



LUCENT W1



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SECTIONS

LOCATION

Where the UNEXPECTED  
illuminates an ICON

EXPERIENCE

Where IMAGINATION  
creates COMMUNITY

WELLBEING

Where NATURE  
meets TECHNOLOGY

SUMMARY

Office SPACE

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LUCENT W1 at a glance



LOCATION

# Where the UNEXPECTED illuminates an ICON

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



# A GLOBAL landmark. A UNIQUE opportunity

Just one 25,490 sq ft  
floor remaining.

An oasis of calm at the intersection of London's most vibrant neighbourhoods. A hub of creativity, culture and commerce. Built with nature at its heart, 110,000 sq ft unfolding around a central atrium that floods all five floors with natural light.







MAYFAIR

SOHO

COVENT GARDEN

LUCCENT W1

PICCADILLY CIRCUS

ST JAMES'S

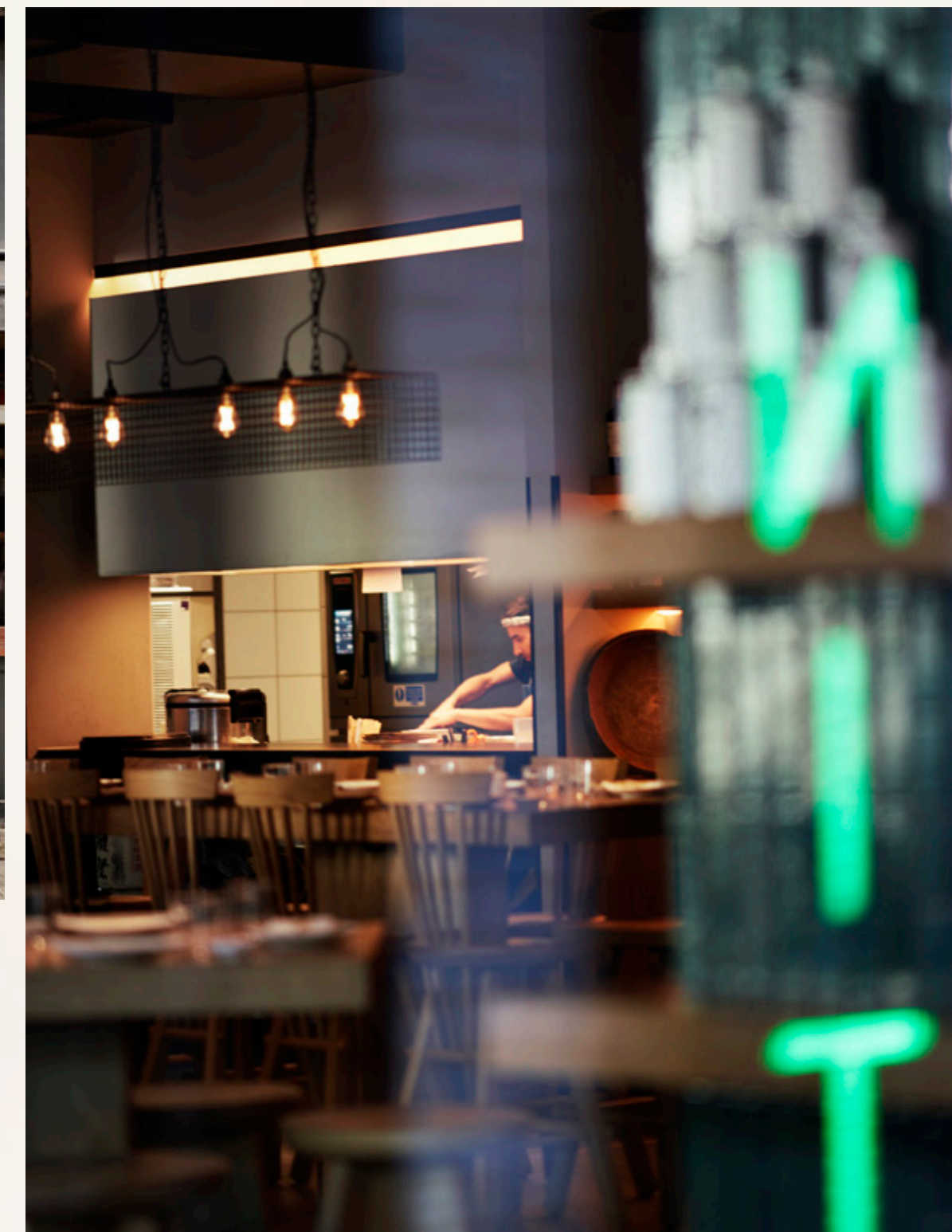
PERFECTLY PLACED

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.

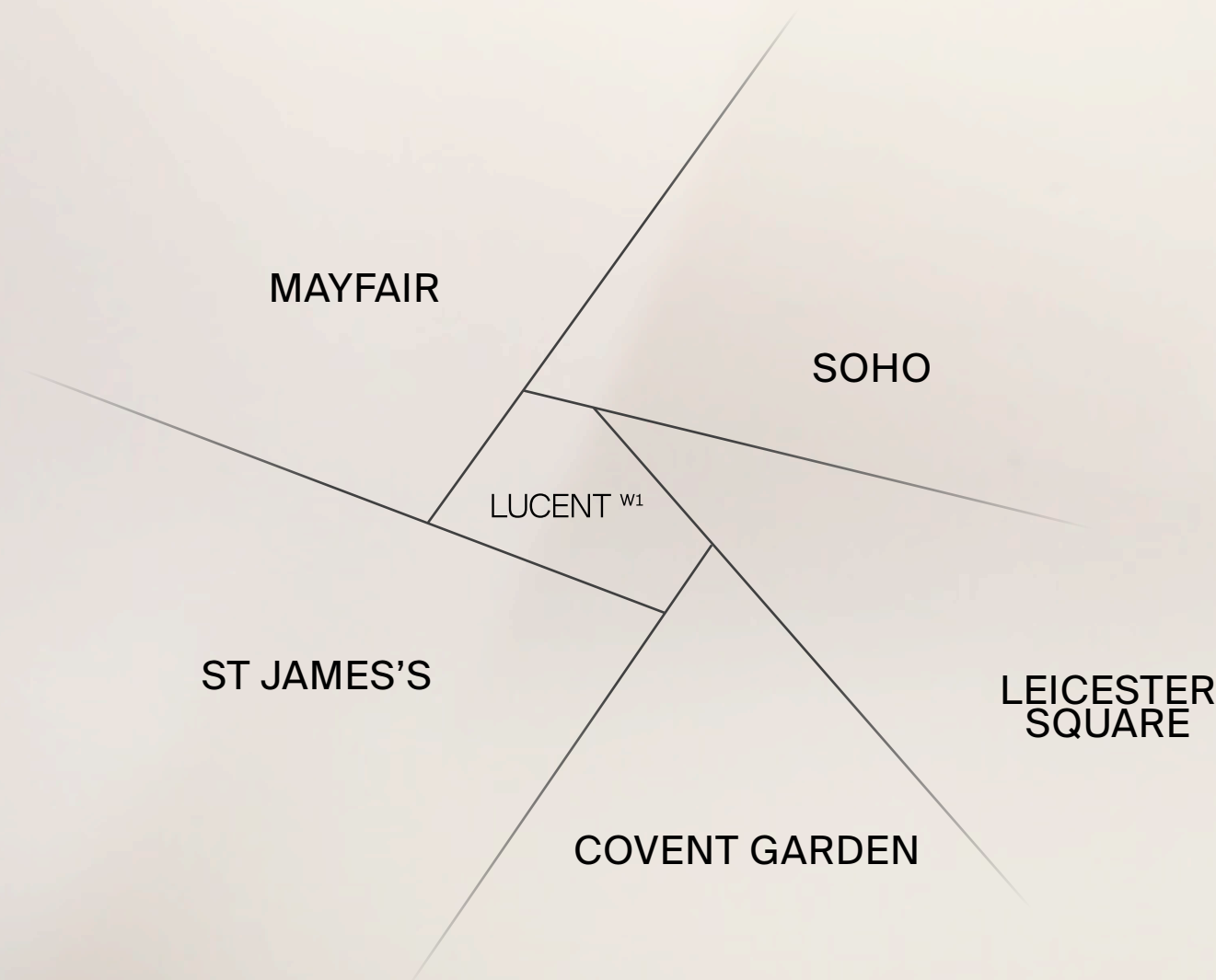


**CULTURE**  
Royal Academy of Arts  
Ronnie Scott's  
The National Gallery  
Theatre Royal  
Palace Theatre  
Apollo Theatre

**FOOD & DRINK**  
The Ivy  
Dean Street Townhouse  
Dishoom  
Goodman  
Sketch  
Grind  
Bob Bob Ricard  
J Sheekey  
Ham Yard Hotel  
Maison de Francois  
The Wolseley  
The Ritz  
Sexy Fish  
Café Murano  
Rowley's

**RETAIL**  
Whole Food Market  
Lacoste  
66o North  
MALIN & GOETZ  
Coach  
Aesop  
Liberty  
Burlington Arcade

**NEIGHBOURS**  
F1  
Generation Investment  
Management  
EQT  
Carlyle Group  
Towerbrook Capital Partners

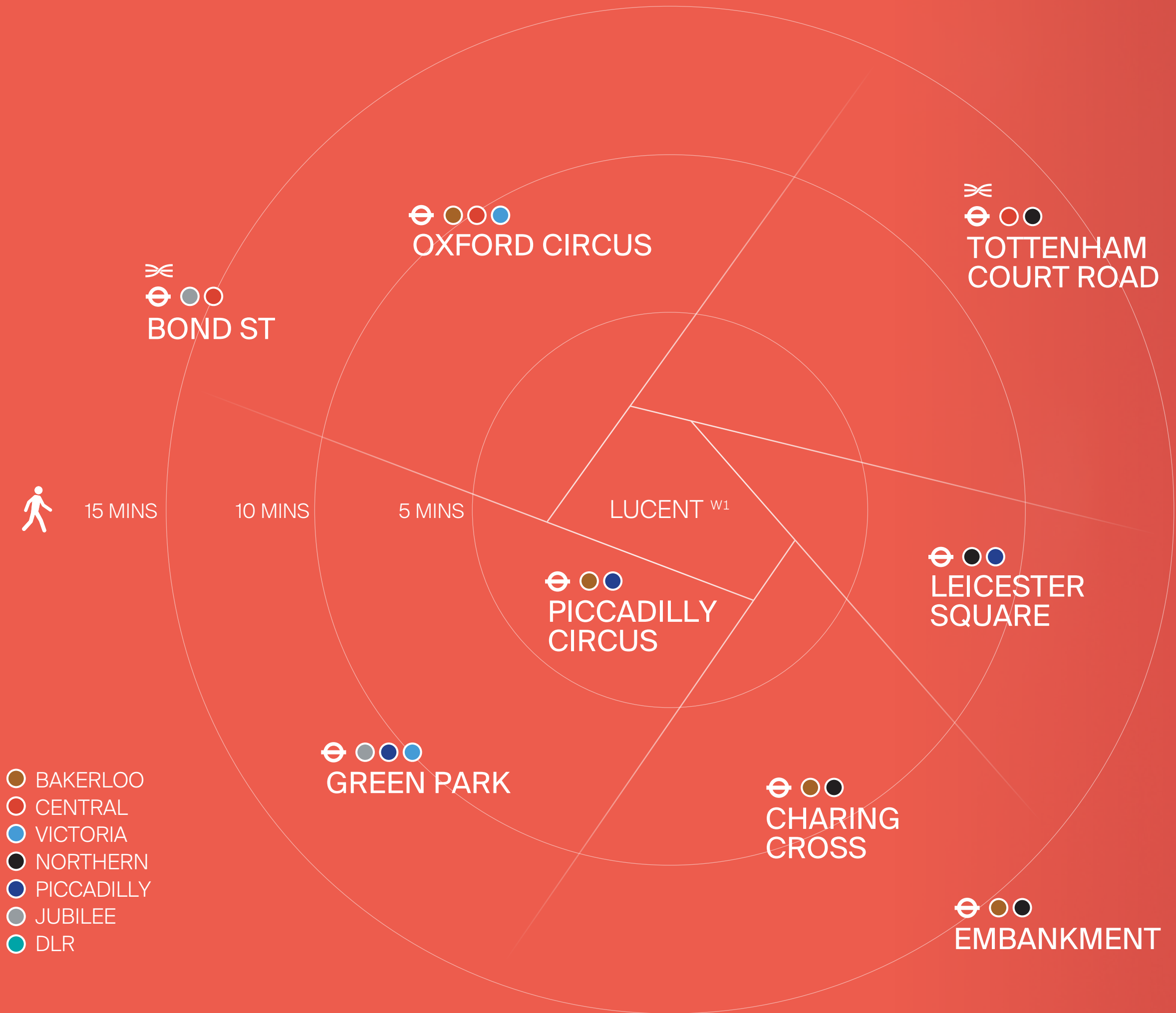








# MAKE CONNECTIONS



TUBE (Minutes)	6	9	14	17	14	38
	WATERLOO	EUSTON	LONDON BRIDGE	KINGS CROSS	BANK	LONDON CITY AIRPORT
	PICCADILLY CIRCUS	LEICESTER SQUARE	PICCADILLY CIRCUS	PICCADILLY CIRCUS	PICCADILLY CIRCUS	GREEN PARK
ELIZABETH LINE via Tottenham Court Rd (Minutes)						
	3	5	5	8	12	28
	FARRINGDON	PADDINGTON	LIVERPOOL STREET	WHITECHAPEL	CANARY WHARF	HEATHROW AIRPORT

SOURCE: TFL.GOV.UK



EXPERIENCE



Where  
IMAGINATION  
*creates*  
COMMUNITY

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# 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.

The third floor has access to two terraces; the light garden, featuring a 3 storey living wall, and the central atrium, an open air courtyard in the heart of the floor plate.







DISCOVER AN OASIS BEHIND THE ENERGY

The entrance to Lucent W1 marks the movement between worlds.



# 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 Lucent Lounge 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

COMING Q1 2024 - Lucent W1 has plenty of shared, flexible space for events or socialising.

BUSINESS LOUNGE CGI



# INTRODUCING MYO PICCADILLY



OPENING  
Q1 2024



Myo offers truly adaptable, design-led workspaces with flexibility injected into every aspect.

With short-term leases, simple price plans, dynamic communal space and meeting rooms, as well as services that work around you.

Available for 8+ desks.



Images taken from Myo Liverpool Street



WELLBEING



# Where NATURE meets TECHNOLOGY

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# 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.





# 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.





# SPECIFICATION

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## FLOOR TO CEILING HEIGHT

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Creative, raft design

Floor to ceiling raft 2.75m

Floor to soffit 3.7m

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## AIR CONDITIONING

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FOUR PIPE fan coil air conditioning

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## OCCUPATIONAL DENSITY

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

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## CONNECTIVITY

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WiredScore PLATINUM

Two routes into TELECOMS room

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## BUILDING APP

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LANDSEC EXPERIENCE building app provides digital building access, visitor management, Myo meeting room bookings

LOCAL amenity information, offers and rewards, live travel information

BUILDING energy dashboard

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## FLOOR PLATE

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25,490 sq ft

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## LIFTS

---

4 x 17 PERSON passenger lifts

---

## RESILIENCE

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LIFE SAFETY / tenants combined generator (2,250kva)



# SUSTAINABILITY

## OUTDOOR SPACE

20 TERRACES and BALCONIES



## BIOPHILIA AND WELLNESS

ATRIUM and LIGHT GARDEN  
with mature planting



## ACCREDITATIONS

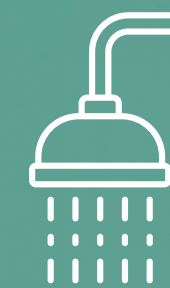
BREEAM Outstanding  
NABERS UK 4.5\*  
WELL Core Gold  
EPC B



## HEALTH AND FITNESS

FIRST CLASS shower and  
changing facilities with  
adaptable male to female ratios,  
clean towel service and a range  
of hair appliances

206 lockers  
13 showers



## CYCLE CENTRE

201 CYCLE storage racks  
2 Electric BIKE chargers



## ENERGY

100% of key construction  
materials RESPONSIBLY  
SOURCED  
100% RENEWABLE electricity  
FRESH AIR 16 l/s per person  
Powered by a hybrid Air Source  
HEAT PUMP and boiler solution



AVAILABILITY

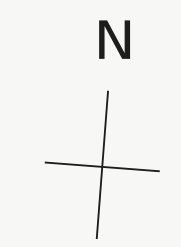
# AVAILABILITY



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# AVAILABILITY

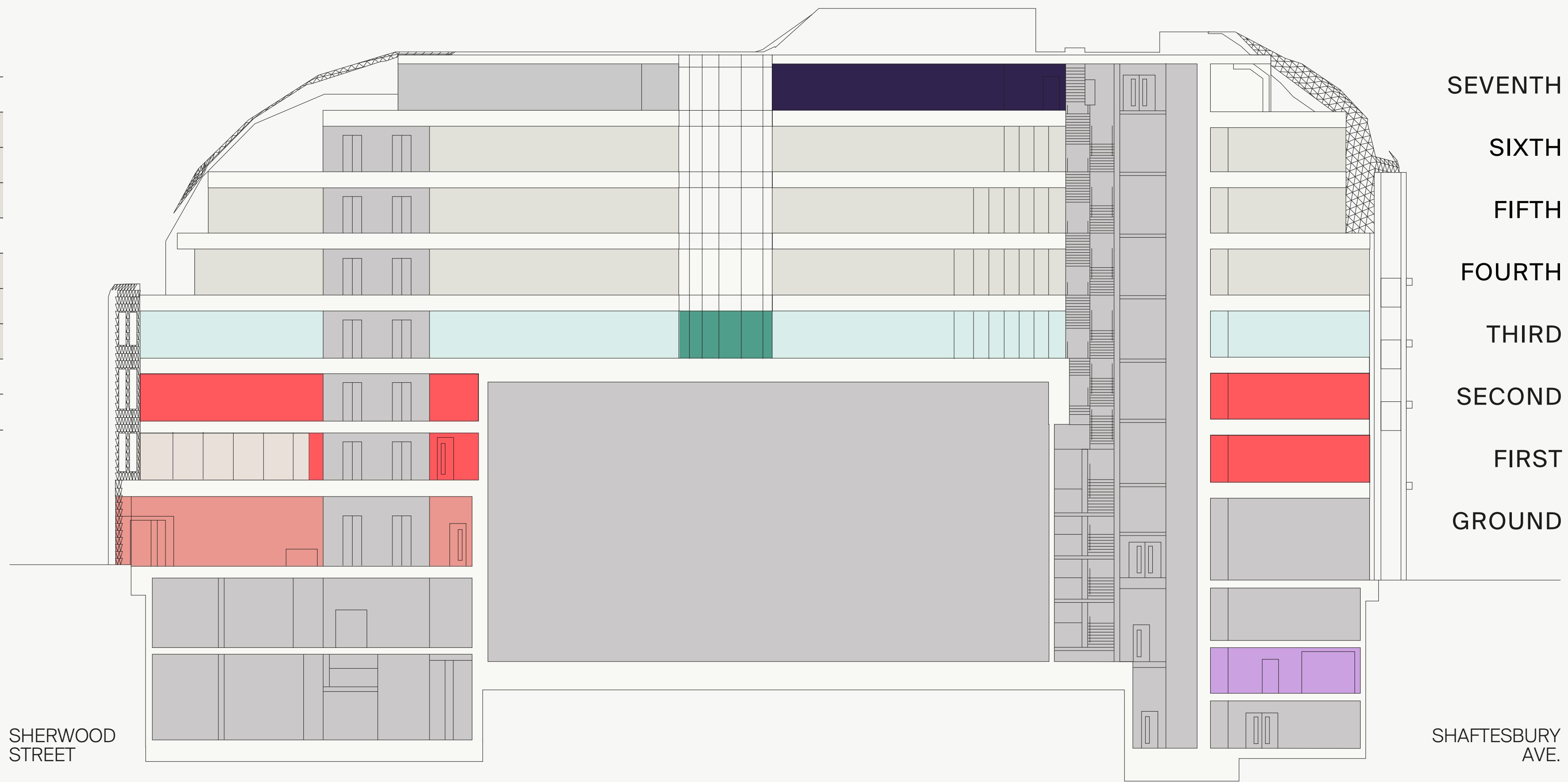


## SCHEDULE OF AREAS

FLOOR	sq ft	
SIXTH		CENTREVIEW PARTNERS
FIFTH		EISLER CAPITAL
FOURTH		EISLER CAPITAL
THIRD	25,490	AVAILABLE
SECOND		MYO
FIRST		BUSINESS LOUNGE/MYO
GROUND		RECEPTION
<b>TOTAL*</b>	<b>109,090</b>	

\*APPROX.NIA

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





# GROUND FLOOR



## SCHEDULE OF AREAS

CYCLE CENTRE ACCESS



CUSTOMER JOURNEY



RETAIL

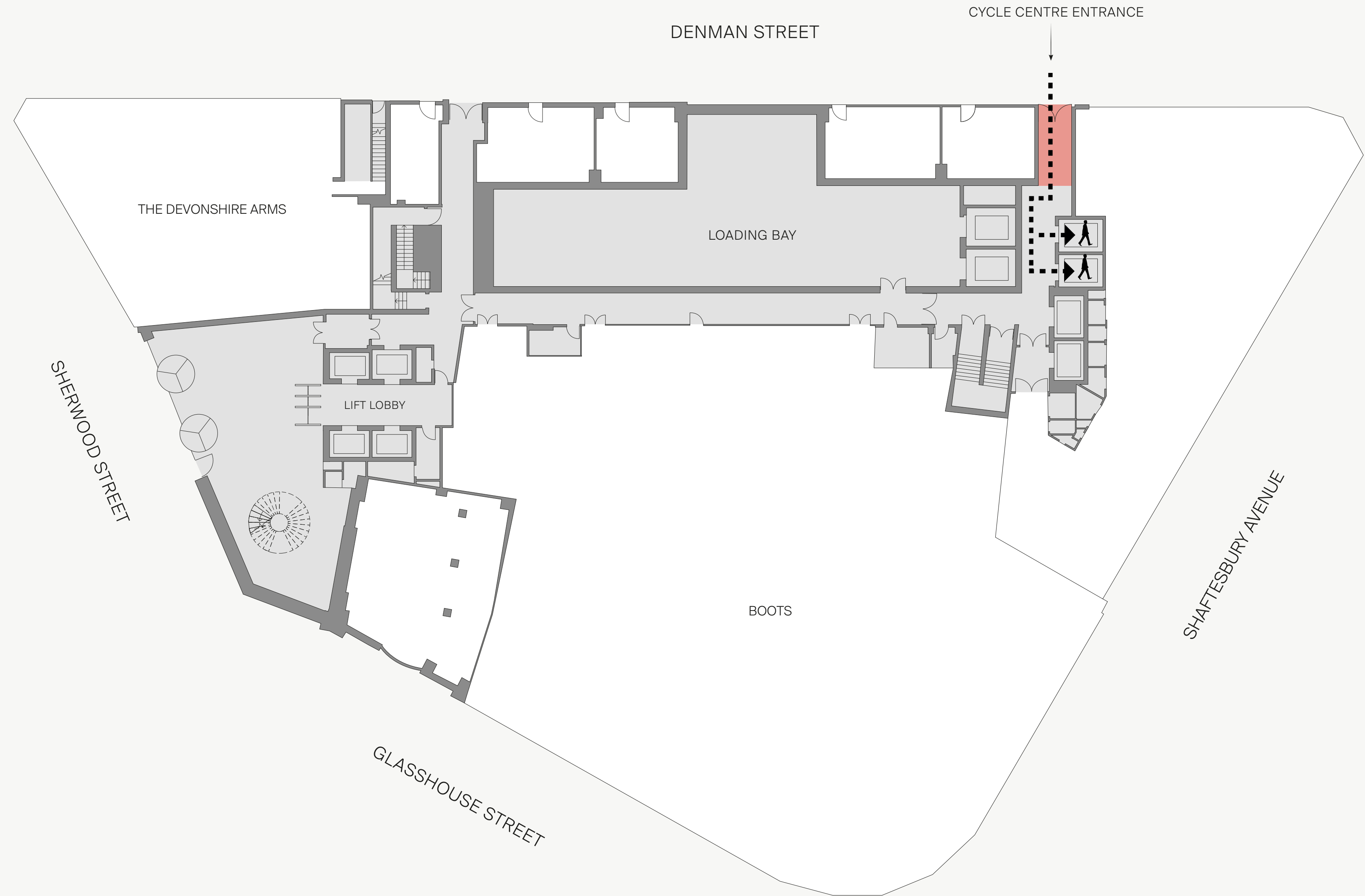
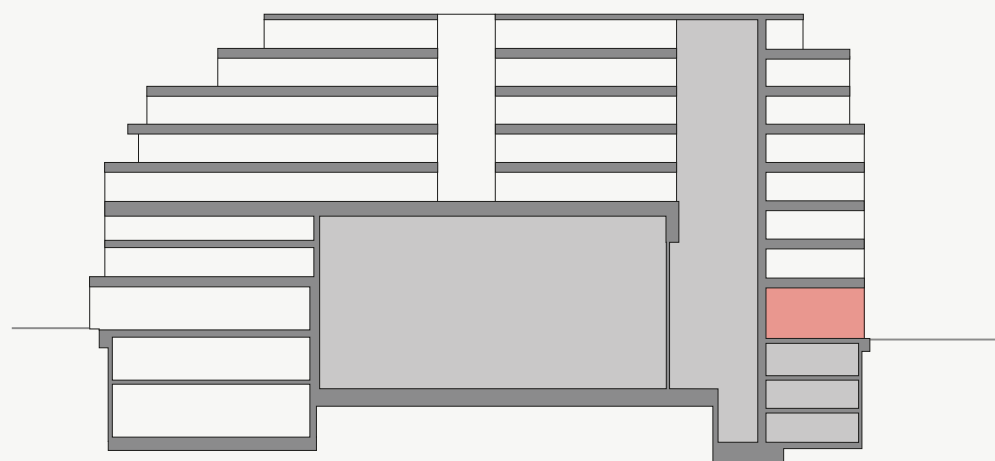


RECEPTION

156.1 M<sup>2</sup>

1680 SQ FT

## ELEVATION GUIDE





# LUCENT LOUNGE

CLEAR  
PLAN

## SCHEDULE OF AREAS

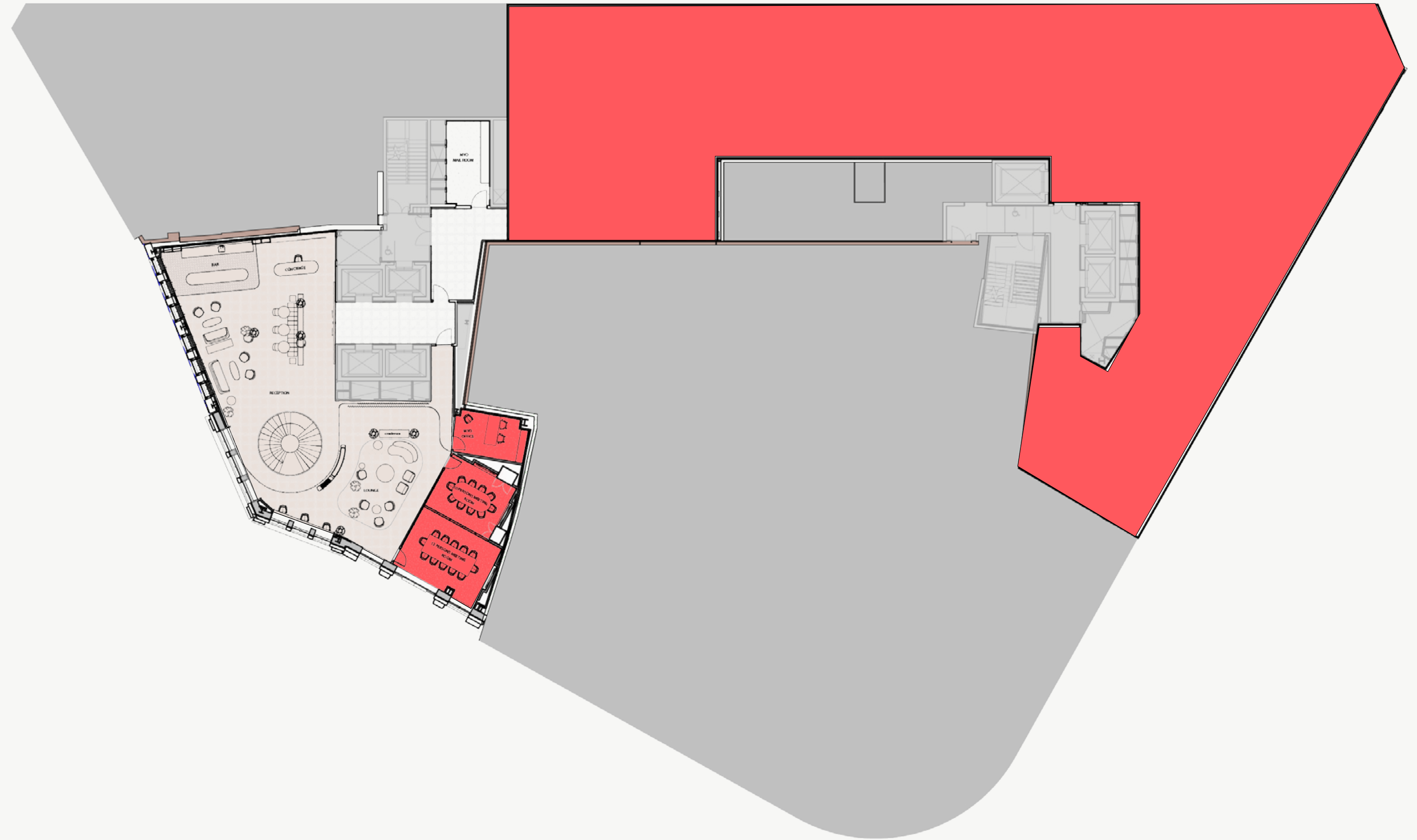
LUCENT LOUNGE & EVENT SPACE 

MYO OFFICES & MEETING ROOMS 

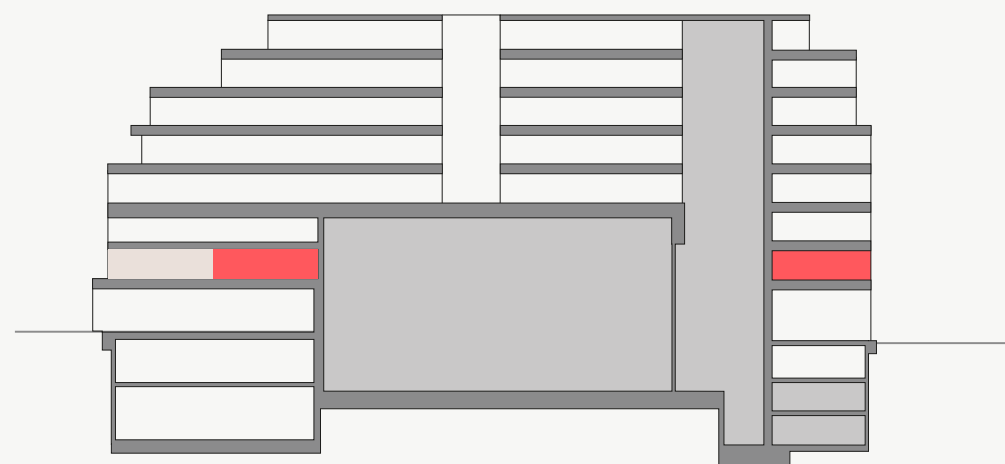
EXISTING RETAIL 

MYO OFFICES  
881.3 M<sup>2</sup>  
9,487 SQ FT

LUCENT LOUNGE  
298.0 M<sup>2</sup>  
3,208 SQ FT  
APPROX. NIA

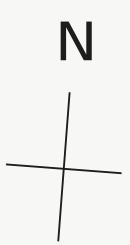


## ELEVATION GUIDE






# THIRD FLOOR



## SCHEDULE OF AREAS

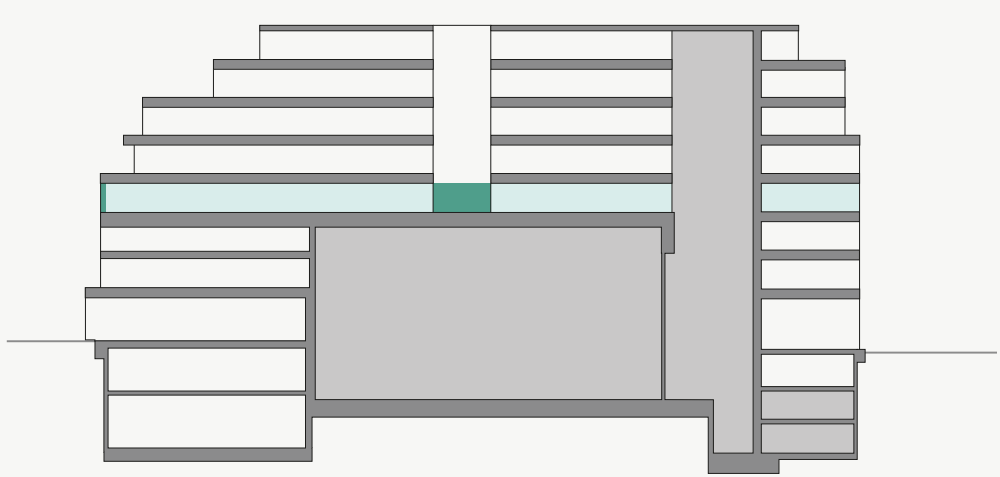
- OFFICE 
- ATRIA 

OFFICE SPACE  
2,368.1m<sup>2</sup>  
25,490 sq ft

TERRACES  
A ATRIUM (OPEN)  
42.3m<sup>2</sup>  
455 sq ft

LIGHT GARDEN  
77.6m<sup>2</sup>  
835 sq ft

## ELEVATION GUIDE





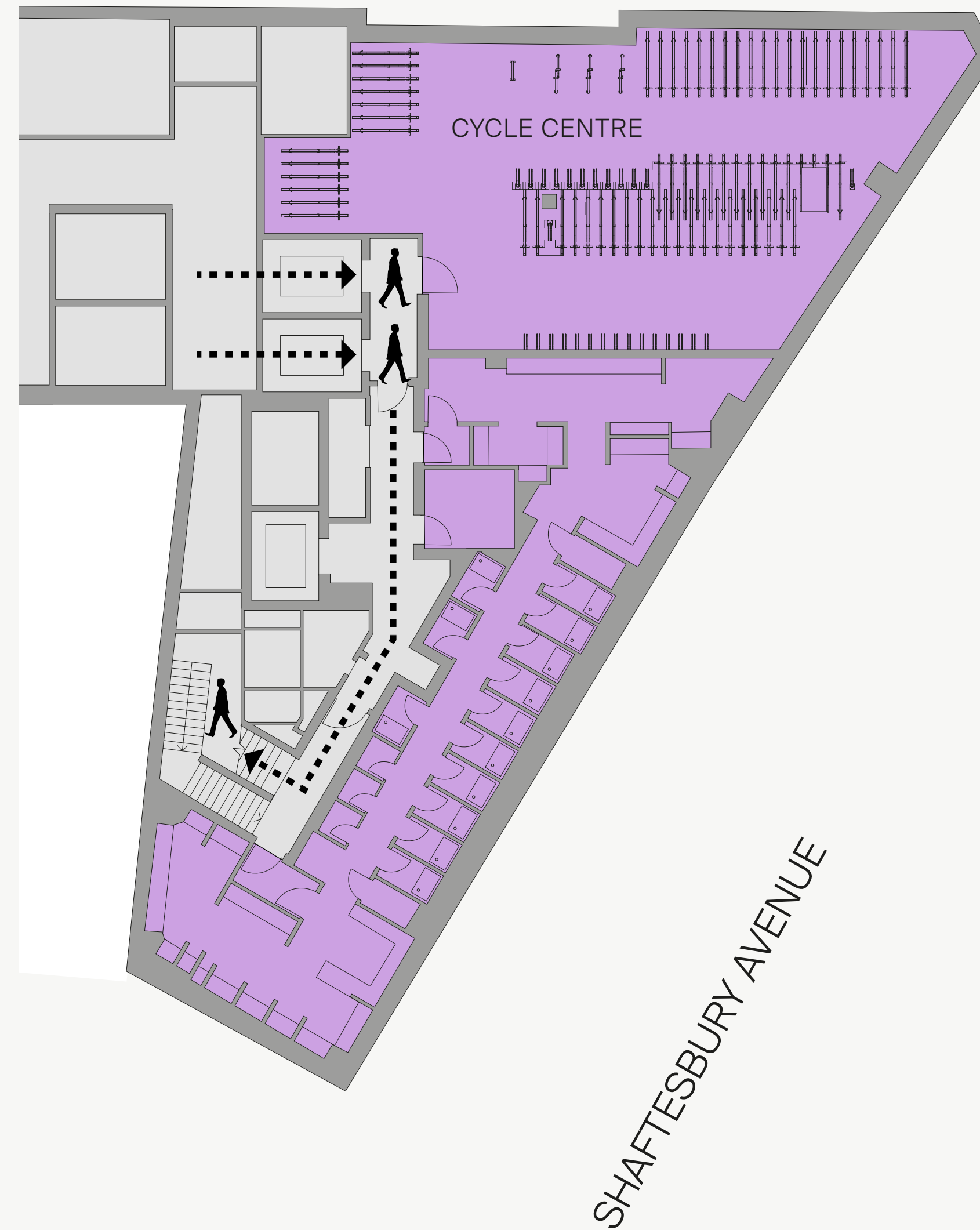
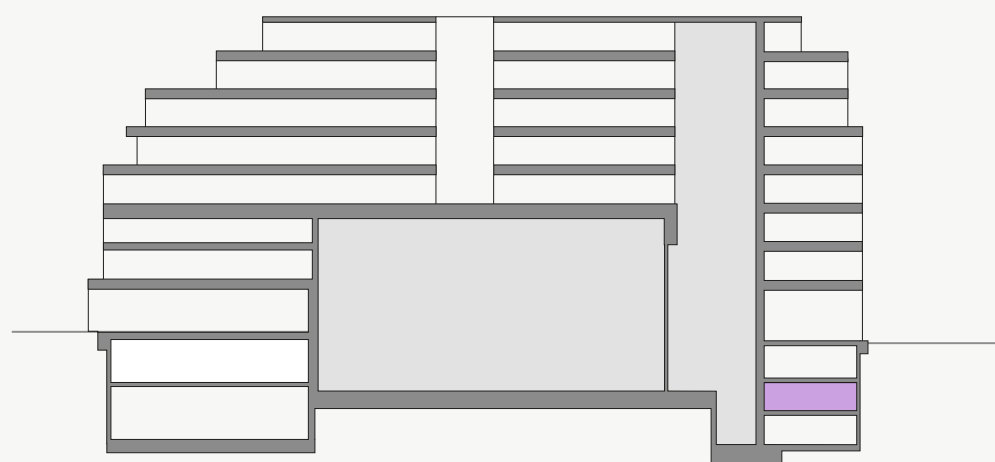
# BASEMENT MEZZANINE

## SCHEDULE OF AREAS

CYCLE CENTRE	
LOCKERS	206
BIKE SPACES	201
SHOWERS	13
CUSTOMER JOURNEY	

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

## ELEVATION GUIDE







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