



262 High Holborn

Meet 262



4,629 sq-ft to
18,558 sq-ft

Fully fitted
work spaces,
available now

Designed by leading architects Sheppard Robson, 262 High Holborn brings together sustainable design with contemporary modernist appeal. Choose from newly fitted or efficient CAT A floors benefiting from an abundance of natural light.

Building

Meet 262





Fully fitted or CAT A
spaces, ready for you.





Open plan workstations



Collaboration areas

The hard work is done

We wanted to make it easy to move in to 262 High Holborn.

Our interior designers have created a scheme that has the perfect balance between dedicated workspace, flexible meeting rooms and breakout spaces.

Building

Walk right in

Cycle
entrance



An elegant and welcoming reception

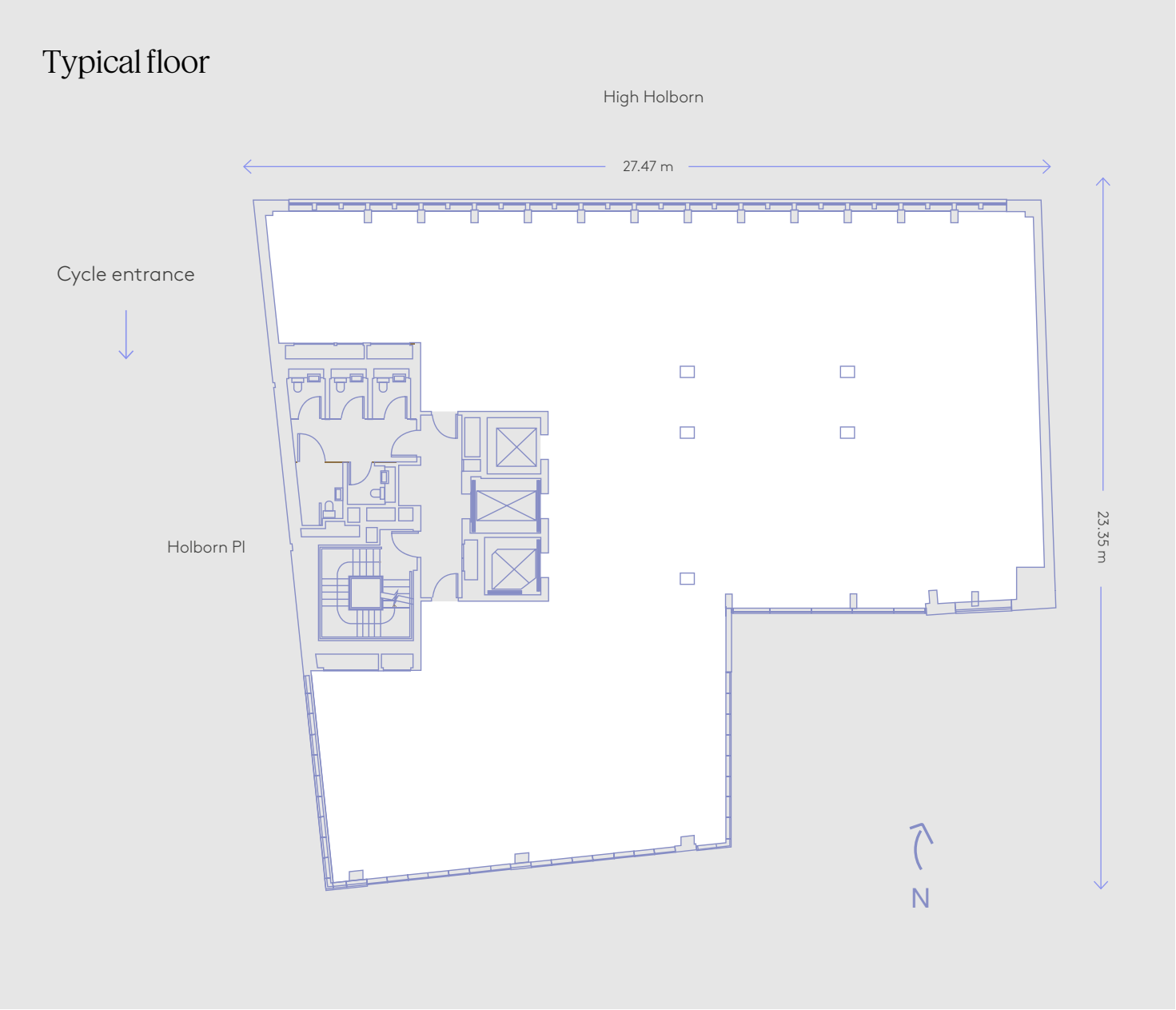
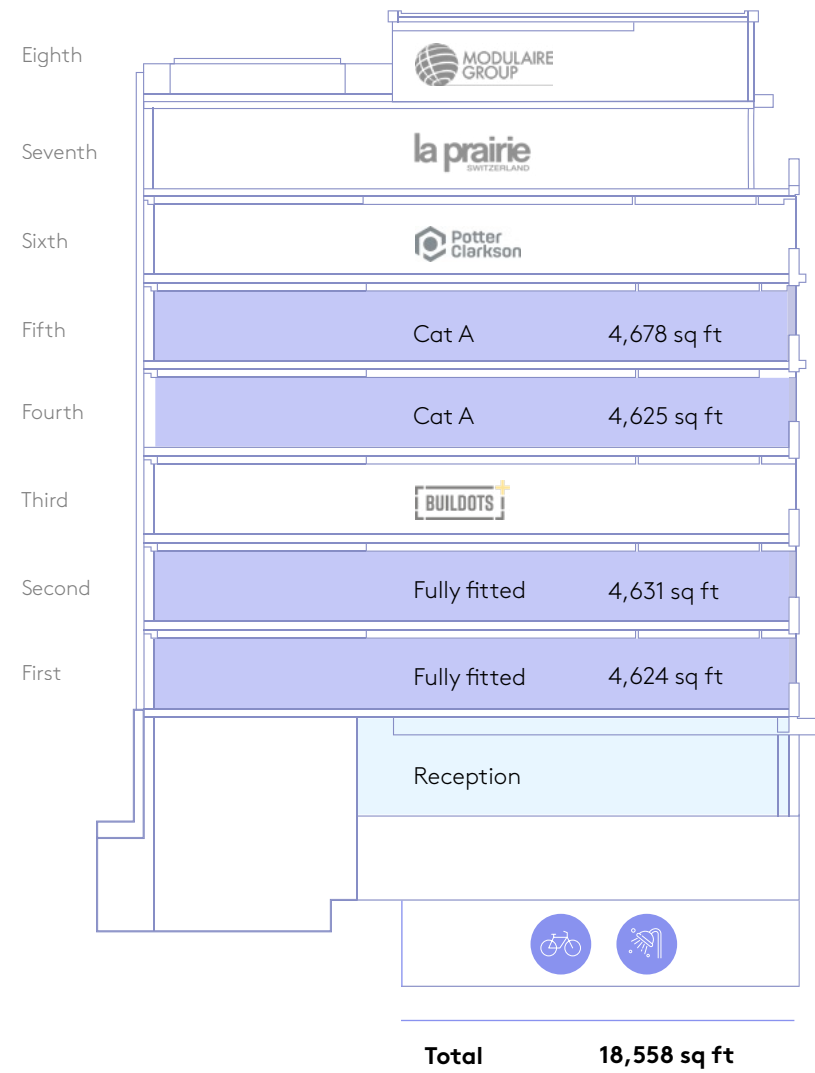


Building

Fully fitted spaces



Choose your floor



First floor

Fully fitted
4,624 sq-ft / 429.6 sq-m

| | |
|-----------------------|----|
| Workstations (1400mm) | 38 |
| 8 Person Meeting Room | 3 |
| Booths | 3 |
| Kitchen | 1 |
| Reception | 1 |
| Print Zone | 1 |
| Store Room | 1 |



Second floor

Fully fitted
4,631 sq-ft / 430 sq-m

| | |
|-----------------------|----|
| Workstations (1400mm) | 36 |
| Hot desks | 18 |
| 8 Person Meeting Room | 2 |
| 4 Person Meeting Room | 1 |
| 3 Person Meeting Room | 1 |
| Kitchen | 1 |
| Reception | 1 |
| Print Zone | 1 |
| Store Room | 1 |





Abundant
daylight



LED
lighting



Let the
light in

We've transformed 262 High Holborn into a series of accessible workspaces 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.

✓
BREEAM
Very Good



End of trip facilities



Cycle parking and showers

40

Cycle racks

5

Changing rooms with showers



Showers

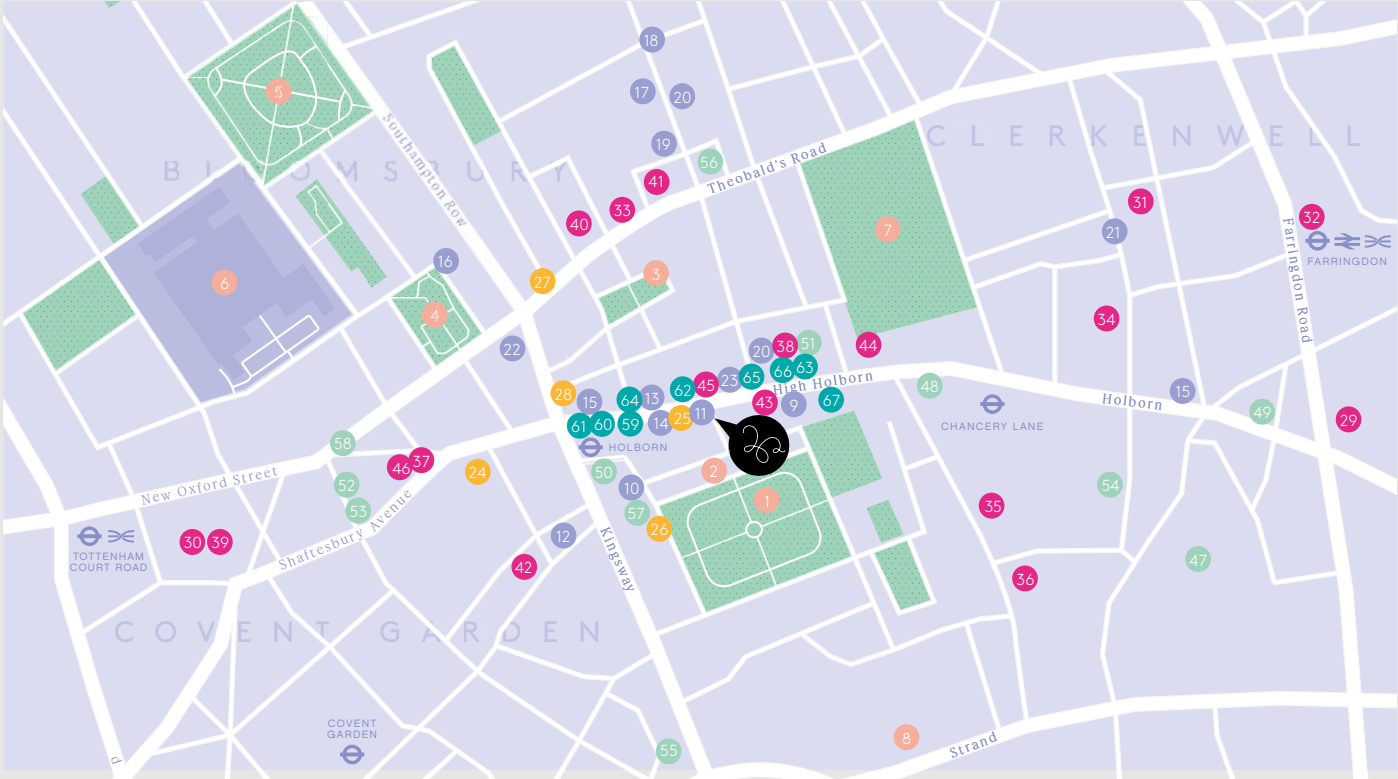


Changing facilities



Cycle store

An unbeatable location



- Parks and Heritage**
 - 1. Lincoln's Inn Fields
 - 2. Sir John Soane's Museum
 - 3. Red Lion Square Gardens
 - 4. Bloomsbury Square Gardens
 - 5. Russell Square
 - 6. The British Museum
 - 7. Gray's Inn Gardens
 - 8. Royal Courts of Justice
- Hotels**
 - 24. The Hoxton
 - 25. Rosewood Hotel
 - 26. Club Quarters Hotel
 - 27. Grange Holborn Hotel
 - 28. L'Oscar Hotel
- Corporate and Legal Occupiers**
 - 47. Deloitte LLP
 - 48. WSP Group
 - 49. Capgemini
 - 50. Mishcon de Reya LLP
 - 51. Frontier Economics
 - 52. Rothesay Life
 - 53. McKinsey
 - 54. AB Inbev
 - 55. John Laing PLC
 - 56. Kilburn & Strode
 - 57. Farrer & Co LLP
 - 58. North Highland
- Restaurants and Leisure**
 - 9. Beanberry Cafe
 - 10. The Espresso Room
 - 11. Holborn Dining Room
 - 12. Honest Burgers Holborn
 - 13. Pizza Express
 - 14. Scarfes Bar
 - 15. Bounce
 - 16. All Star Lanes
 - 17. Noble Rot
 - 18. Redemption Roasters
 - 19. Knockbox Coffee
 - 20. La Fromagerie
 - 21. Leather Lane Market
 - 22. Sicilian Avenue
 - 23. Flight Centre
- Occupiers**
 - 29. Amazon
 - 30. Google
 - 31. Grey Advertising
 - 32. Karmarama
 - 33. Warner Bros.
 - 34. Weber Shandwick
 - 35. Saatchi & Saatchi
 - 36. Framstore
 - 37. Twitch
 - 38. Verizon
 - 39. NBCUniversal
 - 40. Argus Media
 - 41. Industrial Light & Magic
 - 42. Fladgate LLP
 - 43. Gilead Sciences
 - 44. Atos
 - 45. Uncommon
 - 46. Cos
- Retail**
 - 59. Little Waitrose
 - 60. New Look
 - 61. Superdrug
 - 62. Hodd Barnes & Dickens
 - 63. Sainsbury's Local
 - 64. Gym Box
 - 65. Oliver Bonas
 - 66. Halifax
 - 67. Nationwide

Location

One of the most rapidly evolving districts in London, Midtown blends prestigious businesses – from finance and legal to technology and media – with grand hospitality, fashionable food and drink spots, historical intrigue and green open spaces.



Rosewood Hotel



The Hoxton

Local hangouts



Lincoln's Inn Fields



Gails Bakery

Your neighbours downstairs



Starbucks Coffee

2 tube stations within 3 minutes



Holborn and Chancery Lane

Historical havens

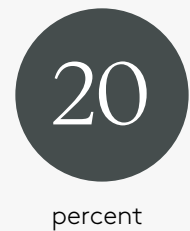


British Museum

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.

Total cost savings



Total CO2 reduction



Chilled beam air conditioning



Chilled beams have impressive sustainability credentials. For 262 High Holborn, we chose multi-service chilled beams for energy and cost reduction and because they're the perfect way to keep optimum ceiling height and a clean aesthetic.

- Significant cost savings
- Years of use
- Low maintenance
- Silent: no fans or engines
- Simple controls
- Consistent reliable performance

Annual CO2 reduction

25,925 bus rides

3 mile average



Ground source heat pump



Ground source heat pumps power our chilled beams, harnessing the elements to heat or cool the water that flows through the chilled beams. Ground source heat pumps are exceptionally efficient, reducing both cost and impact on the environment. They generate very little noise and should last for many years with minimal servicing.

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

Annual CO2 reduction

15,500 driven miles

UK car



Photovoltaic solar panels



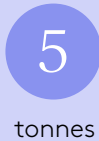
To maximise energy savings and carbon neutral generation, we used every available inch of the flat roof for photovoltaic solar panels. Trina Solar's Honey Plus panels supply reliable, high-spec zero- carbon renewable energy to the building.

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

Annual CO2 reduction

31,250 water bottles

500ml



Lazari's plan for a sustainable future

At Lazari we have a vision to build for the future. Creating exemplary, innovative, connected and inclusive developments resonates with our beliefs and values.

This requires collaboration with stakeholders, ensuring that our developments are purpose built, managed and operated as intended and align with our five key sustainability objectives.



Net zero carbon in operation by 2035



Drive down embodied carbon to be net zero in construction by 2035



Apply circular economy to become net zero in waste by 2030



Work with tenants and suppliers to create positive, local value



Deliver minimum NABERS 4.5 in all new developments



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A development by



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