



262 High Holborn

Meet 262



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

Fully fitted
work spaces,
available now

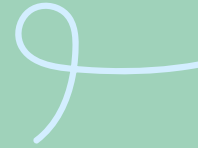
Designed by leading architects Sheppard Robson, 262 High Holborn brings together sustainable design with contemporary modernist appeal. Choose from newly fitted or efficient CAT A floors benefiting from an abundance of natural light.



Meet 262



- Building
- Plans
- Wellbeing
- Location
- Sustainability
- Contact



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



262



An elegant and welcoming reception

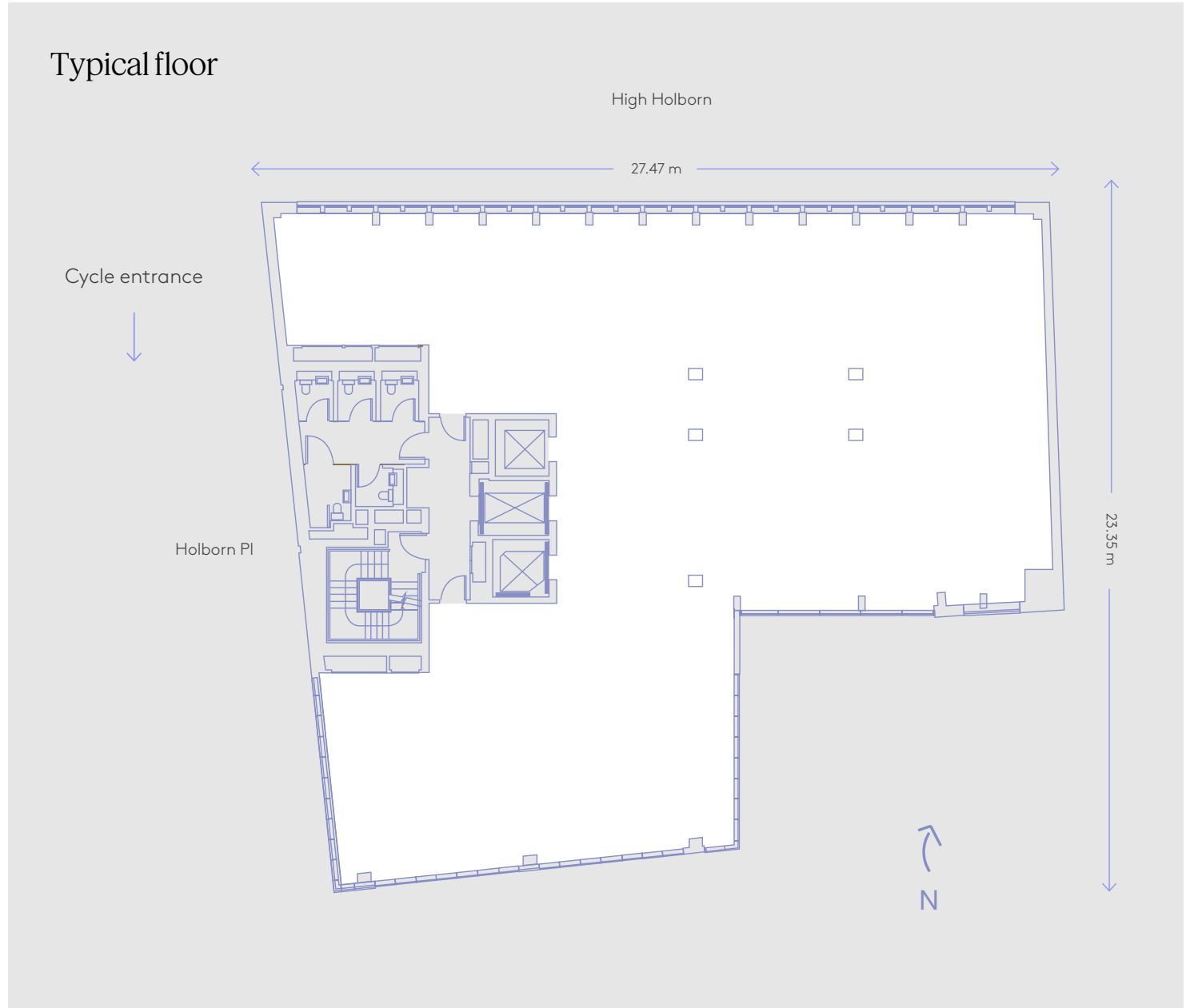
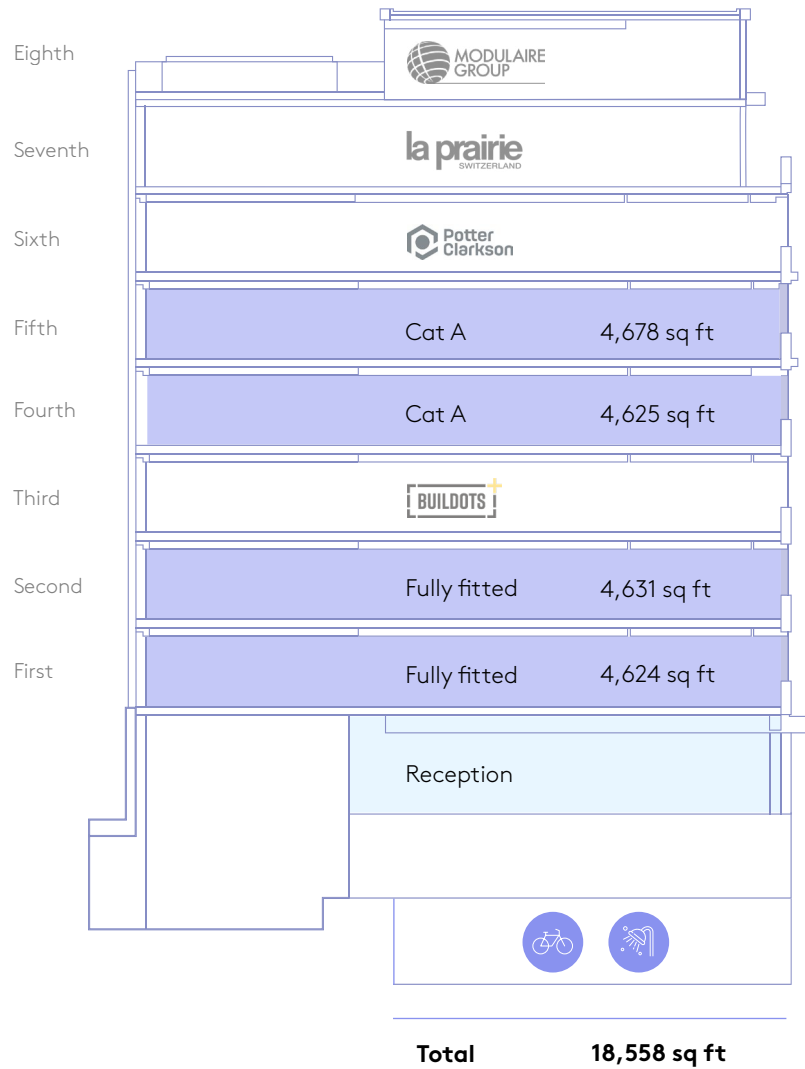


Building

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





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.



Abundant
daylight

✓
BREEAM
Very Good



End of trip facilities



Cycle parking and showers

40

Cycle racks

5

Changing rooms with showers



Showers

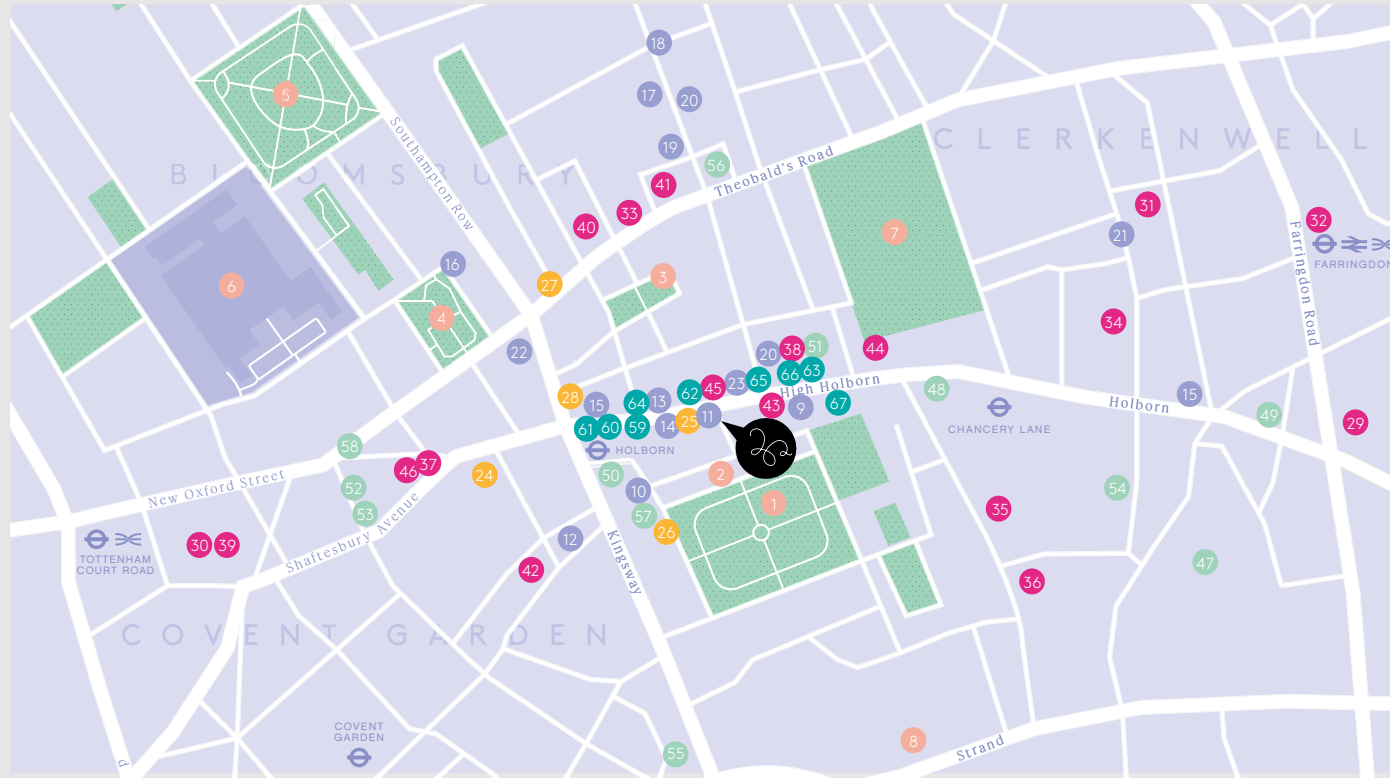


Changing facilities



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

● 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

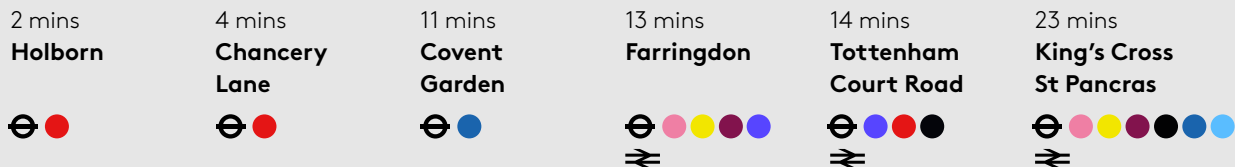
29. Amazon
30. Google
31. Grey Advertising
32. Karmarama
33. Warner Bros.
34. Weber Shandwick
35. Saatchi & Saatchi
36. Framestore
37. Twitch
38. Verizon
39. NBCUniversal
40. Argus Media
41. Industrial Light & Magic
42. Fladgate LLP
43. Gilead Sciences
44. Atos
45. Uncommon
46. Cos

● 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 & Dickens
63. Sainsbury's Local
64. Gym Box
65. Oliver Bonas
66. Halifax
67. Nationwide

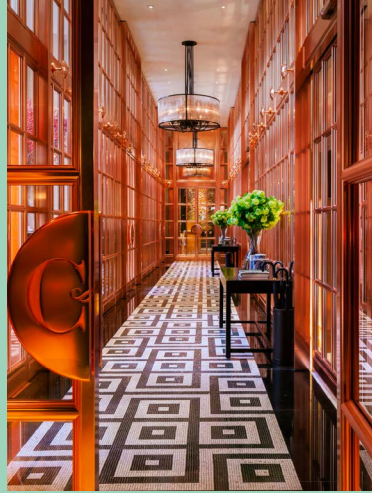


Location

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.



Gails Bakery



Rosewood Hotel



The Hoxton

Local hangouts



Lincoln's Inn Fields

2 tube stations
within 3 minutes



Holborn and Chancery Lane

Historical havens



British Museum

Your
neighbours
downstairs



Starbucks Coffee

Efficiency as standard

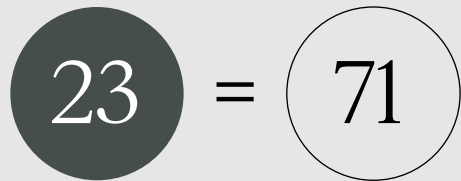
262 High Holborn has been given a new lease of life for the long-term future. The sustainable technologies that inform and support the redevelopment are designed to save money, lower the impact on the natural environment and optimise positivity and productivity in the workplace.

Total cost savings



percent

Total CO2 reduction



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



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



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



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



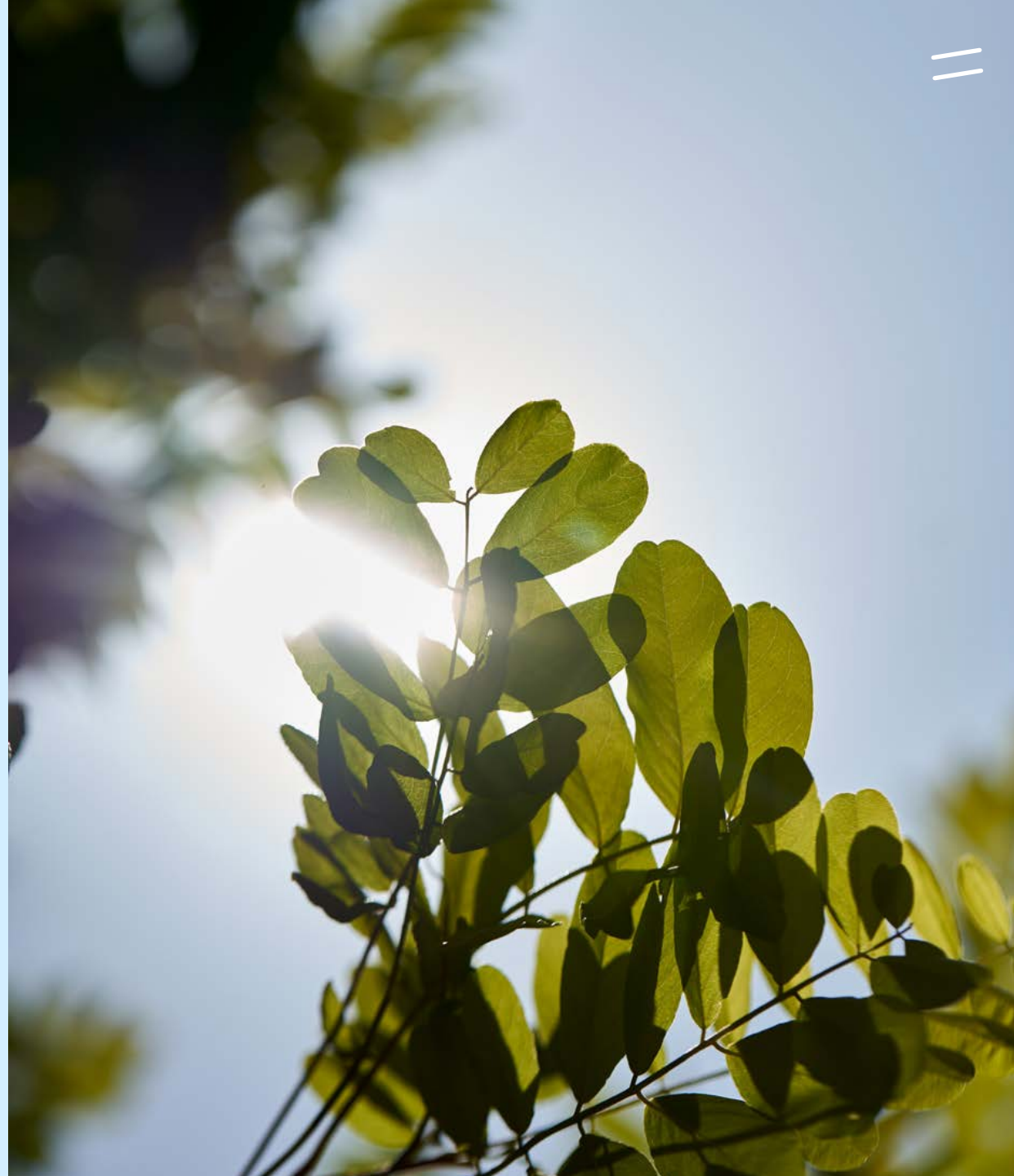
Apply circular economy to become net zero in waste by 2030



Work with tenants and suppliers to create positive, local value



Deliver minimum NABERS 4.5 in all new developments



Get in touch

allsop

Alice Keogh

07720 070 417

alice.keogh@allsop.co.uk

Richard Townsend

07787 153 408

richard.townsend@allsop.co.uk

**AVISON
YOUNG**

Charlie Walker

07940 755 497

charles.walker@avisonyoung.com

Harriet De Freitas

07940 516 827

harriet.defreitas@avisonyoung.com

Nick Rock

07500 931 455

nick.rock@avisonyoung.com

A development by



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