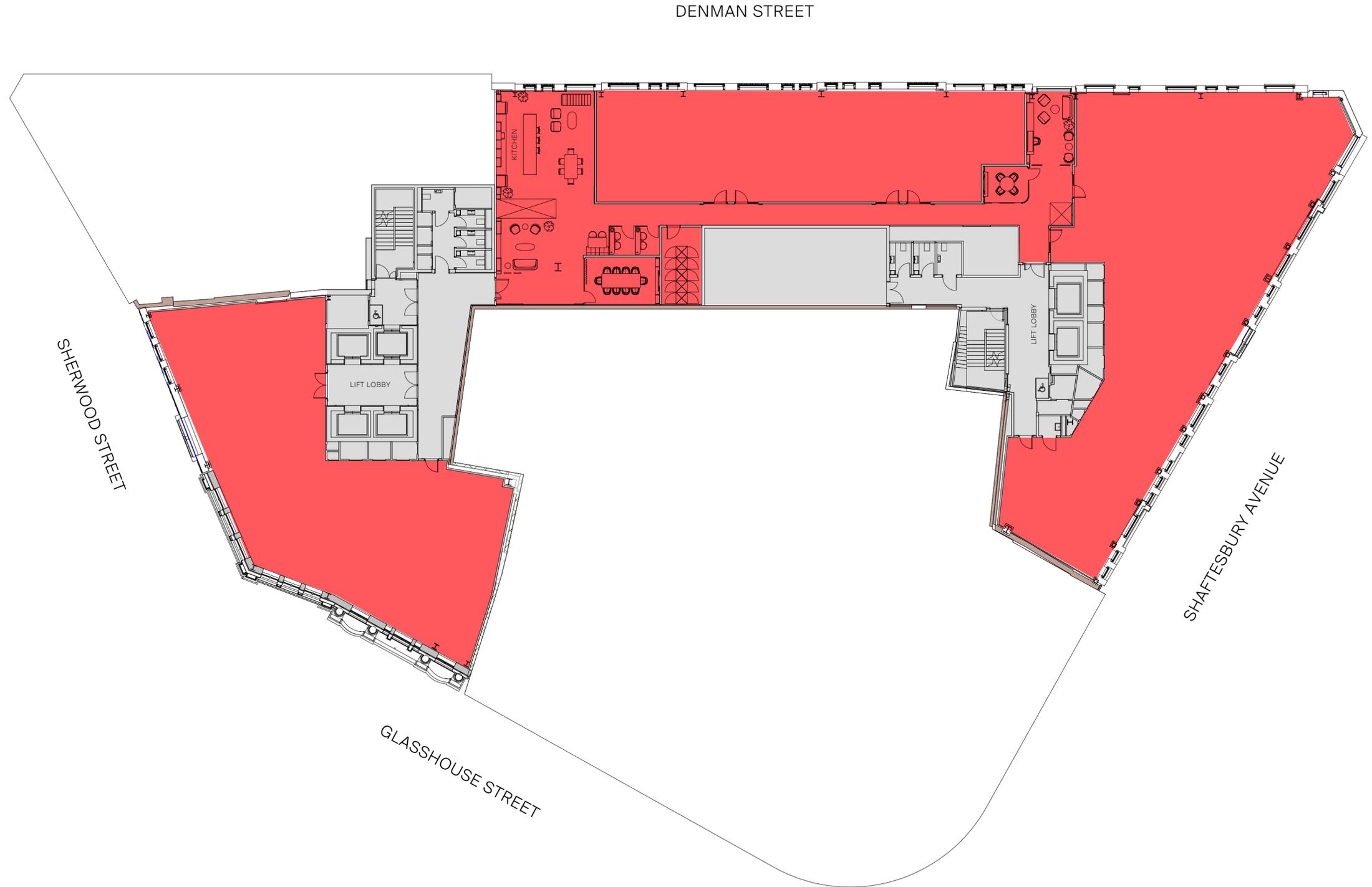
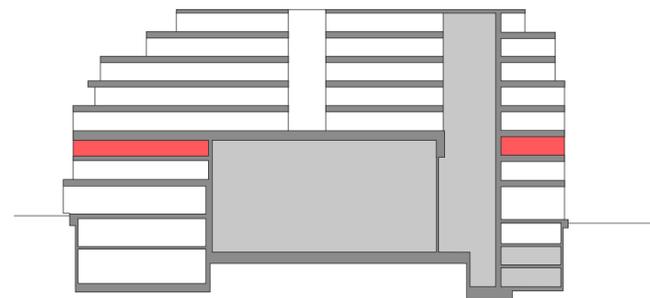


## SCHEDULE OF AREAS

- MYO OFFICES & MEETING ROOMS 
- EXISTING RETAIL 

MYO OFFICES  
**1,167.9 M<sup>2</sup>**  
**12,571 SQ FT**

## ELEVATION GUIDE



# SECOND FLOOR – MYO

PRIVATE  
OFFICES

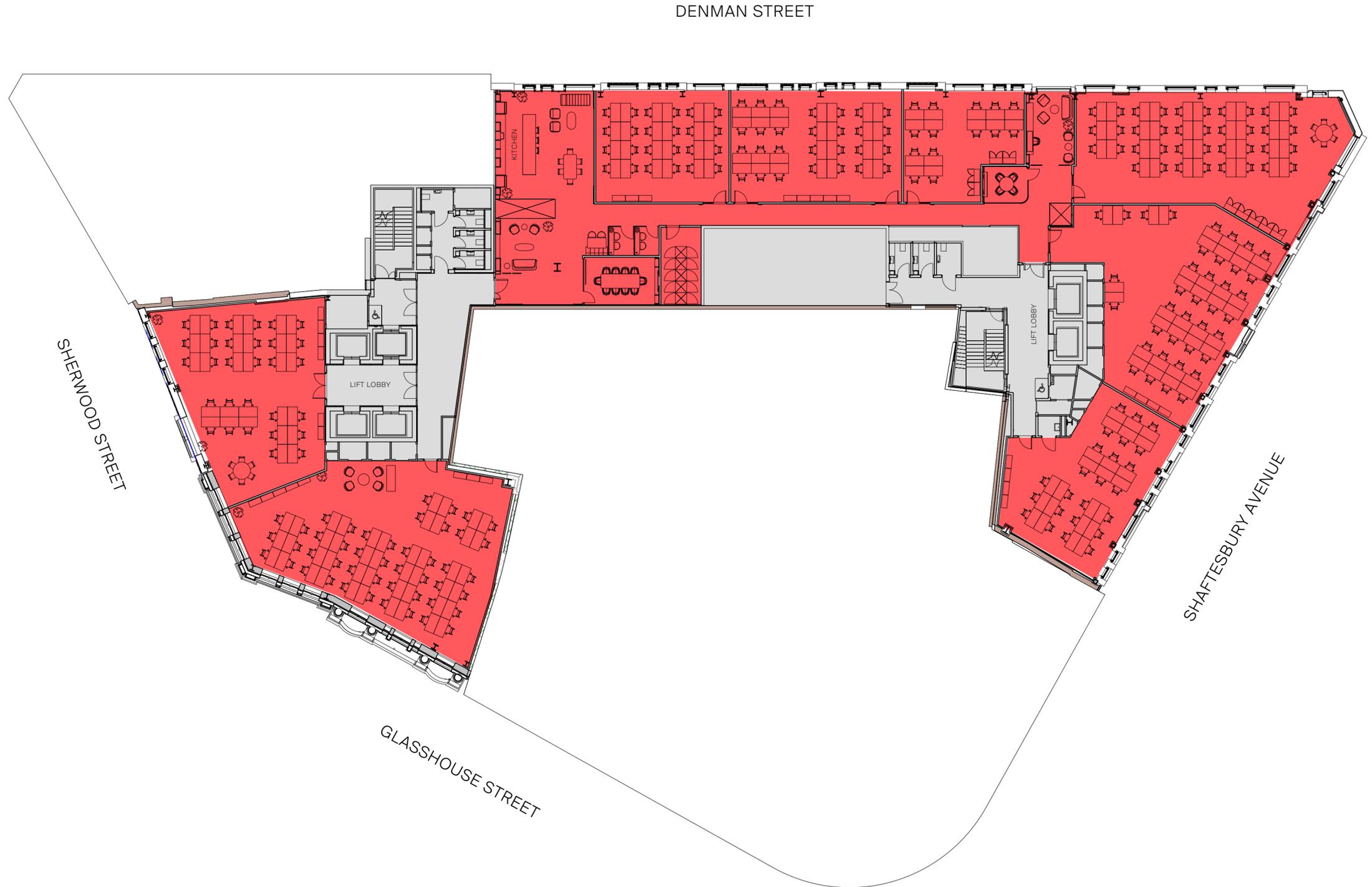
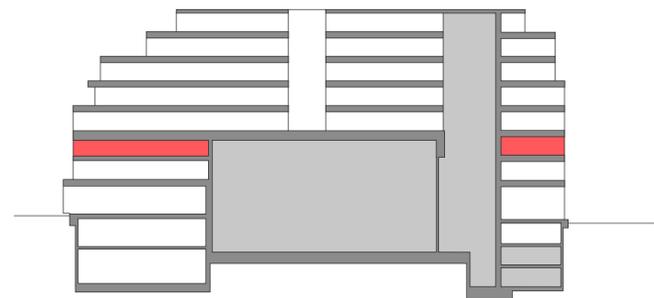


## SCHEDULE OF AREAS

- MYO OFFICES & MEETING ROOMS 
- EXISTING RETAIL 

MYO OFFICES  
**1,167.9 M<sup>2</sup>**  
**12,571 SQ FT**

## ELEVATION GUIDE



# THIRD FLOOR



## SCHEDULE OF AREAS

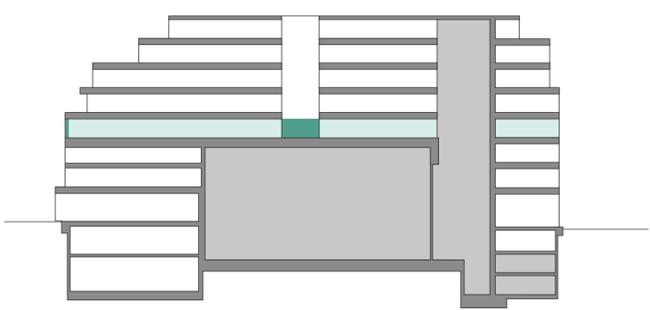
- OFFICE
- ATRIA

OFFICE SPACE  
**2,373 M<sup>2</sup>**  
**25,543 SQ FT**

TERRACES	M <sup>2</sup>	SQ FT
A ATRIUM (OPEN)	41	441
B LIGHT GARDEN (ENCLOSED)	81	872

TERRACE AREA  
**122 M<sup>2</sup>**  
**1,313 SQ FT**

## ELEVATION GUIDE



# FOURTH FLOOR <sup>LET</sup>



## SCHEDULE OF AREAS

OFFICE



TERRACES

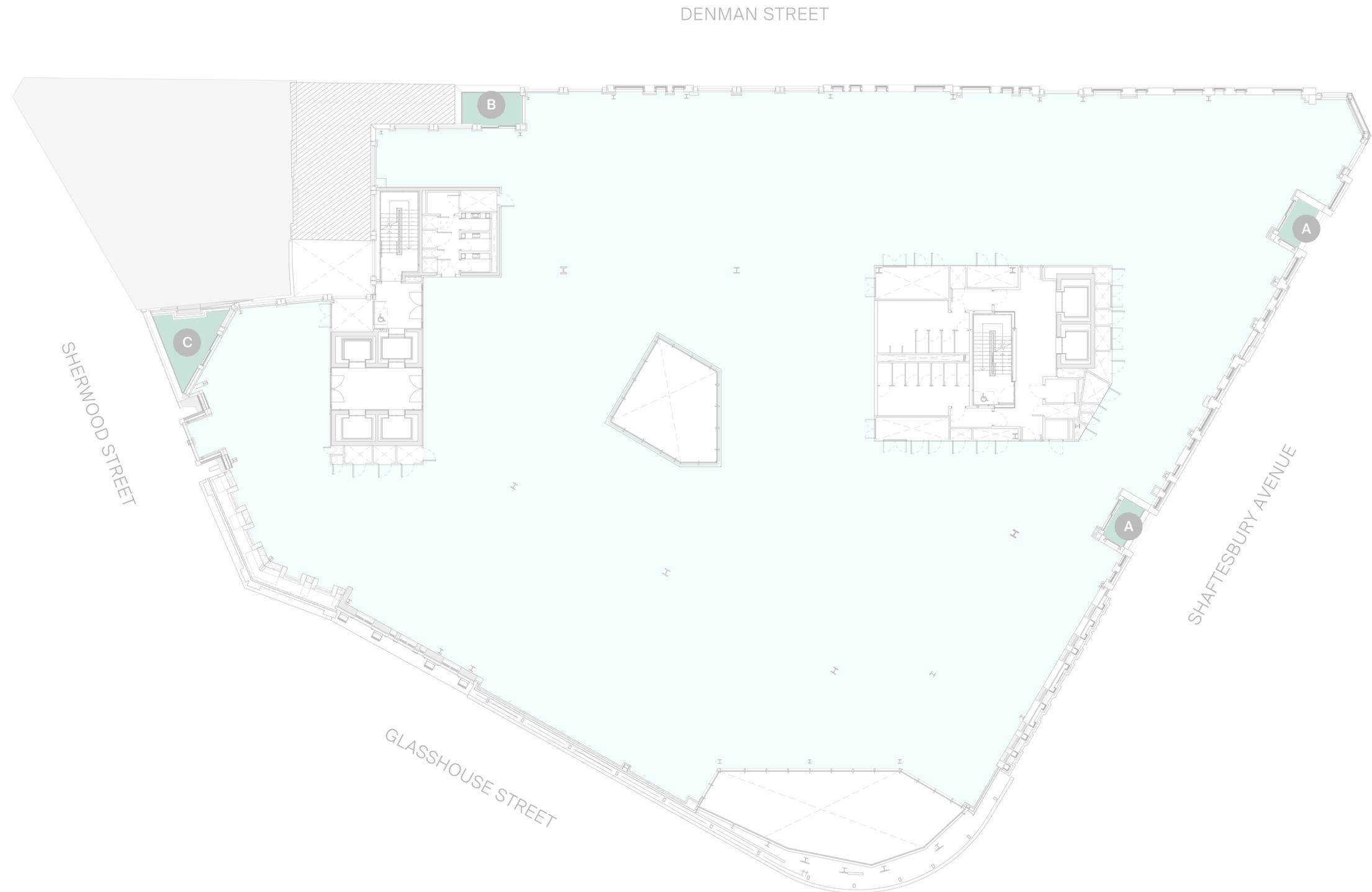
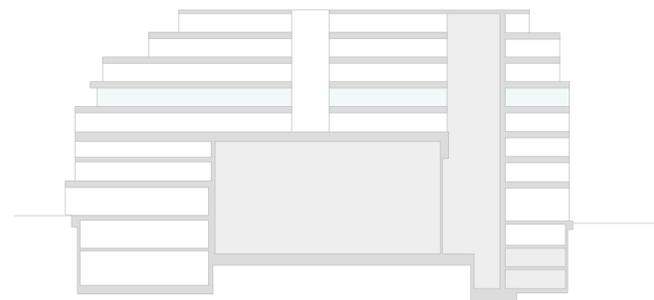


OFFICE SPACE  
**2359.2 M<sup>2</sup>**  
**25,394 SQ FT**

TERRACE AREA  
**34 M<sup>2</sup>**  
**367 SQ FT**

TERRACES	M <sup>2</sup>	SQ FT
A	5	53
B	9.4	101
C	14.8	159

## ELEVATION GUIDE



# FIFTH FLOOR <sup>LET</sup>



## SCHEDULE OF AREAS

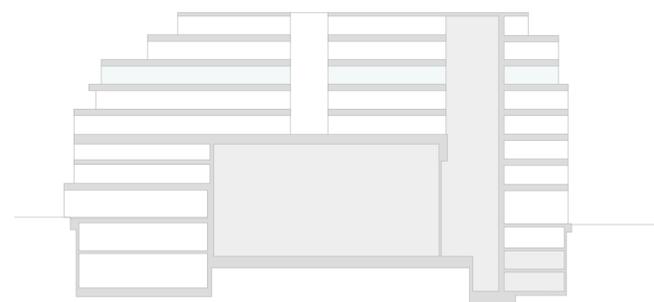
OFFICE	
TERRACES	

OFFICE SPACE  
**2,219.7 M<sup>2</sup>**  
**23,893 SQ FT**

TERRACE AREA  
**61.1 M<sup>2</sup>**  
**657 SQ FT**

TERRACES	M <sup>2</sup>	SQ FT
A	5.1	55
B	5.6	60
C	6.3	68
D	11	118
E	27.6	297

## ELEVATION GUIDE



# SIXTH FLOOR LET



## SCHEDULE OF AREAS

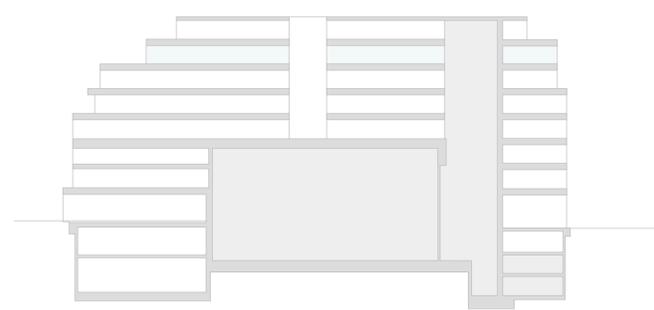
OFFICE	<span style="color: #ADD8E6;">●</span>
TERRACES	<span style="color: #3CB371;">●</span>

OFFICE SPACE  
**1,813 M<sup>2</sup>**  
**19,515 SQ FT**

TERRACE AREA  
**229 M<sup>2</sup>**  
**2,472 SQ FT**

TERRACES	M <sup>2</sup>	SQ FT
A	3	37
B	4	38
C	4	40
D	16	177
E	19	209
F	31	338
G	144	1,553

## ELEVATION GUIDE



# SEVENTH FLOOR



## SCHEDULE OF AREAS

- RESTAURANT

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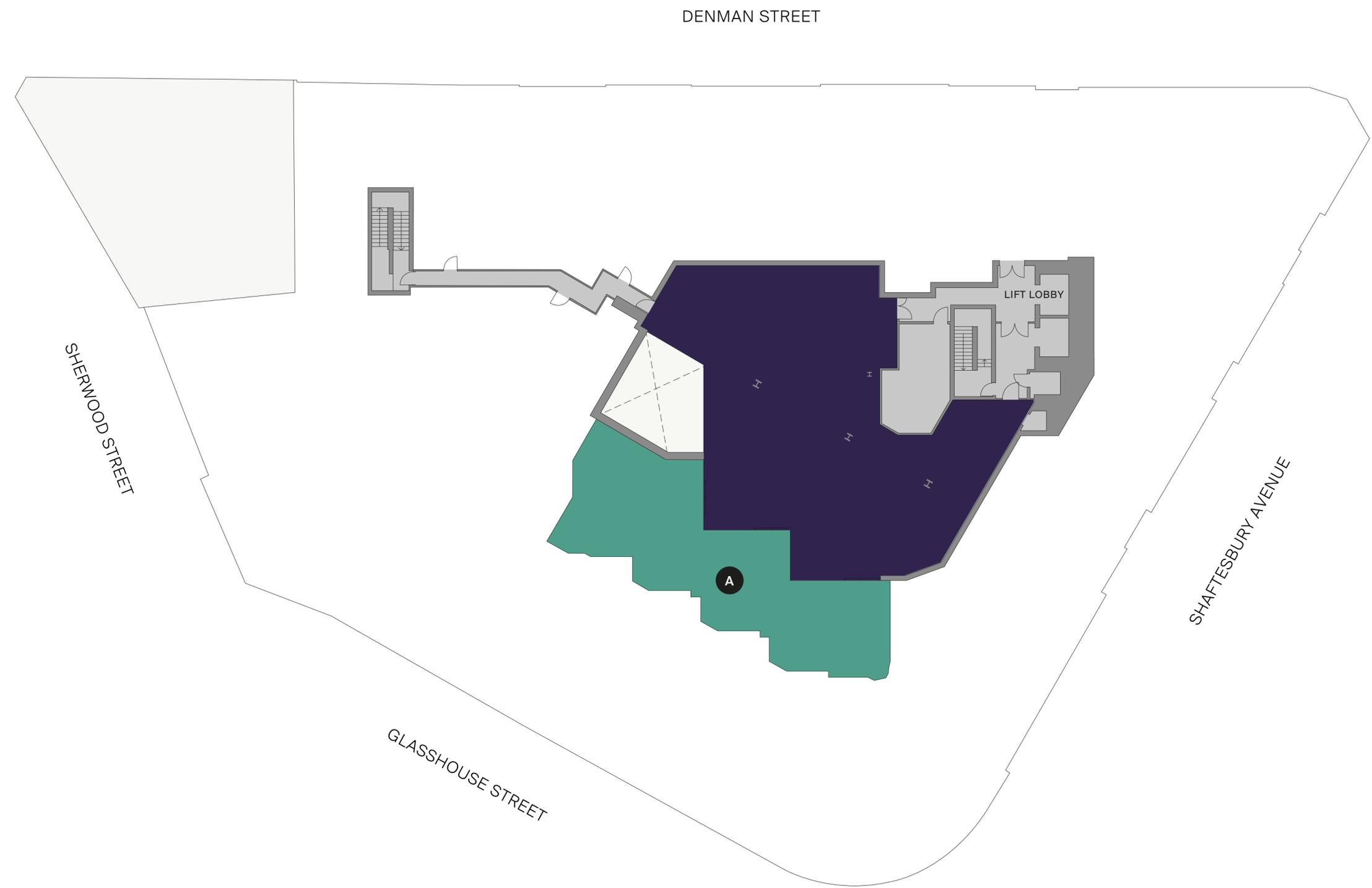
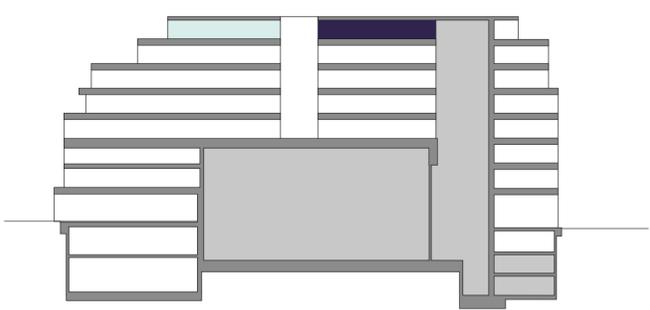
- TERRACES

RESTAURANT  
**343 M<sup>2</sup>**  
**3,692 SQ FT**

TERRACES	M <sup>2</sup>	SQ FT
A	186	2006

TERRACE AREA  
**229 M<sup>2</sup>**  
**2,472 SQ FT**

## ELEVATION GUIDE



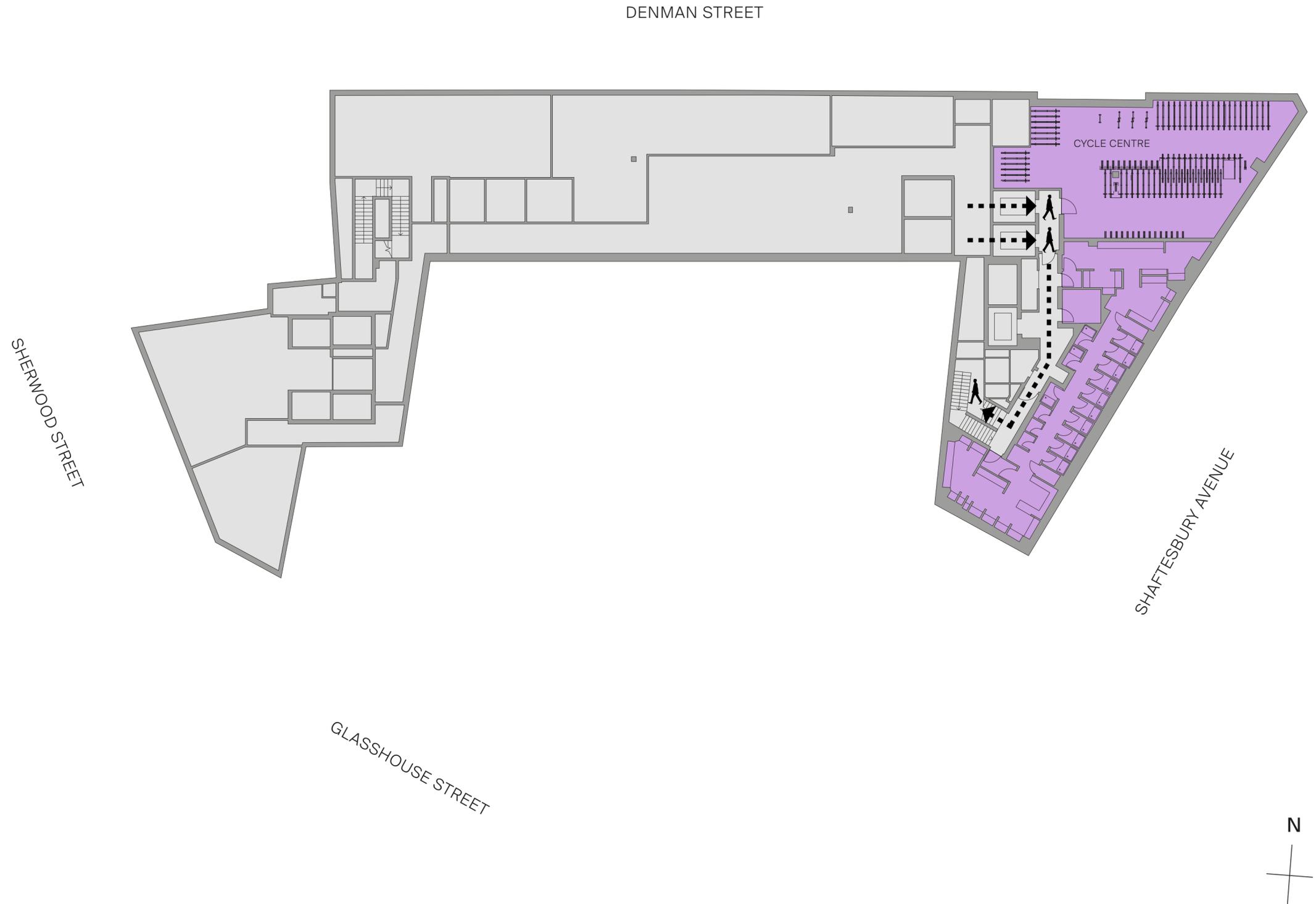
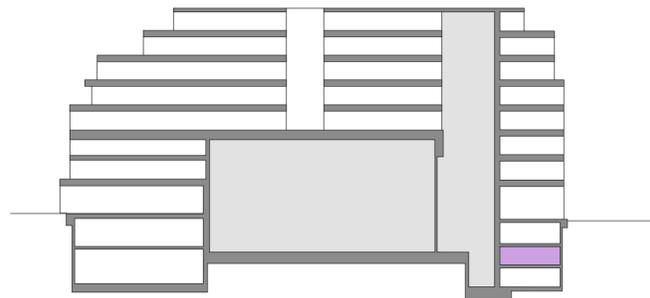
# BASEMENT MEZZANINE

## SCHEDULE OF AREAS

CYCLE CENTRE	
LOCKERS	226
BIKE SPACES	200
SHOWERS	16
CUSTOMER JOURNEY	

CYCLE CENTRE  
**463 M<sup>2</sup>**  
**4,984 SQ FT**  
APPROX. NIA

## ELEVATION GUIDE



# HARRY FOSTER

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