262 High Holborn

Meet 262

Just one floor remaining.

4,625 sq-ft fourth floor.

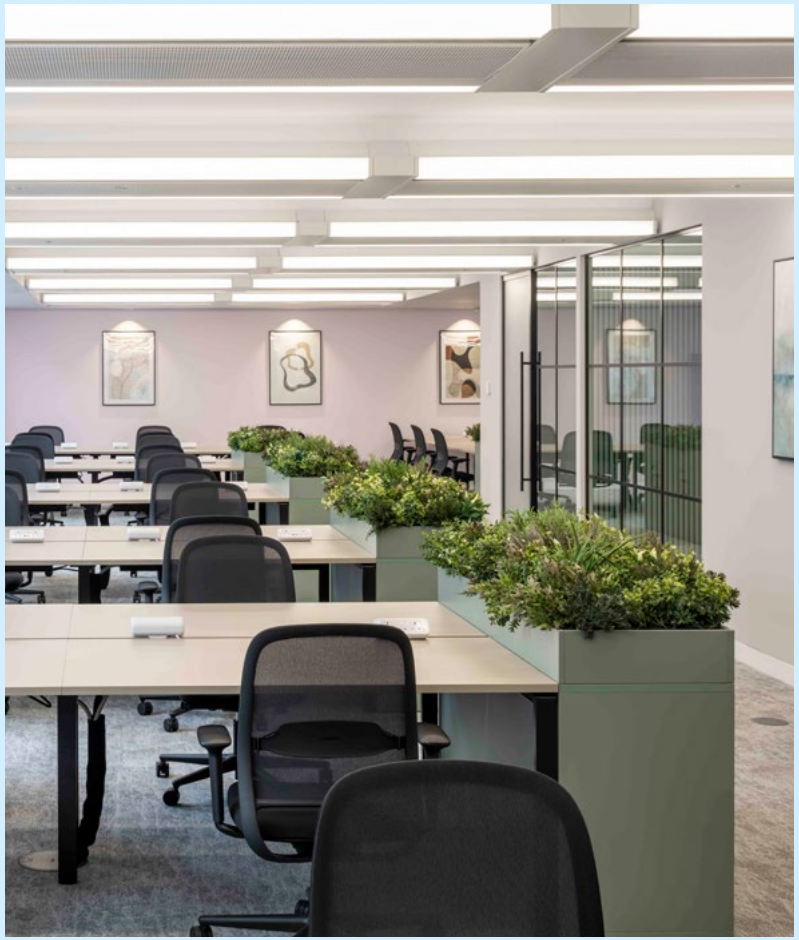
Designed by leading architects Sheppard Robson, 262 High Holborn brings together sustainable design with contemporary modernist appeal. The building now offers a newly fitted floor benefiting from an abundance of natural light.

Walk right in

An elegant and welcoming reception

A fully fitted space, ready for you.

Office



50 open plan workstations

Collaboration areas

The hard work is done

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

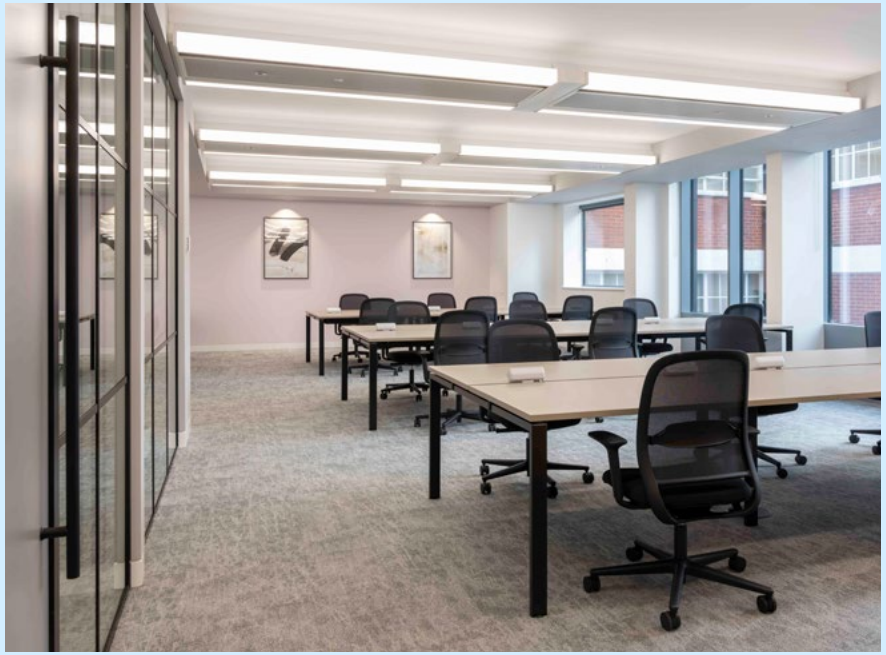
Our interior designers have created a scheme that has the perfect balance between dedicated workspace, flexible meeting rooms and breakout spaces.

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.

LED lighting

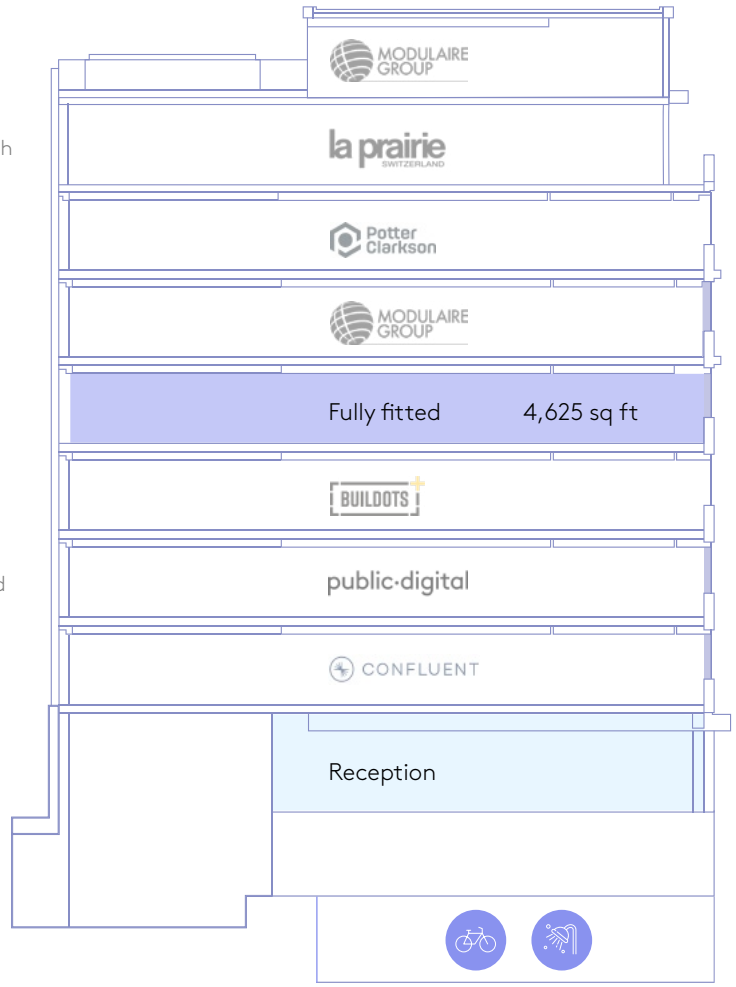


Abundant daylight

Office
BREEAM
Very Good

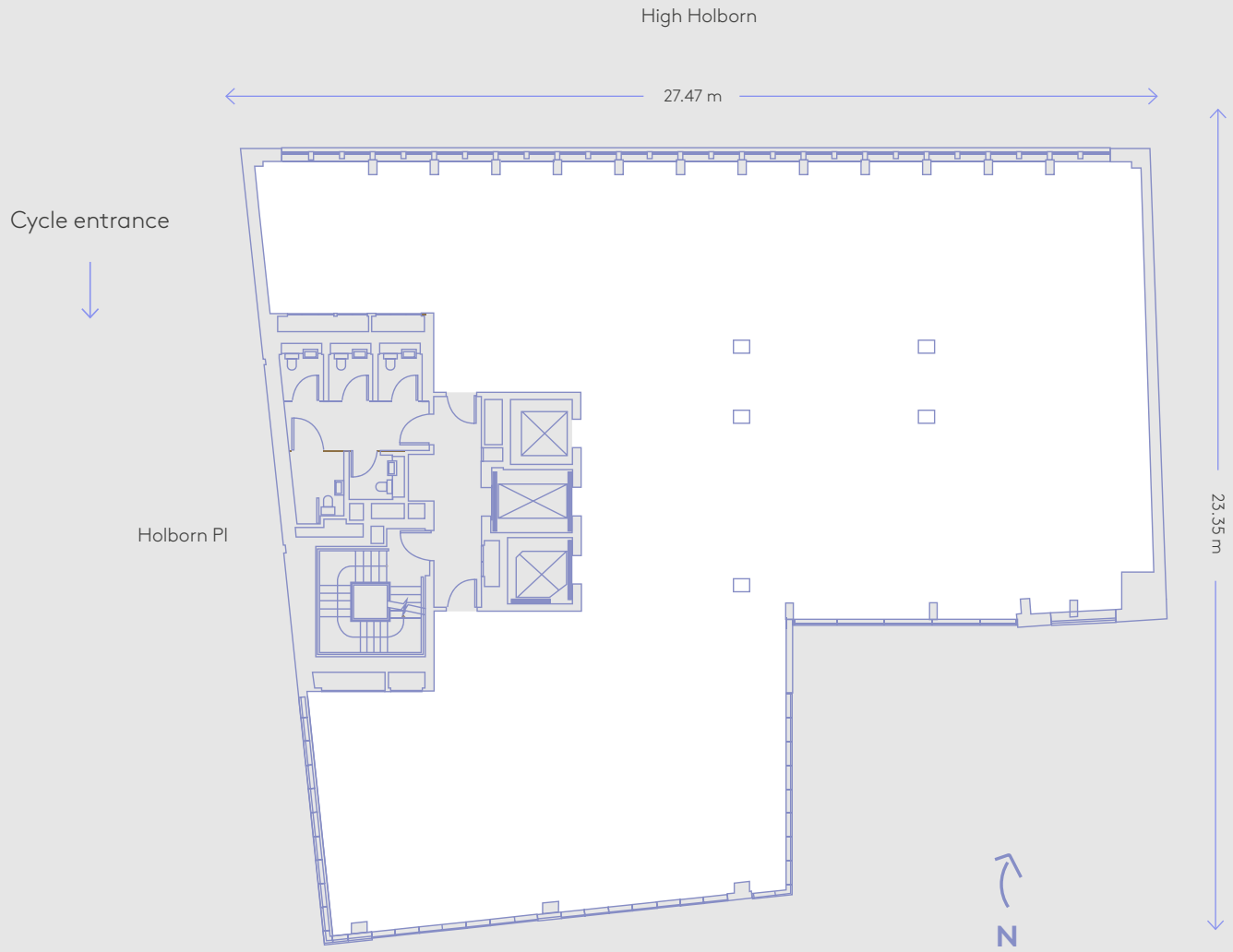
Office

Final floor remaining



Total **4,625 sq ft**

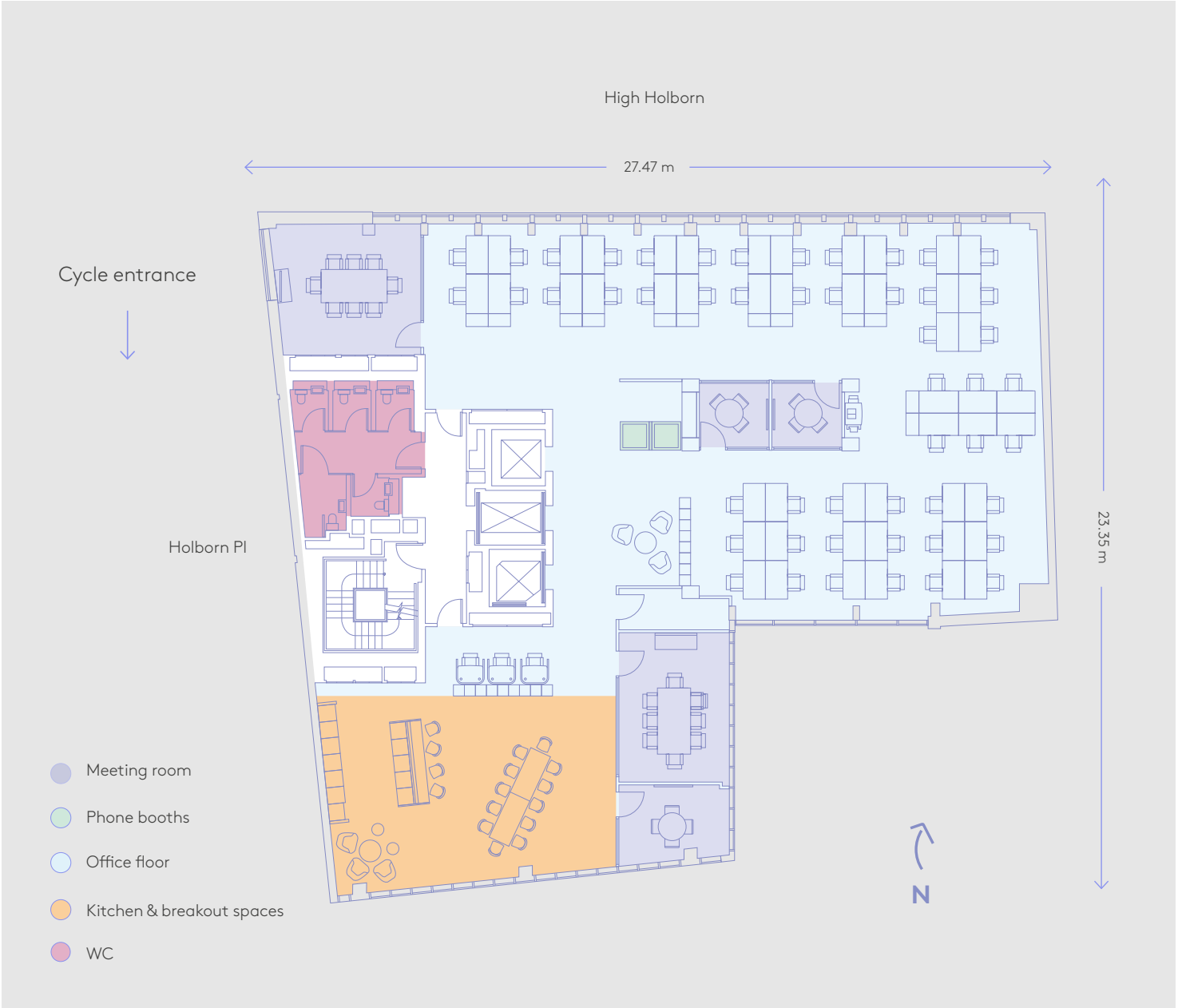
Typical floor



Spaceplan

Fully fitted 4th floor
4,625 sq-ft 429.7 sq-m

Workstations	50
Quiet Desks	3
8 Person Meeting Room	2
4 Person Meeting Room	1
3 Person Private Meeting Booths	2
Phone Booths	2
Breakout area	1
Kitchen/Teapoint	1
Reception/Waiting area	1
Print Zone	1
Store Room	1



End of trip facilities

Changing facilities

Cycle parking and showers

40

Cycle racks

5

Changing rooms with showers

Cycle store

Showers

Summary of feel good features

Fully fitted
4th floor

BREEAM
‘Very good’

LED
lighting

Spacious breakout
area and kitchen

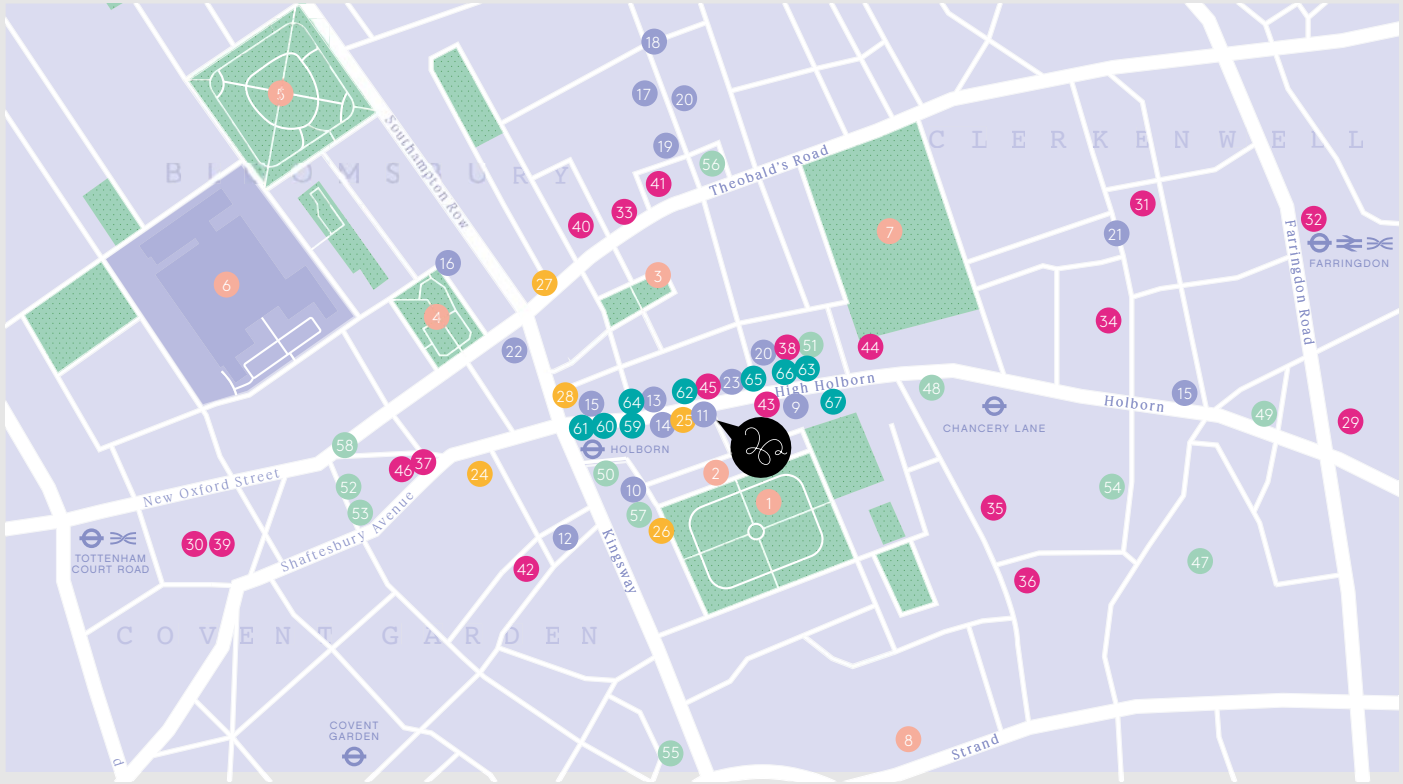
Communal bike, shower
and locker facilities

Two on-site
coffee shops

Spacious, contemporary
reception

Abundant
daylight

A prime location



2 mins
Holborn

4 mins
Chancery Lane

11 mins
Covent Garden

13 mins
Farringdon

14 mins
Tottenham Court Road

23 mins
King's Cross St Pancras

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

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

Hotels

24. The Hoxton
25. Rosewood Hotel
26. Club Quarters Hotel
27. Grange Holborn Hotel
28. L'Oscar Hotel

Occupiers

29. Amazon
30. Google
31. Grey Advertising
32. Karmarama
33. Warner Bros.
34. Weber Shandwick
35. Saatchi & Saatchi
36. Framestore
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

Corporate and Legal Occupiers

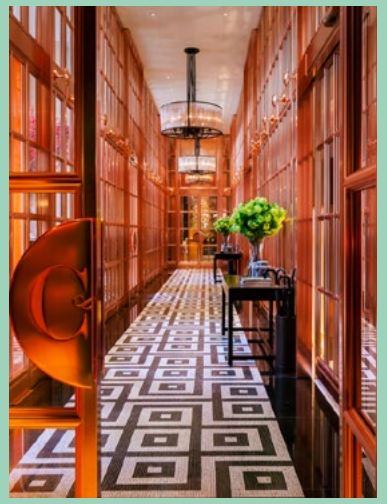
47. Deloitte LLP
48. WSP Group
49. Capgemini
50. Mishcon de Reya LLP
51. Frontier Economics
52. Rothesay Life
53. Mckinsey
54. AB Inbev
55. John Laing PLC
56. Kilburn & Strode
57. Farrer & Co LLP
58. North Highland

Retail

59. Little Waitrose
60. New Look
61. Superdrug
62. Hodd Barnes & Dickins
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

Gail's 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

20

percent

Total CO2 reduction

23 = 71

tonnes — flights to Paris

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

7

tonnes

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

11

tonnes

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

5

tonnes

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

Get in touch

AVISON YOUNG

Harriet De Freitas
07940 516 827
harriet.defreitas@avisonyoung.com

Nick Rock
07500 931 455
nick.rock@avisonyoung.com

Charles Walker
07940 755 497
charles.walker@avisonyoung.com

allsop

Alice Logan
07720 070 417
alice.logan@allsop.co.uk

Richard Townsend
07787 153 408
richard.townsend@allsop.co.uk

Milly Mitchell
07425 865 067
milly.mitchell@allsop.co.uk

Amelia Bowder
07917 657 757
amelia.bowder@allsop.co.uk

A development by

LAZARI INVESTMENTS LIMITED

PROPERTY MISDESCRIPTIONS ACT 1991 Allsop, Avison Young 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 (0)7788 596744. November 2024.