

262 High Holborn

Specification

Wellbeing in focus

A health-conscious design to take care of talent.

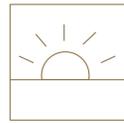
Sustainability is as much about reducing our impact on the natural world as it is about establishing a healthy and happy working culture. We've transformed 262 High Holborn into a series of accessible office spaces that support mental and physical wellbeing.

Generous floor-to-ceiling heights and abundant natural light create an inviting and productive working environment where collaboration and efficiency can flourish, while multi-service chilled beams help reduce carbon emissions and energy costs.

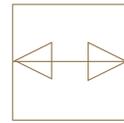
Extensive bike storage and changing facilities with showers encourage commuting on two wheels.



40
Bike racks



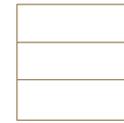
Large roof terraces on 7th and 8th floors



Spacious, contemporary reception



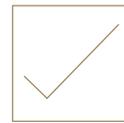
LED lighting



Chilled beam air conditioning



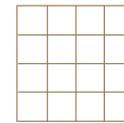
Communal bike, shower and locker facilities



BREEAM very good



Ground source heat pump



Photovoltaic solar panels

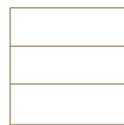
5
Changing rooms with showers



Efficiency as standard

262 High Holborn has been given a new lease of life for the long-term future.

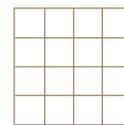
The sustainable technologies that inform and support the redevelopment are designed to save money, lower the impact on the natural environment and optimise positivity and productivity in the workplace.



Chilled beam air conditioning



Ground source heat pump



Photovoltaic solar panels

Chill beam facts

- 1 Significant cost savings
- 2 Years of use
- 3 Low maintenance
- 4 Silent: no fans or engines
- 5 Simple controls
- 6 Consistent reliable performance

Heat pump facts

- 1 Significant cost savings
- 2 Low maintenance
- 3 Space saving: no fuel storage

Photovoltaic solar panels facts

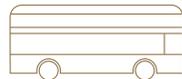
- 1 Significant cost savings
- 2 Wind, snow and hail proof
- 3 25 year linear power warranty
- 4 Maximum efficiency
- 5 Excellent cloudy day performance
- 6 Highly reliable performance

Overall cost savings ca.



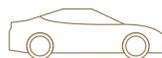
Annual CO₂ reduction

25,925
London bus rides
(3 mile average)¹



Annual CO₂ reduction

15,500
Driven miles
(average UK car)¹



Annual CO₂ reduction

31,250
Bottles of water
(500ml)¹



Total annual CO₂ reduction



= over 71
Flights to Paris¹



¹Sources available online at: www.262hh.co.uk

Contact

Professional Team

Architect

Sheppard Robson

Project Manager & QS

CBRE

Structural Engineer

Ramboll

M&E Engineers

Meinhardt

Leasing Agents

allsop

Barney Lewis

+44 (0)20 7543 6742

barney.lewis@allsop.co.uk

James Proctor

+44 (0)20 7588 4433

james.proctor@allsop.co.uk

Richard Townsend

+44 (0)20 7543 6718

richard.townsend@allsop.co.uk

CBRE

Matt Chicken

+44 (0)20 7182 2023

matt.chicken@cbre.com

Lucy Dowling

+44 (0)20 3214 1861

lucy.dowling@cbre.com

Hannah Grint

+44 020 3257 6341

hannah.grint@cbre.com

Developer



Lazari Developments Ltd is part of the Lazari family group of companies which operates across seven estates in Central London.

Our vision is to identify buildings and locations with untapped potential across the city and build an exciting legacy for future generations. In doing so, it is essential we adapt to the spaces we shape, investing in innovation and technology to improve them.

We believe that through creative design and high-quality construction, combined with a commitment to sustainability and wellbeing, we can benefit the local, residential and business communities we serve. Our ambition, to build an exciting legacy for London for future generations to enjoy.

PROPERTY MISDESCRIPTIONS ACT 1991 Allsop, CBRE and their clients give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. interested parties are advised to carry out their own investigations as required. Designed by Simple Truth. +44 7788 596744. September 2020.

262hh.co.uk