



LASZLO

ARCHWAY, LONDON

**Shape the future.
From 5,188–33,411 sq ft
of creative offices.**



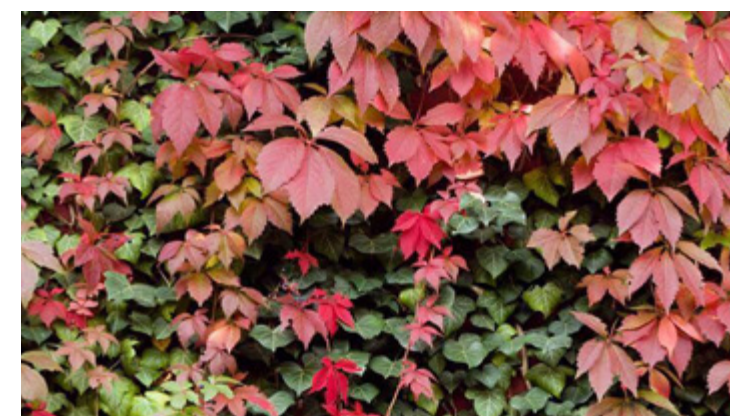
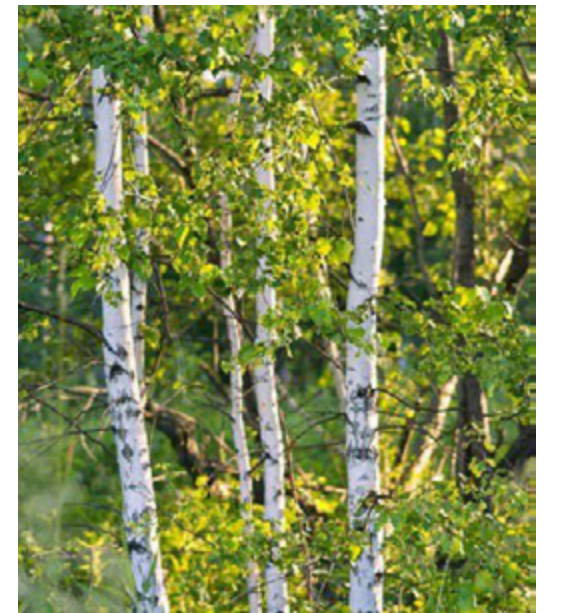
2



The Laszlo offers brand new office accommodation in a converted 1920s warehouse building. Light floods in through large industrial scale windows on three elevations to create an inspiring working environment, just two minutes' walk from Archway tube station.







6

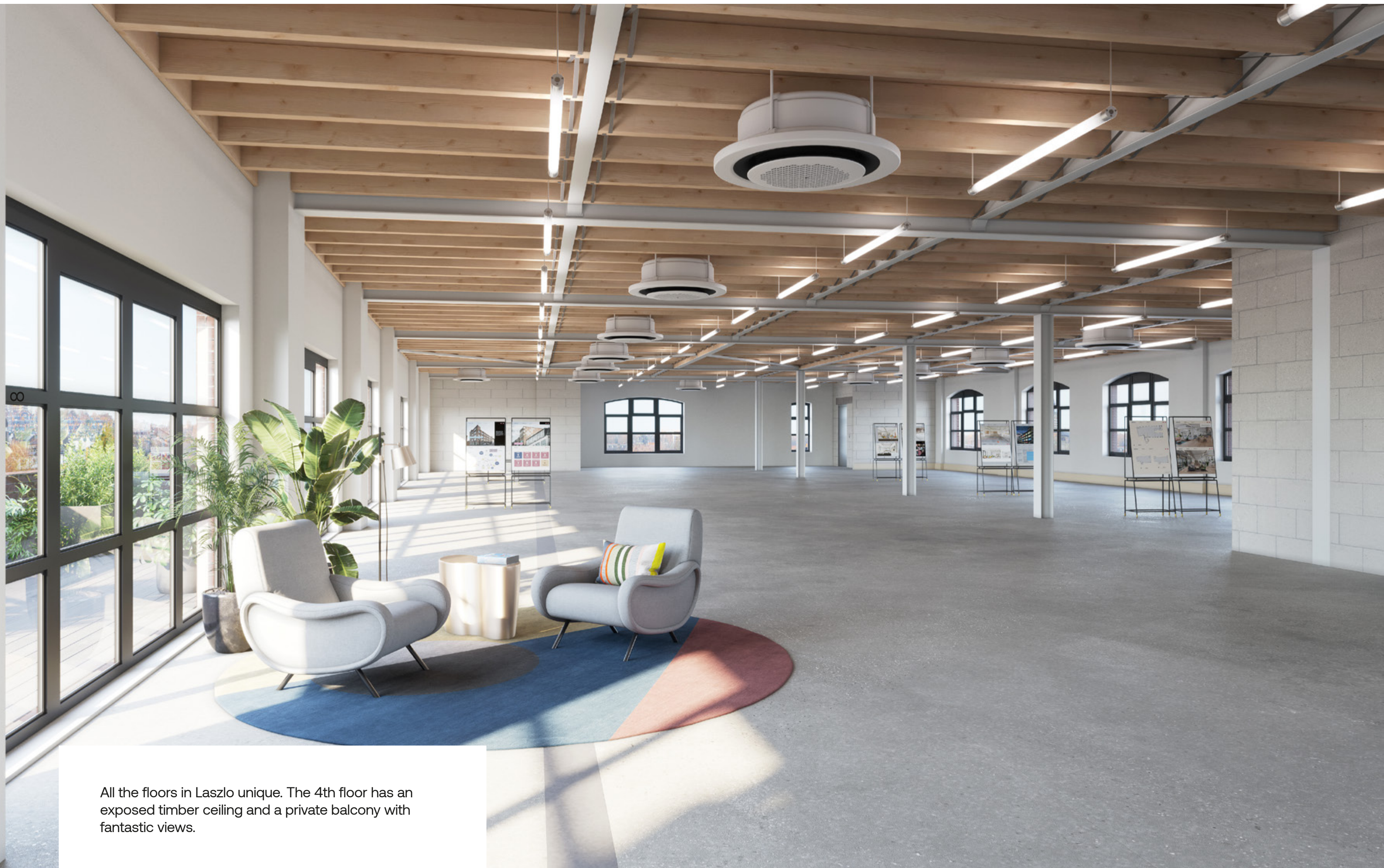


The building is approached from Elthorne Road via a secure courtyard into an exceptional reception offering generous volume, light and space.



The “Living Room” is available to all occupiers.
A space to meet, greet, work or relax; think Soho House meets The Hoxton.





All the floors in Laszlo are unique. The 4th floor has an exposed timber ceiling and a private balcony with fantastic views.



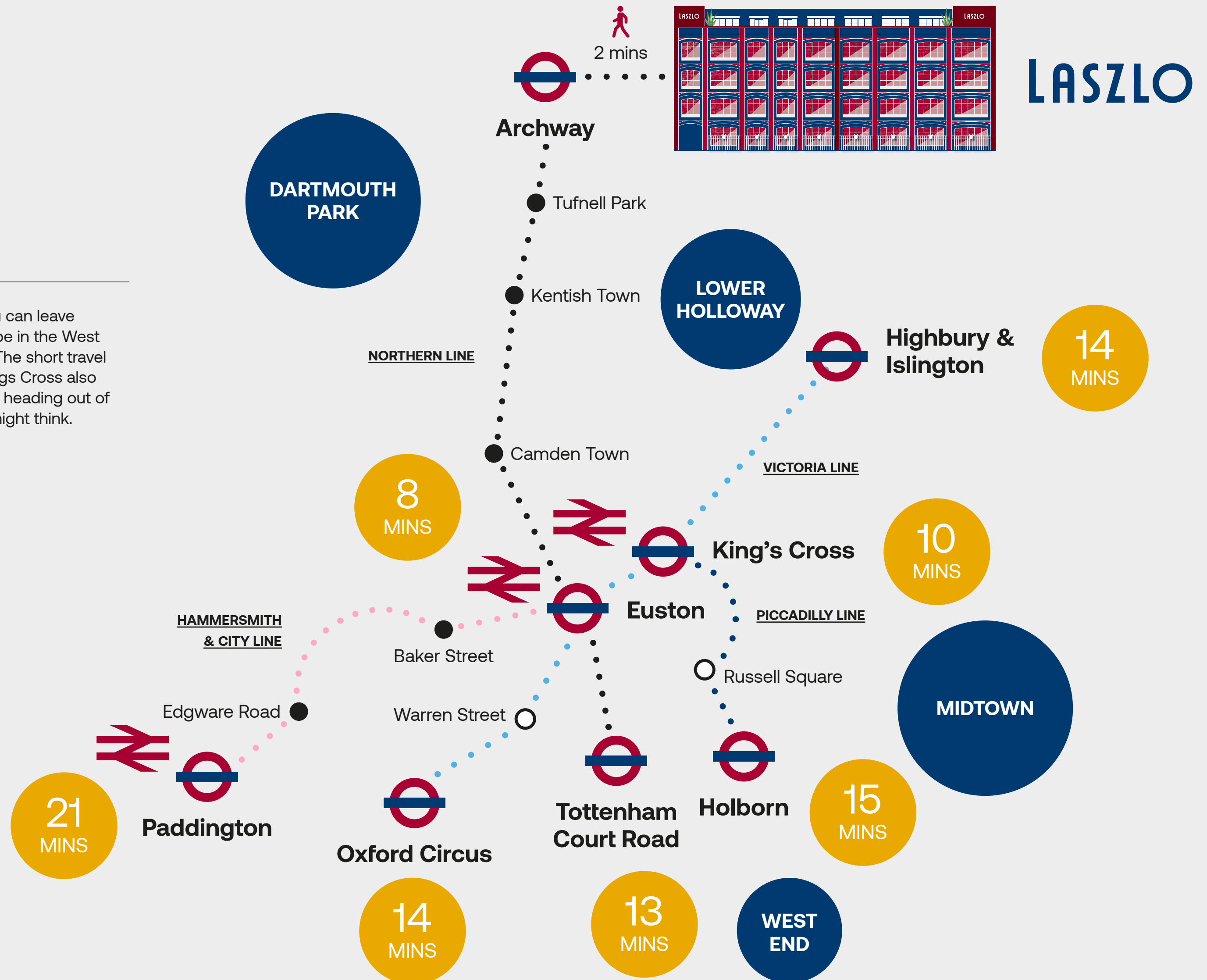
SPECIFICATION

- Reimagined former warehouse building
- Exceptional ceiling heights
- Newly remodelled reception lobby with breakout space in 'The Living Room'.
- Refurbished open plan upper floors
- Original concrete flooring
- Characterful circular air-heating and cooling cassette units
- Large industrial-scale windows
- 4th floor benefits from an exposed timber-joist ceiling and private roof terrace
- Two new passenger lifts
- WC and shower facilities on each floor
- Fibre into the building
- Full Cat B option available
- Front desk concierge service available
- Outside space in 'The Back Yard'
- Generous cycle rack provision

Getting around

Connectivity

In less than 15 minutes, you can leave Archway tube station and be in the West End, The City or Midtown. The short travel distance to Euston and Kings Cross also means you can take a train heading out of London quicker than you might think.





Central Saint Martins



Bread & Bean



St John's Tavern, Gastro Pub



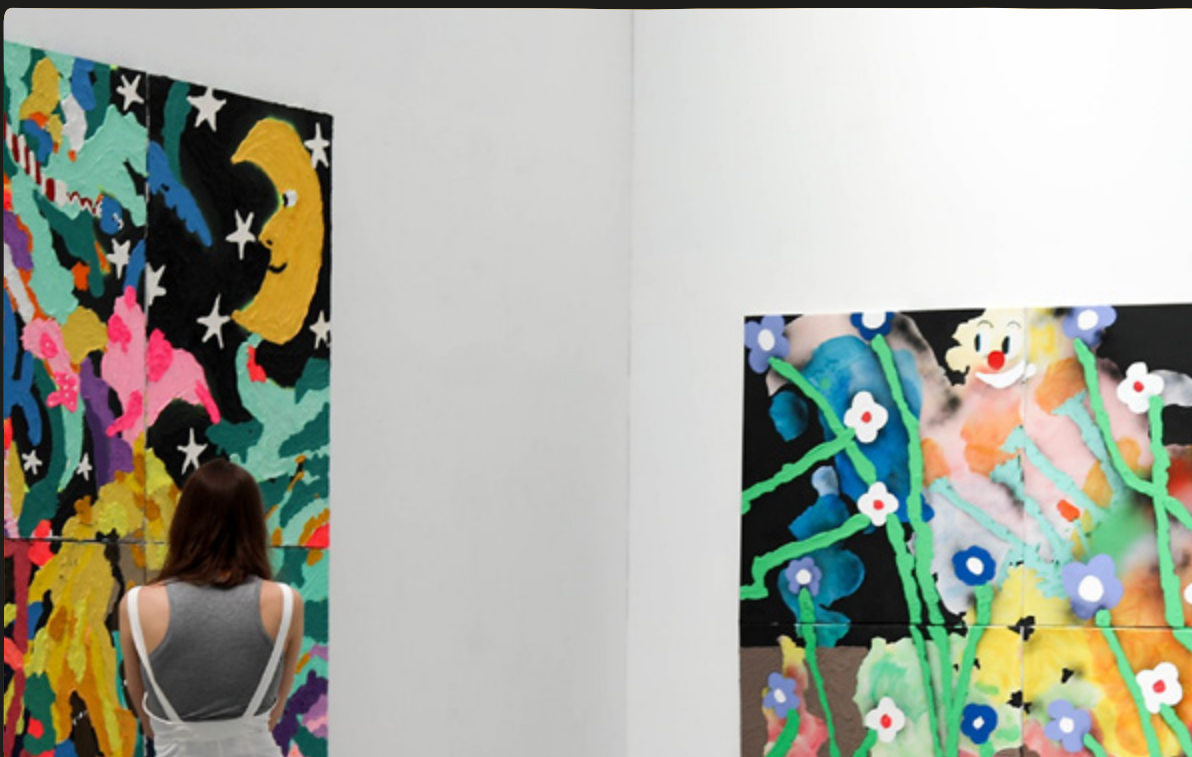
The House



Crudough



Central Saint Martins



The Bomb Factory



Bread & Bean



Crudough

ARCHWAY'S ARTISTS AND ARTISANS

Central St Martins, Art School
The Bomb Factory, Art Gallery
Bread & Bean, Coffee & Food
St John's Tavern, Gastro Pub
Crudough, Pizzeria
The House, Café, Bar



4th Floor Terrace

T

885 Sq ft
82 Sq m

Fourth Floor

4

5,899 Sq ft
548 Sq m

Third Floor

3

6,964 Sq ft
647 Sq m

Second Floor

2

6,900 Sq ft
641 Sq m

First Floor

1

6,900 Sq ft
641 Sq m

Ground Floor

G

5,188 Sq ft
482 Sq m

Reception/
Living Room

R

1,560 Sq ft
145 Sq m

Total

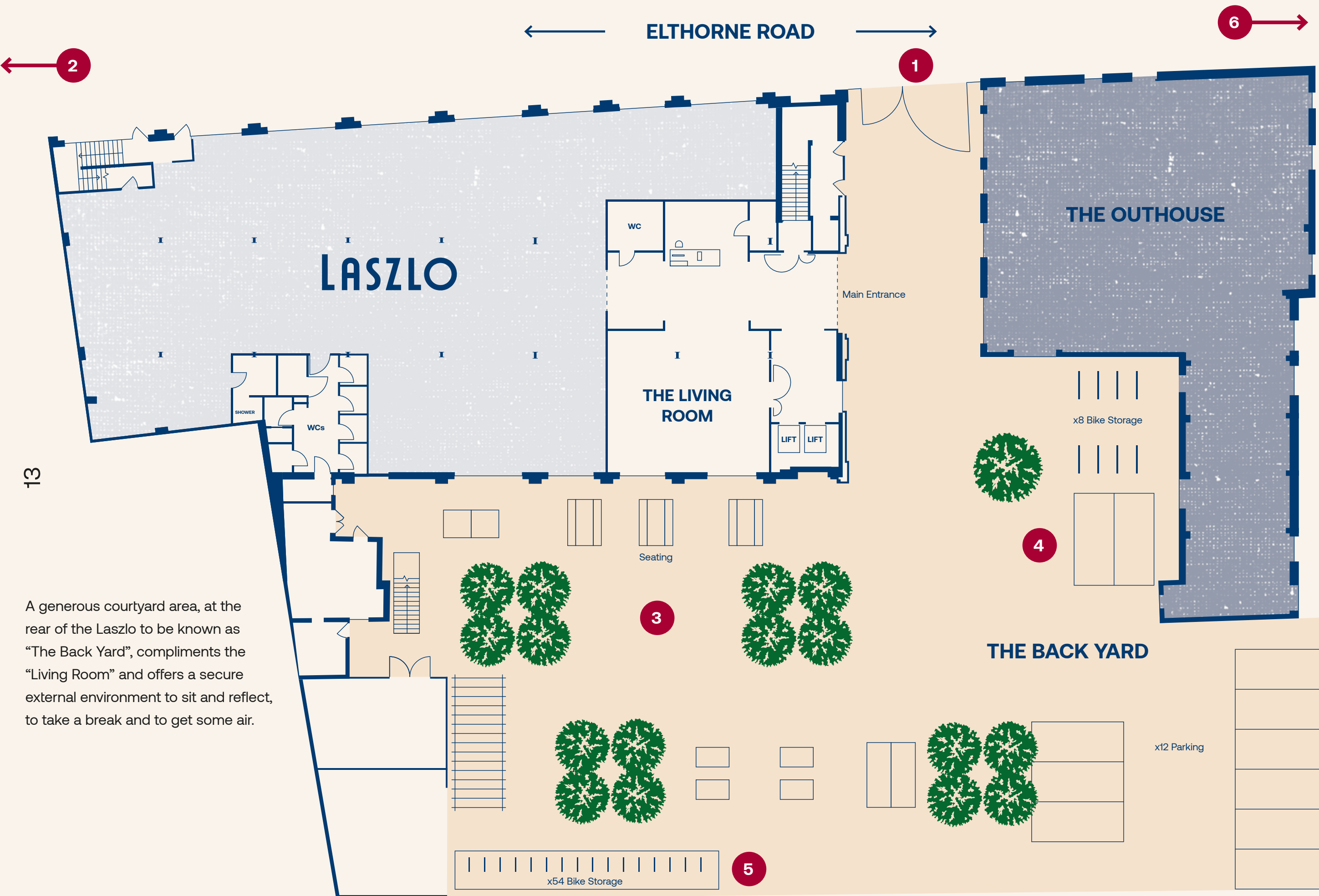
=

33,411 Sq ft
3,104 Sq m

LASZLO

THE BUILDING
FLOOR PLANS

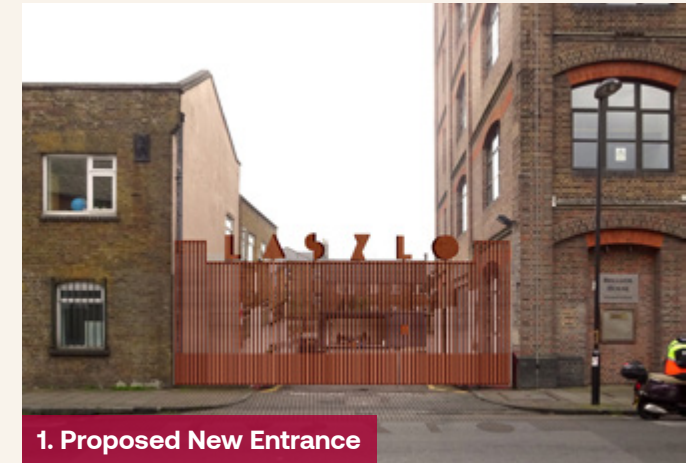
SHAPE THE FUTURE
OF ARCHWAY



A generous courtyard area, at the rear of the Laszlo to be known as “The Back Yard”, compliments the “Living Room” and offers a secure external environment to sit and reflect, to take a break and to get some air.

G

5,188 Sq ft
482 Sq m



1. Proposed New Entrance



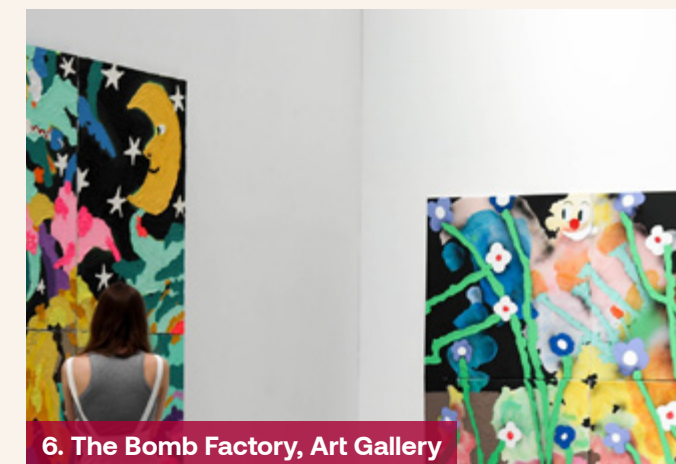
2. Central Saint Martins, Art School



3. The Back Yard, Seating



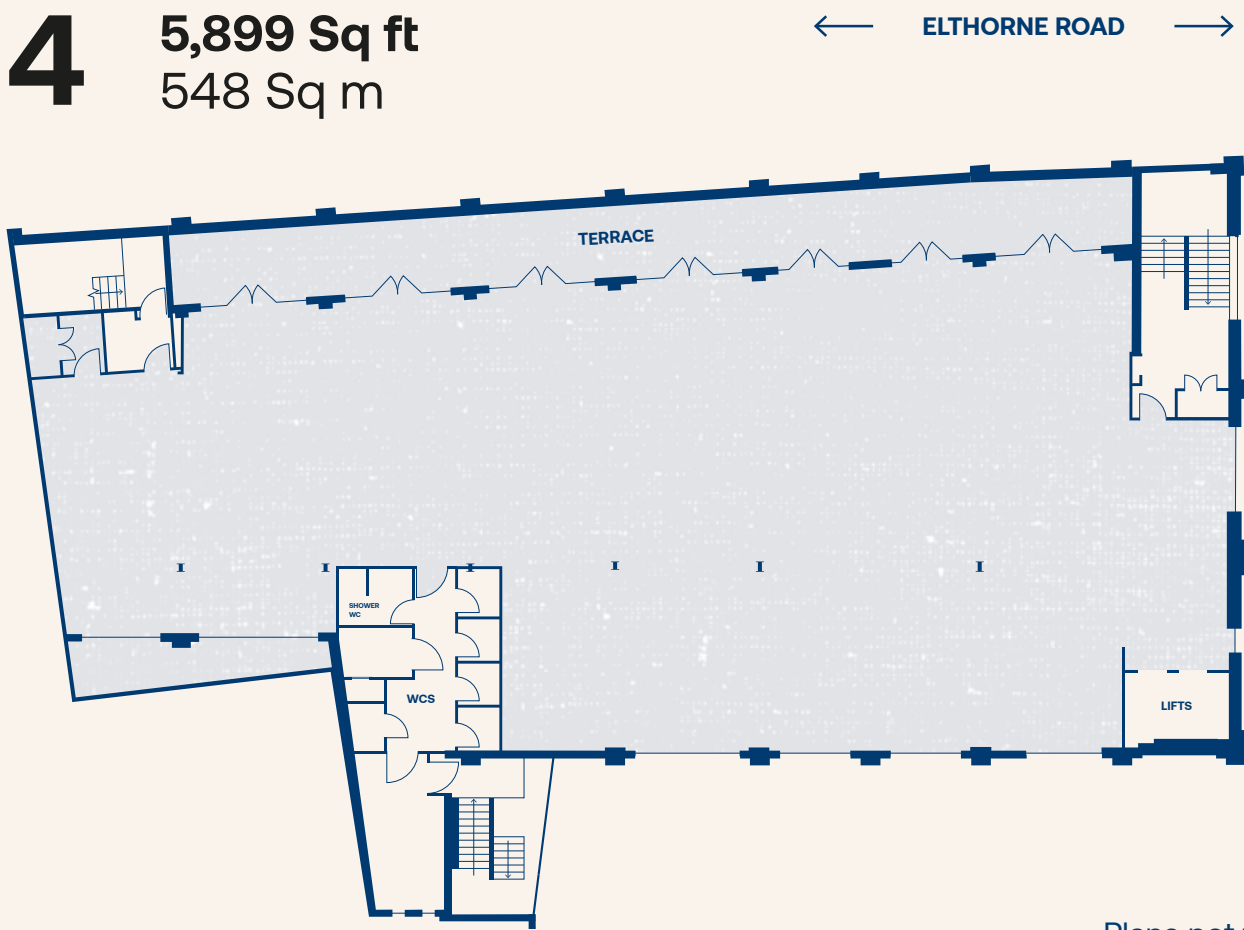
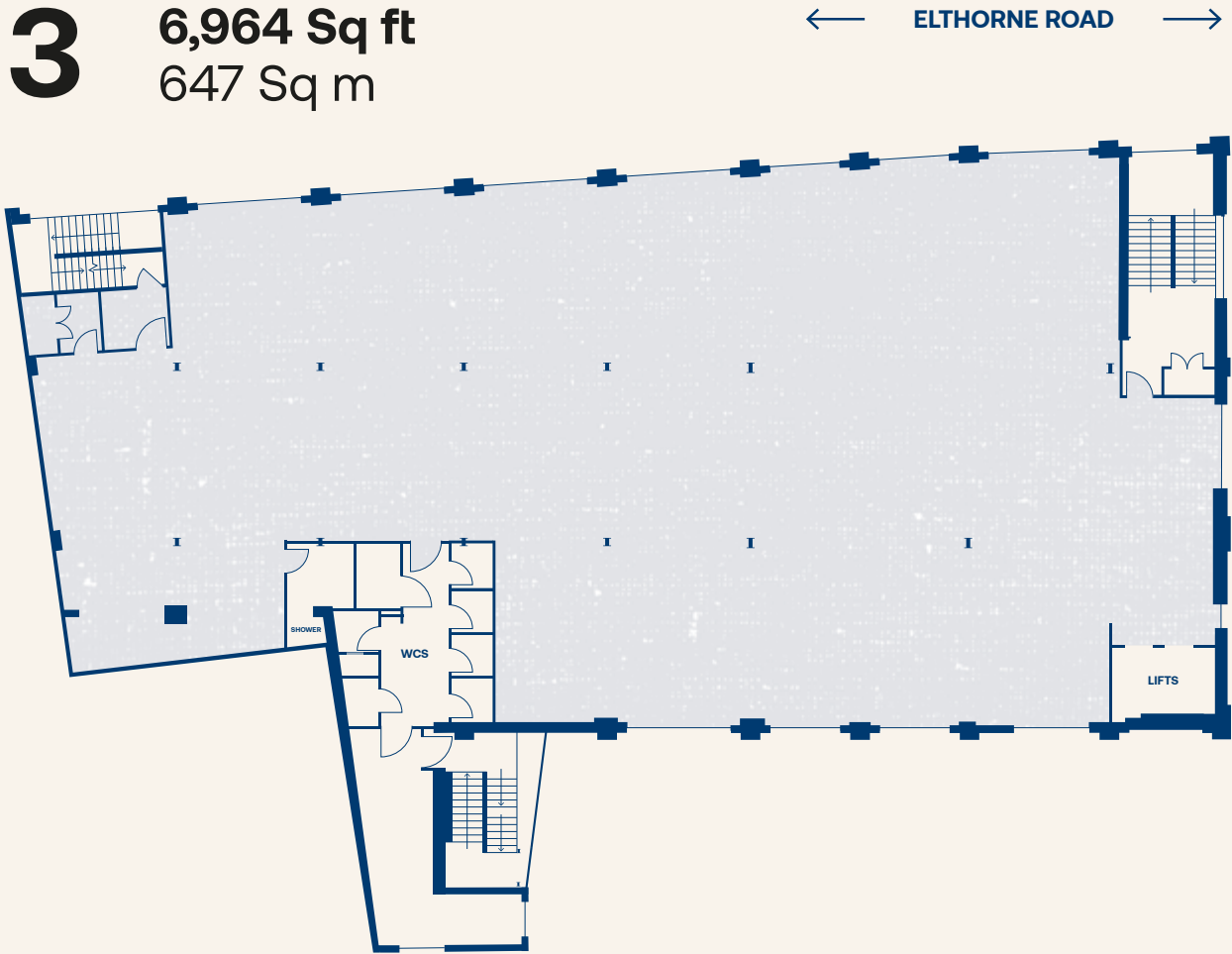
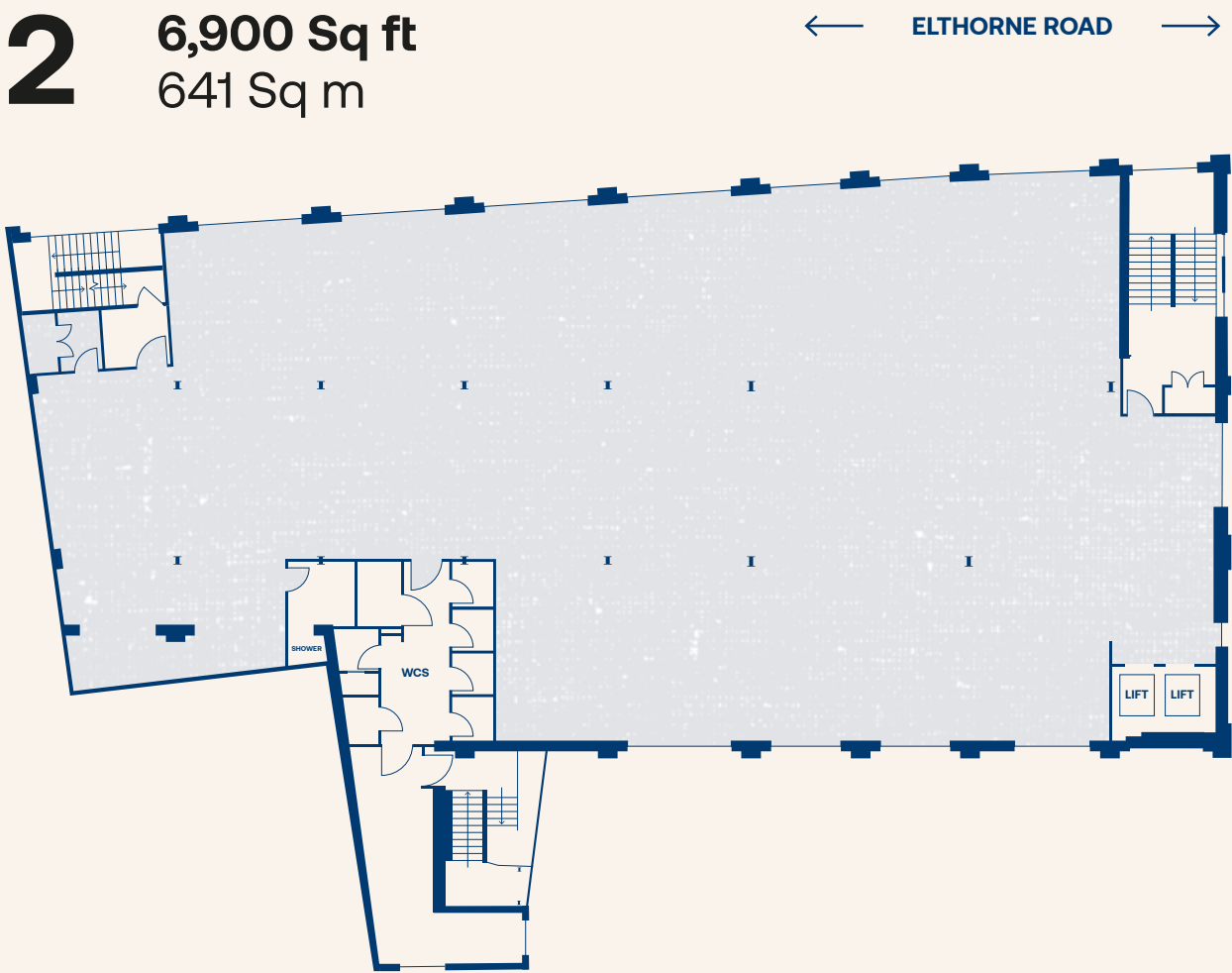
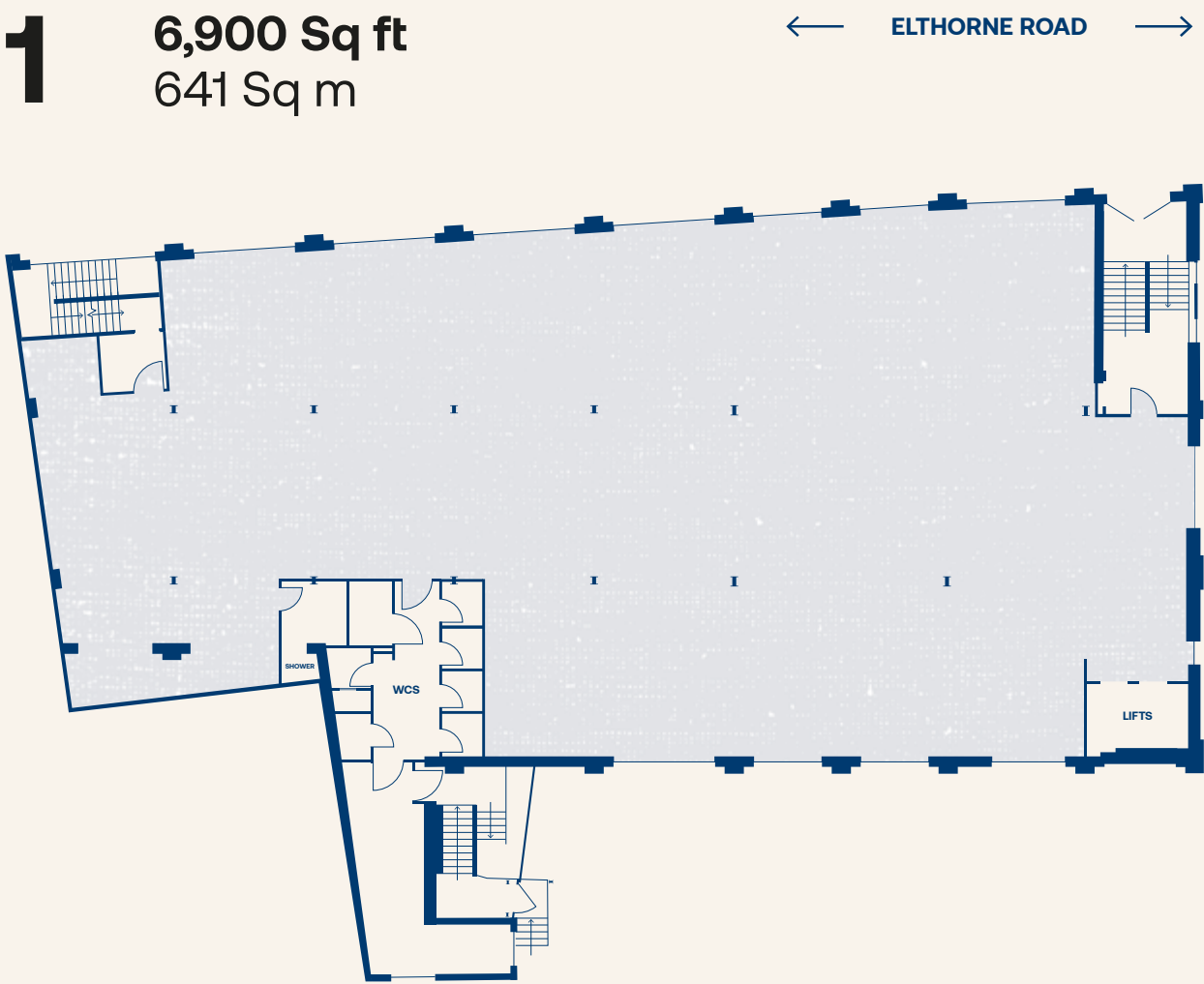
4. Food Truck



6. The Bomb Factory, Art Gallery



5. Bike Storage



















DESIGN CRITERIA

Finished Ceiling Heights

4th:	3.11m
3rd:	3.50m
2nd:	3.41m
1st:	3.40m
G:	4.45m

Occupancy Standards

General: 1:5 at occupancy ratio of 80%.

WCs: 1:5.

Means of Escape: 3no escape stairs for a building population of 630.

Acoustic Performance

Office Areas: NR 38.

WCs: NR 40.

Structure & Building Fabric

Retained warehouse brick façade.

Double glazed windows.

Load Capacities:

- Floors: 2.50 kN/m².
- Partition Load: 1.20 kN/m².
- 4th Terrace: 2.5 kN/m².
- Roof: 0.60 kN/m².

Cycle and Changing Facilities

Secure bicycle storage: capacity for 78 bikes.

Shower provision: 1 per floor + accessible ground floor shower.

MECHANICAL SERVICES

Heating, Cooling & Ventilation

Office areas (summer): 23+/-2deg.

Office areas (winter): 21+/- 2deg.

Stairs and lift lobby: 18+/- 2deg.

WC areas (winter): 21+/-2deg.

WC areas (summer): Uncontrolled.

External (summer): 30deg db/21deg wb.

External (winter): -4db/-4wb.

Office arears ventilation: Natural crossflow.

WC areas ventilation: 6ach continuous.

Ventilation

Fresh air to offices is via openable windows. Provision can be made for mechanical ventilation if required.

Mechanical extract for WCs.

Comfort Cooling & Space Heating

Heated and cooled by ceiling mounted Samsung VRF cassettes for 1st – 4th and fan coils on ground.

Over door “air curtain” above main entrance to reception entrance.

Local electric heating to circulation areas, landlord areas and WC cores.

Lifts

2 x new 8 person 630kg Schindler passenger lifts.

ELECTRICAL SERVICES

Power Supply

Building supply 280kW.

Distribution boards on all floors.

Load assessments:

- Lighting (LED):10X (W/m²).
- Small Power (office areas): 25 (W/m²).
- Mechanical Plant 55 (W/m²).
- Lifts:5 (W/m²).

Lighting

Suspended LED lighting throughout offices.

Presence detectors control of luminaires.

Emergency lighting to BS5266.

Fire Alarm Systems

Fire alarm detection throughout to BS5839:L2.

Panel within building reception.

Fully addressable system.

Telecommunication & Data

Virgin and BT fibre OnNet.

Fibre backbone available for all service providers.

Luminet wireless internet solution also available.

Visitor WiFi to “Living Room”, reception, common parts and “Back Yard”.

Targeting a WiredScore rating of Gold.

BT Openreach copper frame for traditional copper telecoms also available.



Access control & Security

Paxton Net 2 Access Control system for to all controlled entrances, lifts and to office floors.

Touchfree access control available through Savvy.

CCTV

External CCTV cameras monitor the site entrance, courtyard and main entrance.

Internal CCTV cameras monitor the lift lobby and reception.

BMS

Comfort cooling is controlled by the manufacturer's management system.

FINISHES

Offices

Floors: concrete screed with pigmented surface hardener to localised areas throughout.

Walls: fairfaced blockwork with light mortar, precast concrete lintels to communal stair, lifts and WC's. Plastered and decorated existing walls, with painted brickwork to ground floor.

Ceilings: exposed structure.

Reception

Automated front door.

New high spec glazed entrance screen.

Bespoke oak reception desk with oak joinery.

Original artworks by emerging artists.

'Living Room' seating area with bespoke bookshelf and kitchenette.

Woodwool acoustic ceiling.

WCs

Bespoke joinery with integrated mirror, lighting, sanitary ware and fittings throughout.

Sensor controlled flush and taps.

Sensor operated hand dryers in each WC.

Building Maintenance

Cleaners cupboards on all floors.

Discrete refuse store accessed from "Back Yard".

DDA Accessibility

Level access from street to desk.

DDA compliant lifts access all floors.

All doors sufficiently wide to accommodate wheelchairs.

Fully accessible WC provision on all floors.

Fully accessible WC and shower provision on ground floor.

Smart Building

Bespoke app providing:

- Touch free access control from street to desk.
- Visitor management system.
- Community and building events information.

ENVIRONMENTAL

94.4% waste recycled during refurbishment.

0% waste to landfill.

Double glazed windows.

Efficient heating and cooling strategy.

New thermally upgraded roof.

Photovoltaic panels on the roof.

EPC rating of B targeted.

COVID-19 RESPONSES

Touch free access from street to desk.

Sensor controlled WC facilities.

Openable windows for ample natural ventilation.

External seating available for external meetings.

One way systems available if required.

THE BACK YARD

Secure and private landscaped area with planting and seating behind Laszlo.

Tea, coffee and food offering.



DORRINGTON

architects
**Henley
Halebrown**

Peter Deer and Associates

DEVELOPER

ARCHITECTS

SERVICES ENGINEERS

Pringuer-James
Consulting Engineers

 **JLL**

ASHFOLD

STRUCTURAL ENGINEERS

PLANNING CONSULTANT

PROJECT MANAGER

AGENT DETAILS



DAVID ROSEN
Pilcher London

SIMON RINDER
Pilcher London

SHAUN SIMONS
Colliers

OLIVER JAY
Colliers

+44 20 7399 8601
+44 7801 526711
davidrosen@pilcher.london

+44 20 7399 8611
+44 7734 488286
simonrinder@pilcher.london

+44 20 7871 7422
+44 7788 423131
shaun.simons@colliers.com

+44 20 7871 7427
+44 7903 714187
oliver.jay@colliers.com



For more information visit

laszlo.london