



PARADE

TOTTENHAM COURT RD.

A WORLD OF IMAGINATION

Maple, where business and nature flourish.



AWAY FROM THE ORDINARY

A new kind of office for a new way of working, with availability from Q4 2023.

From the outside, Maple is a classic example of the iconic architecture of Richard Seifert, creator of Tower 42 and nearby Centre Point. The unique vision of Gibson Thornley is repositioning Maple to deliver 68,000 sq ft of contemporary, sustainable office and recreation space.

Maple will be the first West End building to deliver an elevated urban forest, delivering an acre of mature planted garden with private access for the office occupiers.

This hidden oasis of leafy calm with a fully-catered pavilion, will provide a place to eat, drink, unwind and let your mind roam free - a world away from the hustle and bustle of Central London.



Richard Seifert

AN ARCHITECTS DREAM

Architect Richard Seifert was a pioneer of the brutalist movement. With over 600 buildings in London alone, his work dominated the capital's skyline at one time and his impact on the landscape of modern, urban Britain is still prevalent today. Maple has all the markings of a classic Seifert building with its scale, monolithic structure and sharp geometric shapes.

Gibson Thornley is a design-led architectural practice, creating award-winning buildings. Maple is being completely repositioned and refurbished by carefully respecting the unique hard form and presence of Seifert's building, but softened the interior, making it fit for modern purpose.

The building will make a significant contribution to London's ambitious targets for greening, biodiversity, and sustainability. It will provide space not just for humans but an enriched ecosystem.

THE REIMAGINING OF MAPLE



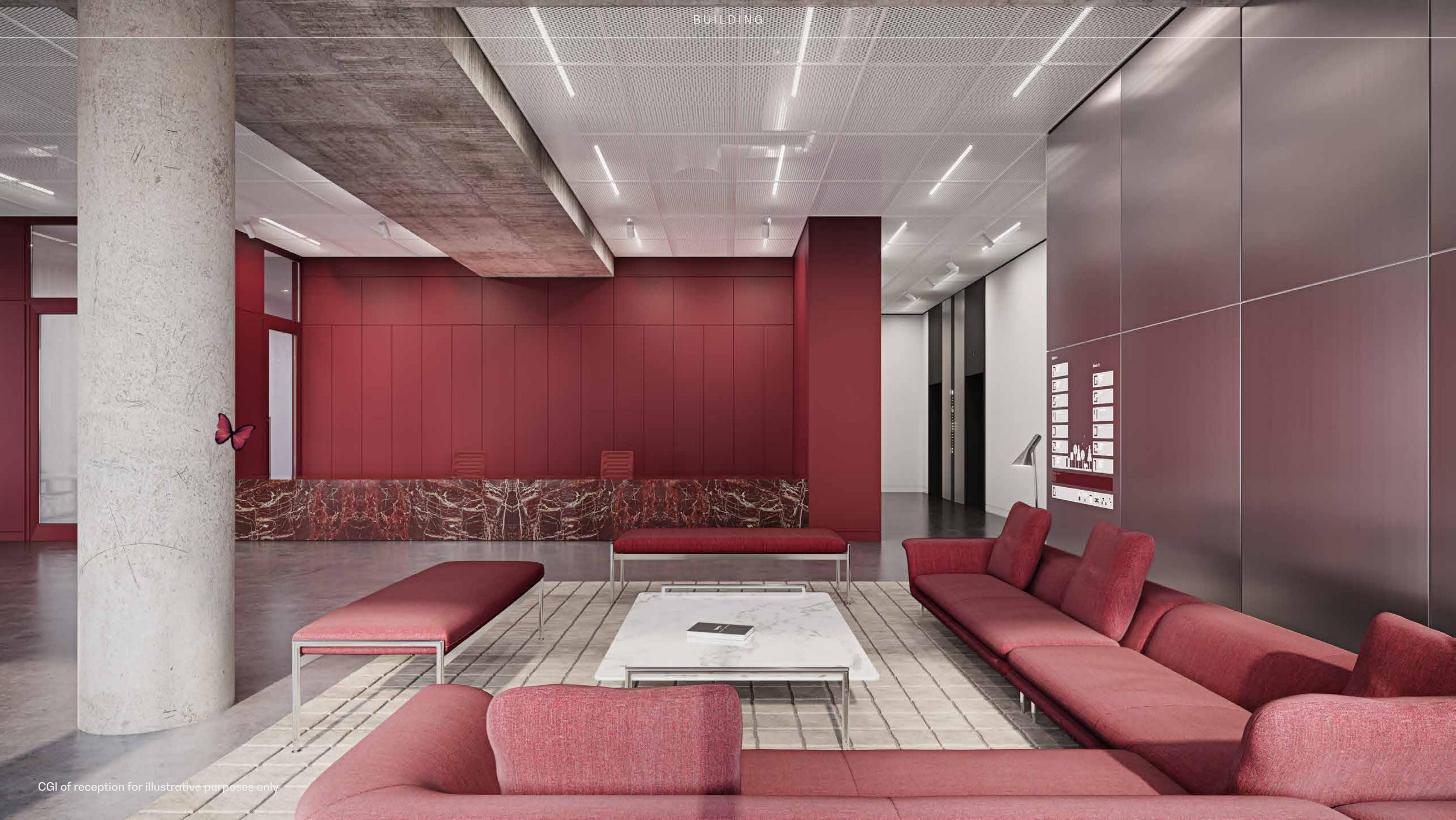
The newly refurbished building is a reworking of a modern classic.



Originally designed for the furniture empire Maples during the 1970s, the building covers an entire island site on Tottenham Court Road between Beaumont Place and Grafton Way

Gibson Thornley Architects have skillfully repositioned the space with an extensive refurbishment throughout including a remodelled reception and the new urban forest the size of a football pitch at the centre, complete with eight metre mature trees, outdoor terracing and two pavilions.











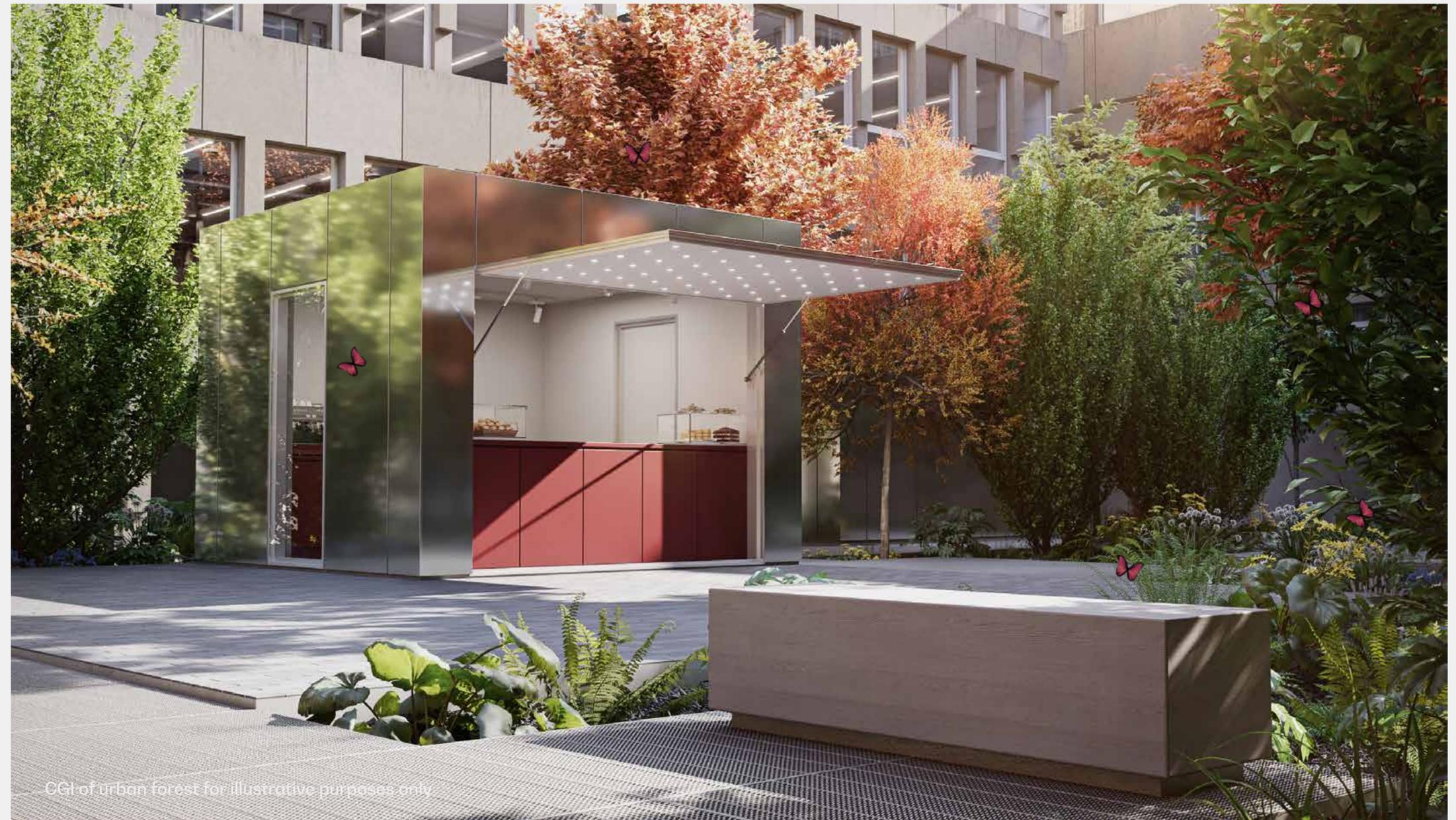
ESCAPE THE HUSTLE

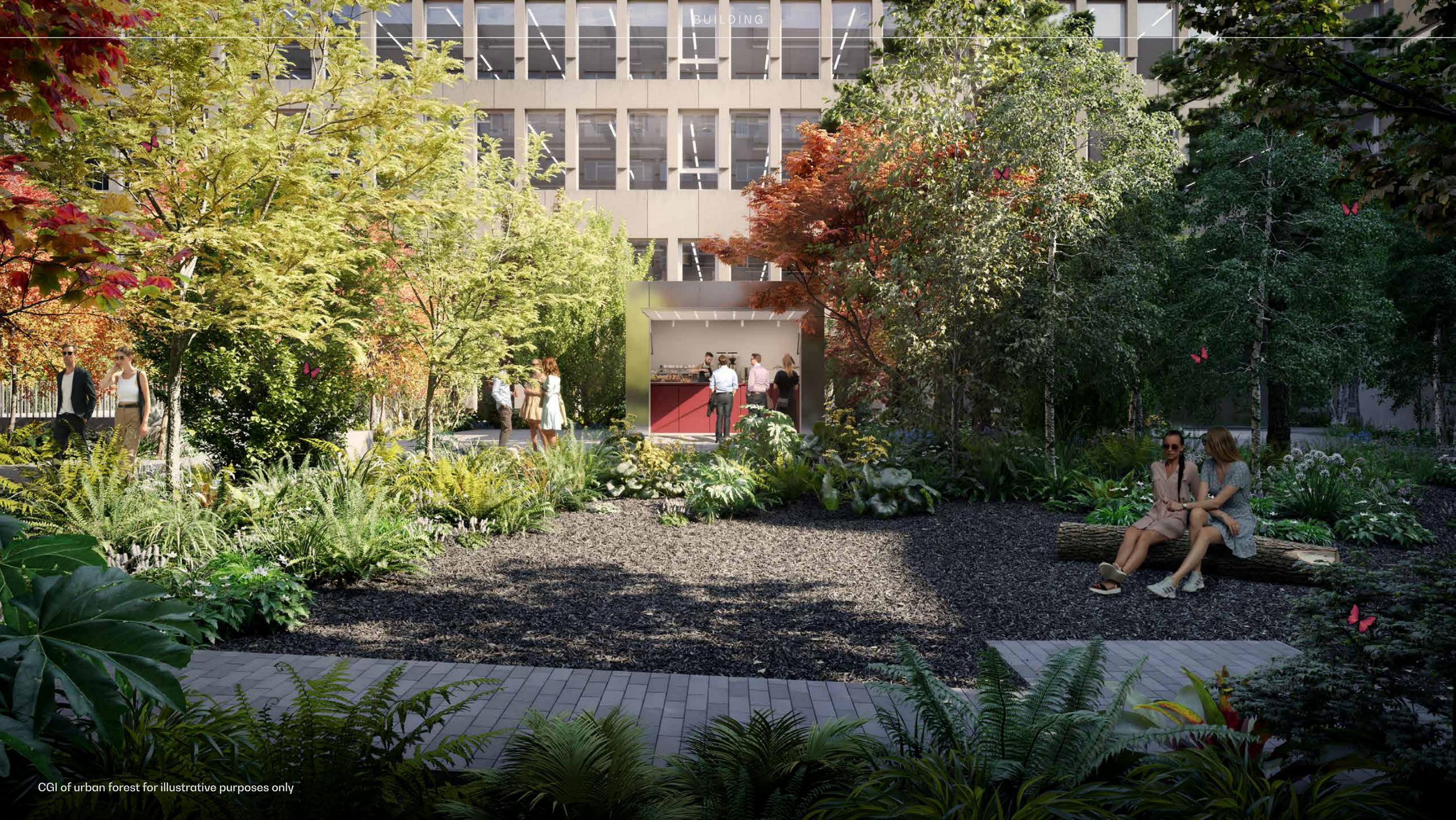
EMBRACE THE FOREST

This architecturally designed forest covers more than 40,000 sq ft and will be planted with 92 mature trees up to 8m in height.

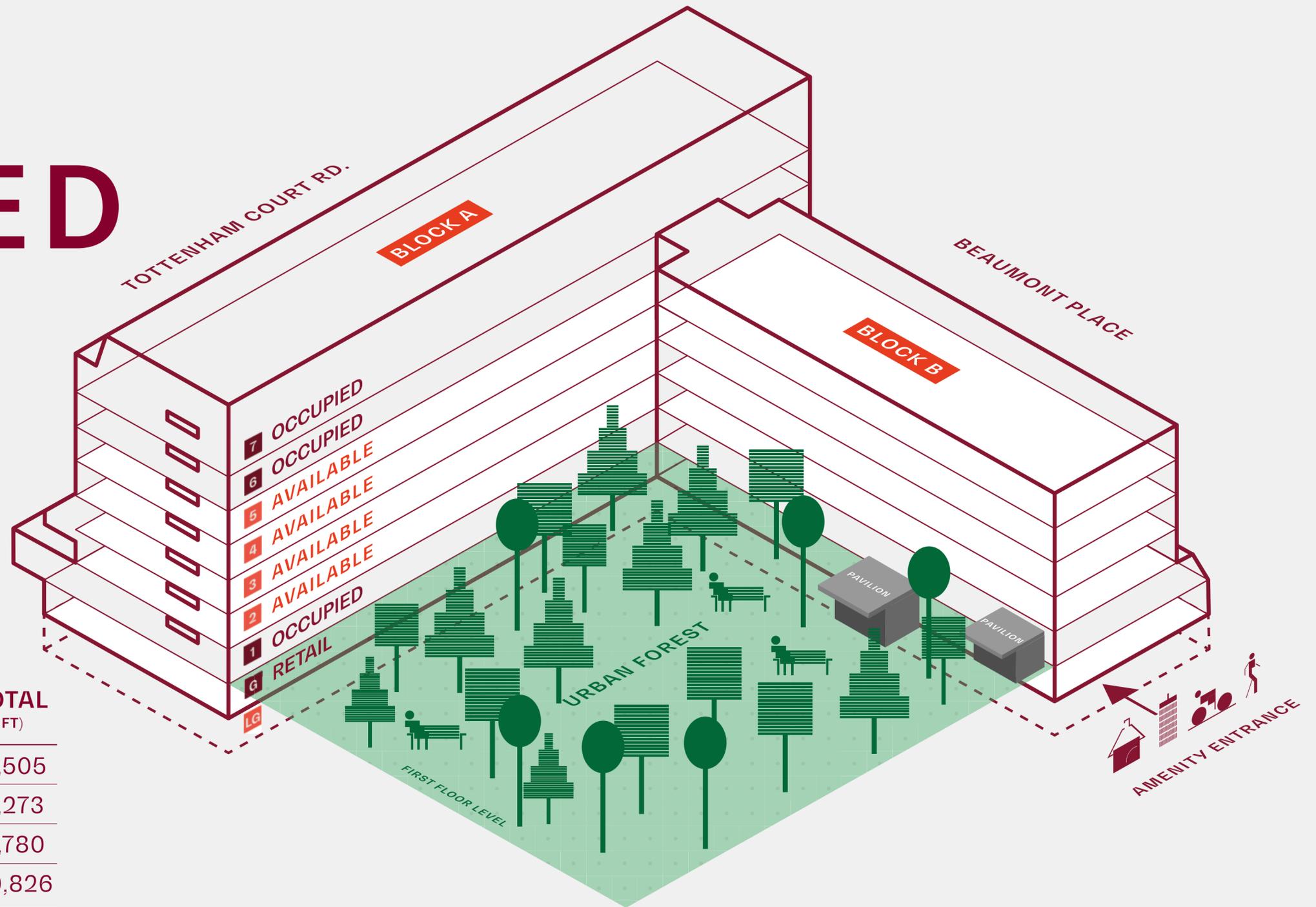
In amongst the new urban forest you will find two amenity areas for social events of up to 120 people. The two café pavilions include a preparation and serving area perfect for social and private functions for the office occupiers of the building.

Maple House takes a holistic approach, blending nature with the brutalist courtyard to create a green space for humans and diverse species. It features habitats for solitary bees, House Sparrows, and various insects, fostering social and environmental value.





MAPLE EXPLAINED



AREAS

FLOOR	BLOCK A (SQ FT)	BLOCK B (SQ FT)	TOTAL (SQ FT)
FIFTH FLOOR	8,474	7,031 (FULLY FITTED)	15,505
FOURTH FLOOR	8,218	7,055	15,273
THIRD FLOOR	8,315	8,465	16,780
SECOND FLOOR	10,423	10,403	20,826
TOTAL			68,384



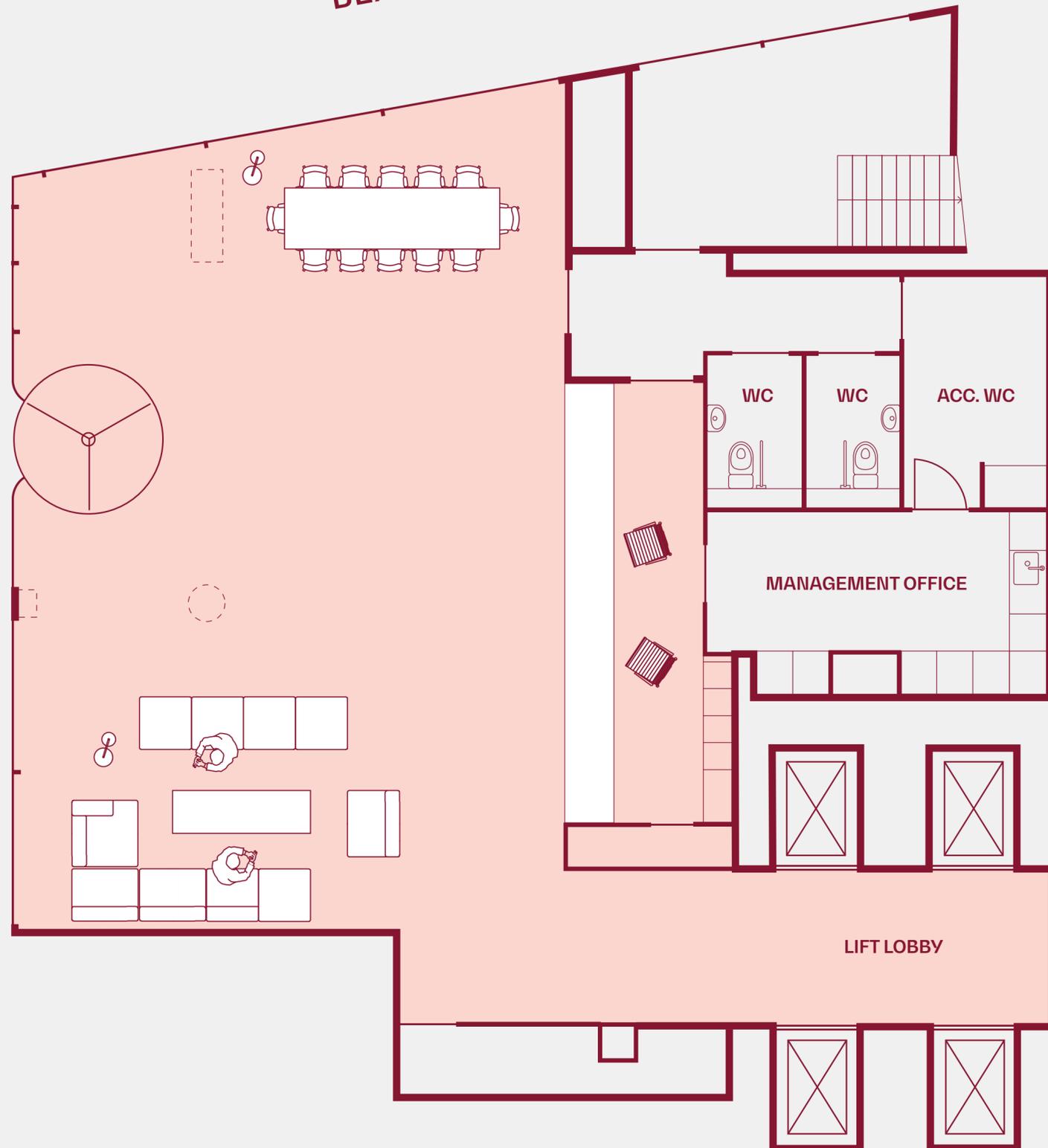
ACES OF
NEWS
LIVE BEAUTIFUL
A FRAME FOR LIFE
Culm

CHANEL THE VOCABULARY OF STYLE



BEAUMONT PL.

TOTTENHAM COURT RD



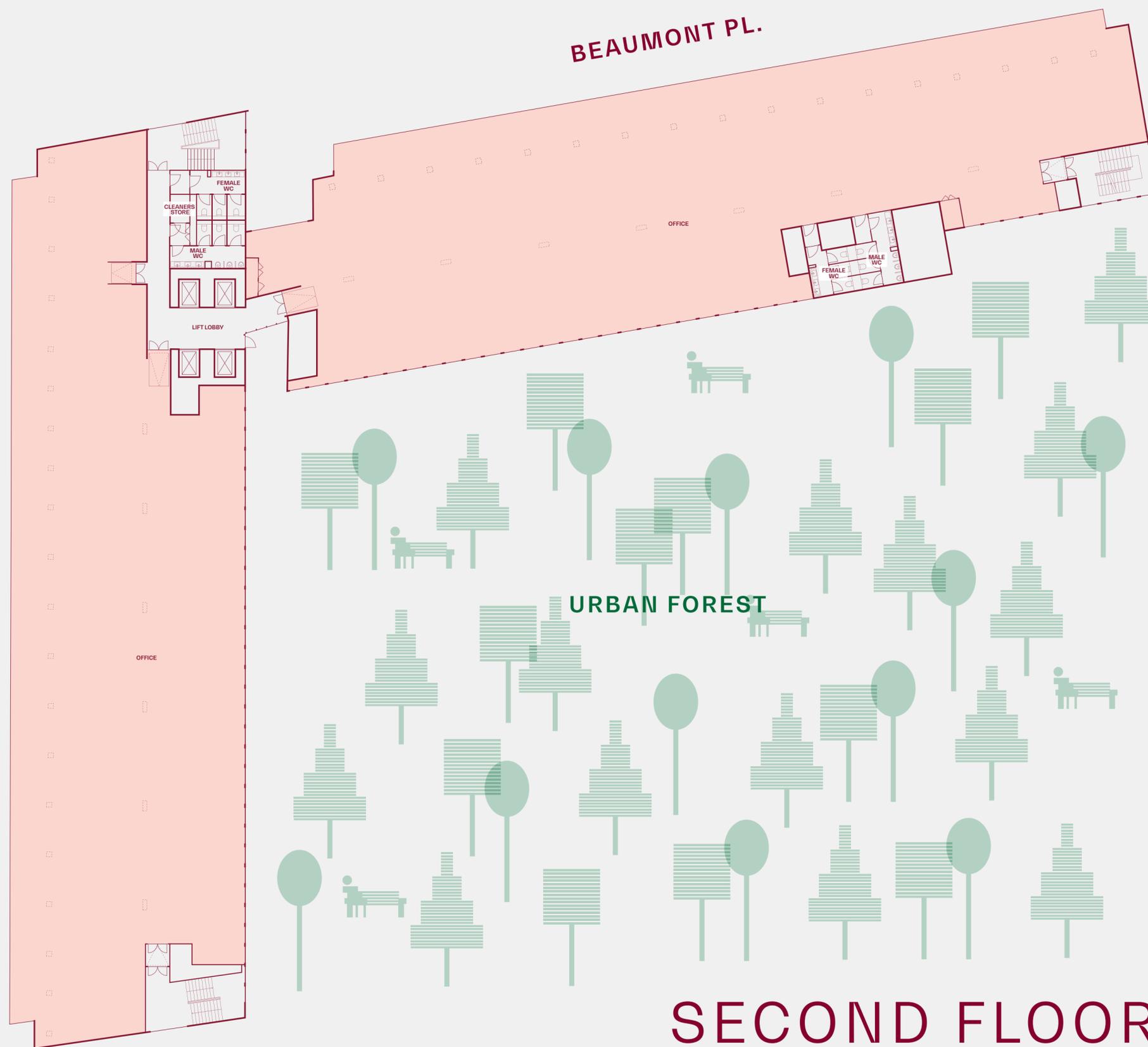
The reception brings generosity of space, light and people-centred design promoting activity and movement throughout the building.

It is a multi-functional space providing not only reception facilities but also generous lounge and work areas with access to end-of-trip, welfare facilities and the urban forest.

RECEPTION 2,875 SQ FT

BEAUMONT PL.

TOTTENHAM COURT RD.



BLOCK B
10,403 SQ FT

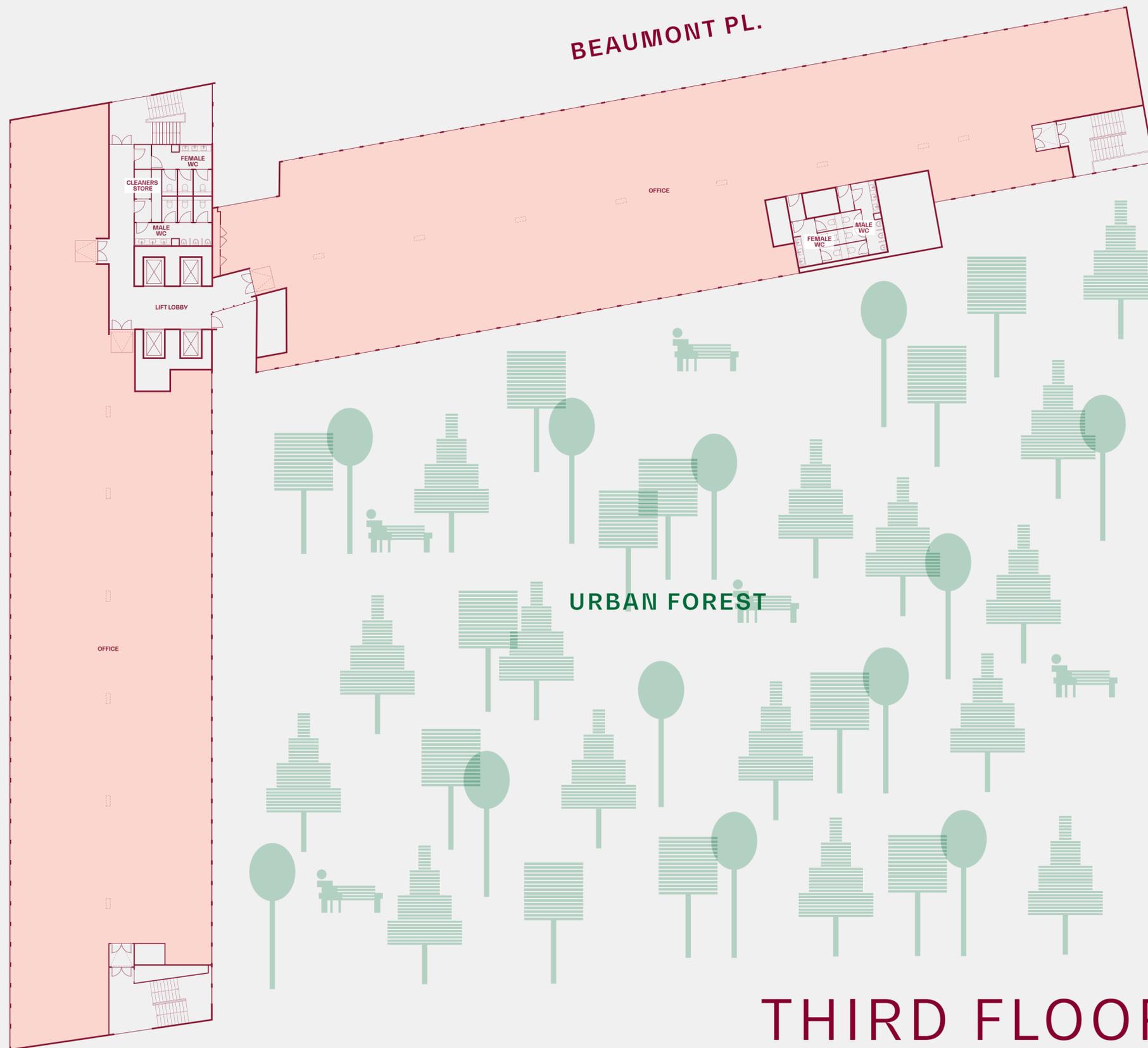


BLOCK A
10,423 SQ FT

SECOND FLOOR 20,826 SQ FT

BEAUMONT PL.

TOTTENHAM COURT RD.



BLOCK B
8,465 SQ FT

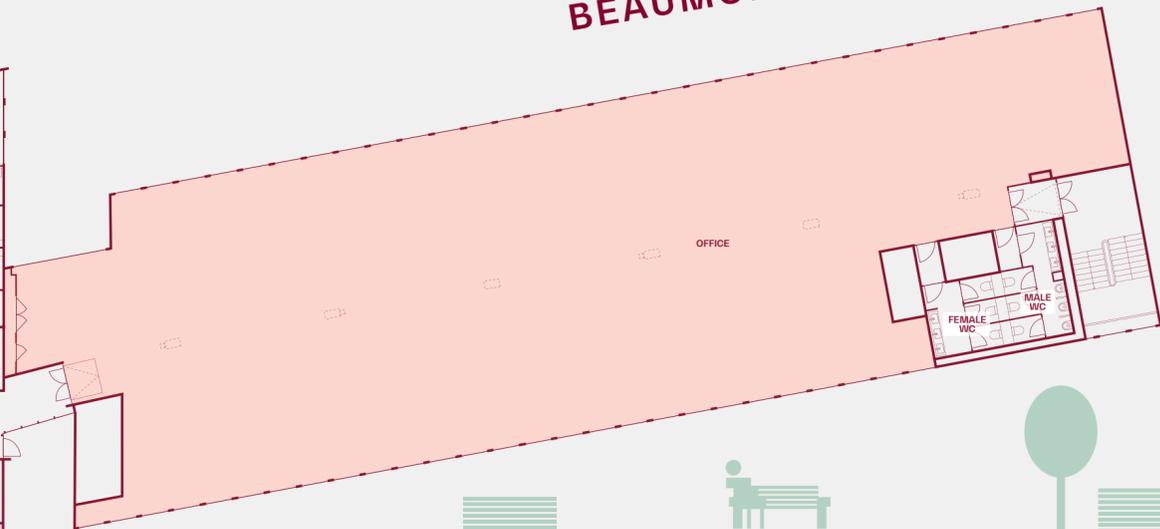


BLOCK A
8,315 SQ FT

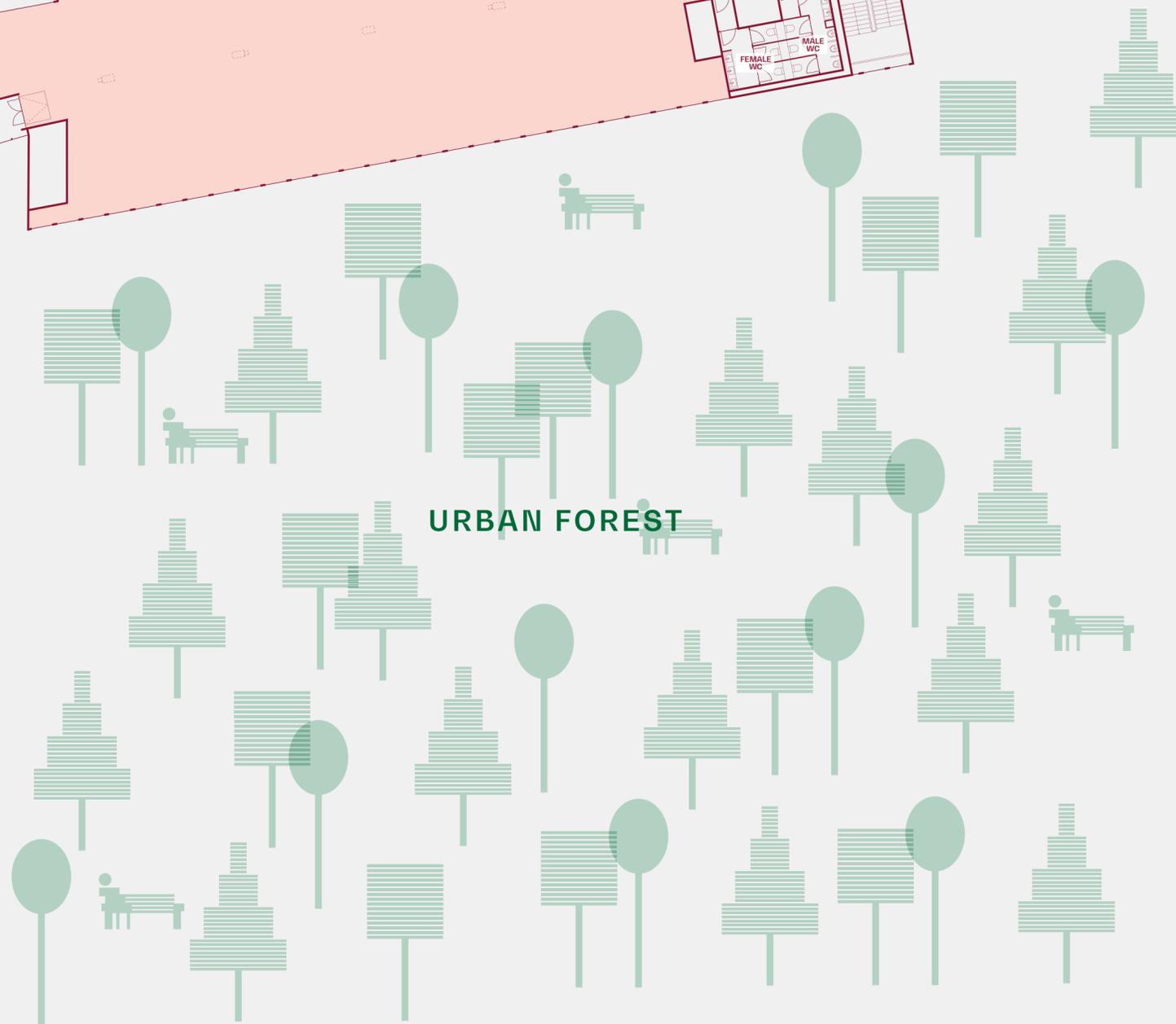
THIRD FLOOR 16,780 SQ FT

BEAUMONT PL.

TOTTENHAM COURT RD.



BLOCK B
7,055 SQ FT



URBAN FOREST

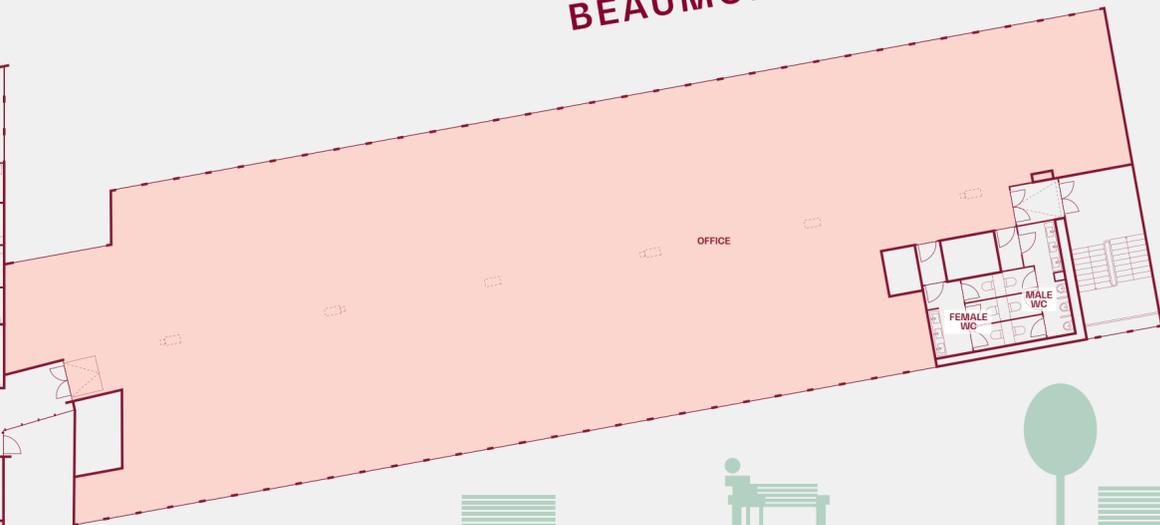
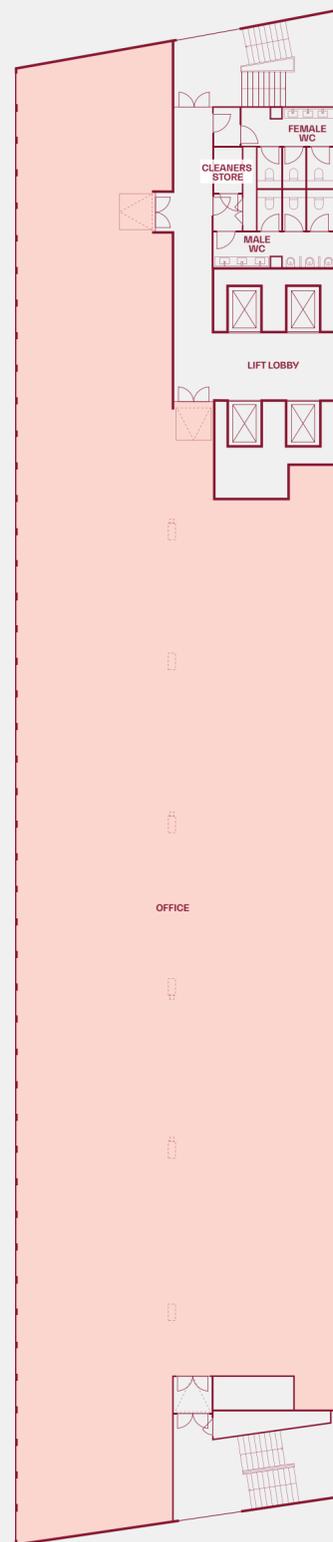


BLOCK A
8,218 SQ FT

FOURTH FLOOR 15,273 SQ FT

BEAUMONT PL.

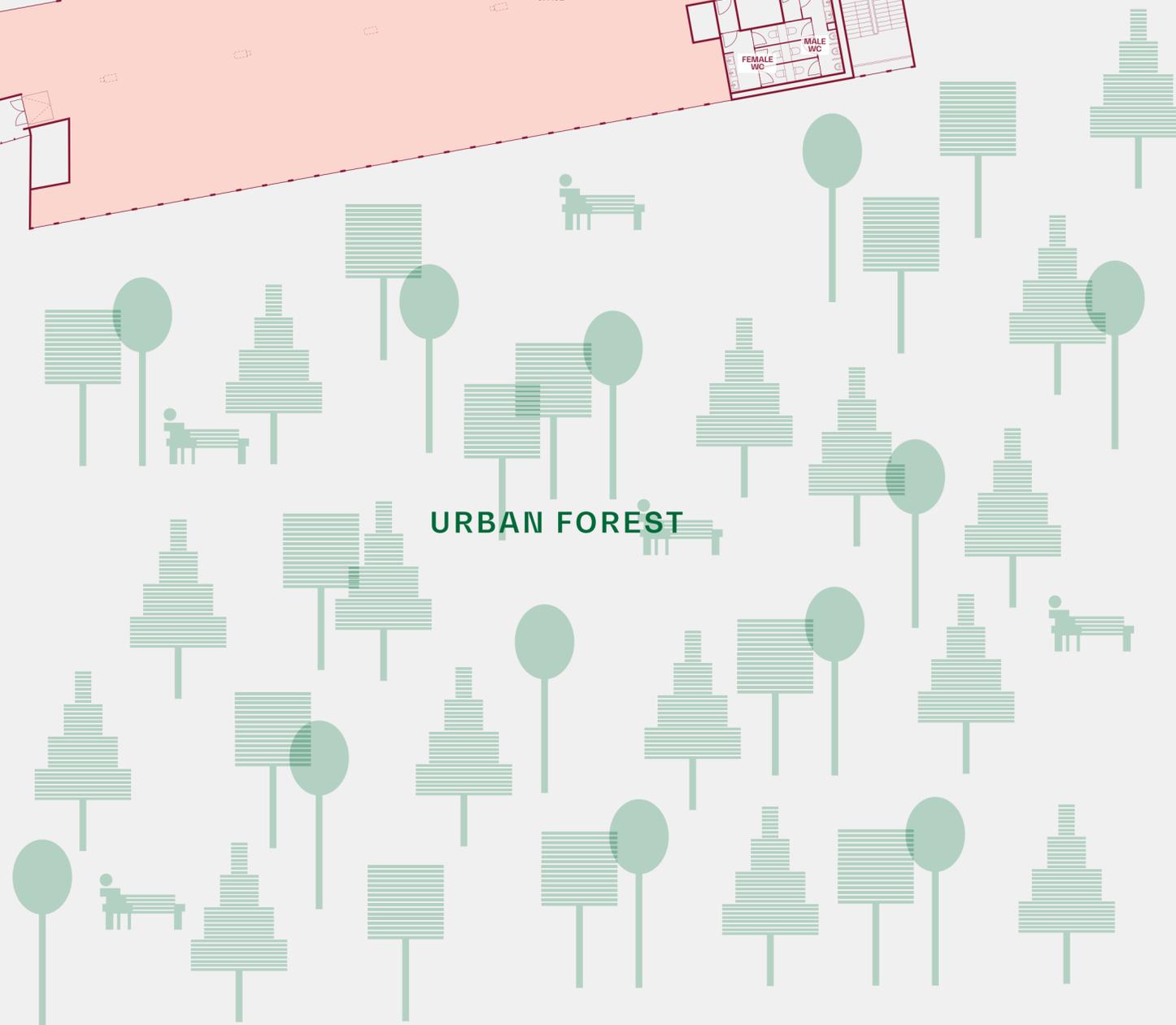
TOTTENHAM COURT RD.



BLOCK B (FULLY FITTED)
7,031 SQ FT



BLOCK A
8,474 SQ FT



FIFTH FLOOR 15,505 SQ FT

YOU'LL FIT RIGHT IN

Lazari along with Gibson Thornley are creating a fully fitted and furnished suite in Block B on Level 5 which will complete in November 2023.

CGI of CAT A+ fifth floor office for illustrative purposes only

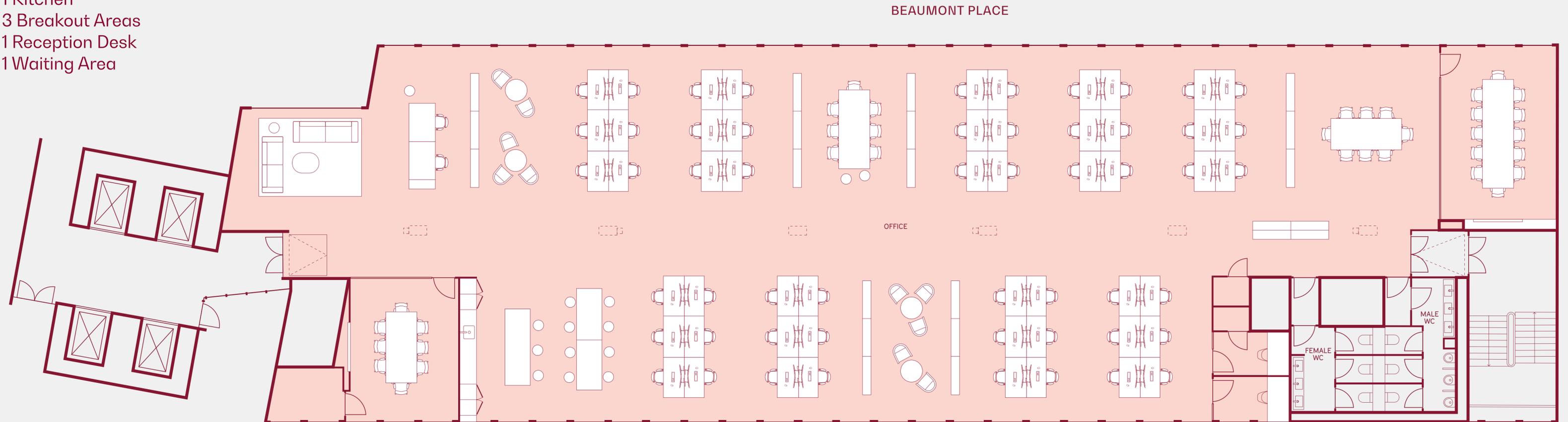
This 7,031 SQ FT wing has been beautifully designed by Gibson Thornley and will provide an occupier the opportunity to acquire fitted and furnished space in Maple.

The space is being fitted out with the following:

- 48 Desks
- 2 Phone booths
- 2 Meeting rooms
- 1 Kitchen
- 3 Breakout Areas
- 1 Reception Desk
- 1 Waiting Area



**BLOCK B (FULLY FITTED)
7,031 SQ FT**



FIFTH FLOOR FULLY FITTED LAYOUT

FITTED



AMENITY

A brand new high quality 10,000 sq ft dedicated basement facility is being created as part of Maple's transformation.

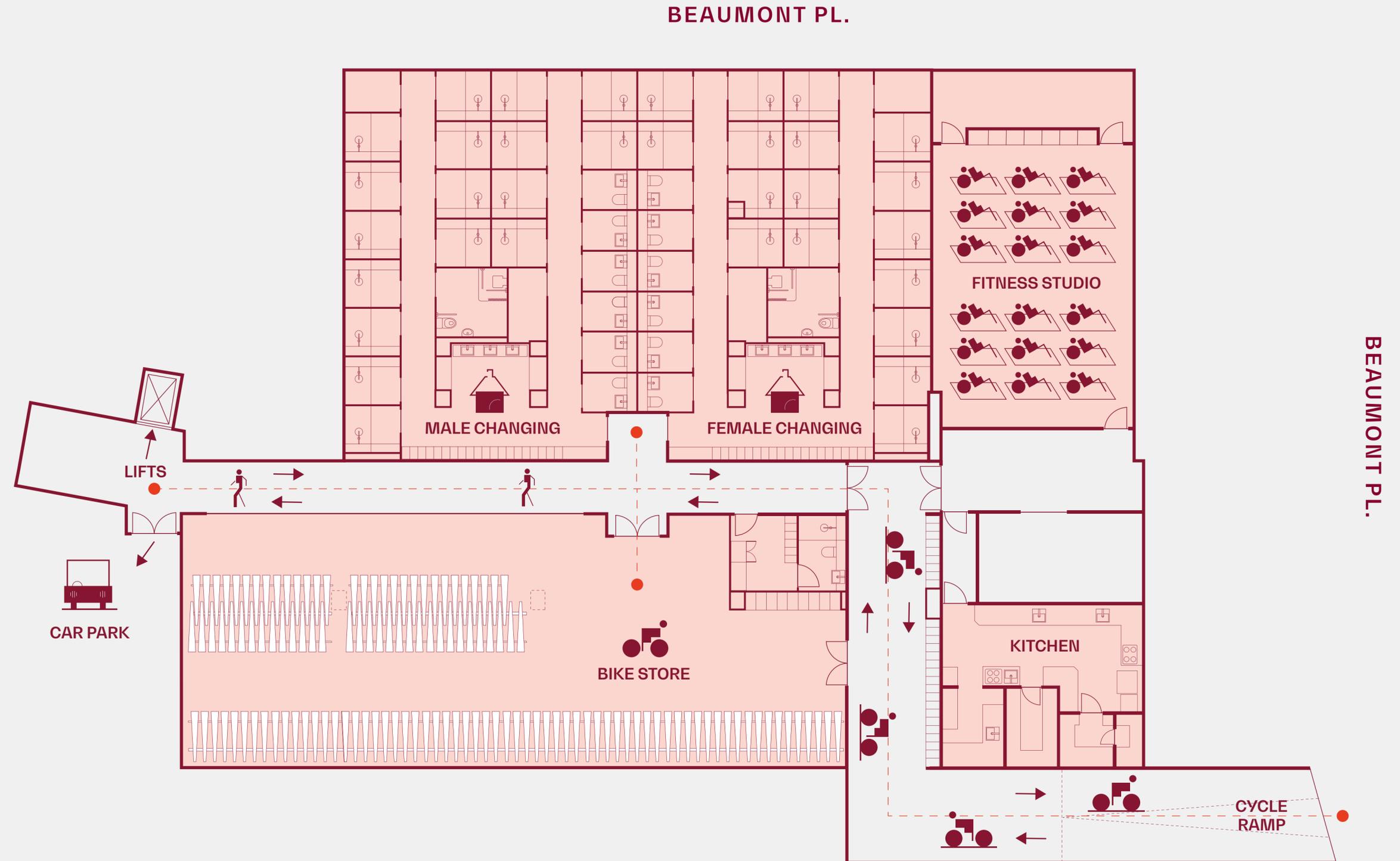
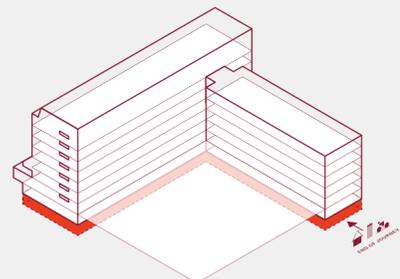
MAPLE



LOWER GROUND SPECIFICATION

This new best in class facility includes the following amenities:

- Dedicated bike ramp access
- 254 bike racks
- 201 lockers
- 27 Brompton lockers
- 36 showers (18 female/18 male)
- New fitness studio
- Vanity station incl: Hair dryers & straighteners
- Towel service
- 40 car parking spaces



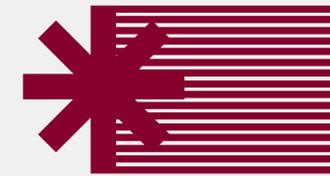
SUMMARY SPECIFICATION



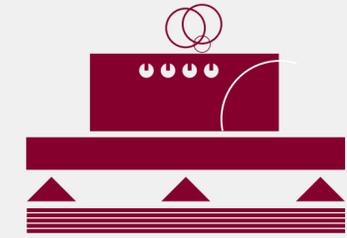
Comprehensively
refurbished space



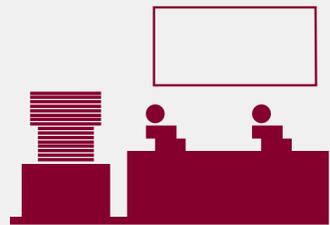
New urban forest
of 40,000 SQ FT



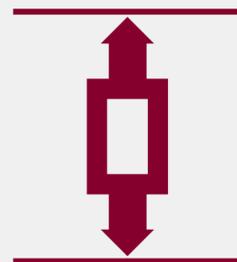
VRF air
conditioning



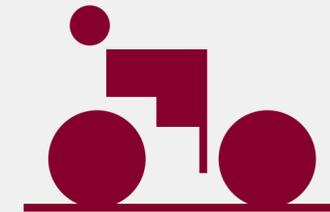
Raised
access floor



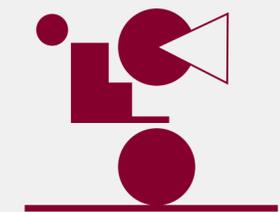
New reception



Average 2.8m floor
to ceiling heights



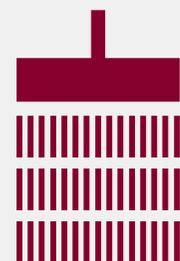
Leading end of trip
facilities with ramp access



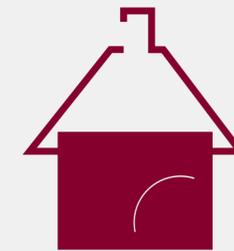
254 bike racks



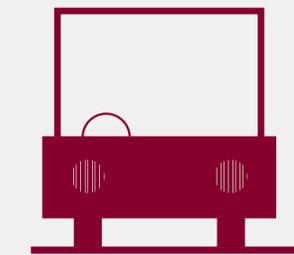
27 Brompton
lockers



36 showers
18 female/18 male



201 lockers



40 car parking
spaces

ENVIRONMENTAL

Sustainable design is a critical consideration for Lazari Investments, the communities near their buildings and, their customers. That's why sustainability is at the forefront of Maple's refurbishment, with a commitment to achieving net zero in waste by 2030.

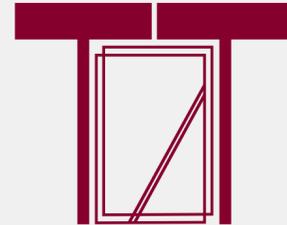


DESIGN

KEY ESG CREDENTIALS



Huge new urban forest with 8m mature trees and forest floor



New double glazing



Fully electric building



Daylight linked LED lighting



Target EPC B rating



PV solar panels



Grey water recycling system

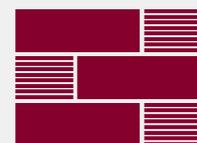


Thermal wheel technology

LAZARI'S SUSTAINABILITY COMMITMENTS



Net zero in operation by 2030



Net zero in construction by 2030



Net zero in waste by 2030



Create positive local value



Deliver NABERS 4.5 stars

WALK ON

Inside Maple is a unique new urban forest that's waiting to be discovered. Outside Maple is the best of London life waiting to be explored.

THE

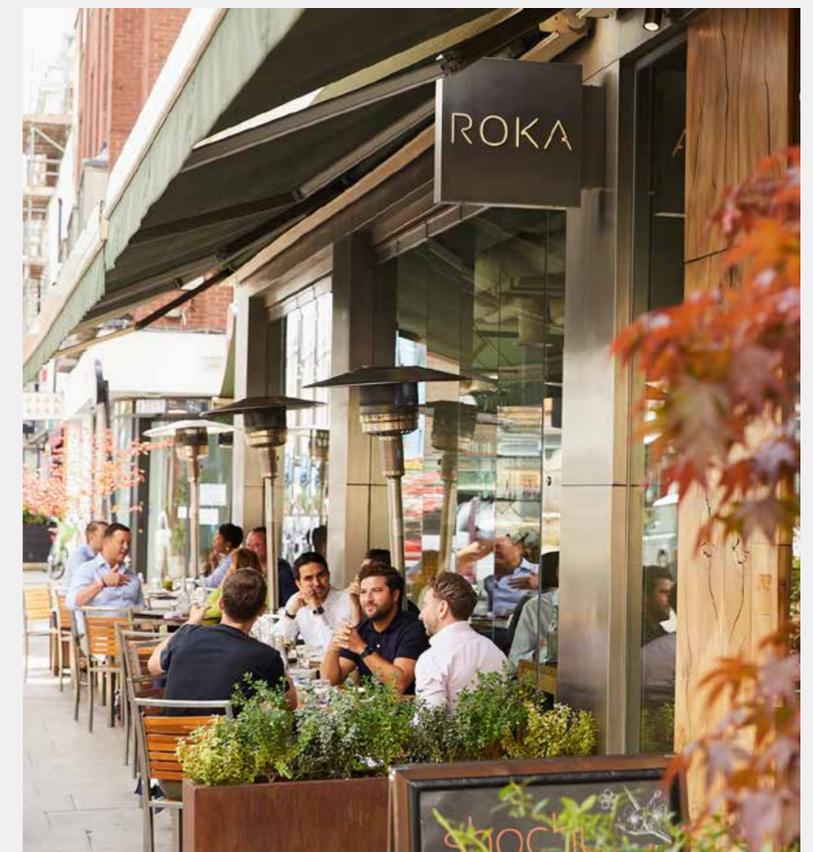
WILDSIDE





LOCATION & LIFESTYLE

Maple is part of all the excitement of Fitzrovia with its artisan coffee shops, bars, pubs, cafes, restaurants, hotels and gyms. Maple offers everything you need, morning, noon and night.



WHERE KNOWLEDGE BLOOMS

Maple sits as part of the London Knowledge Quarter, next door to UCLH - home to world renowned research bodies, leading academic institutions, and innovative science and technology companies. This hub of talent is also the UK's largest innovation district.

57,000

STAFF

15

UNIVERSITIES

580

RESEARCH CENTRES

10M

ANNUAL VISITORS

25

MUSEUMS & GALLERIES

3,000

SCIENTISTS

98,500

STUDENTS

106

ORGANISATIONS

34

LIBRARIES & ARCHIVES

13,700

ACADEMICS



YOUR NEIGHBOURS

RESTAURANTS

1. Steak & Lobster
2. Rosa's Thai
3. Fitzroy Wine Cellar & Kitchen
4. Berners Tavern
5. Franco Manco
6. Carousel
7. Fitzroy Tavern
8. Hakkasan
9. Honey & Smoke
10. Lore of the Land
11. Officina 00 Fitzrovia
12. Roka
13. Salt Yard
14. Six by Nico
15. Honest Burgers
16. Circolo Popolare
17. Gaucho
18. Noize

BARS

1. Amelie's Wine House
2. Reverend J W Simpson
3. The Newman Arms
4. Vagabond
5. Mr Fogg's House of Botanicals
6. The Queen Charlotte
7. Store Street Espresso
8. Sixes Social Cricket

CAFÉS

1. Fabrique Bakery
2. Lantana
3. Store Street Espresso
4. Blank Street Coffee
5. Miel Bakery
6. The Penny Drop
7. Black Sheep Coffee

HOTELS

1. Radisson Blu Edwardian Grafton Hotel
2. Charlotte Street Hotel
3. London Edition Hotel
4. Sanderson London Hotel

GYMS/WELLNESS

1. Fitness First – Tottenham Court Road
2. Puregym – Tottenham Court Road
3. F45 – Tottenham Court Road
4. Euston Wall Climbing Centre
5. Ringtone Boxing Gym
6. Psycle

EAT



Vaga Bond

&



Blank Street Coffee



Charlotte Street Hotel

DRINK



Berners Tavern

MEET

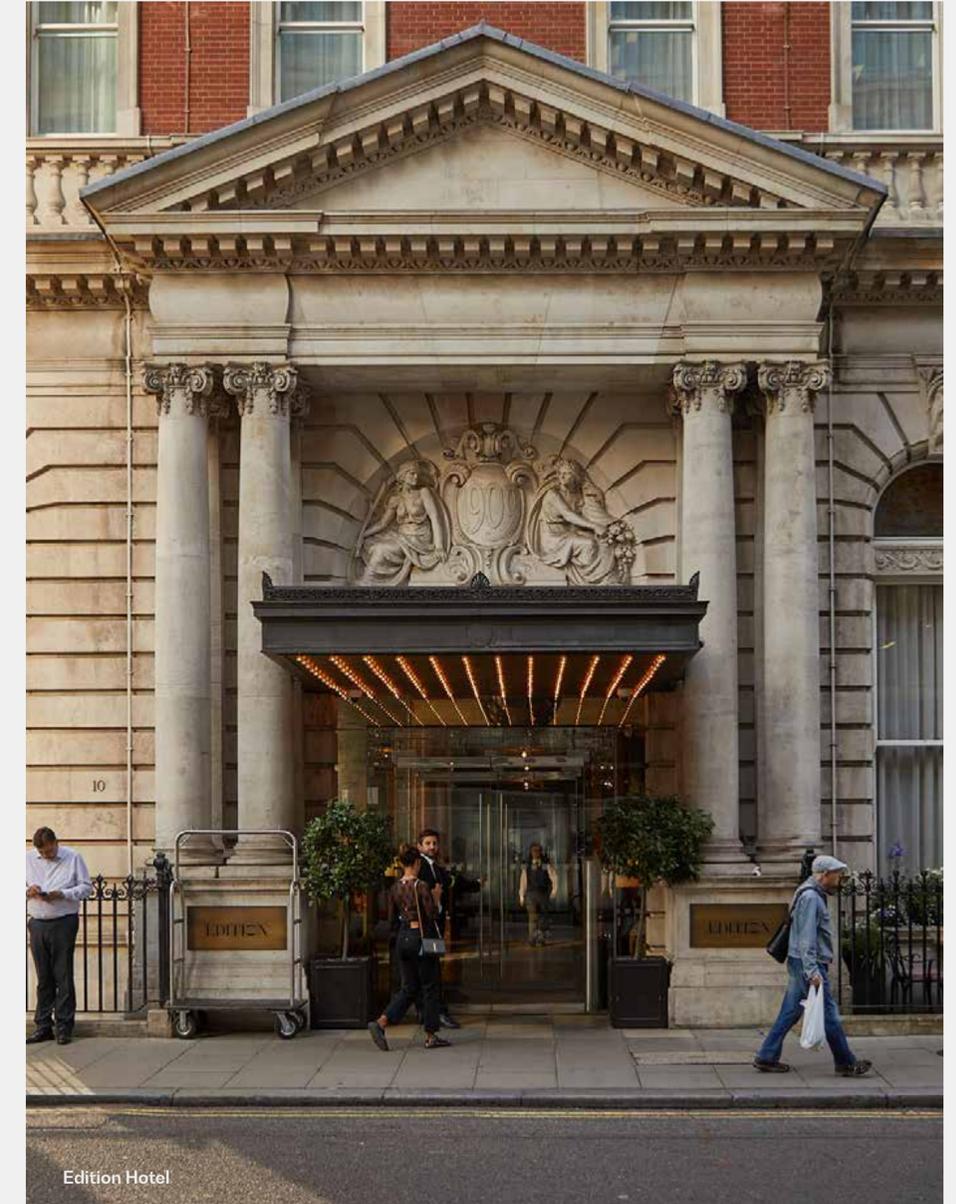


&



GREET

RELAX



&



ENJOY

SPREAD



Maple is so well-connected. Warren Street tube station is opposite, which has the Northern and Victoria lines linking you to mainline rail stations, and Euston station is within a short walking distance. King's Cross station offers easy access to both national and international travel with the Eurostar and national rail services. Head south to Tottenham Court Road station to take a trip on the Elizabeth line, the fastest direct way to and from Heathrow airport.

YOUR



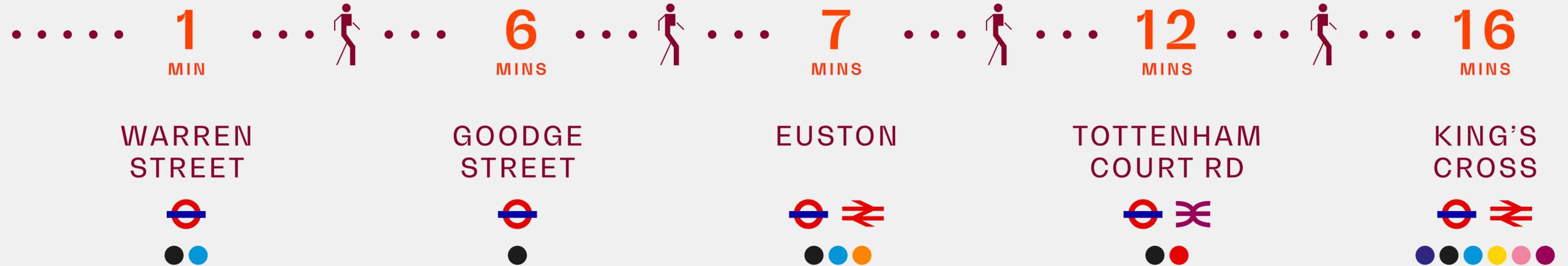
WINGS



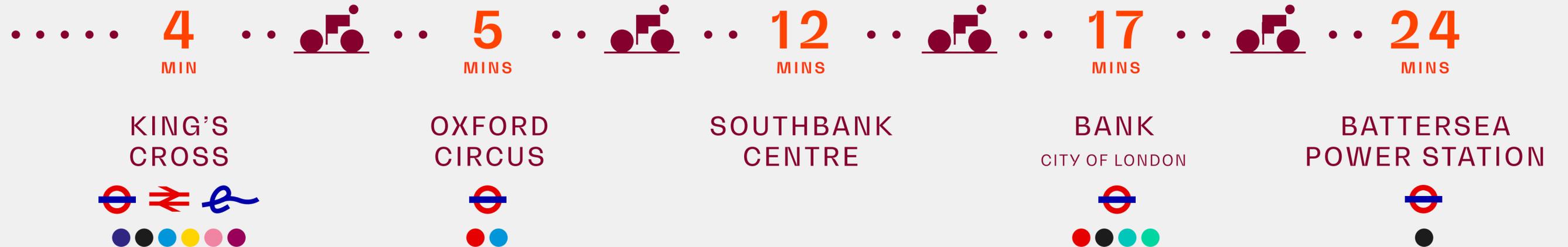
WALK & CYCLE TIMES



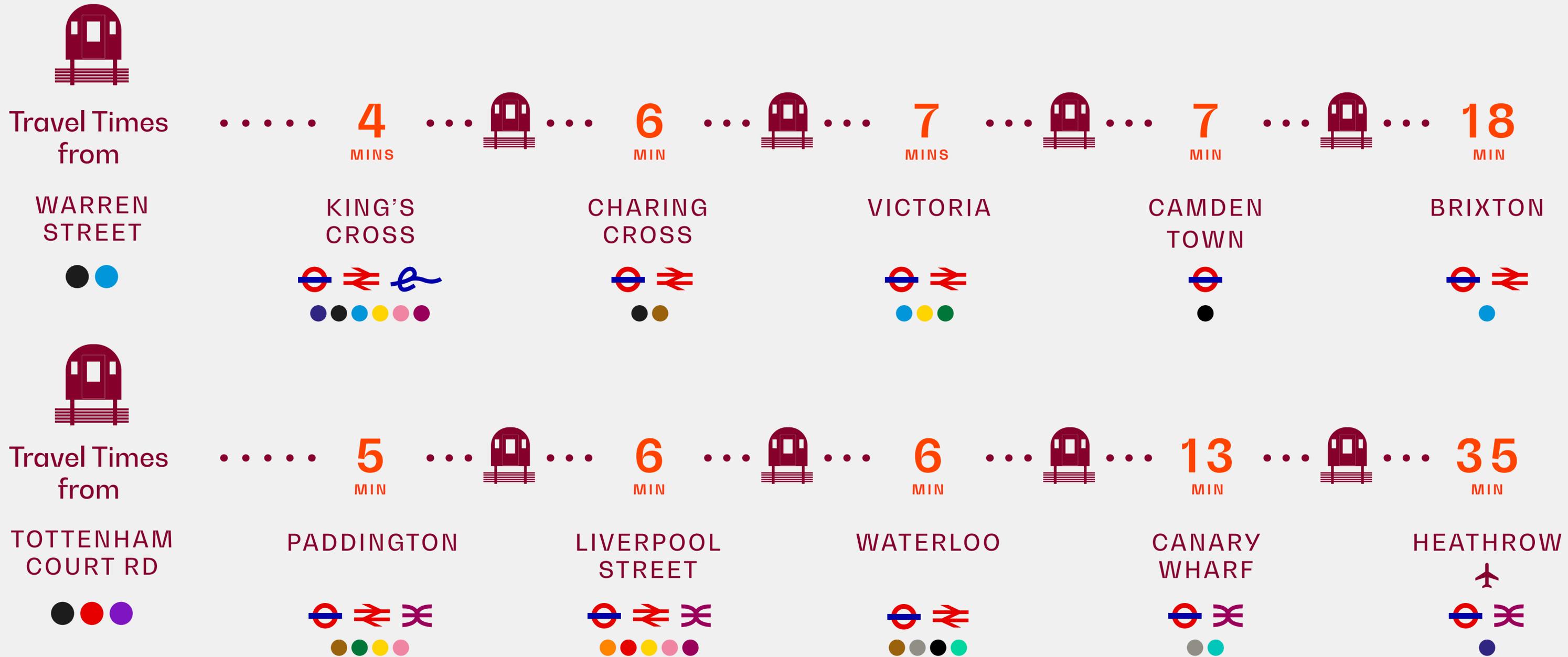
Walk Times
from
MAPLE



Cycle Times
from
MAPLE



TRAIN & TUBE TIMES



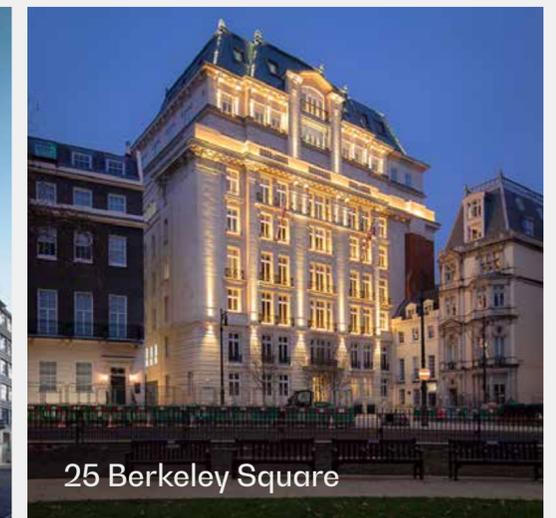
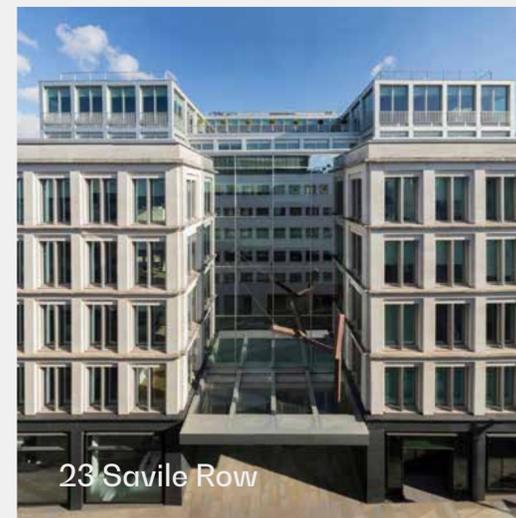
THE LAZARI ESTATE

Lazari Investments Ltd is a London-based property investment firm that always recognises the historic importance of location, and designs buildings that respect the original architects' vision, while bringing in new ideas, and modern convenience and facilities.

THE WIDER ESTATE

The Lazari Group is a 3.25m SQ FT commercial real estate portfolio, plus 125 residential units, and operates across eight estates in Central London with a vision to identify buildings and locations with untapped potential across the city, and build an exciting legacy for future generations.

Lazari believes that through creative design, high quality construction and a customer centric management approach, combined with a commitment to sustainability and wellbeing; the local, residential and business communities they serve will thrive.



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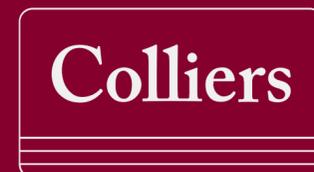
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DEVELOPER



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