



LASZLO

ARCHWAY

**Shape the future
up to 32,220 sq ft of
creative offices**



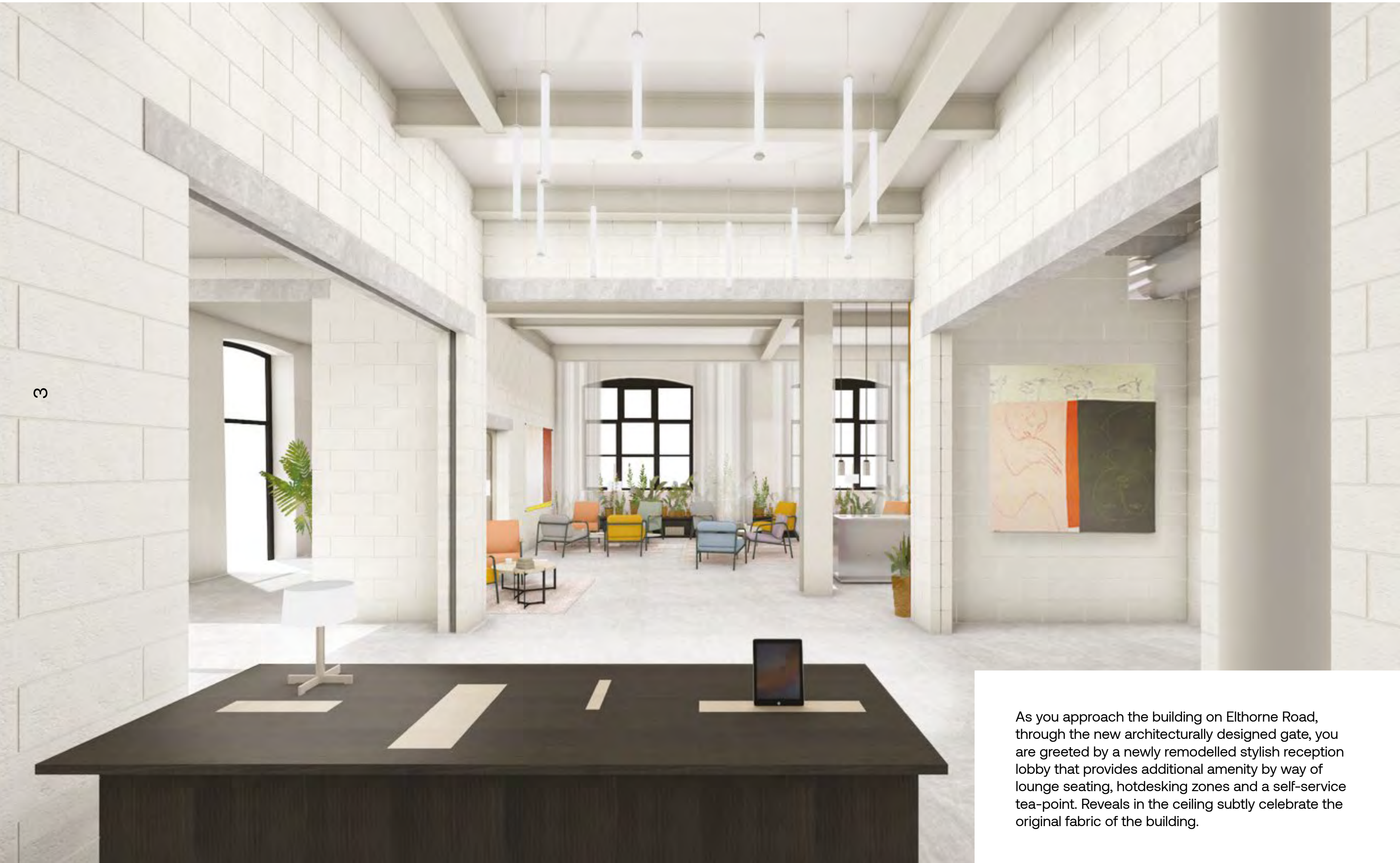
2

Include the Laszlo graphics on the turrets in the CGI

Steeped in history, from showcasing tin packaging, to manufacturing Anti-Gas Masks for the WWII effort, The Laszlo has now been reimagined and this former warehouse has been converted into a remodelled office accommodation, located in the heart of London's Archway district, which is home to a number of independent businesses, artisanal coffee shops & eateries, a new art gallery, and the University of Arts London and a couple of minutes to the underground station.



3



As you approach the building on Elthorne Road, through the new architecturally designed gate, you are greeted by a newly remodelled stylish reception lobby that provides additional amenity by way of lounge seating, hotdesking zones and a self-service tea-point. Reveals in the ceiling subtly celebrate the original fabric of the building.





Typical upper floors boast an abundance of natural light throughout with windows spanning the front and rear elevations on all floors, along with generous floor to ceiling heights across the building and benefitting from a roof terrace on the fourth floor.



6



SPECIFICATION

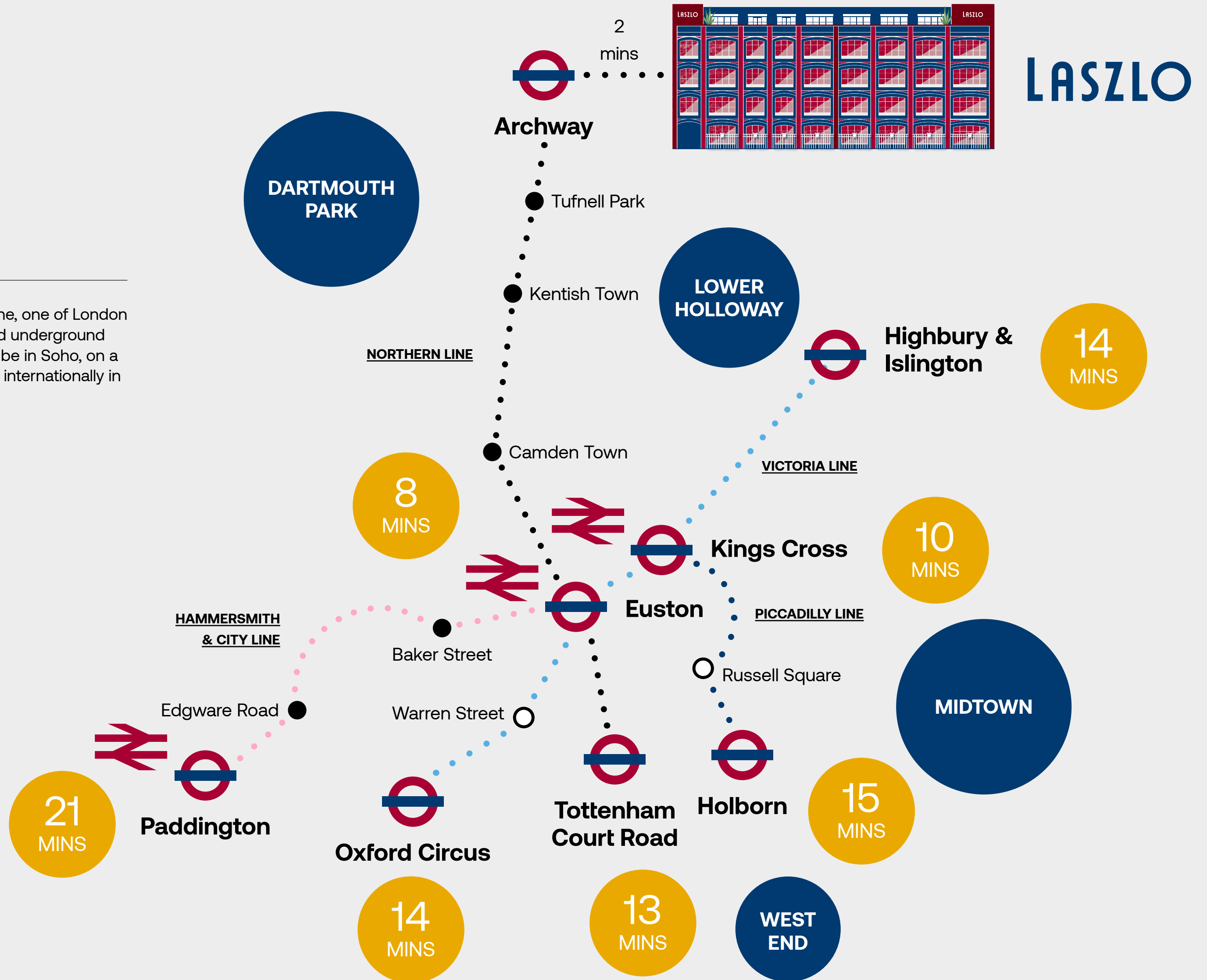
- Reimagined former warehouse building
- Newly remodelled reception lobby with breakout space
- Refurbished open plan upper floors
- Original concrete flooring
- Unique circular air-conditioning cassette units throughout
- Modern architecturally designed lighting
- Large factory-style windows
- Ceiling heights in excess of 4m in Ground floor and 3m on upper floors
- 4th floor benefits from an exposed timber-joint ceiling and roof terrace
- Two new passenger lifts
- Self-contained male & female WC facilities
- Fibre into the building
- Shower & locker facilities
- Capped off services on each floor
- Potential for plug `n` play designed offices
- Concierge service available



Getting around

Connectivity

Situated on the Northern Line, one of London's busiest and best connected underground lines, from Archway you can be in Soho, on a train heading North or even internationally in less than 20 minutes.





Central Saint Martins



Bread & Bean



St John's Tavern, Gastro Pub



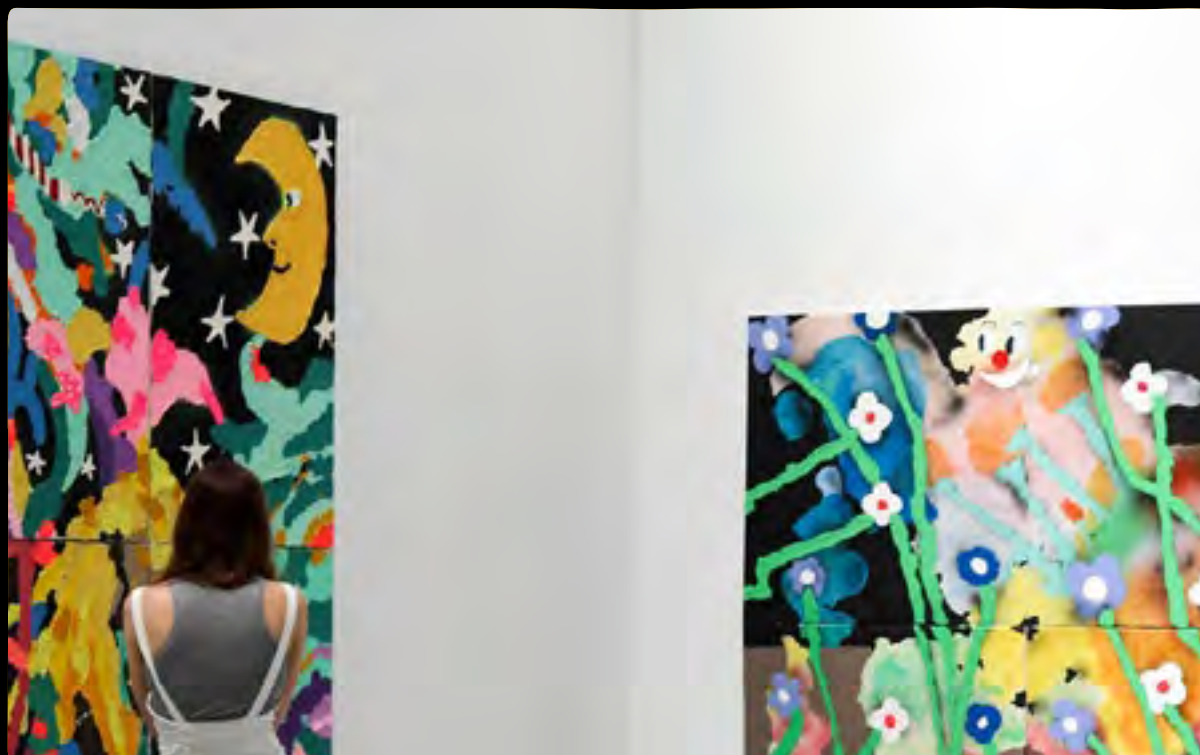
The House



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



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Terrace

T

TBC Sq ft
TBC Sq m

Fourth Floor

4

5,874 Sq ft
546 Sq m

Third Floor

3

6,797 Sq ft
631 Sq m

Second Floor

2

6,750 Sq ft
627 Sq m

First Floor

1

6,736 Sq ft
626 Sq m

Ground Floor

G

6,063 Sq ft
563 Sq m

Reception/Lounge

R

TBC Sq ft
TBC Sq m

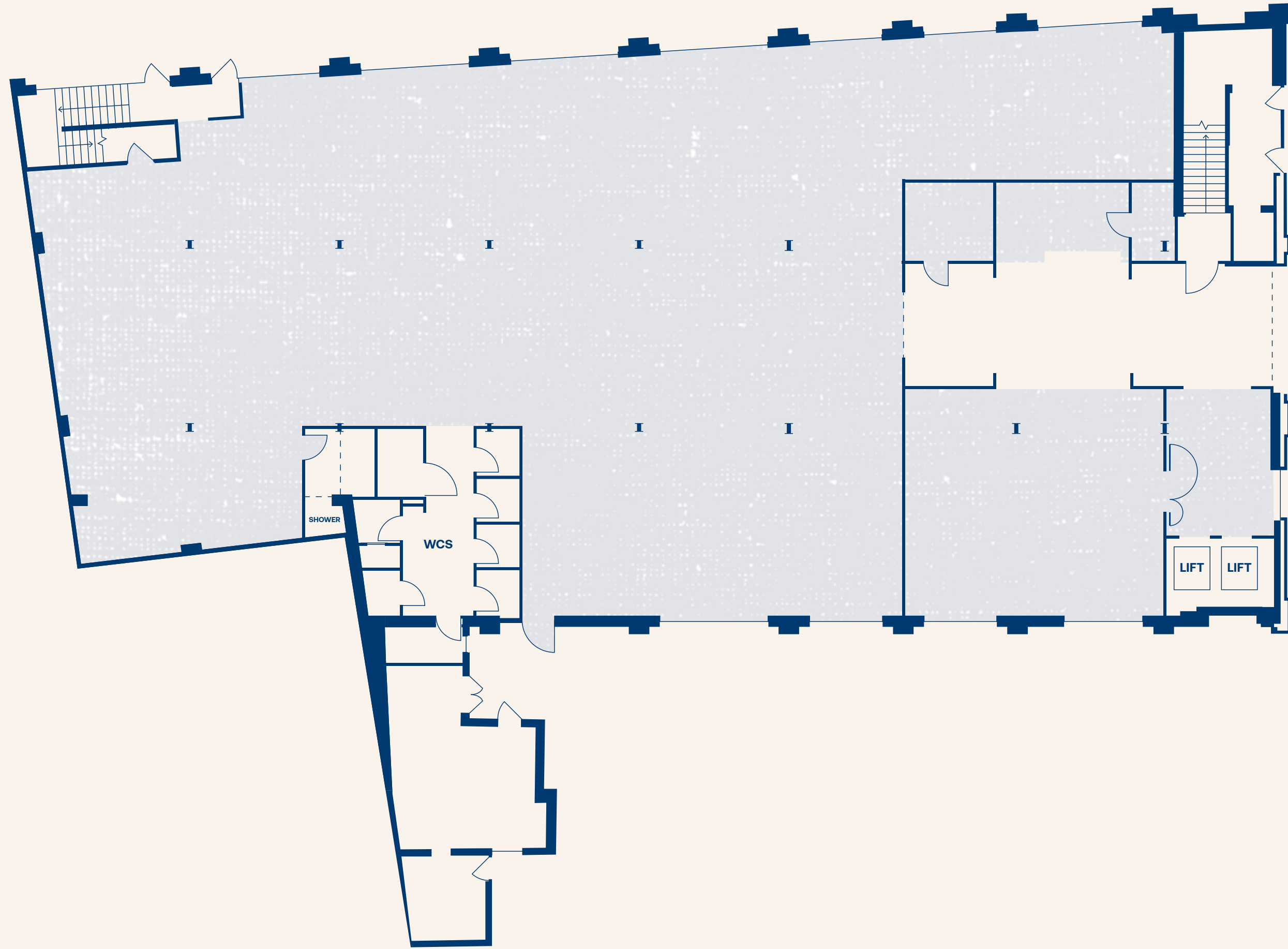
Total

=

32,220 Sq ft
2,993 Sq m



← ELTHORNE ROAD →



10

G

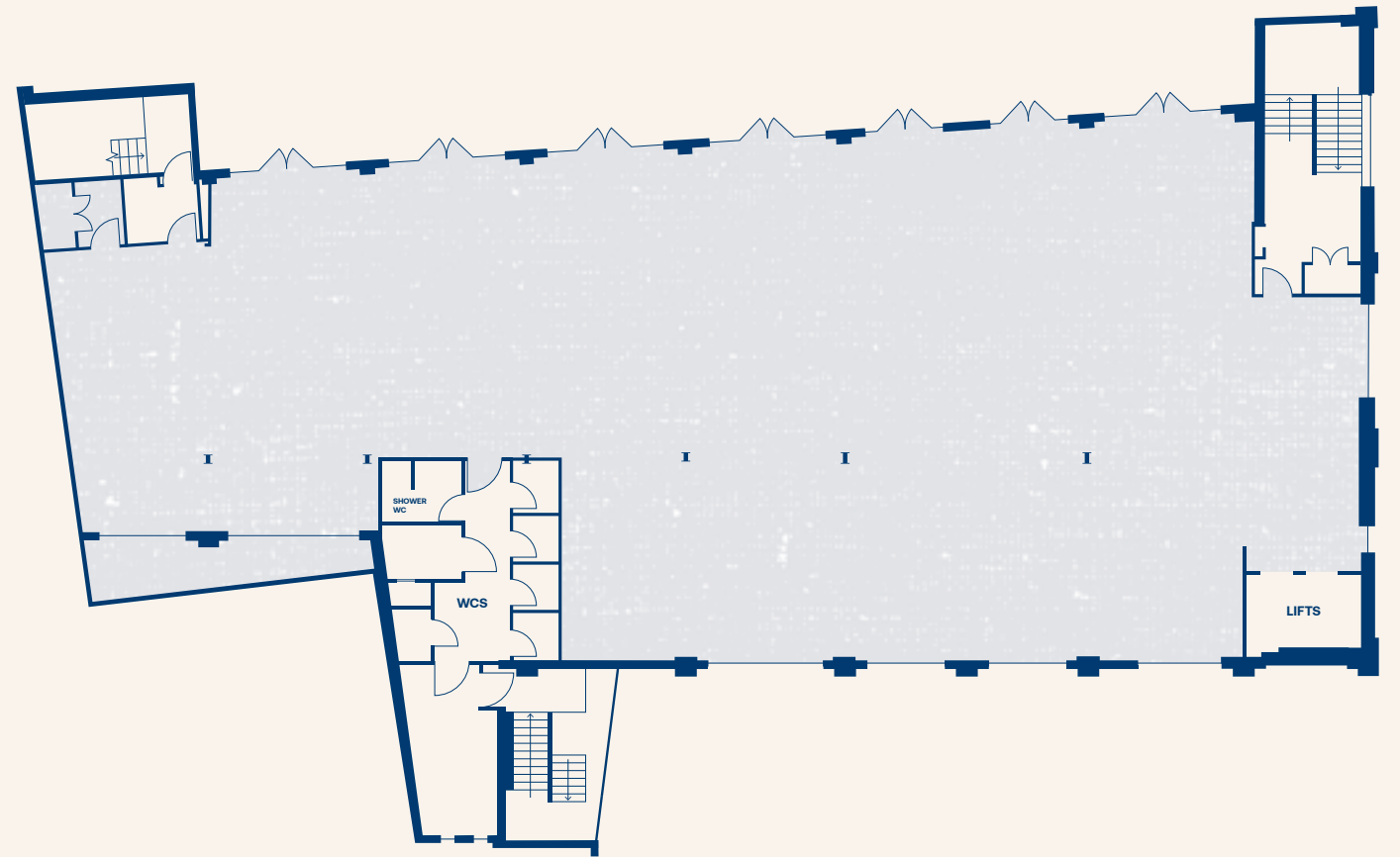
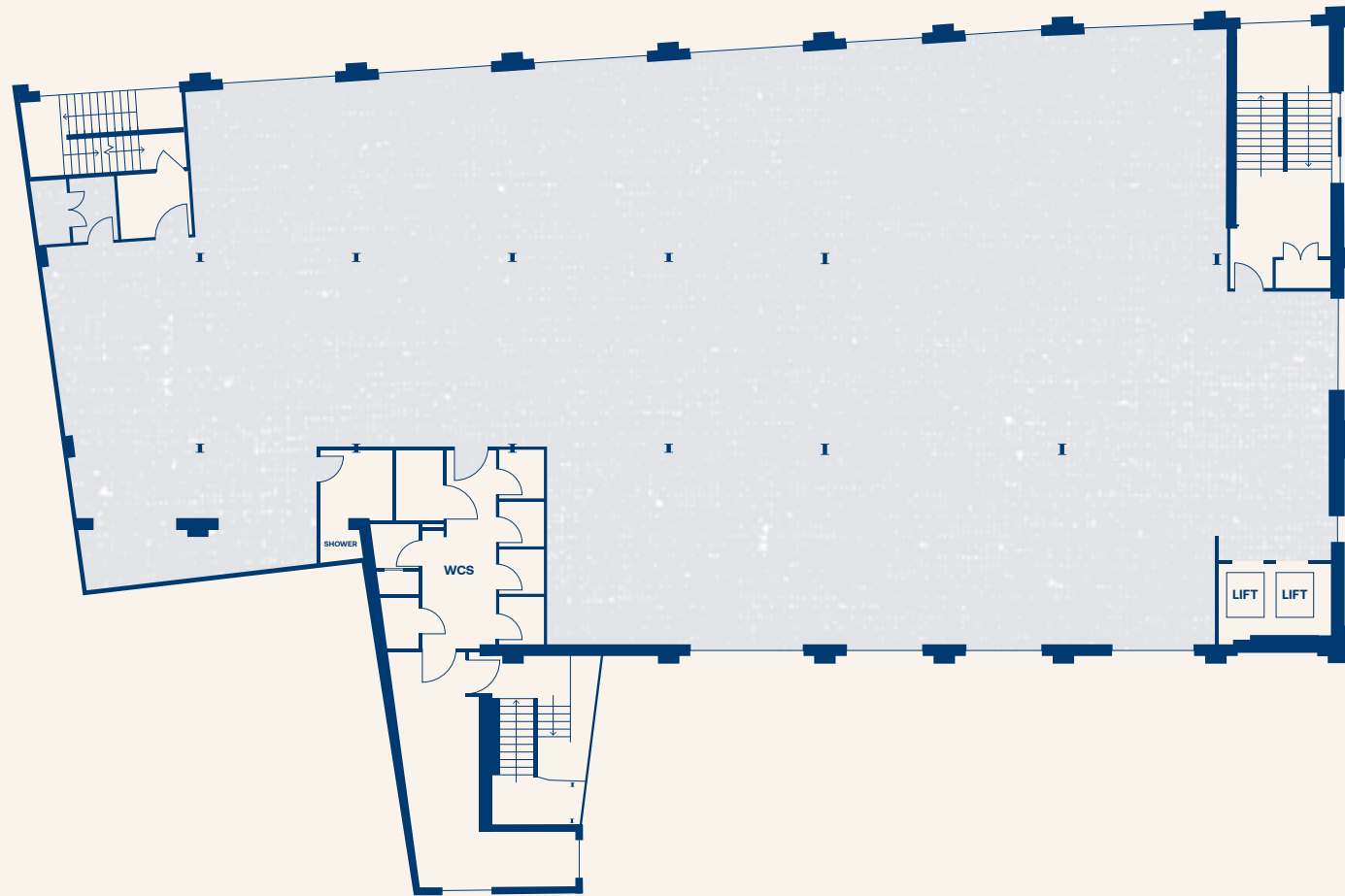
6,063 Sq ft
563 Sq m



← ELTHORNE ROAD →

← ELTHORNE ROAD →

11



2

6,750 Sq ft
627 Sq m

4

5,874 Sq ft
546 Sq m







Arranged across ground, and 4 upper floors, the property can be let to a wide range of tenants or let in its entirety as a striking standout headquarters building.







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High res image of Laszlo turret
to be supplied



High res image of Laszlo turret
to be supplied



OCCUPANCY

Designed to 1:8 sq m occupancy
Designed for escape 1:6 sq m

ENTRANCE

High-quality, double-height entrance hall and feature reception, with fully integrated security systems and controls

Minimum 2.9m floor to ceiling height

Informal work seating and booths

Hydration point

LANDSCAPING

Terraces on the 8th and 9th floor
New public realm and high quality landscaping at entrance
Feature building lighting
Wheelchair accessible thresholds throughout

FLOORPLATE

80% plan efficiency on typical floor (NIA:GIA)

Ability to subdivide floor plates into two, with dedicated risers for each tenant

Column free floorplates to maximise flexibility

1.5 x 1.5m Planning Grid

100% of floorplate 'shallow' less than 15m from glazing levels of natural daylight

FLOORS & CEILINGS

Minimum 2.75m floor-to-ceiling height with suspended ceiling

Minimum 2.9m floor-to-ceiling height with exposed structural services

Decorative paint finish to standard

500mm fully coordinated services and services zone at ceiling
0.85 kN/m² live load allowance

150mm raised access flooring

Upper floors designed for live loads of 3 kN/m² for office usage, plus 1 kN/m² for demountable partitions

Ground floor designed for live loads of 5.0kN/m² for retail usage, allowing for future adaptation

WC's & CHANGING ROOMS

WC's designed for greater than 1:8 occupancy on a floor by floor basis

High quality spacious male & female toilet facilities on each floor

Full disabled DDA toilet facilities on each floor

MECHANICAL SERVICES, OFFICE PERFORMANCE

Mechanical ventilation

Provision based on 1:8 sq m occupancy

Offices ventilated by central air handling units at roof

Designed to be 'all electric' with high demand resilience

PROTECTION

Fire sprinkler protected

Exhaust extraction system and fire and smoke damper to protect stair core

HOUSE' FACILITIES

Designated lay-by for deliveries with

Secure entrance

Director's manager's suite provided at ground level

On-site recycling facility and refuse storage area

Cleaner's store on each floor

PARKING

128 secure cycle parking spaces in dedicated basement and ground floor space

State-of-the-art cycle wheeling ramp with electric 'travellator' for assisted basement access

12 visitor cycle parking spaces

Cycle support facilities to BCO standards including repair station, high-quality changing rooms, showers, drying facilities, lockers and WCs

One off-site DDA parking space

PUBLIC TRANSPORT

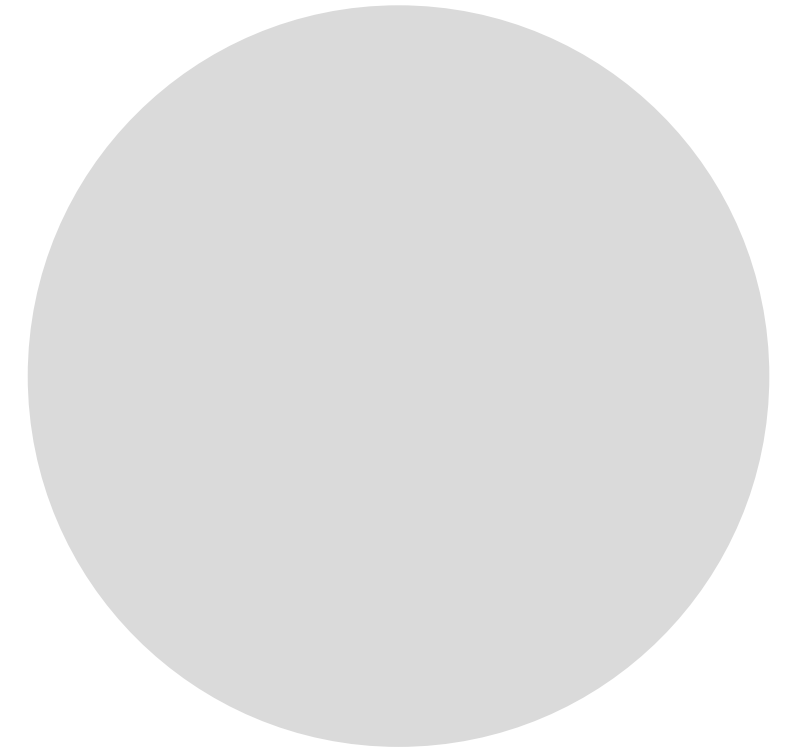
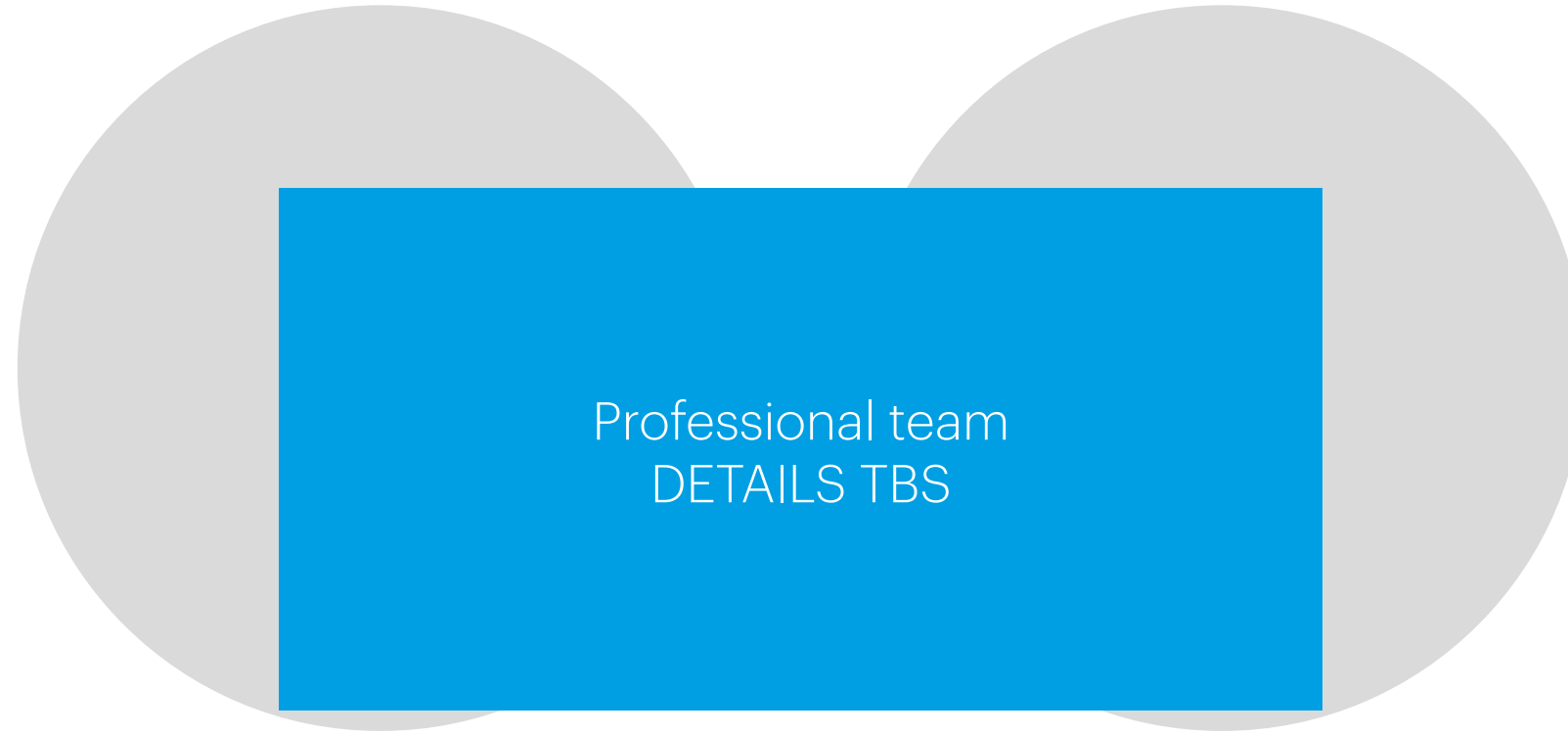
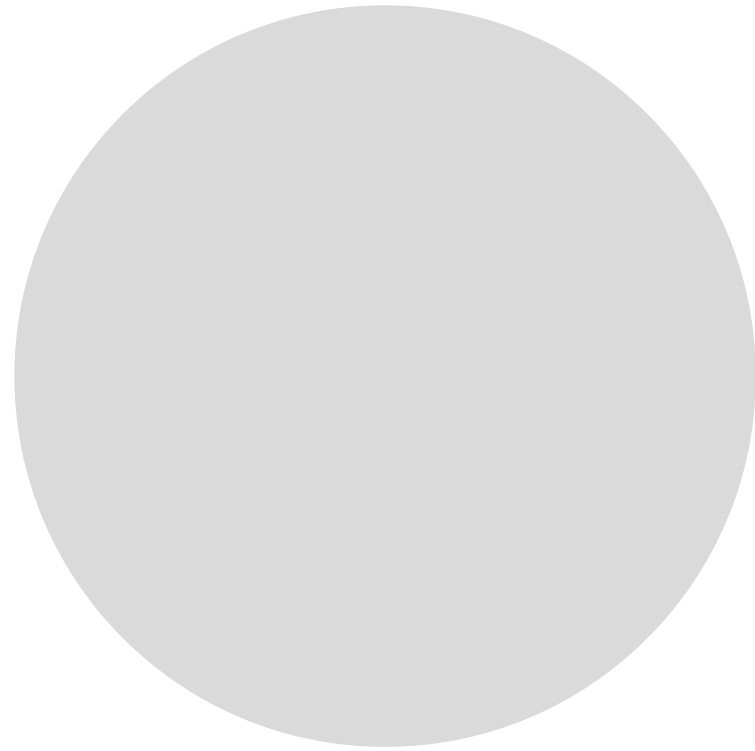
Access to bus, underground, tram and train services within a short walking distance

Location is rated PTAL 6b which is the highest possible level of accessibility to public transport

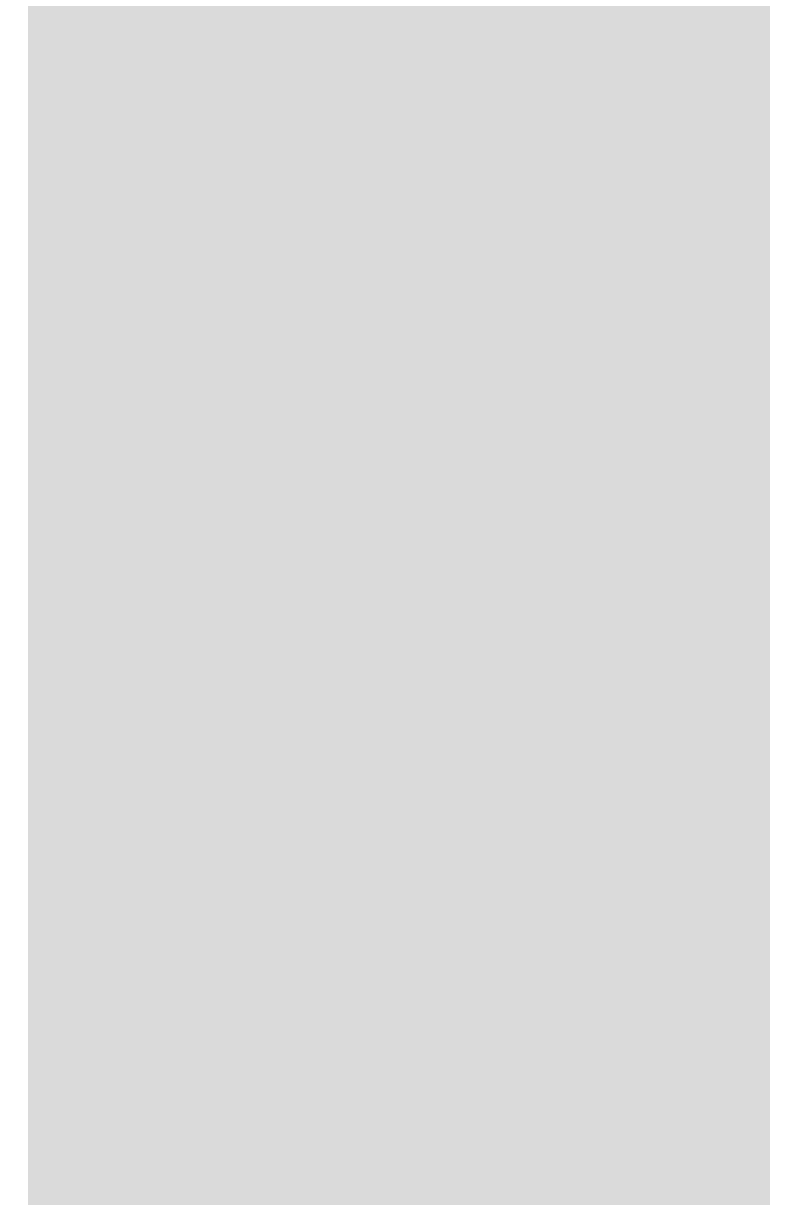
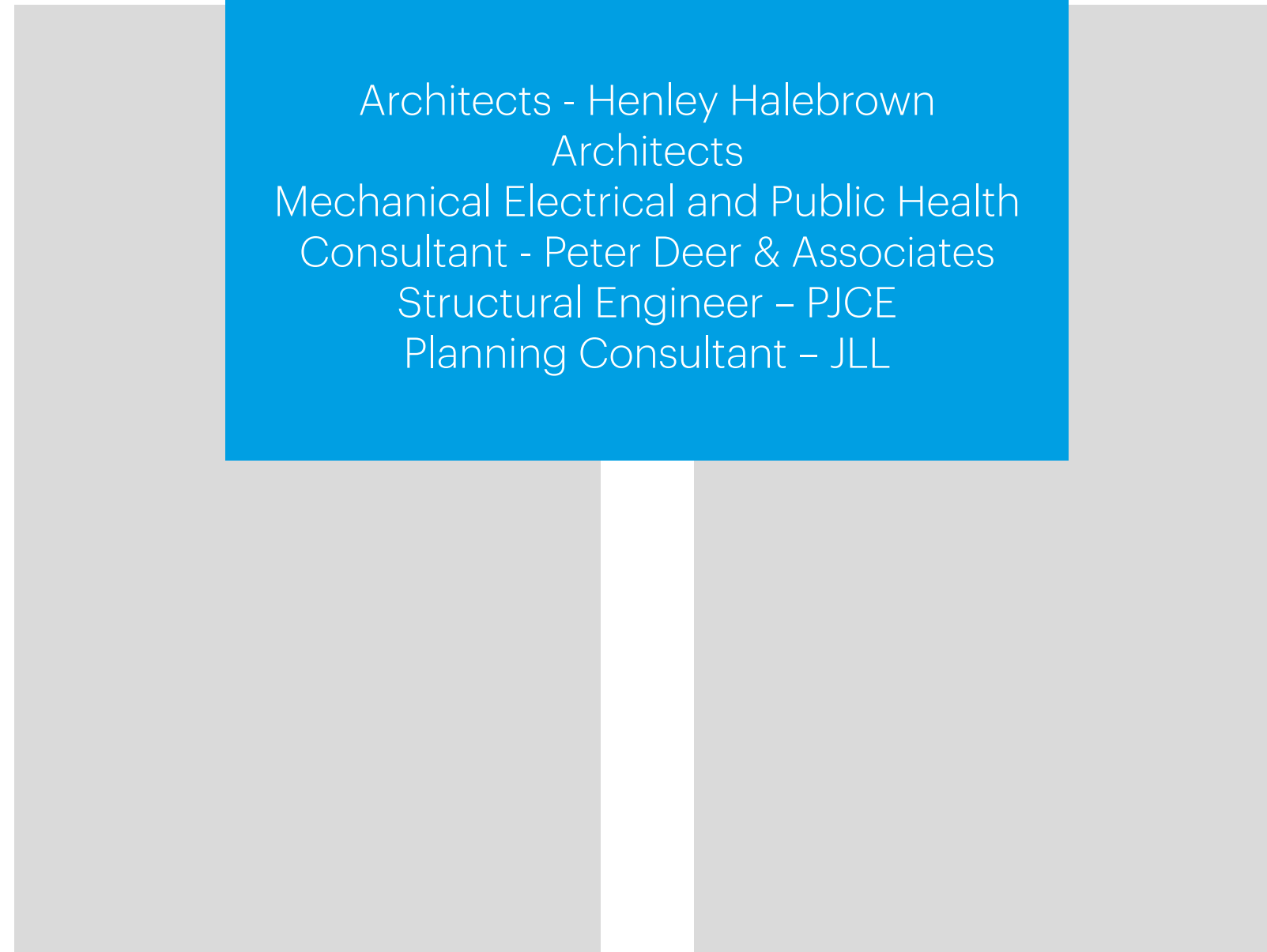
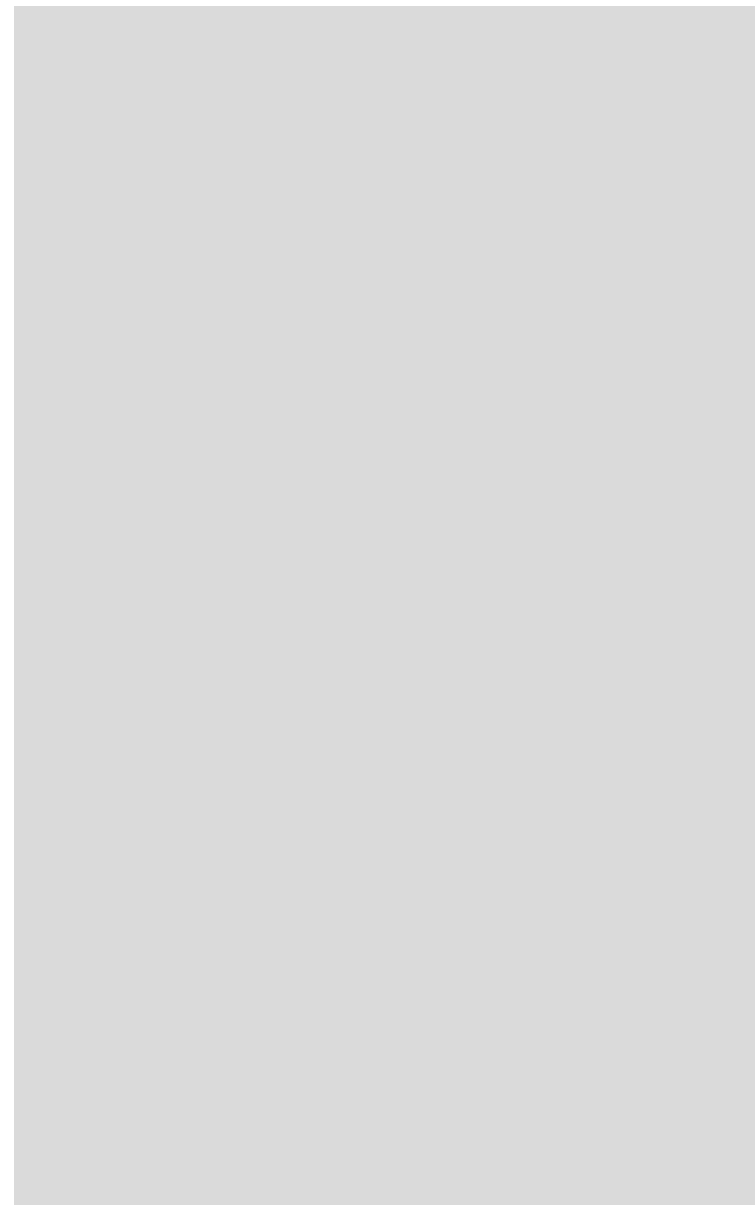
Development Spec
(Place holder text)

Team would like us to incorporate more of our graphic language onto this page (albeit this may be part resolved by what you may end up doing with the navigation).

Client may want to include a half page on accreditation somewhere, Wired Score, etc – TBC



Professional team
DETAILS TBS



Architects - Henley Halebrown
Architects
Mechanical Electrical and Public Health
Consultant - Peter Deer & Associates
Structural Engineer - PJCE
Planning Consultant - JLL



For more information visit

laszlo.london