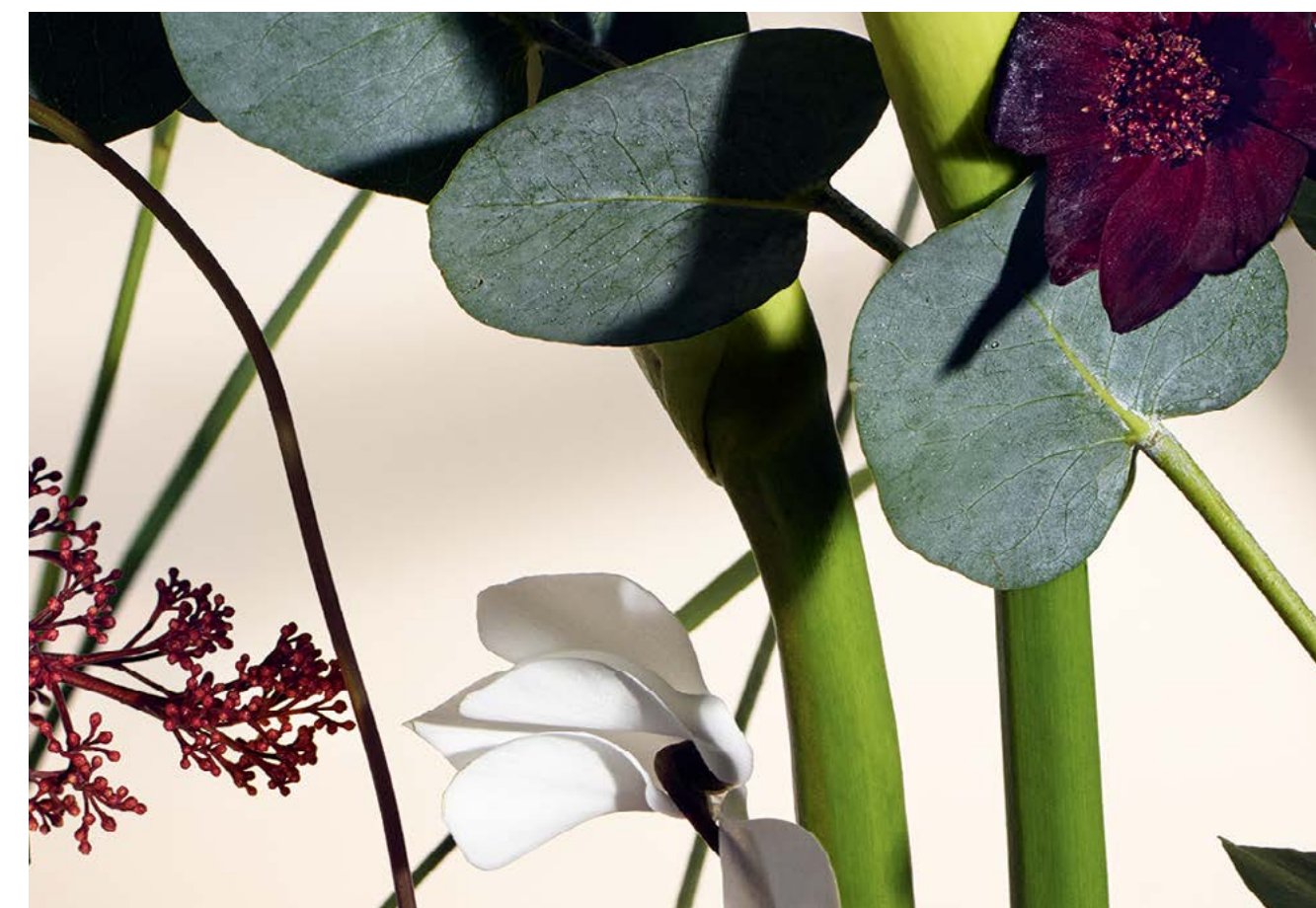




LUCENT ^{W1}



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

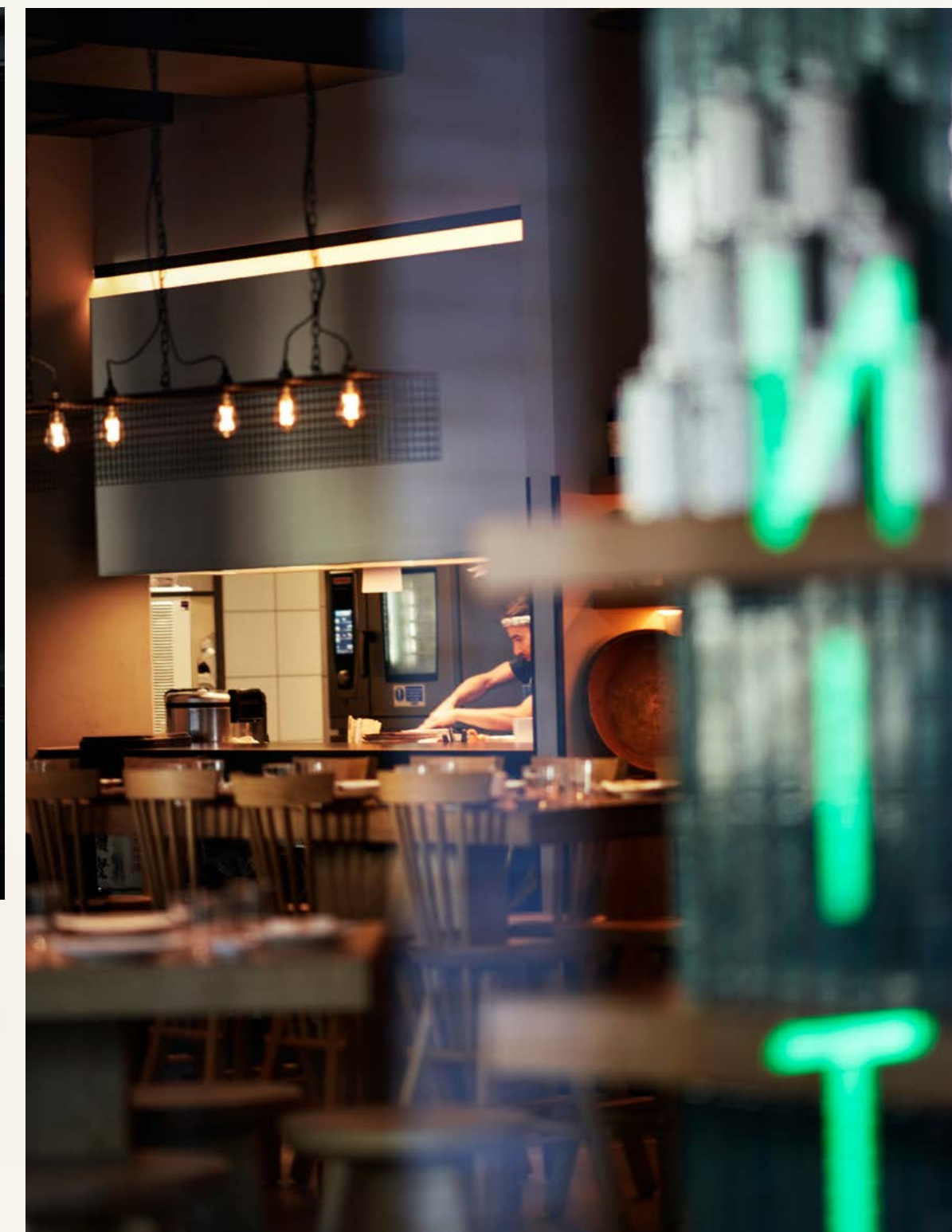
LEICESTER SQUARE

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

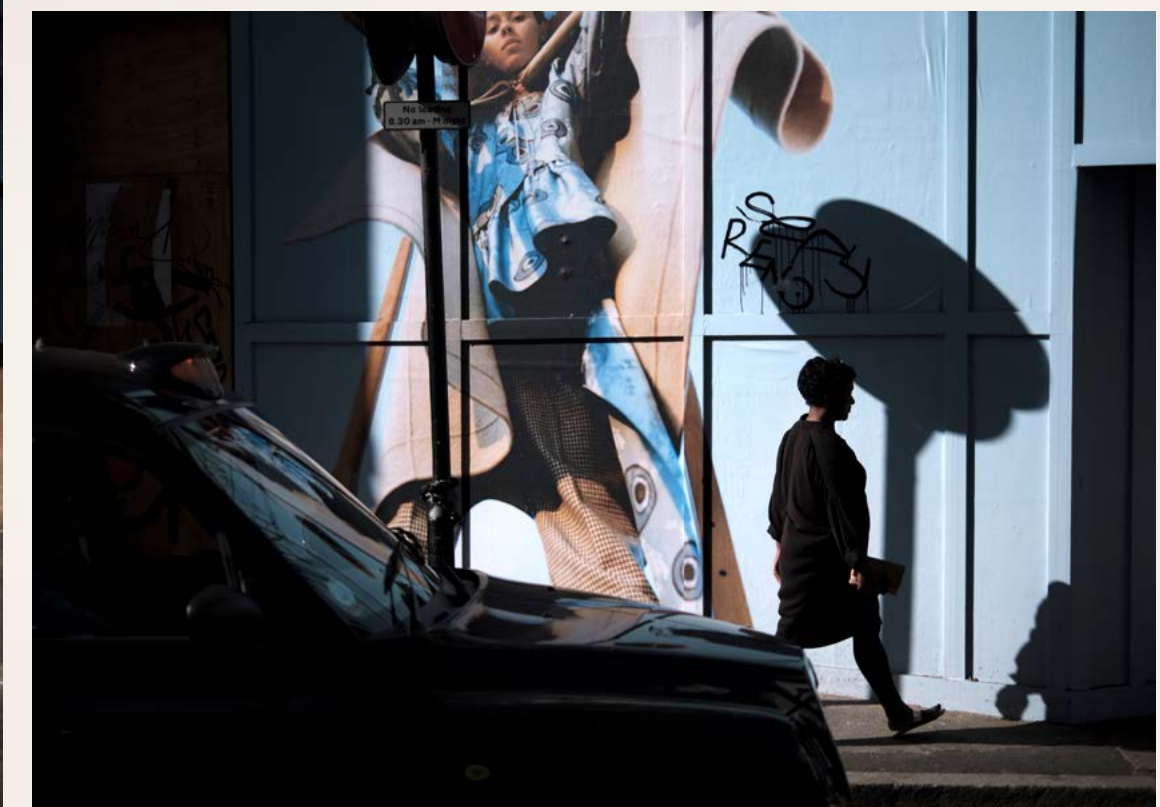
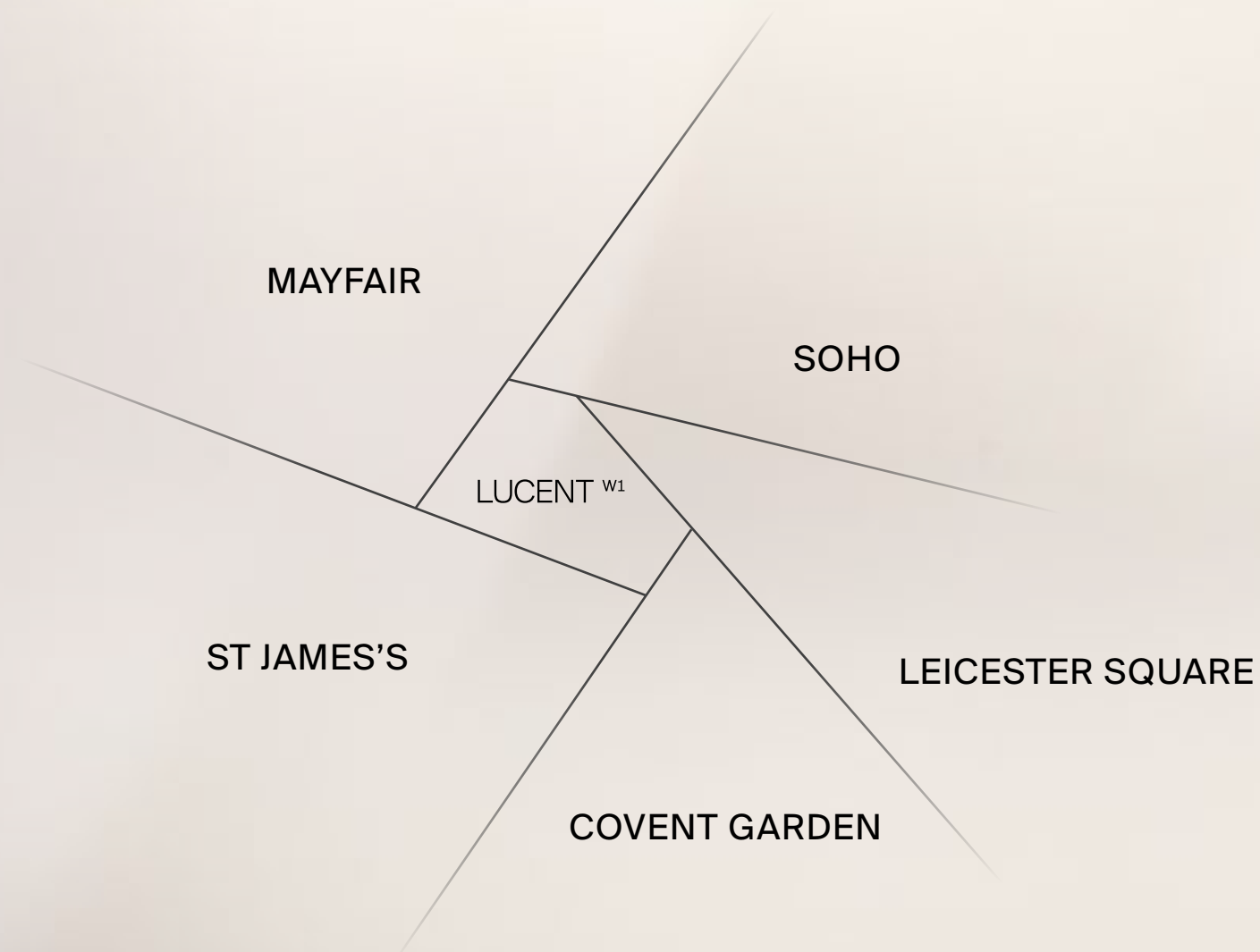
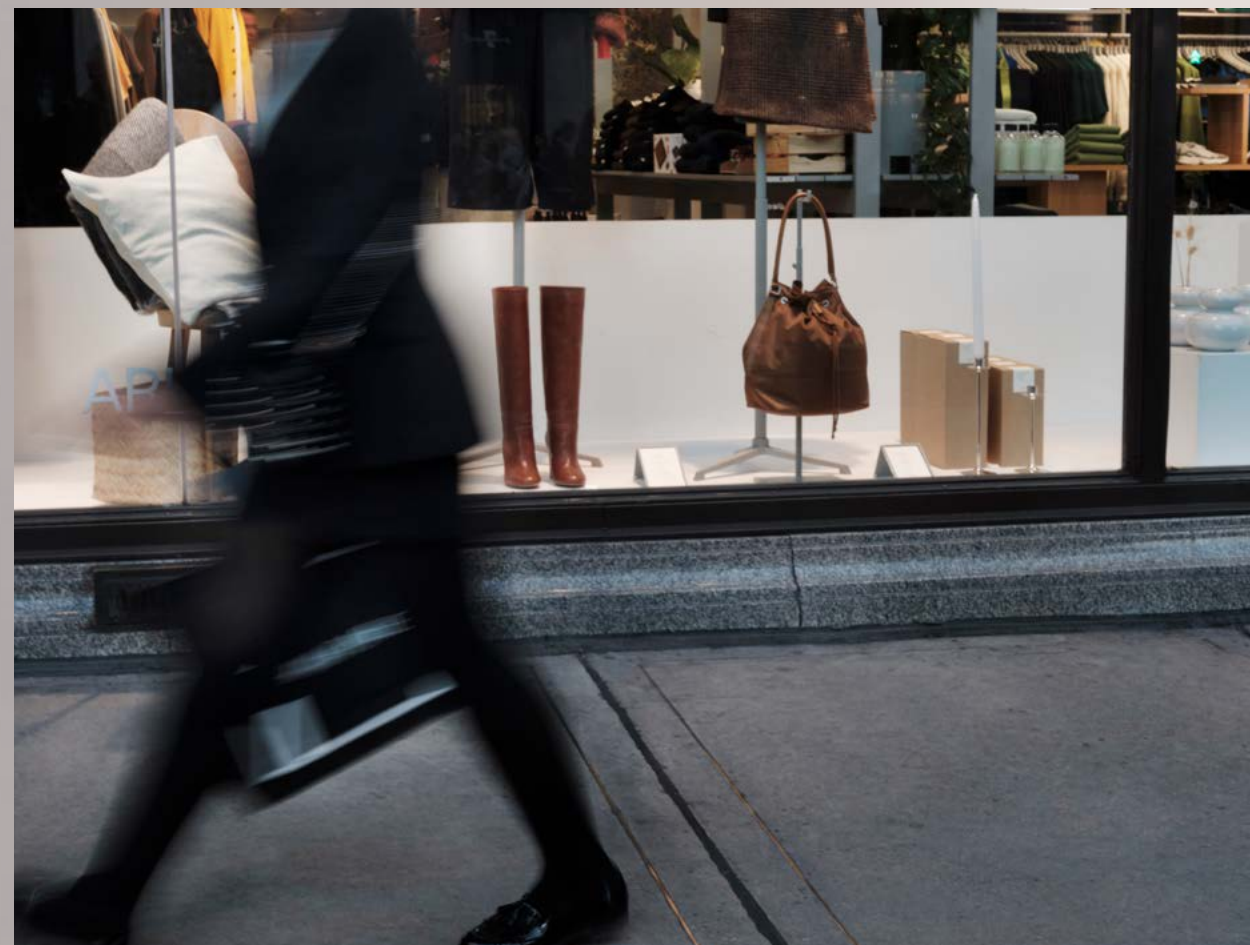
Brindisa Soho
The Ivy
45 Jermyn Street
BAO Soho
Social Eating House
Kiln
Scott's
Soho House

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*



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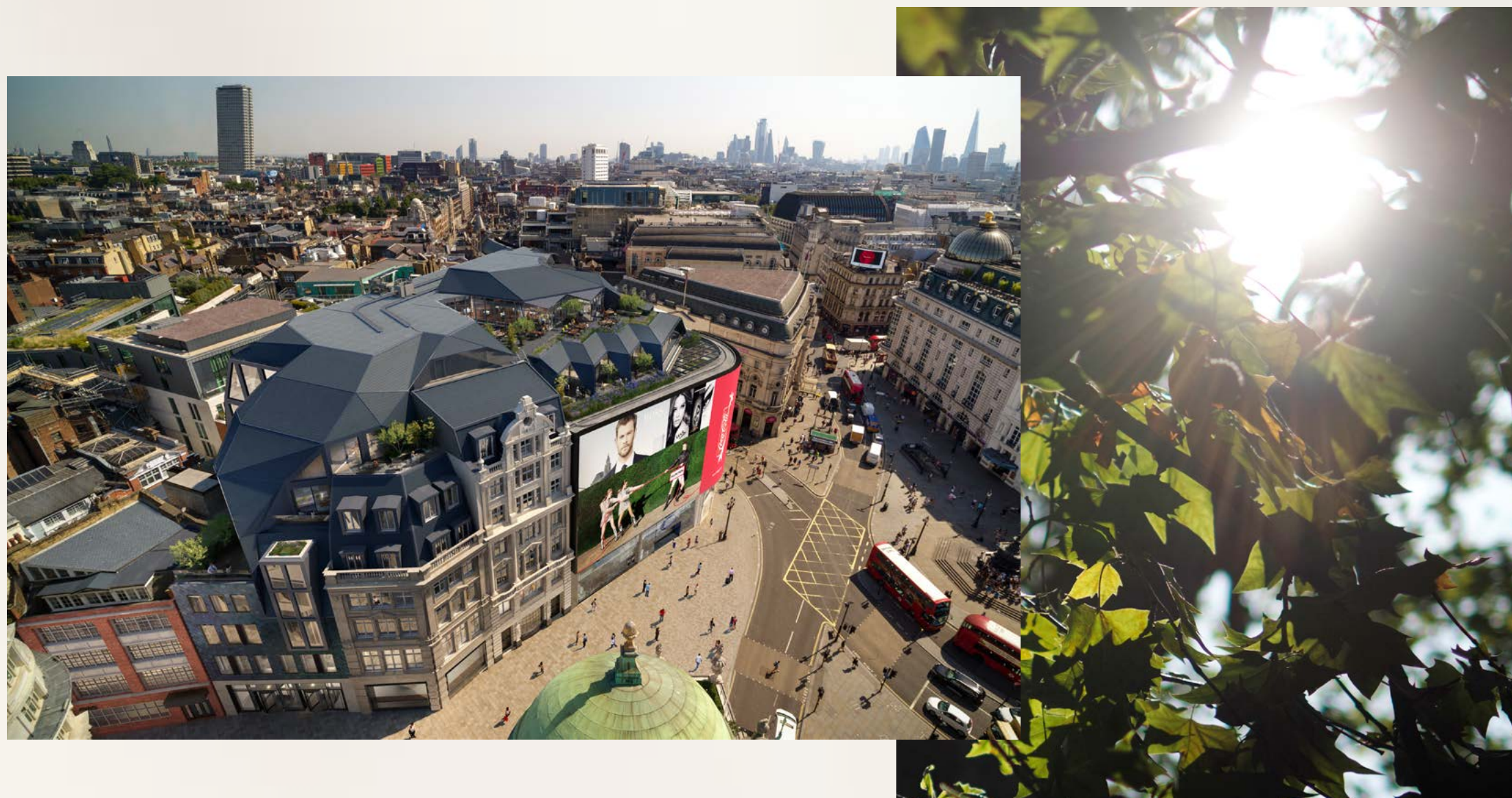
SECTION TWO
EXPERIENCE

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.





1ST 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 5TH FLOOR
Abundant natural light floods into the office space.

LUCENT W1

at a glance

OUTDOOR SPACE

20 TERRACES and BALCONIES.



BIOPHILIA AND WELLNESS

COURTYARD and LIGHT GARDEN with mature planting.



FLEXIBILITY

EXPANSIVE floorplates of c.25,000sq ft.



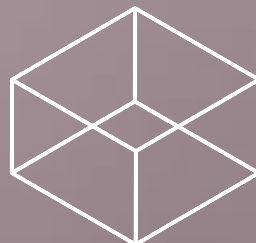
WORKPLACE

DESIGNED to 1:8 m².



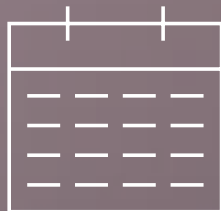
VOLUME

Creative EXPOSED raft design with clear height of 2.75 m.



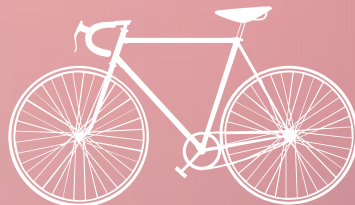
COMMUNITY

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



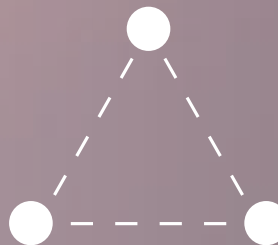
HEALTH AND FITNESS

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



SPECIFICATION

Highly engineered with exceptional fresh air, power and connectivity.



SUSTAINABILITY

BREEAM Outstanding, WELL enabled and WiredScore Platinum.



YOUR name in *LIGHTS*

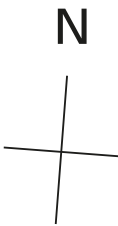
Piccadilly Lights' cutting-edge LED display is one of the most famous advertising sites in the world, rivalling New York's Times Square for visual impact and reaching around 100 million people a year.

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

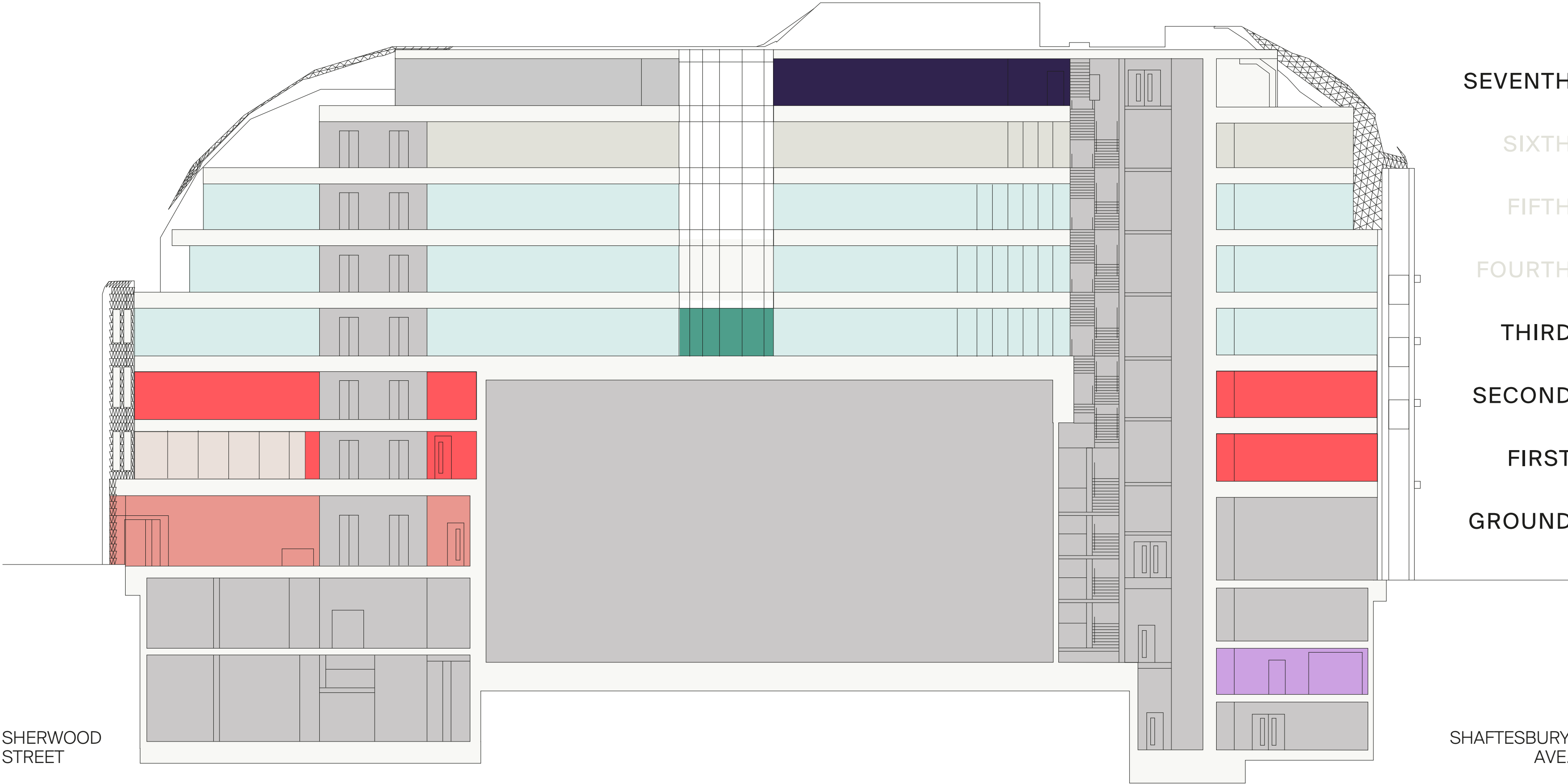


SCHEDULE OF AREAS

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
TOTAL*	10,134.8	109,090

*APPROX.NIA




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



GROUND FLOOR

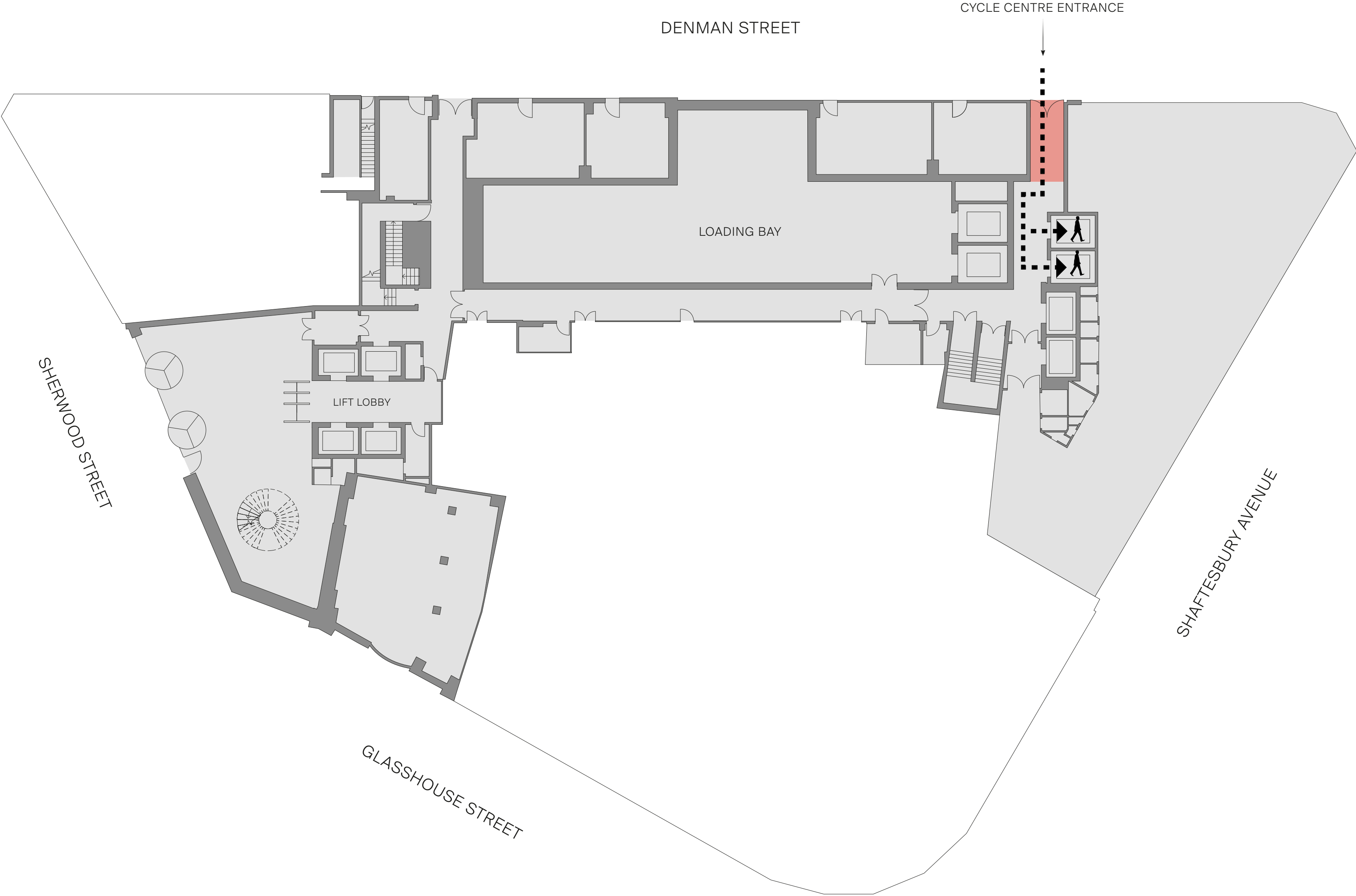
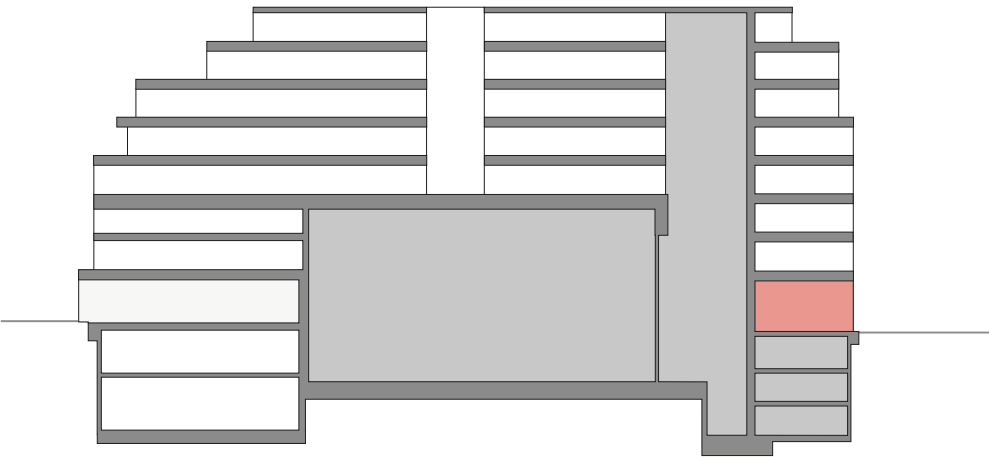


SCHEDULE OF AREAS

CYCLE CENTRE	
CUSTOMER JOURNEY	
EXISTING RETAIL	

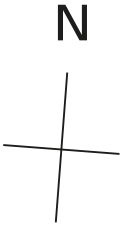
GROUND FLOOR UNIT
668.3 M²
7193 SQ FT
APPROX. NIA

ELEVATION GUIDE



FIRST FLOOR – MYO

CLEAR
PLAN



SCHEDULE OF AREAS

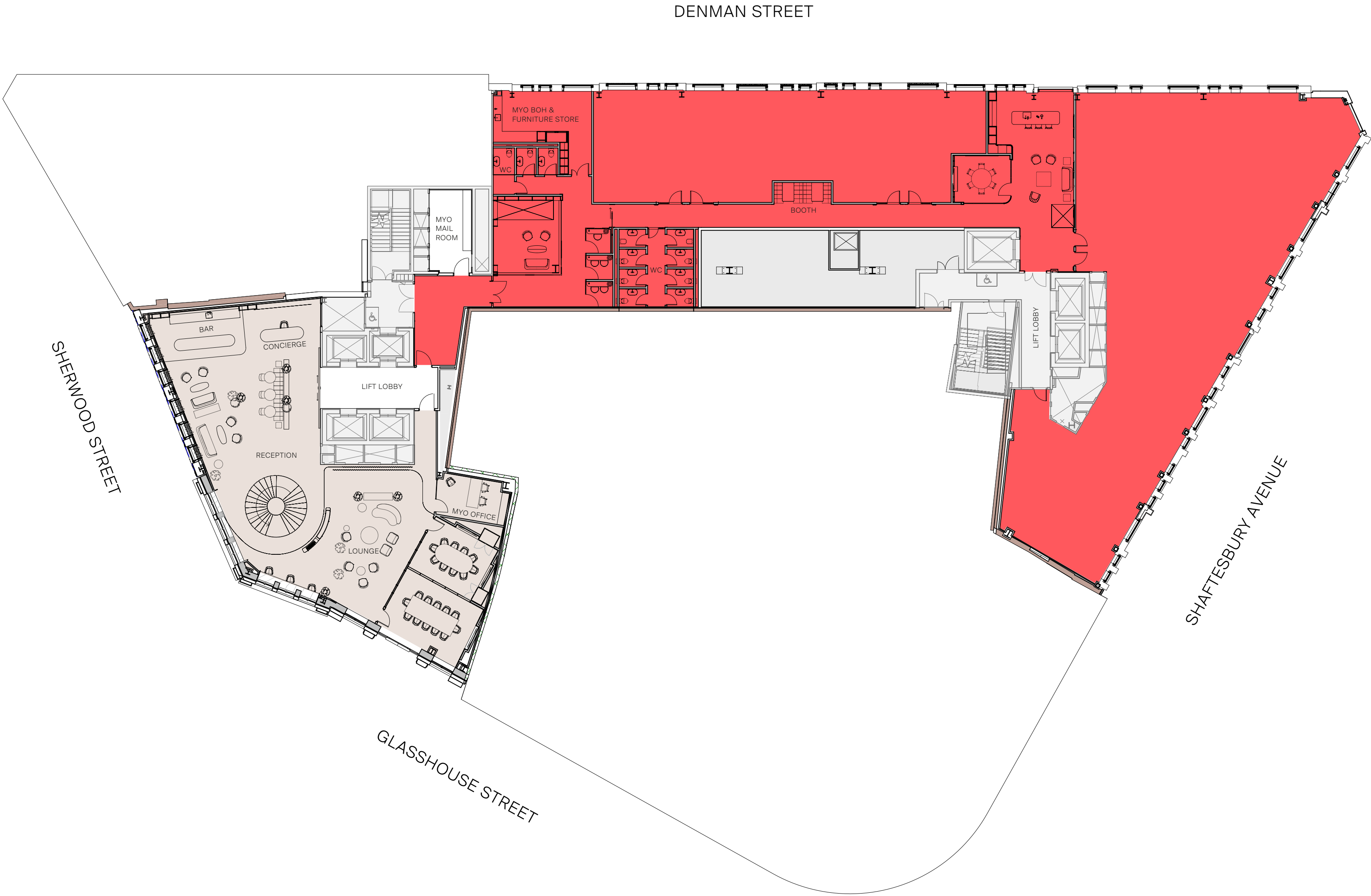
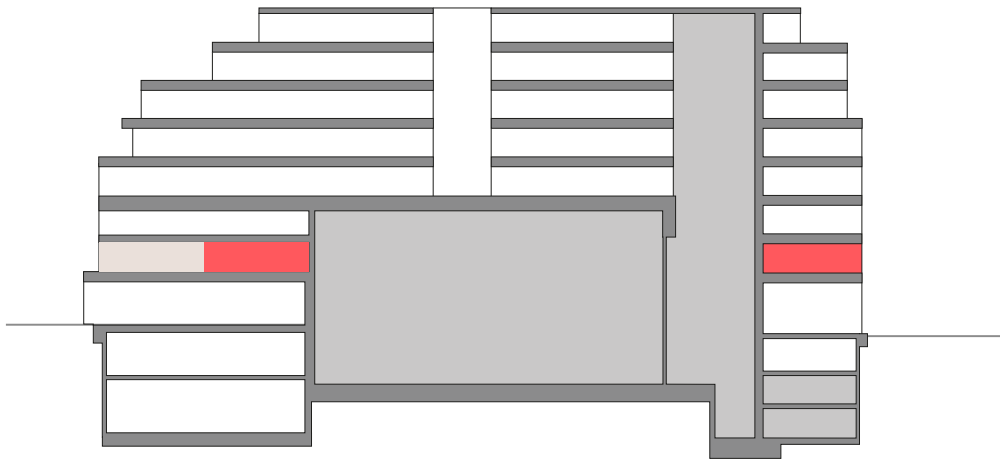
- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- EXISTING RETAIL

MYO OFFICES
877.1 M²
9,441 SQ FT

LUCENT LOUNGE
312.1 M²
3,360 SQ FT

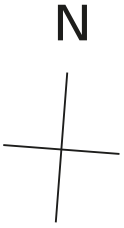
APPROX. NIA

ELEVATION GUIDE



FIRST FLOOR – MYO

CLEAR
PLAN
PRIVATE
EVENT



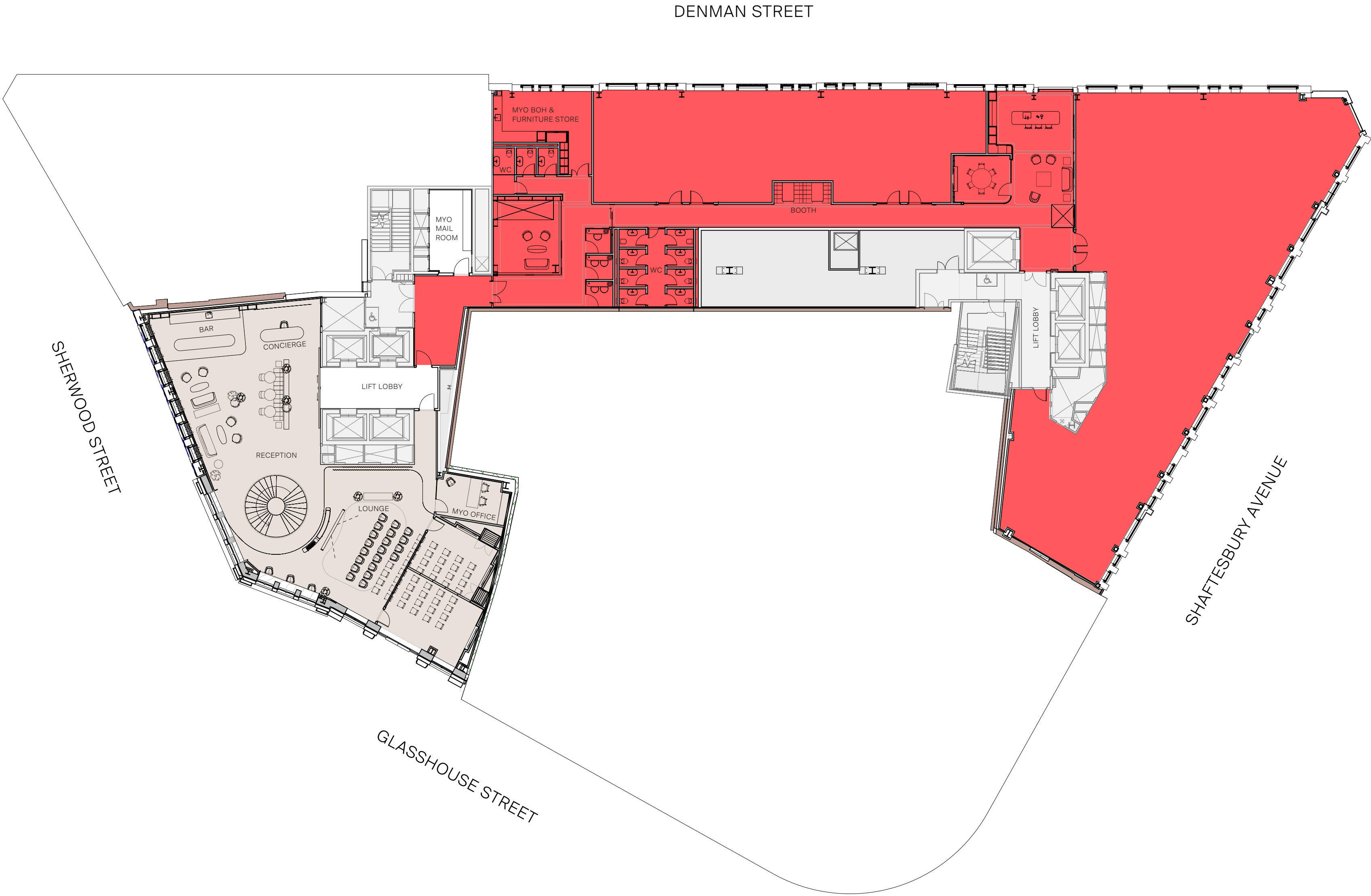
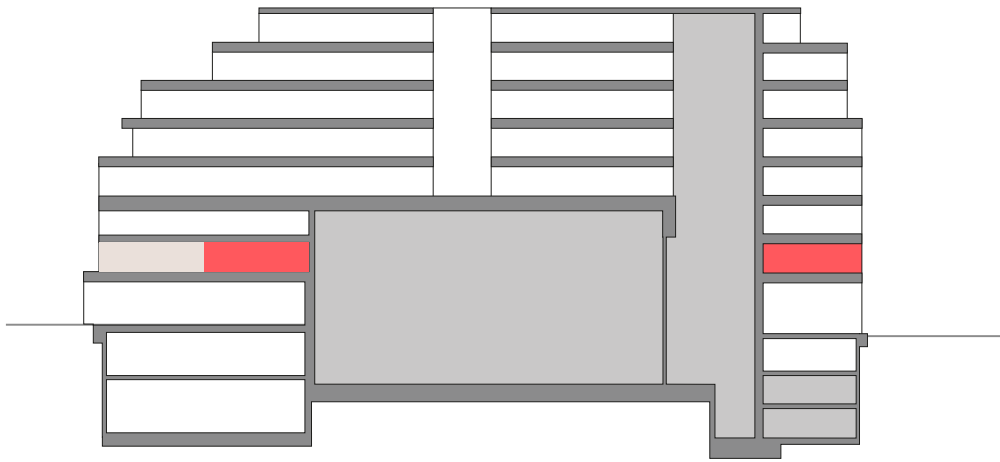
SCHEDULE OF AREAS

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

MYO OFFICES
877.1 M²
9,441 SQ FT

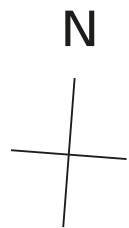
LUCENT LOUNGE
312.1 M²
3,360 SQ FT
APPROX. NIA

ELEVATION GUIDE



FIRST FLOOR — MYO

PRIVATE
OFFICES



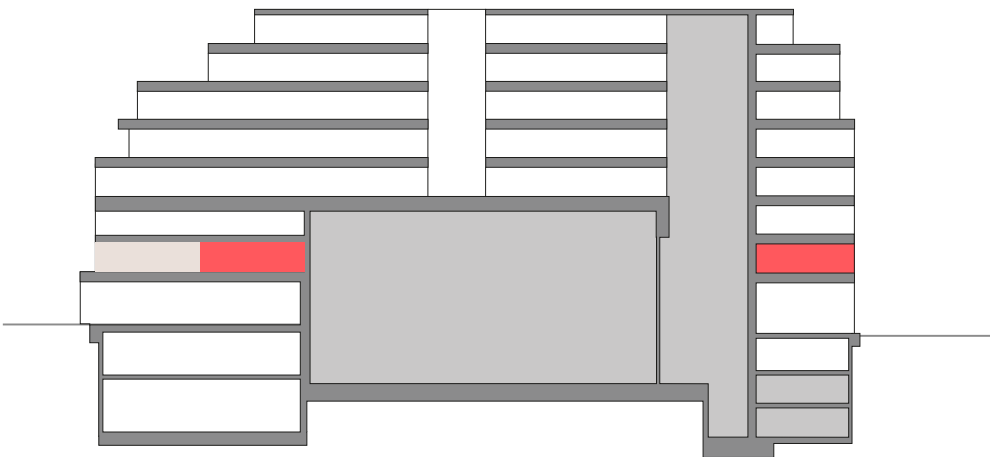
SCHEDULE OF AREAS

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

MYO OFFICES
877.1 M²
9,441 SQ FT

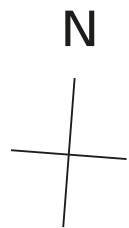
LUCENT LOUNGE
312.1 M²
3,360 SQ FT
APPROX. NIA

ELEVATION GUIDE



FIRST FLOOR – MYO

PRIVATE
OFFICES
PRIVATE
EVENT



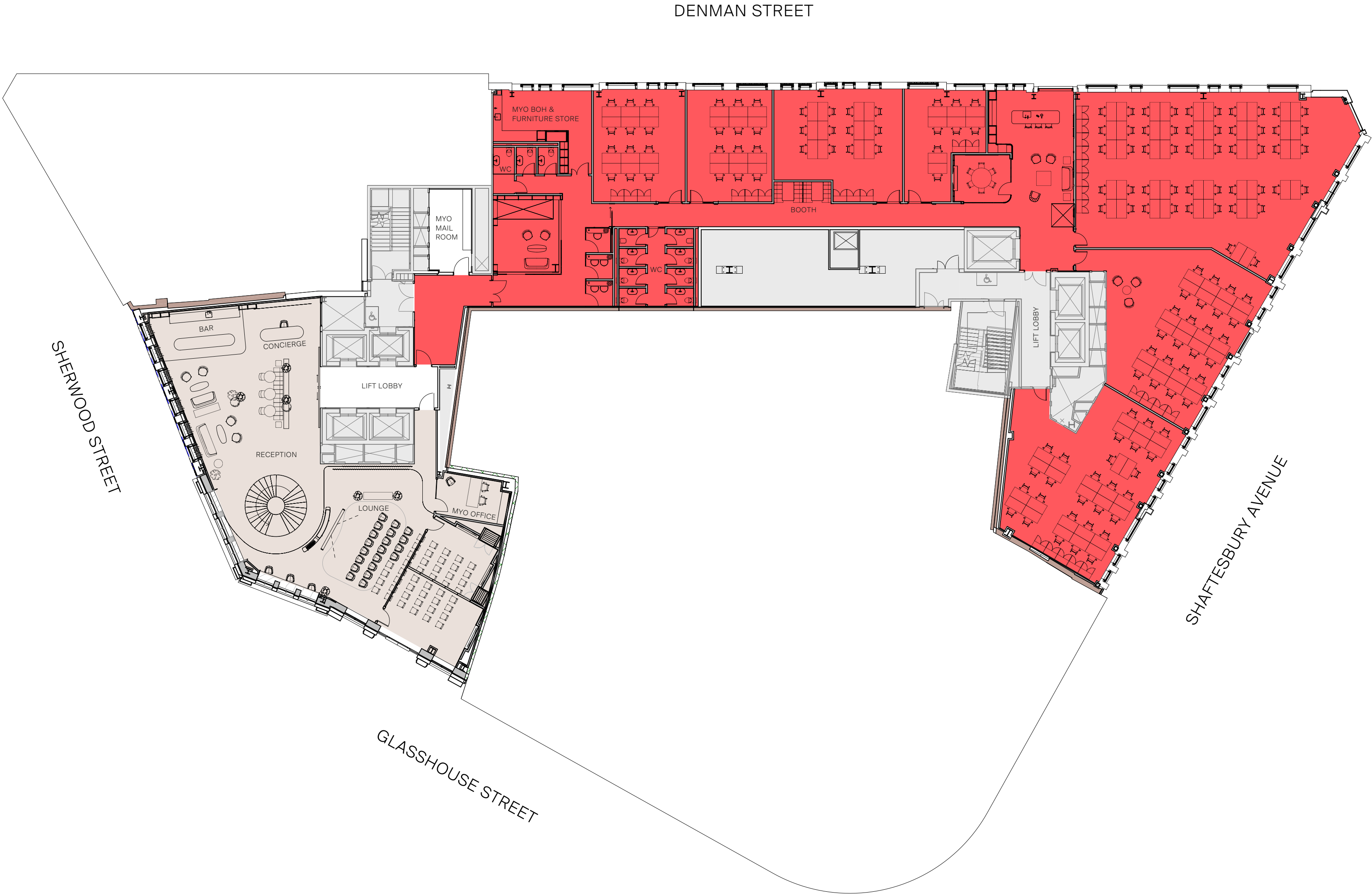
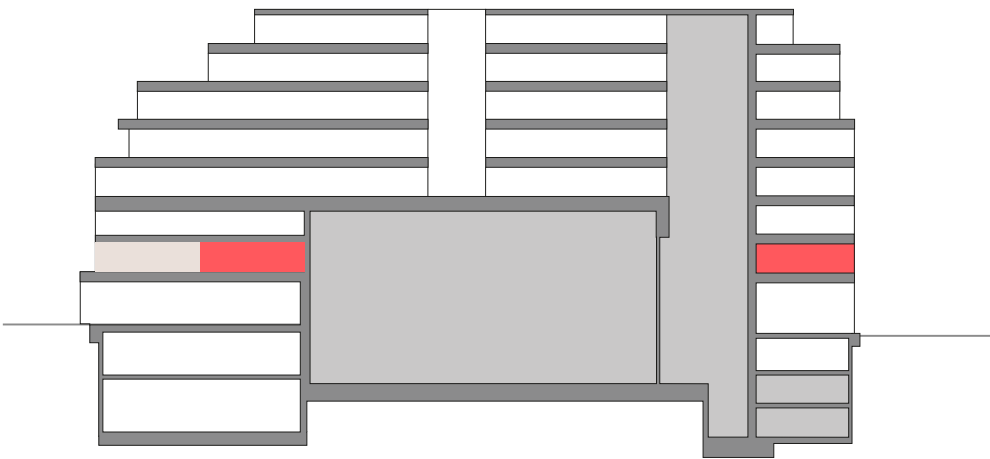
SCHEDULE OF AREAS

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

MYO OFFICES
877.1 M²
9,441 SQ FT

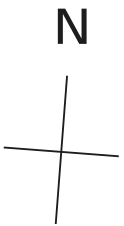
LUCENT LOUNGE
312.1 M²
3,360 SQ FT
APPROX. NIA

ELEVATION GUIDE





SECOND FLOOR – MYO

CLEAR
PLAN

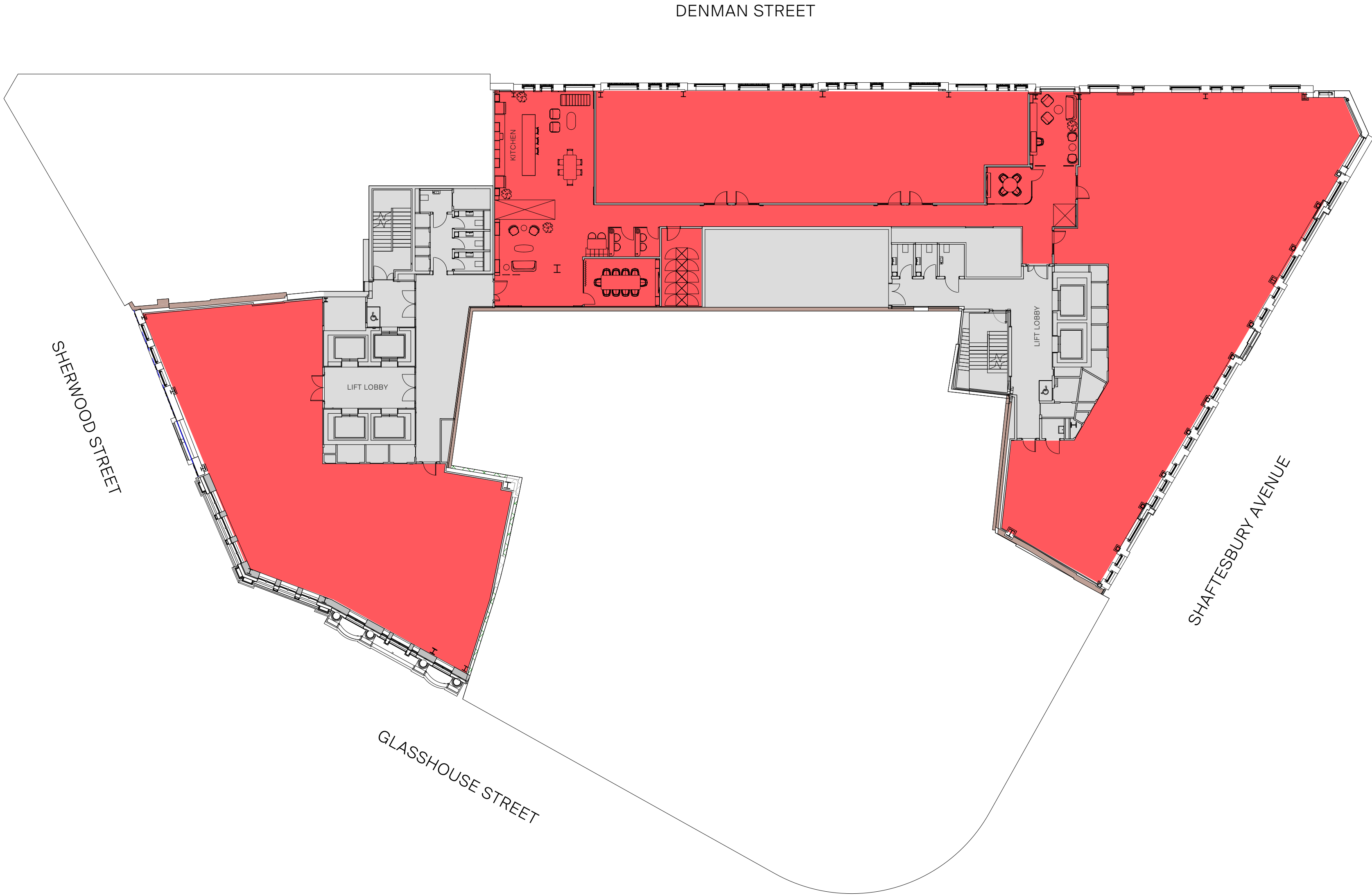
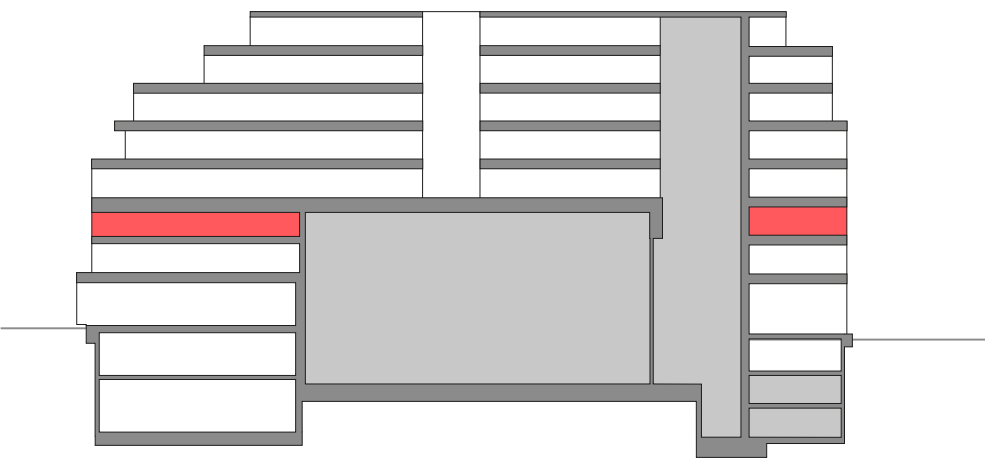


SCHEDULE OF AREAS

MYO OFFICES & MEETING ROOMS	
EXISTING RETAIL	

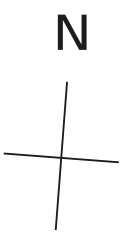
MYO OFFICES
1,167.9 M²
12,571 SQ FT

ELEVATION GUIDE





SECOND FLOOR – MYO

PRIVATE
OFFICES

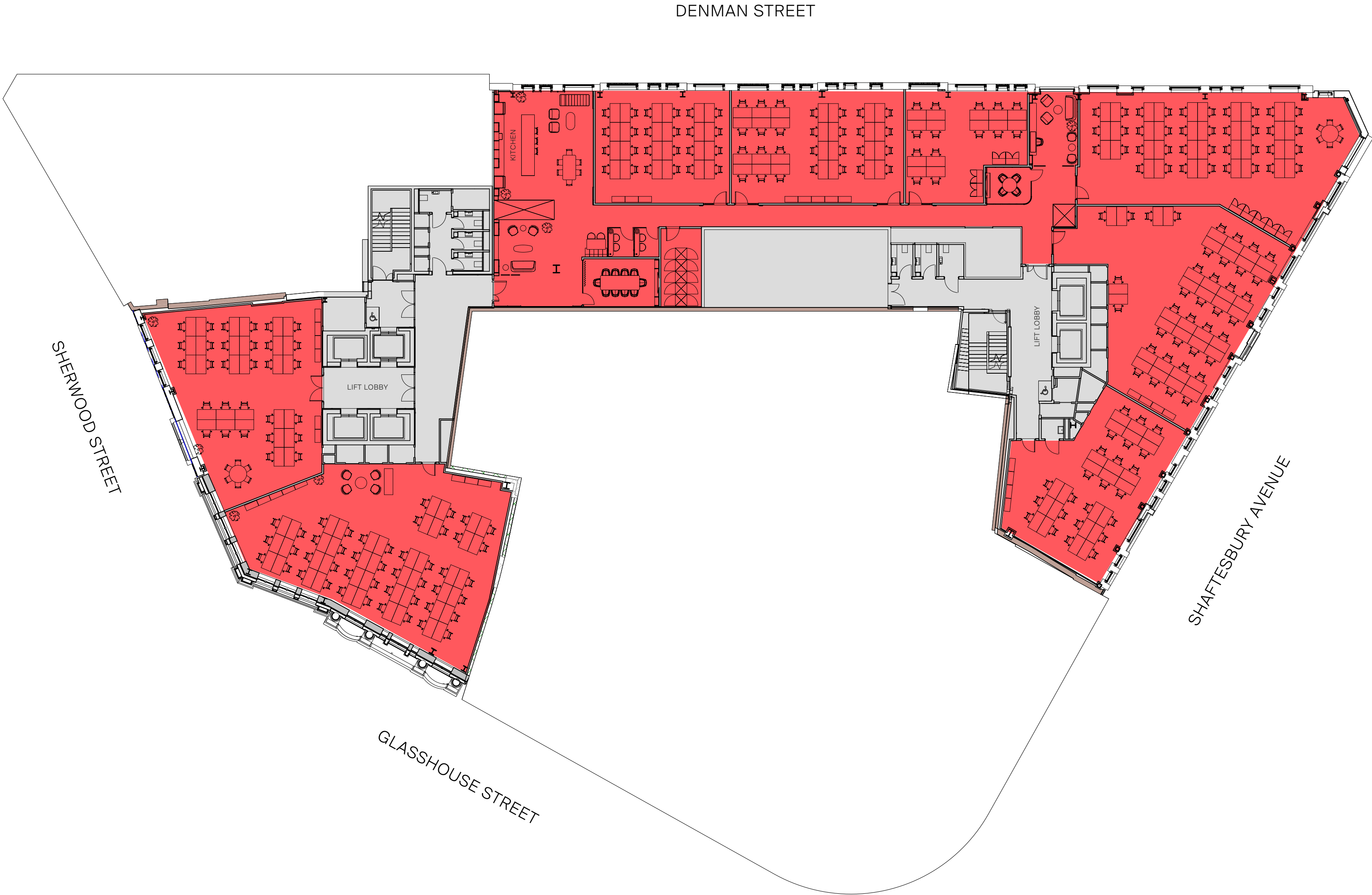
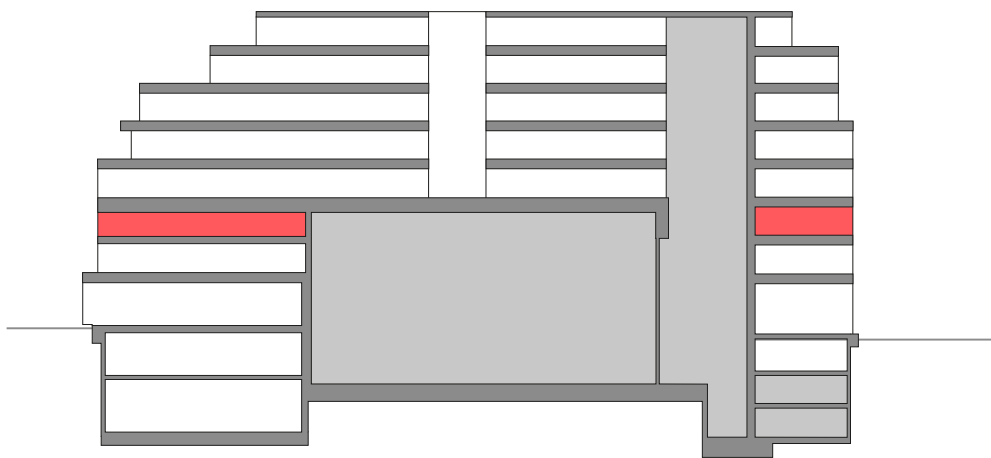


SCHEDULE OF AREAS

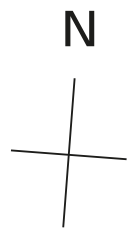
MYO OFFICES & MEETING ROOMS	
EXISTING RETAIL	

MYO OFFICES
1,167.9 M²
12,571 SQ FT

ELEVATION GUIDE



THIRD FLOOR



SCHEDULE OF AREAS

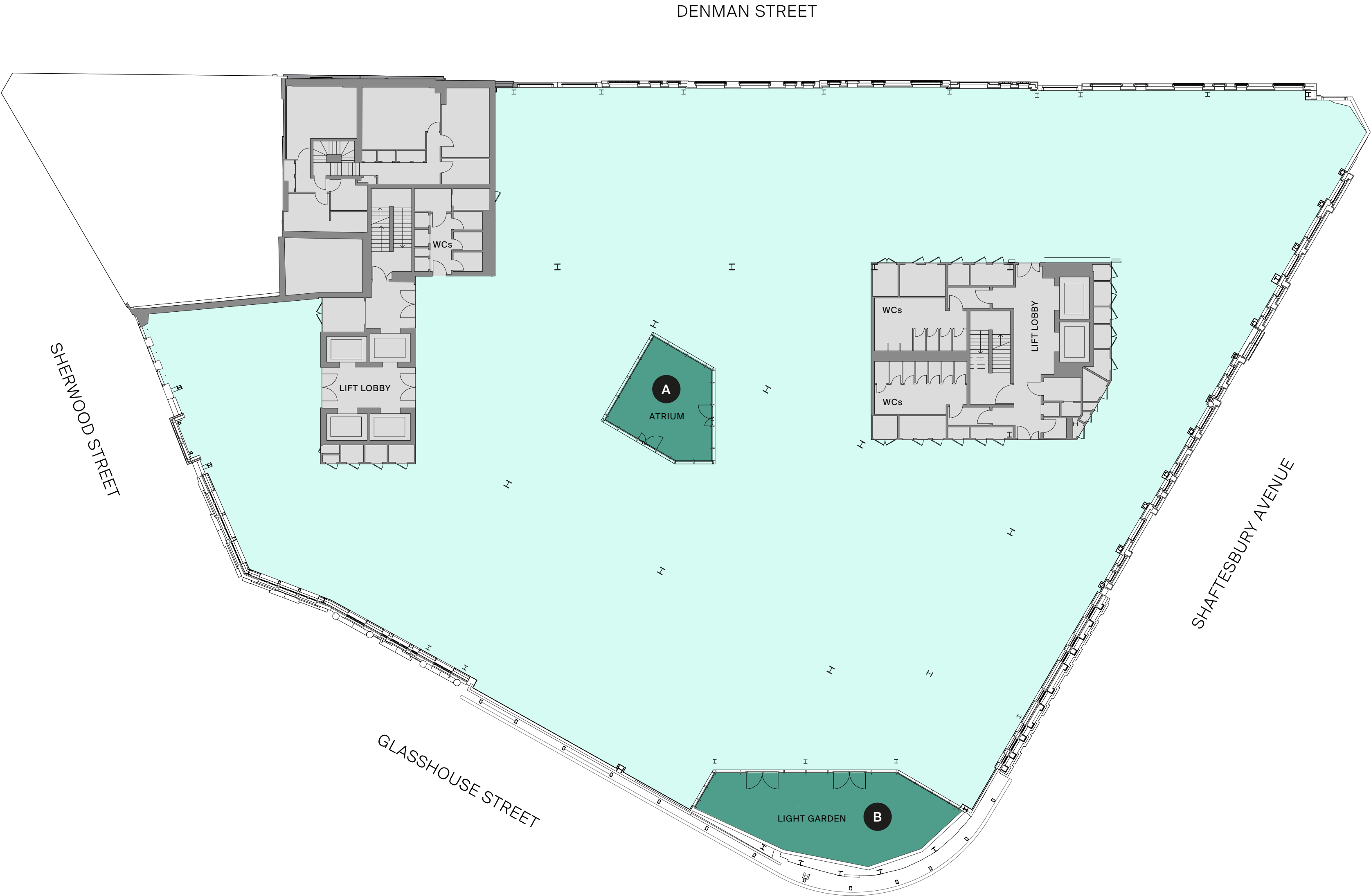
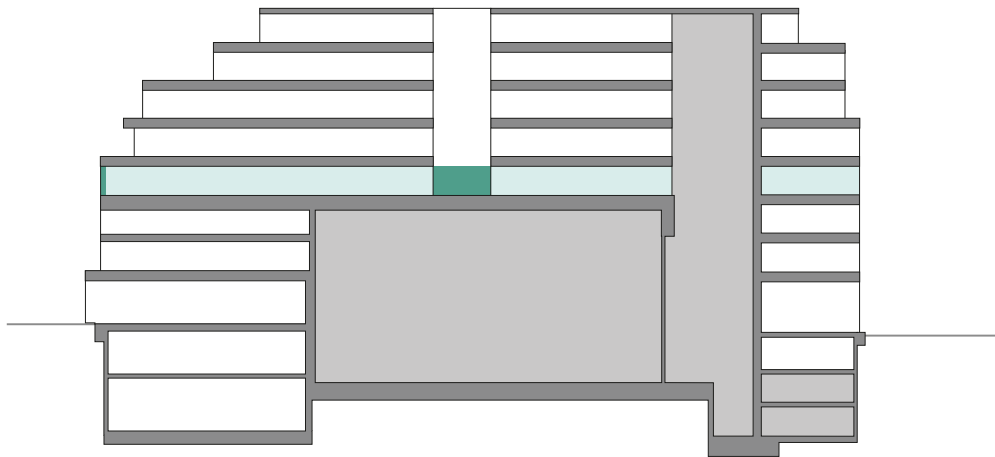
OFFICE	
ATRIA	

OFFICE SPACE
2,373 M²
25,543 SQ FT

TERRACE AREA
122 M²
1,313 SQ FT

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

ELEVATION GUIDE



FOURTH FLOOR

LET



SCHEDULE OF AREAS

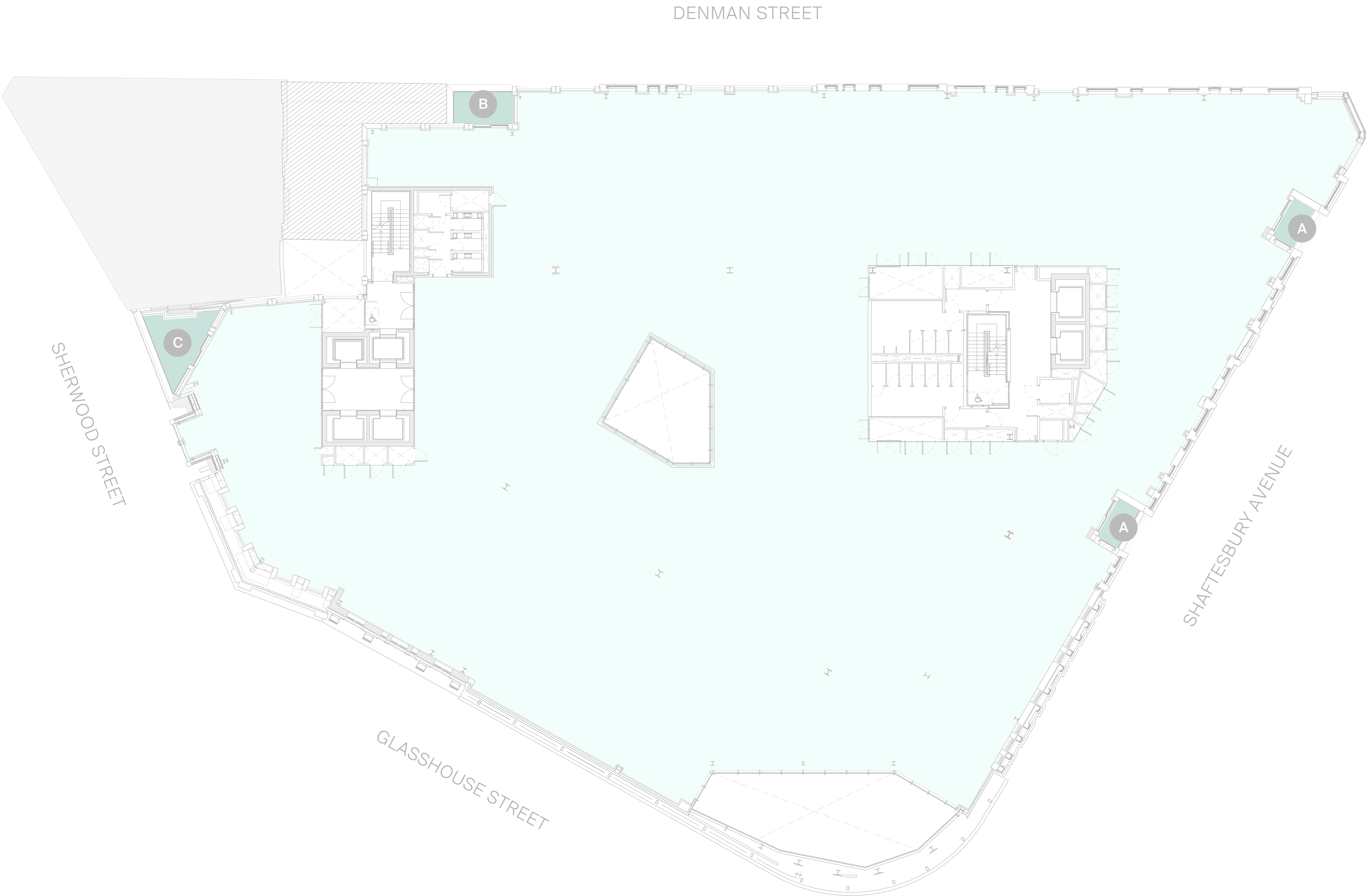
OFFICE	
TERRACES	

OFFICE SPACE
2359.2 M²
25,394 SQ FT

TERRACE AREA
34 M²
367 SQ FT

TERRACES	M ²	SQ FT
A	5	53
B	9.4	101
C	14.8	159

ELEVATION GUIDE



FIFTH FLOOR

LET



SCHEDULE OF AREAS

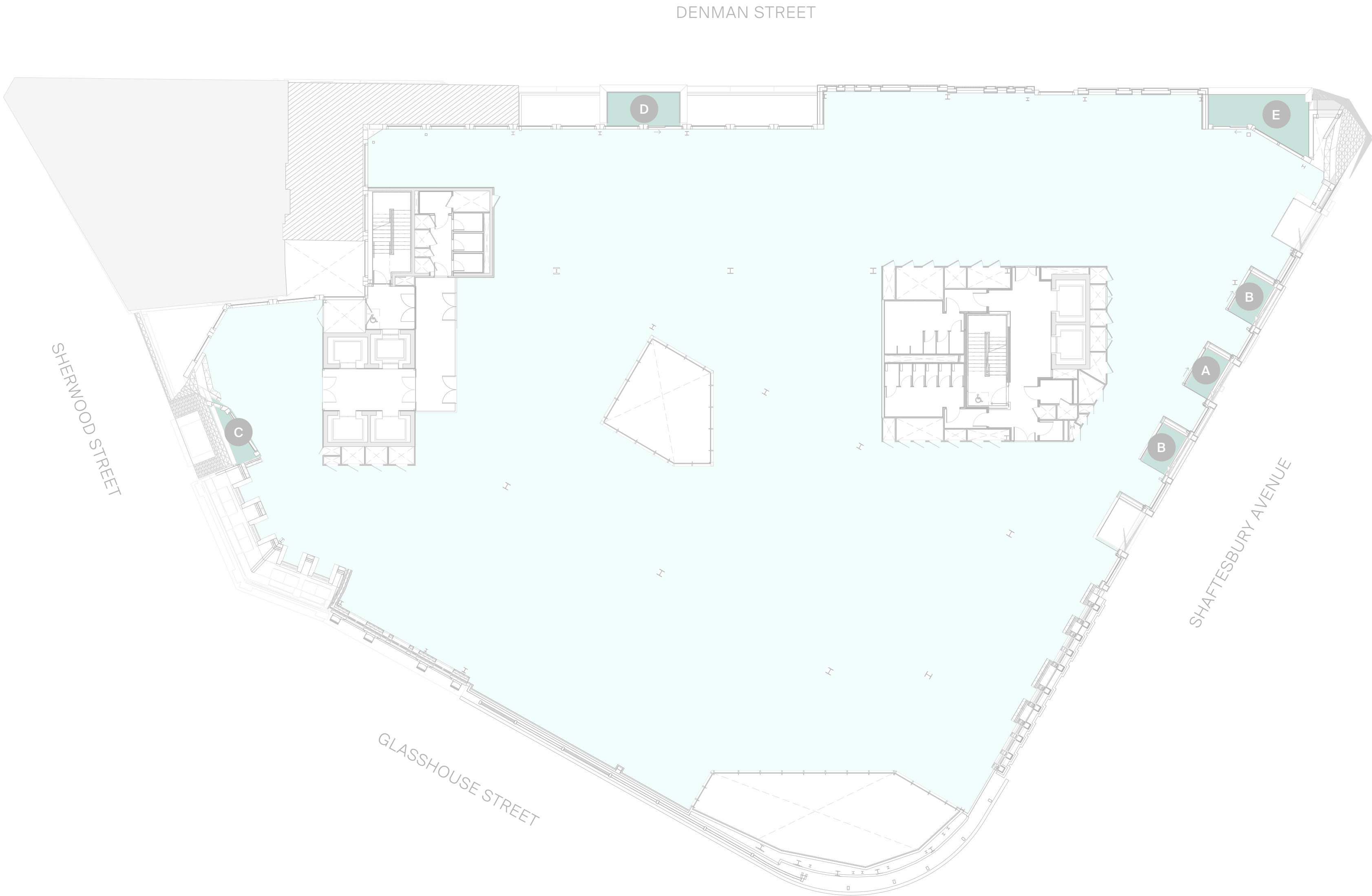
OFFICE	
TERRACES	

OFFICE SPACE
2,219.7 M²
23,893 SQ FT

TERRACE AREA
61.1 M²
657 SQ FT

TERRACES	M ²	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

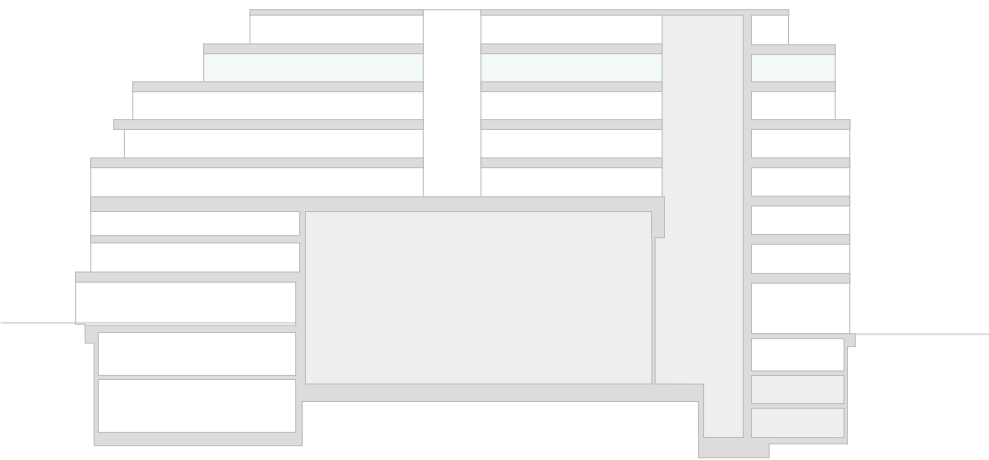
OFFICE	
TERRACES	

OFFICE SPACE
1,813 M²
19,515 SQ FT

TERRACE AREA
229 M²
2,472 SQ FT

TERRACES	M ²	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

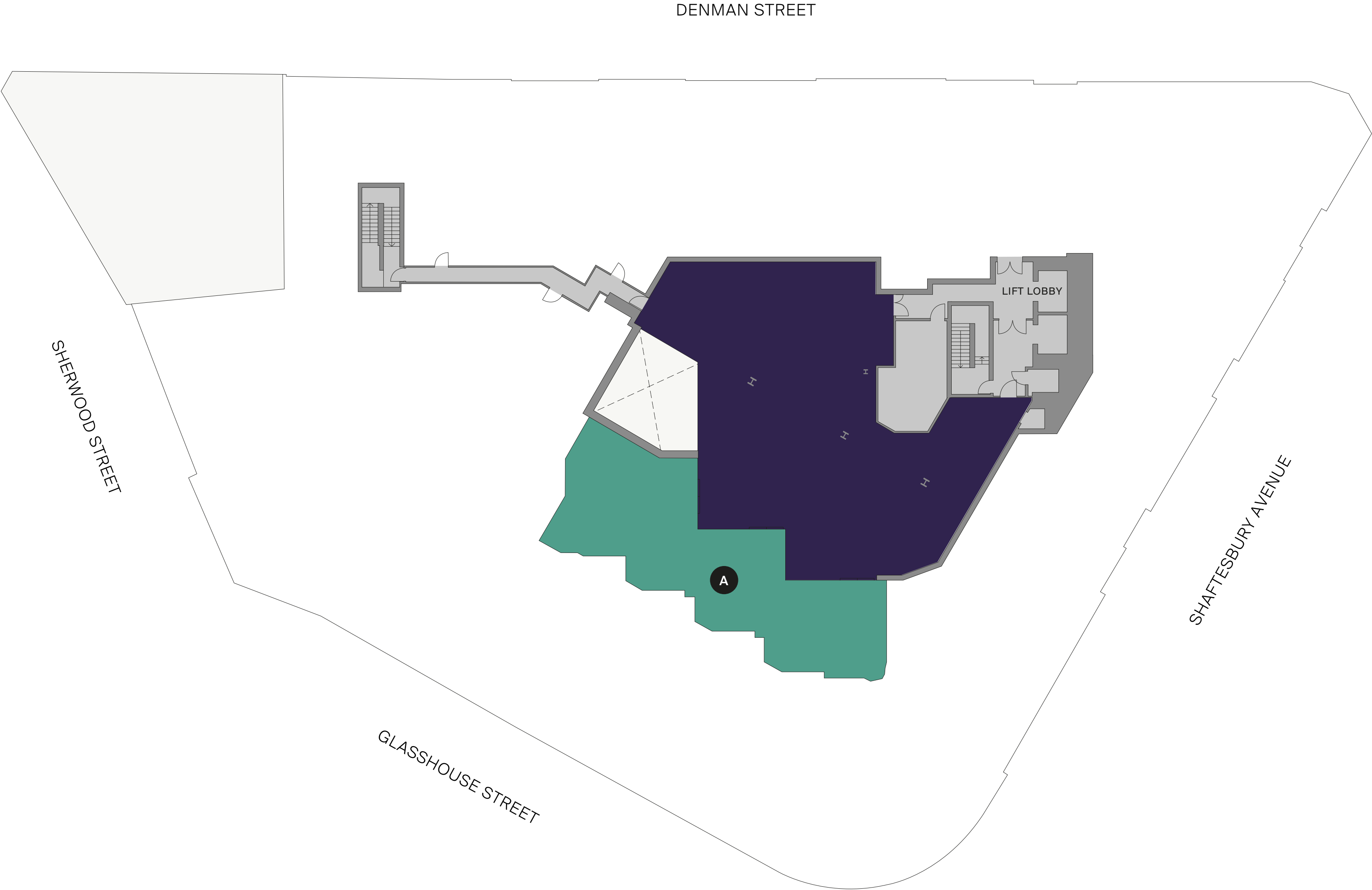
RESTAURANT	
TERRACES	

RESTAURANT
343 M²
3,692 SQ FT

TERRACES	M ²	SQ FT
A	186	2006

TERRACE AREA
229 M²
2,472 SQ FT

ELEVATION GUIDE



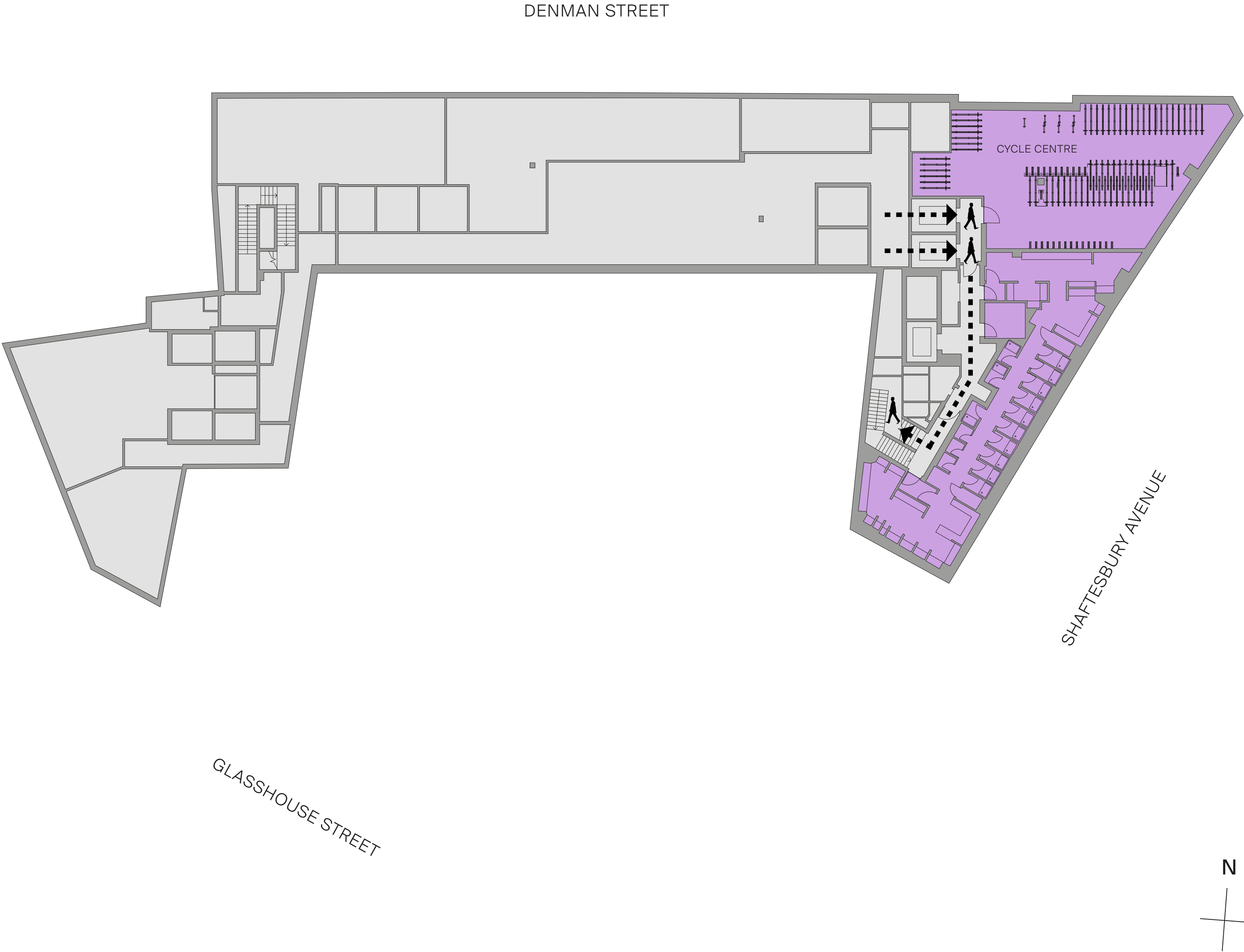
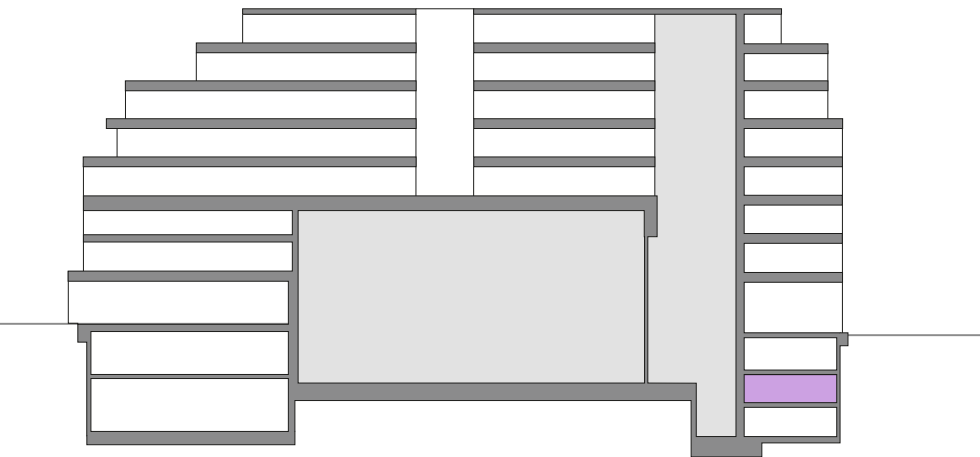
BASEMENT MEZZANINE

SCHEDULE OF AREAS

CYCLE CENTRE	
LOCKERS	226
BIKE SPACES	200
SHOWERS	16
CUSTOMER JOURNEY	

CYCLE CENTRE
463 M²
4,984 SQ FT
APPROX. NIA

ELEVATION GUIDE



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