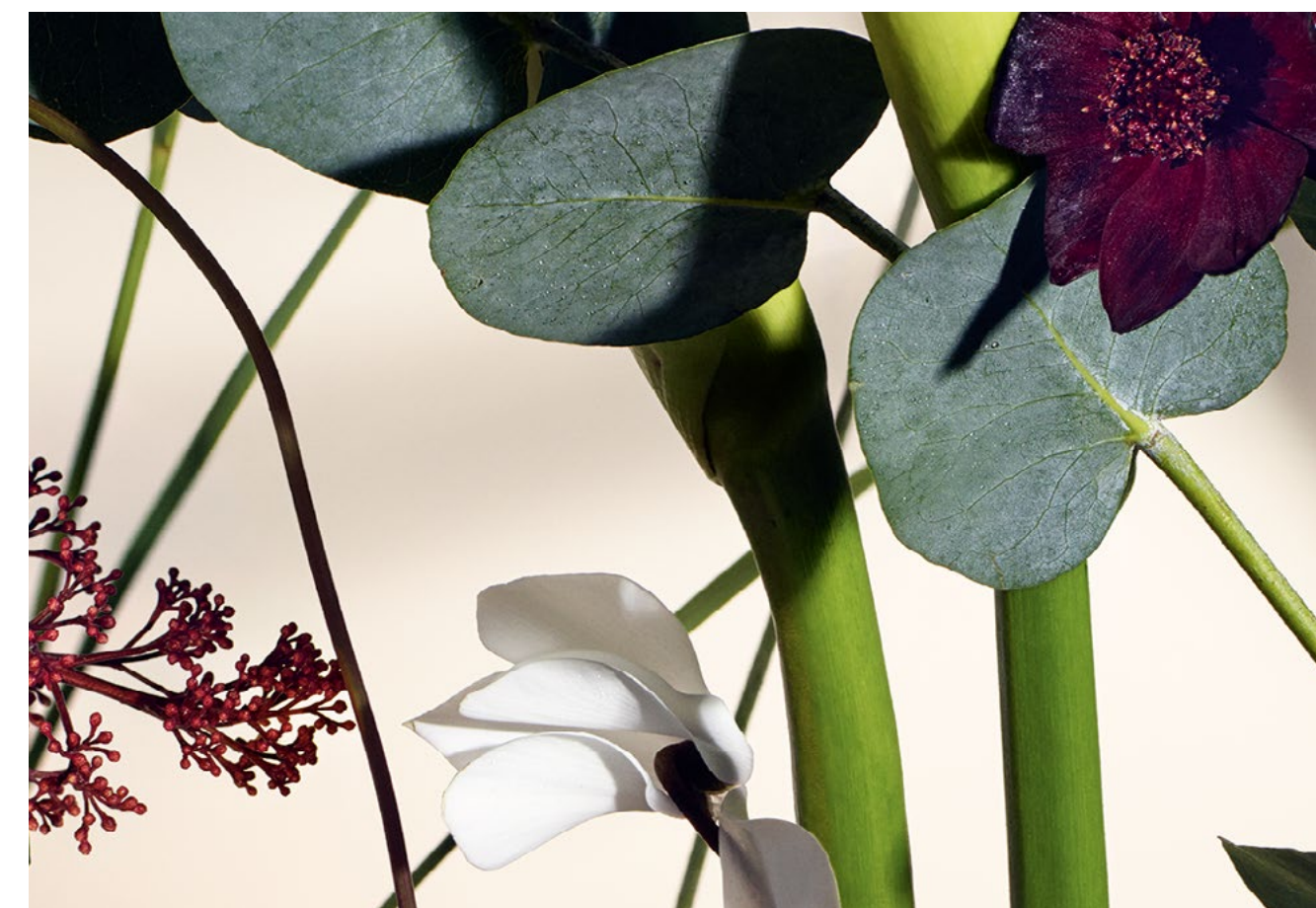




LUCENT ^{W1}



FLYTHROUGH

[▶ CLICK HERE TO PLAY](#)



Where the UNEXPECTED
illuminates an ICON

Where ARCHITECTURE
AWAKENS the SENSES

Where IMAGINATION
creates COMMUNITY

Where NATURE
meets TECHNOLOGY

LUCENT W1 at a glance

Office SPACE and innovative RETAIL

SECTION ONE
LOCATION

Where
the UNEXPECTED
illuminates
an ICON



A DESTINATION THE WORLD IS WATCHING
Where culture and commerce collide.

A GLOBAL landmark. A UNIQUE opportunity

An oasis of calm. A hub of creativity, culture and commerce where London connects. Lucent W1 is a cutting-edge design built with nature at its heart, 110,000 sq ft unfolding around a central atrium that floods all five floors with natural light. It's a space to think, to innovate and recharge at the intersection of London's most vibrant neighbourhoods.





MAYFAIR

ST JAMES'S

PICCADILLY
CIRCUS

SOHO

LUCENT W1

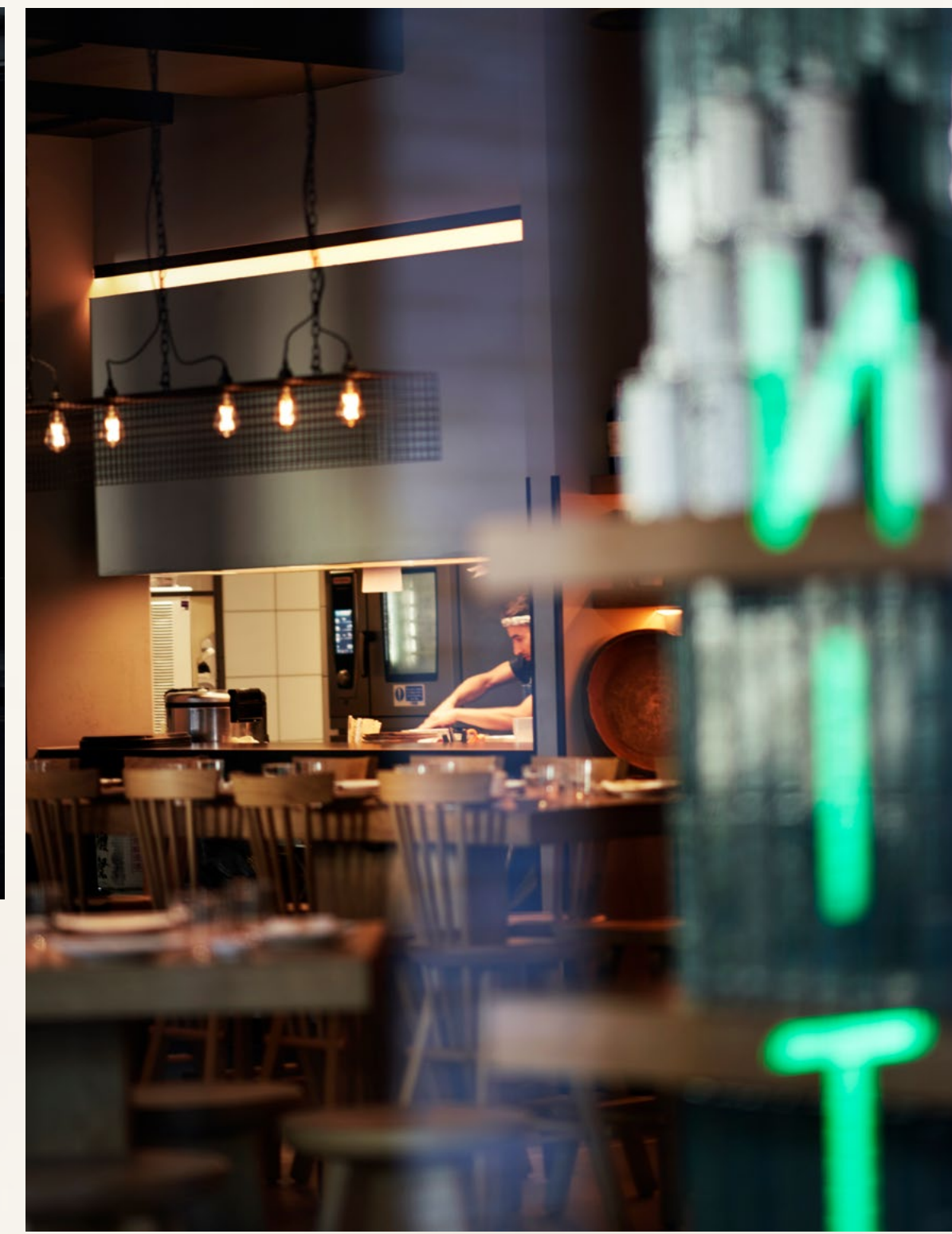
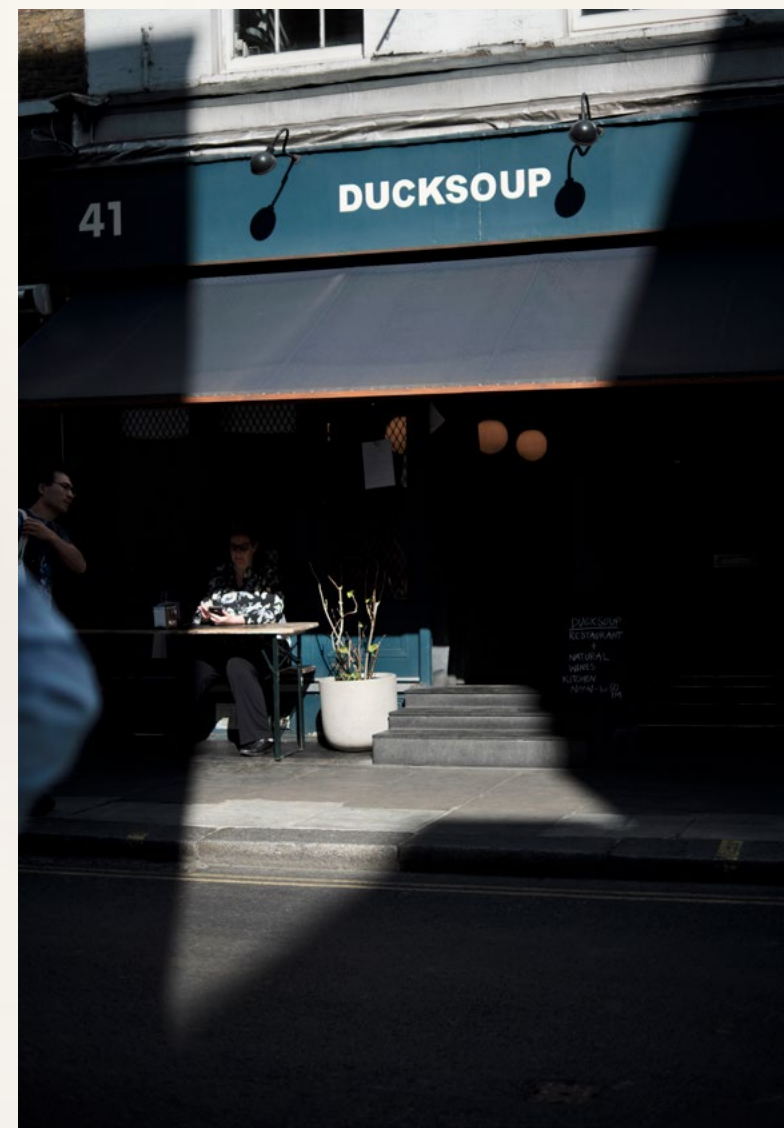
LEICESTER SQUARE

PERFECTLY PLACED

Lucent W1 sits in the centre of the city with easy access to key areas.

Where LONDON *meets*

From Soho's speakeasies to the hubbub of Chinatown, the flashbulbs of the West End to the historic shopping of Jermyn Street, it's an area where choice abounds. Berwick Street food market serves up a daily smörgåsbord of global street food, while restaurants such as Brasserie Zédel, The Palomar and Sketch offer evening destinations with impact.



CULTURE

- Royal Academy of Art
- Ronnie Scott's
- Hauser & Wirth
- Photographer's Gallery
- The National Gallery

FOOD & DRINK

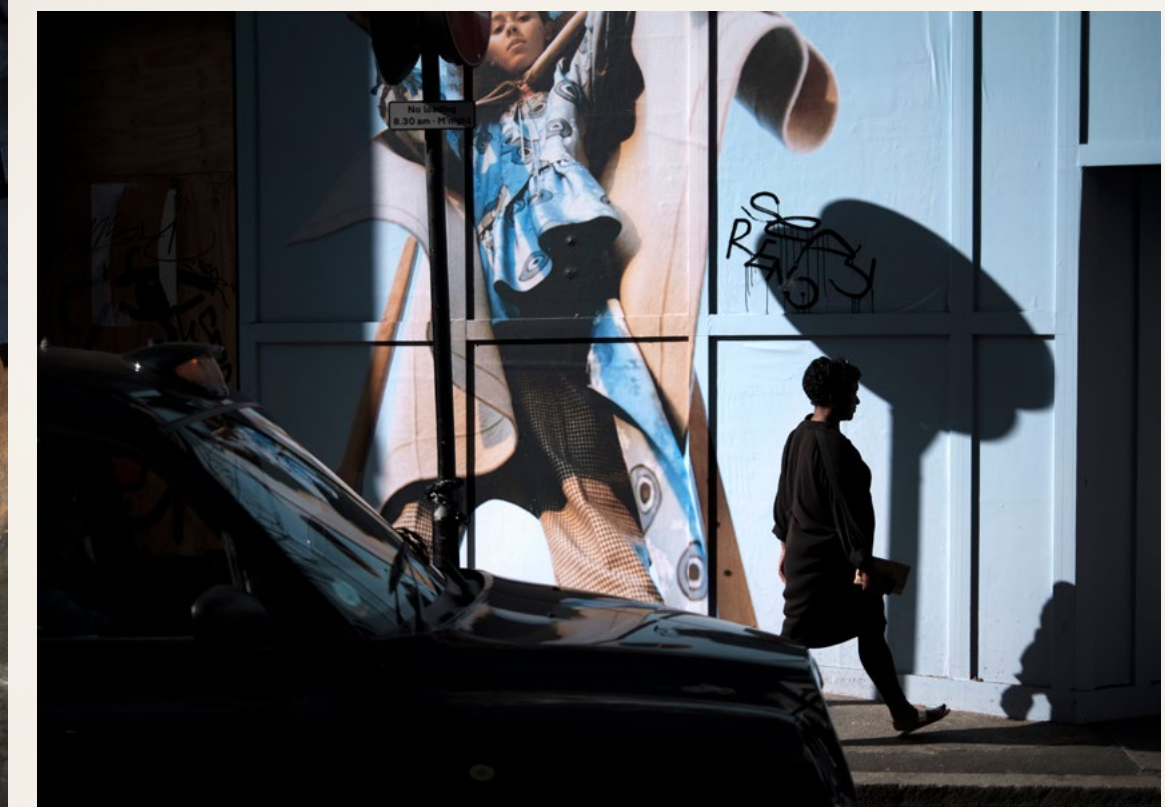
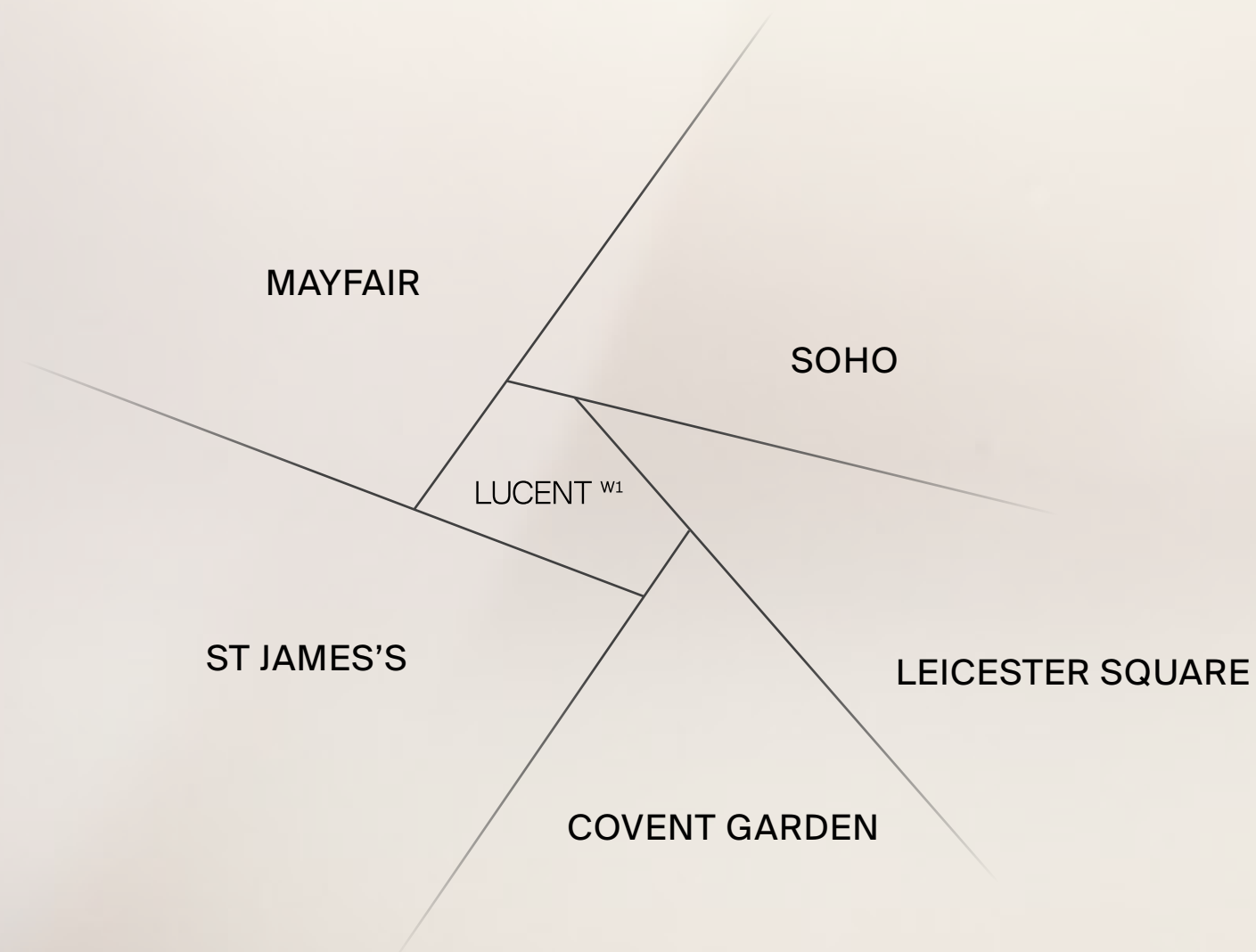
- Brindisa Soho
- The Ivy
- 45 Jermyn Street
- BAO Soho
- Social Eating House
- Kiln
- Scott's
- Soho House

RETAIL

- Dover Street Market
- Aesop
- END Clothing
- Phonica
- Fortnum & Mason
- Liberty London

NEIGHBOURS

- Apple
- Twitter
- Generation Investment Management
- EQT
- Carlyle Group
- Towerbrook Capital Partners



ALL ON YOUR *doorstep*



KILN

BANCONE

THIRD SPACE

HAM YARD HOTEL

DIRTY BONES

KRICKET

Rapha.

HOTEL CAFÉ ROYAL
A HOTEL OF THE CITY

WHOLE FOODS
MARKET

ZEDEL

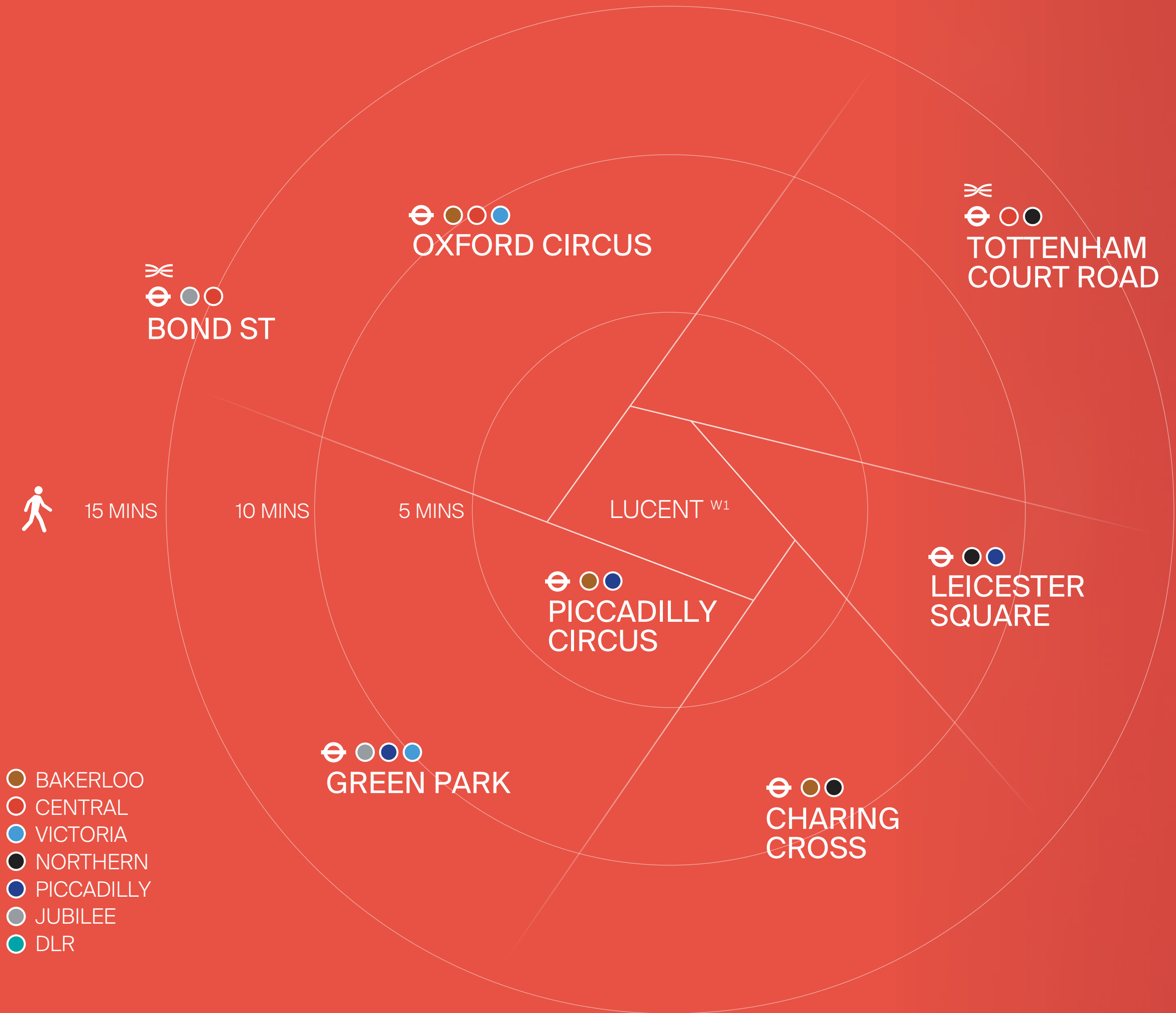
LUCENT W1

Evelyn's
TABLE

TROCADERO

Hard Rock
CAFE

MAKE CONNECTIONS



TUBE (Minutes)	6	9	14	17	14	38
	WATERLOO	EUSTON	LONDON BRIDGE	KINGS CROSS	BANK	LONDON CITY AIRPORT
	PICCADILLY CIRCUS	LEICESTER SQUARE	PICCADILLY CIRCUS	PICCADILLY CIRCUS	PICCADILLY CIRCUS	GREEN PARK
ELIZABETH LINE via Tottenham Court Rd (Minutes)	3	5	5	8	12	28
	FARRINGDON	PADDINGTON	LIVERPOOL STREET	WHITECHAPEL	CANARY WHARF	HEATHROW AIRPORT

SOURCE: TFL.GOV.UK

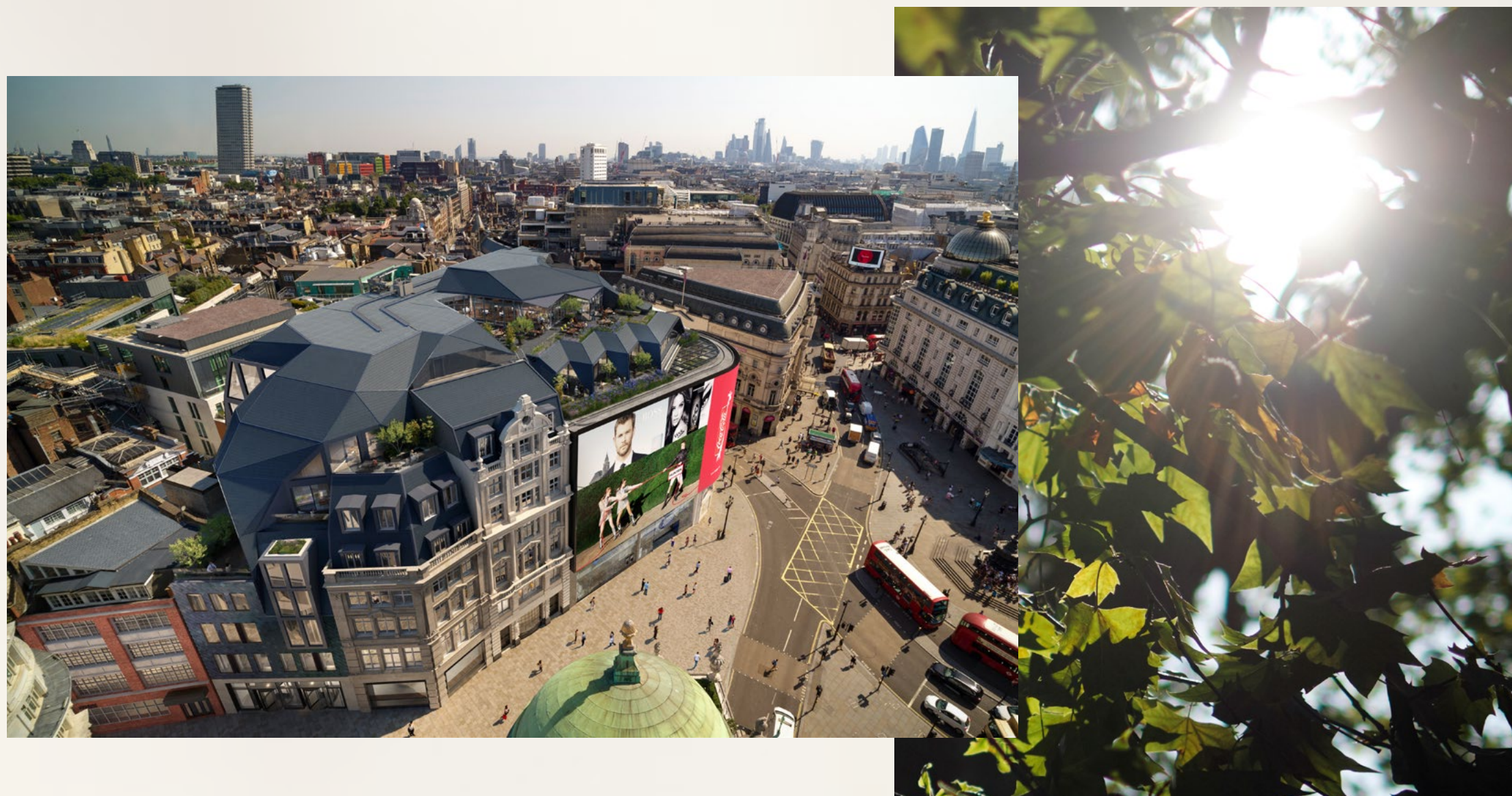
SECTION TWO
EXPERIENCE



Where
ARCHITECTURE
AWAKENS
the SENSES

A PEACEFUL retreat in the *centre* of our *CITY*

Lucent W1 is an island of serenity amid the vibrancy of central London. A stone's throw from Piccadilly Circus, you'll find a light-flooded oasis filled with abundant greenery and dotted with 20 outdoor terraces. A curved roof sweeps down to floor level, unifying this unique mix of office space, innovative retail and a new destination restaurant looking out across London.





DISCOVER AN OASIS BEHIND THE ENERGY

The entrance to Lucent W1 marks the movement between worlds.

SECTION THREE
INSPIRATION

Where
IMAGINATION
creates
COMMUNITY



The ART of an ENTRANCE with impact



The reception area of Lucent W1 is a destination in itself, with a carefully curated roster of artworks delivering a daily dose of creativity. Gleaming white walls, expansive windows and subtle bronze details give the feeling of a contemporary gallery, while a sculptural staircase curves up to a communal area for people to gather, hold talks or even join a yoga class - all with sweeping views down towards The Mall and Parliament.





1ST FLOOR LUCENT LOUNGE AND FLEXIBLE EVENT SPACE

Lucent W1 has plenty of shared, flexible space for events or socialising.

Where NATURE meets TECHNOLOGY



FLOODED with *natural* DAYLIGHT

Lucent W1 is designed around a central open-air atrium that unites the floors, ensuring that every level of the building is awash with natural light. Your people can look down on a green canopy from bright and airy offices, or take in the inspiring cityscape from one of the many outdoor terraces.



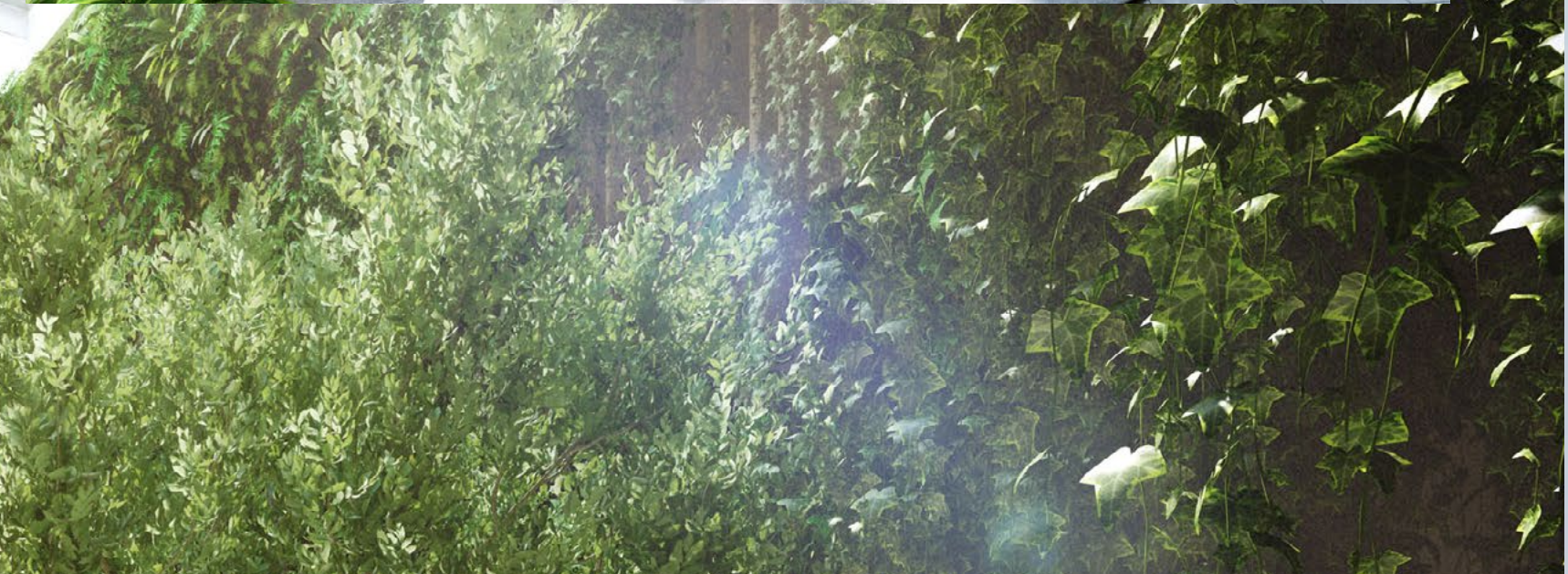


USING BIOPHILIC design to *BOOST* *wellbeing*

Based on the insight that being close to nature boosts productivity, health and creativity, Lucent W1 is designed with the natural world at its core. Featuring outdoor spaces on every level and a green wall that climbs three storeys, seating areas are set within landscaped gardens, bringing this urban community together in a verdant setting.

INSIDE OUT

Unexpected glimpses of greenery creates a sense of harmony.





NORTH FACING 5TH FLOOR

Abundant natural light floods into the office space.

LUCENT W1

at a glance

OUTDOOR SPACE

20 TERRACES and BALCONIES.



WORKPLACE

DESIGNED to 1:8 m².



HEALTH AND FITNESS

CYCLE CENTRE with 200 spaces and FIRST CLASS shower and changing facilities.



BIOPHILIA AND WELLNESS

COURTYARD and LIGHT GARDEN with mature planting.



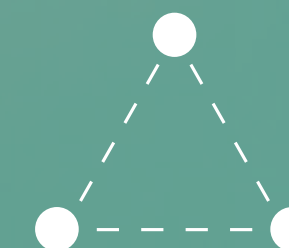
VOLUME

Creative EXPOSED raft design with clear height of 2.75 m.



SPECIFICATION

Highly engineered with exceptional fresh air, power and connectivity.



FLEXIBILITY

EXPANSIVE floorplates of c.25,000sq ft.



COMMUNITY

LUCENT LOUNGE, flexible event space and high-spec meeting rooms.



SUSTAINABILITY

BREEAM Outstanding, WELL enabled and WiredScore Platinum.



YOUR name in *LIGHTS*

Piccadilly Lights' cutting-edge LED display is one of the most famous advertising sites in the world, rivalling New York's Times Square for visual impact and reaching around 100 million people a year.

Lucent W1 offers an extraordinary opportunity to put your brand on these hallowed screens, from week-long activations to long-term campaigns, while flexible ground floor retail spaces open the possibility of experiential concepts to connect more closely with your customers.



Office SPACE and INNOVATIVE retail

BUILDING ELEVATION

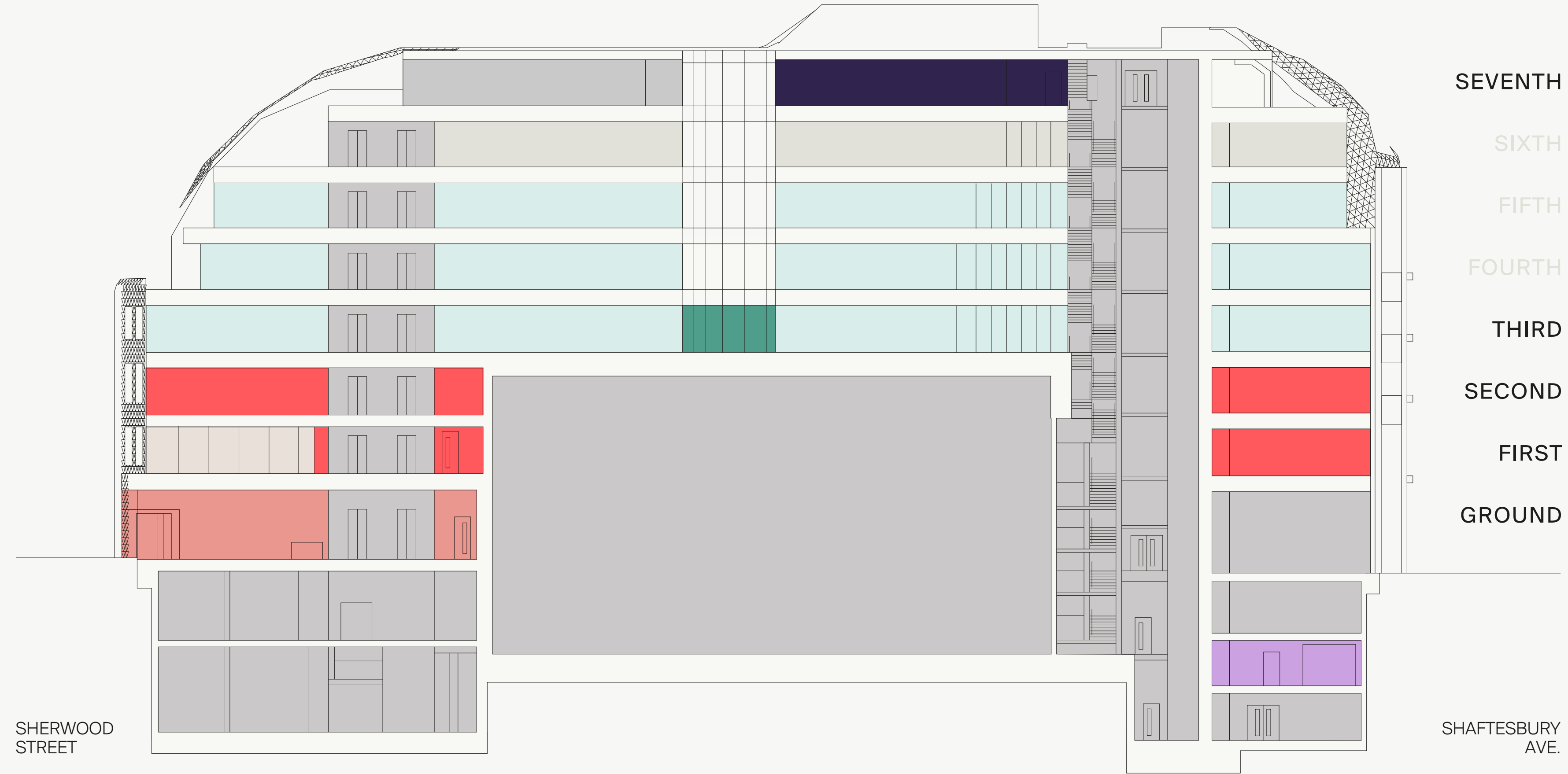


SCHEDULE OF AREAS

FLOOR	m2	sq ft
SIXTH		LET
FIFTH		LET
FOURTH		LET
THIRD	2,373.0	25,543
SECOND	1,167.9	12,571
FIRST	1,189.2	12,801
GROUND	825.8	8,888
TOTAL*	10,134.8	109,090

*APPROX.NIA




RECEPTION	
LUCENT LOUNGE & EVENT SPACE	
MYO OFFICES & MEETING ROOMS	
END OF TRIP FACILITIES	
OFFICE	
TERRACE	
RESTAURANT	



GROUND FLOOR

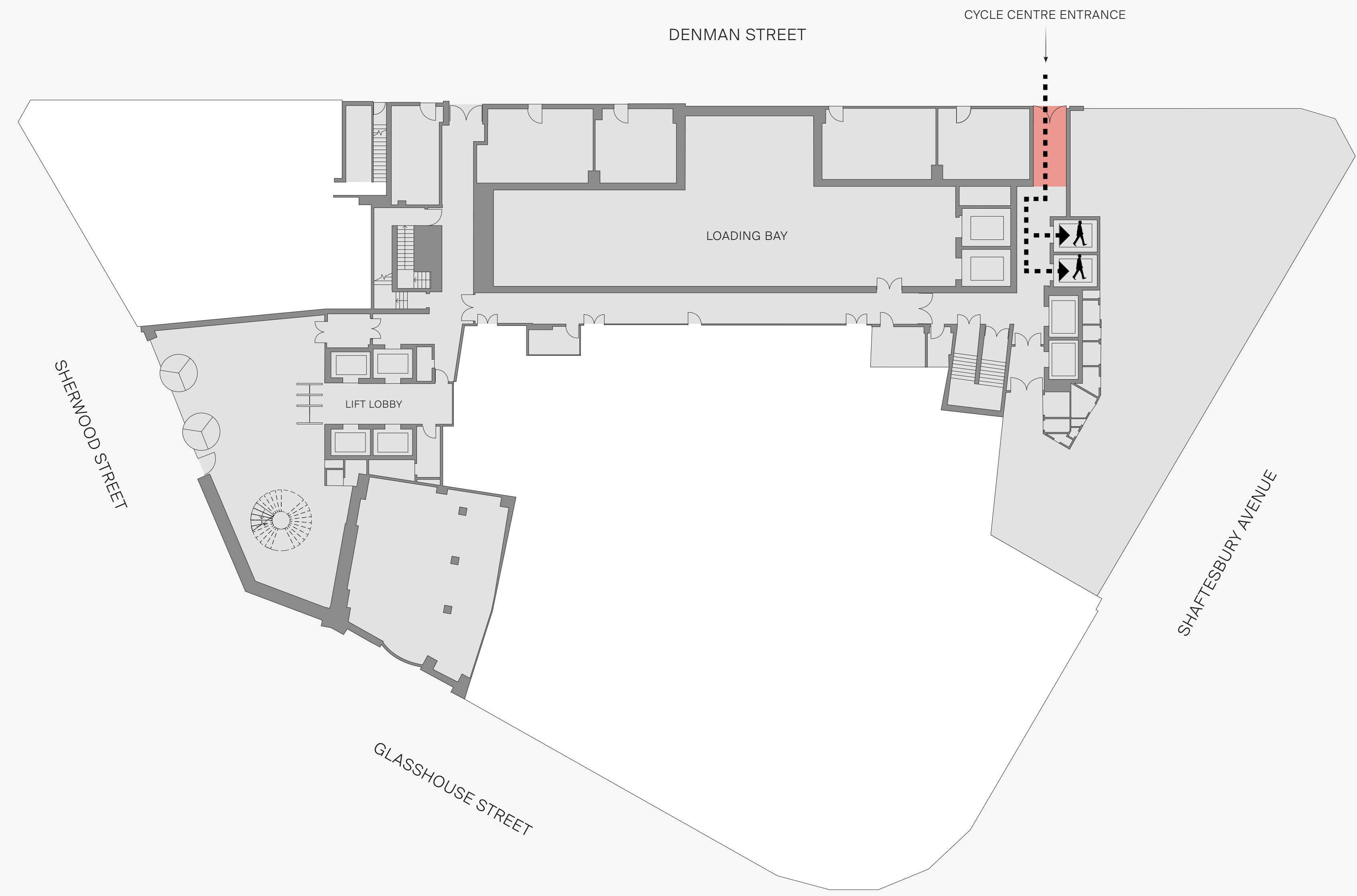
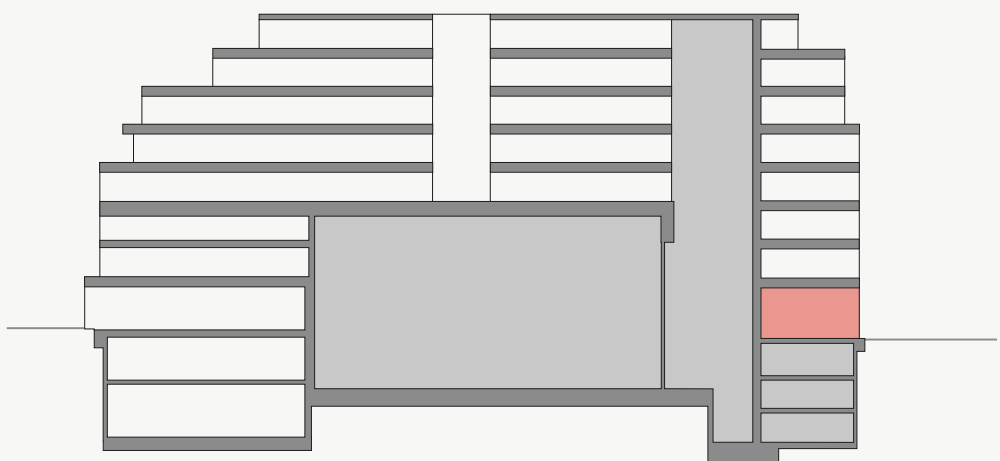


SCHEDULE OF AREAS

- CYCLE CENTRE 
- CUSTOMER JOURNEY 
- EXISTING RETAIL 

GROUND FLOOR UNIT
668.3 M²
7193 SQ FT
APPROX. NIA

ELEVATION GUIDE



FIRST FLOOR – MYO

CLEAR
PLAN
PRIVATE
EVENT



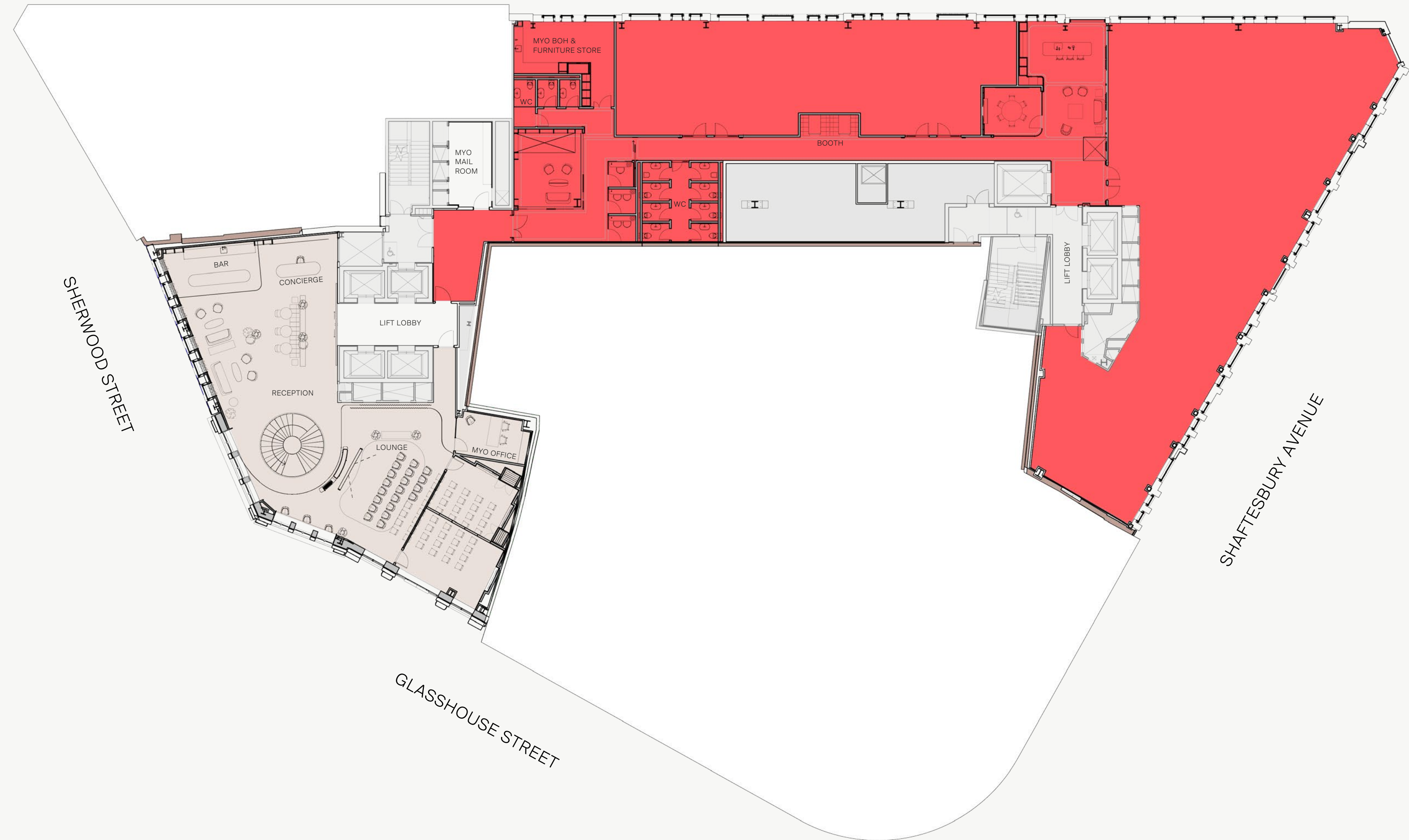
SCHEDULE OF AREAS

- LUCENT LOUNGE & EVENT SPACE
- MYO OFFICES & MEETING ROOMS
- EXISTING RETAIL

MYO OFFICES
877.1 M²
9,441 SQ FT

LUCENT LOUNGE
312.1 M²
3,360 SQ FT
 APPROX. NIA

DENMAN STREET

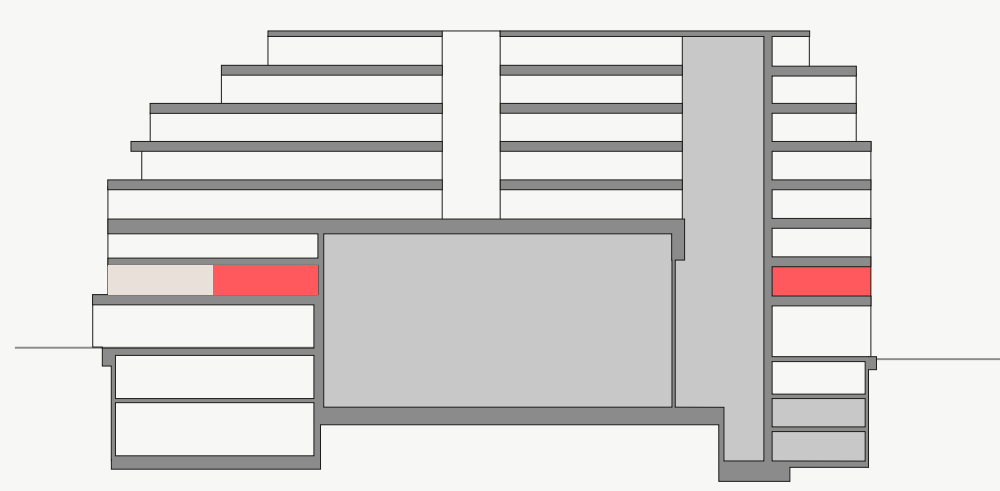


SHERWOOD STREET

SHAFTESBURY AVENUE

GLASSHOUSE STREET



ELEVATION GUIDE



SECOND FLOOR – MYO CLEAR PLAN

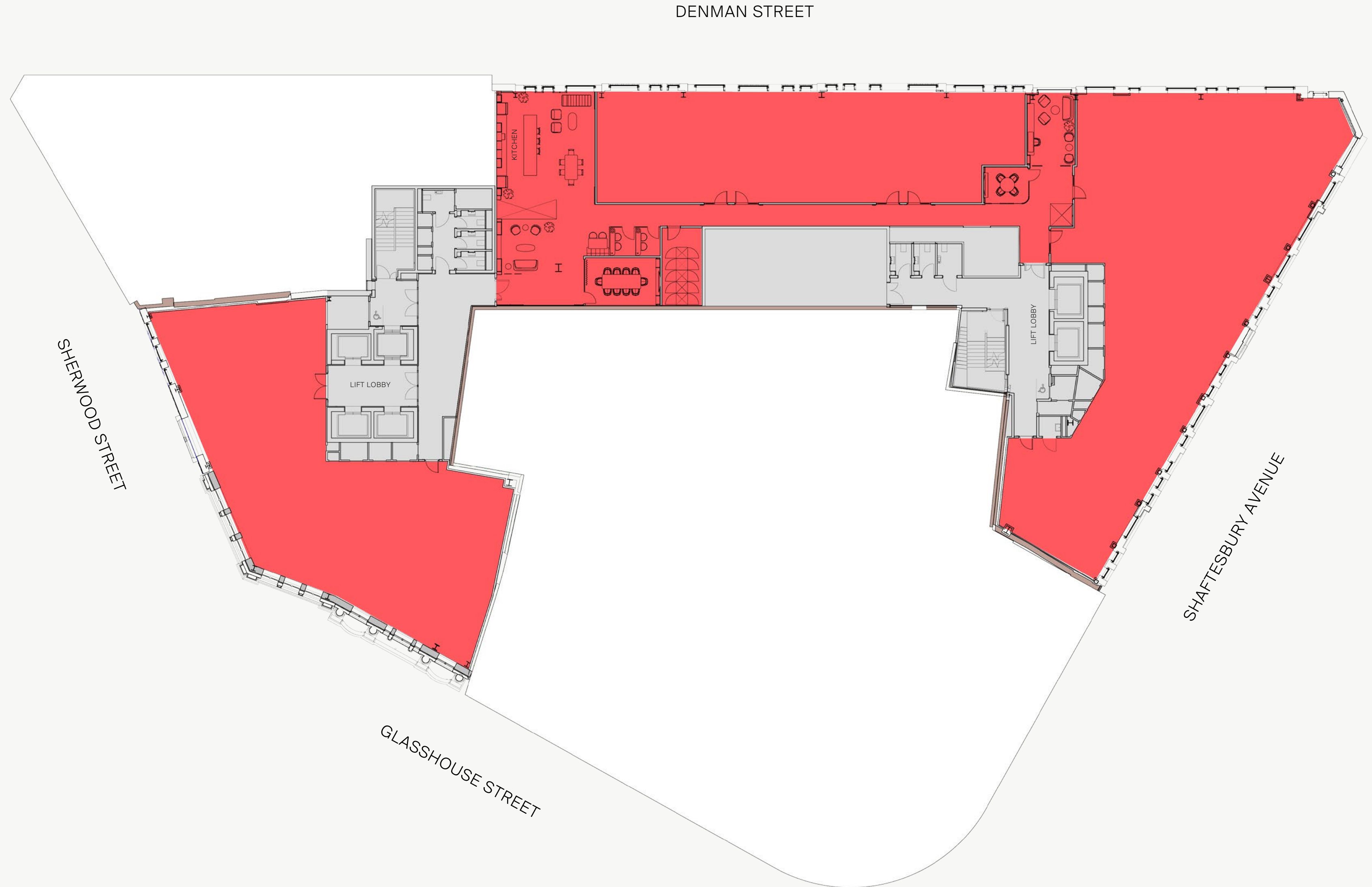
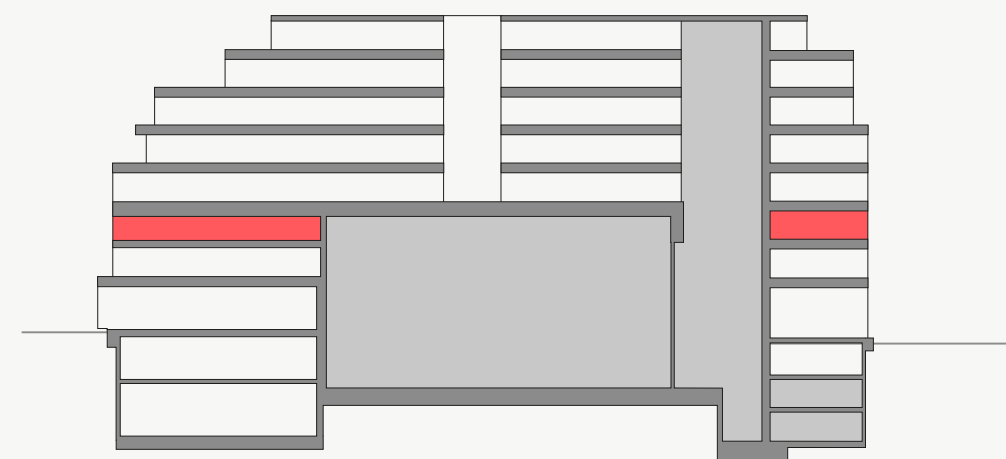


SCHEDULE OF AREAS

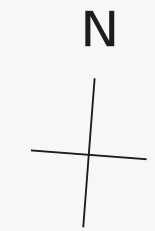
- MYO OFFICES & MEETING ROOMS 
- EXISTING RETAIL 

MYO OFFICES
1,167.9 M²
12,571 SQ FT

ELEVATION GUIDE



THIRD FLOOR



SCHEDULE OF AREAS

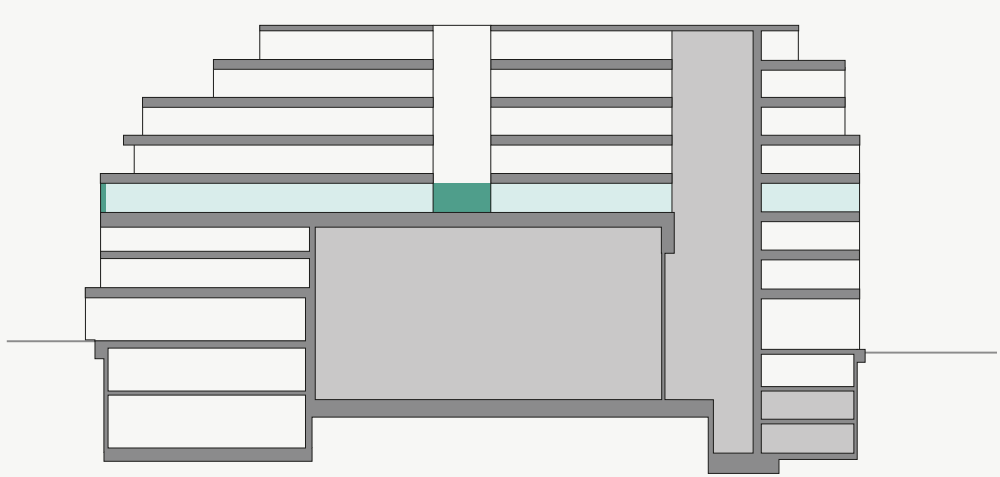
- OFFICE
- ATRIA

OFFICE SPACE
2,373 M²
25,543 SQ FT

TERRACES	M ²	SQ FT
A ATRIUM (OPEN)	41	441
B LIGHT GARDEN (ENCLOSED)	81	872

TERRACE AREA
122 M²
1,313 SQ FT

ELEVATION GUIDE



FOURTH FLOOR ^{LET}



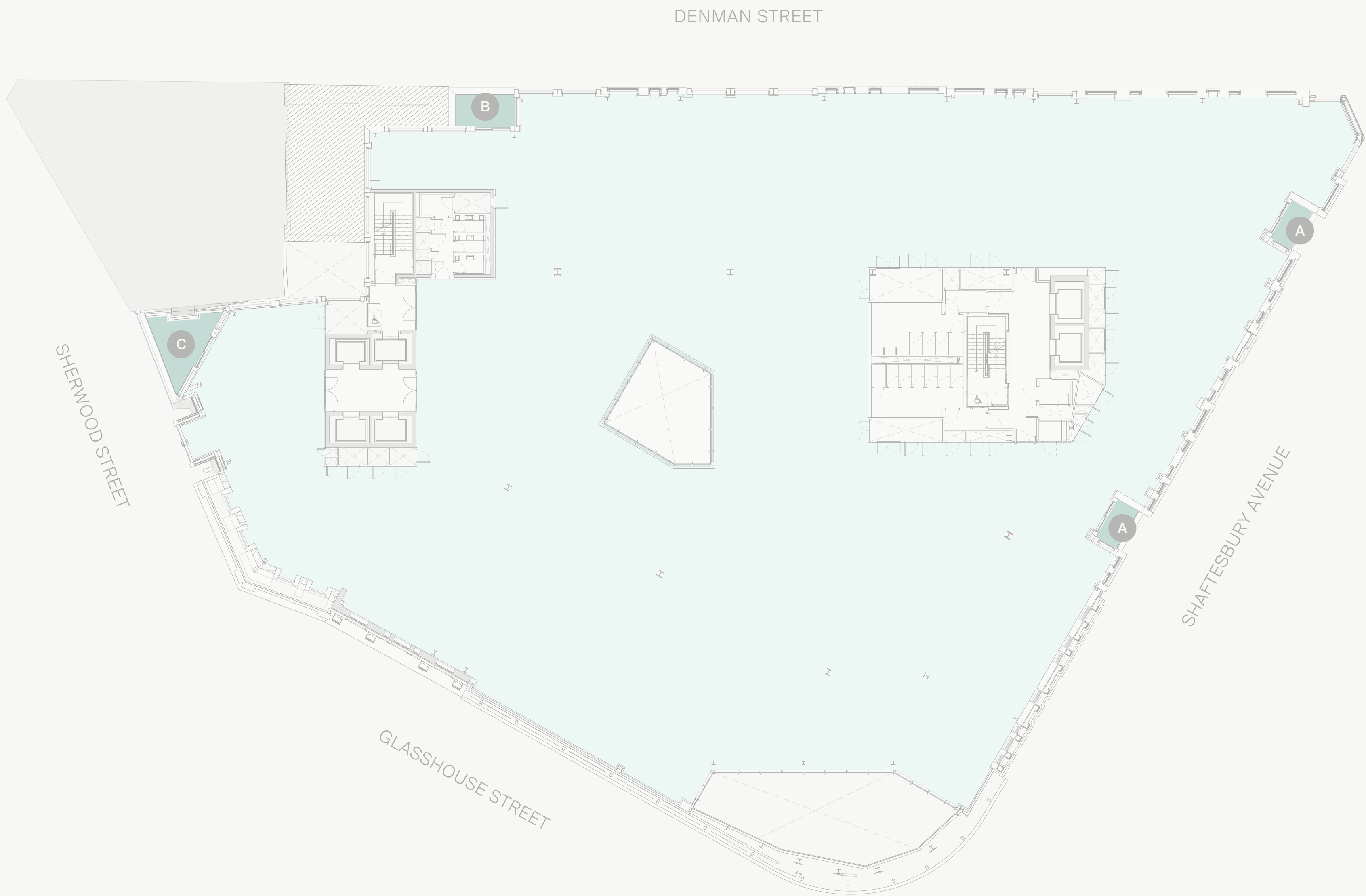
SCHEDULE OF AREAS

OFFICE	
TERRACES	

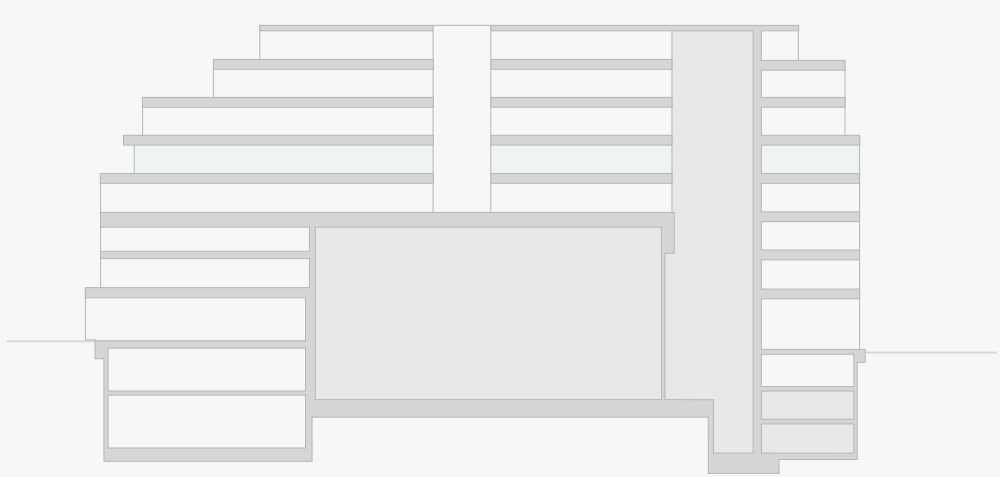
OFFICE SPACE
2359.2 M²
25,394 SQ FT

TERRACE AREA
34 M²
367 SQ FT

TERRACES	M ²	SQ FT
A	5	53
B	9.4	101
C	14.8	159




ELEVATION GUIDE



FIFTH FLOOR ^{LET}



SCHEDULE OF AREAS

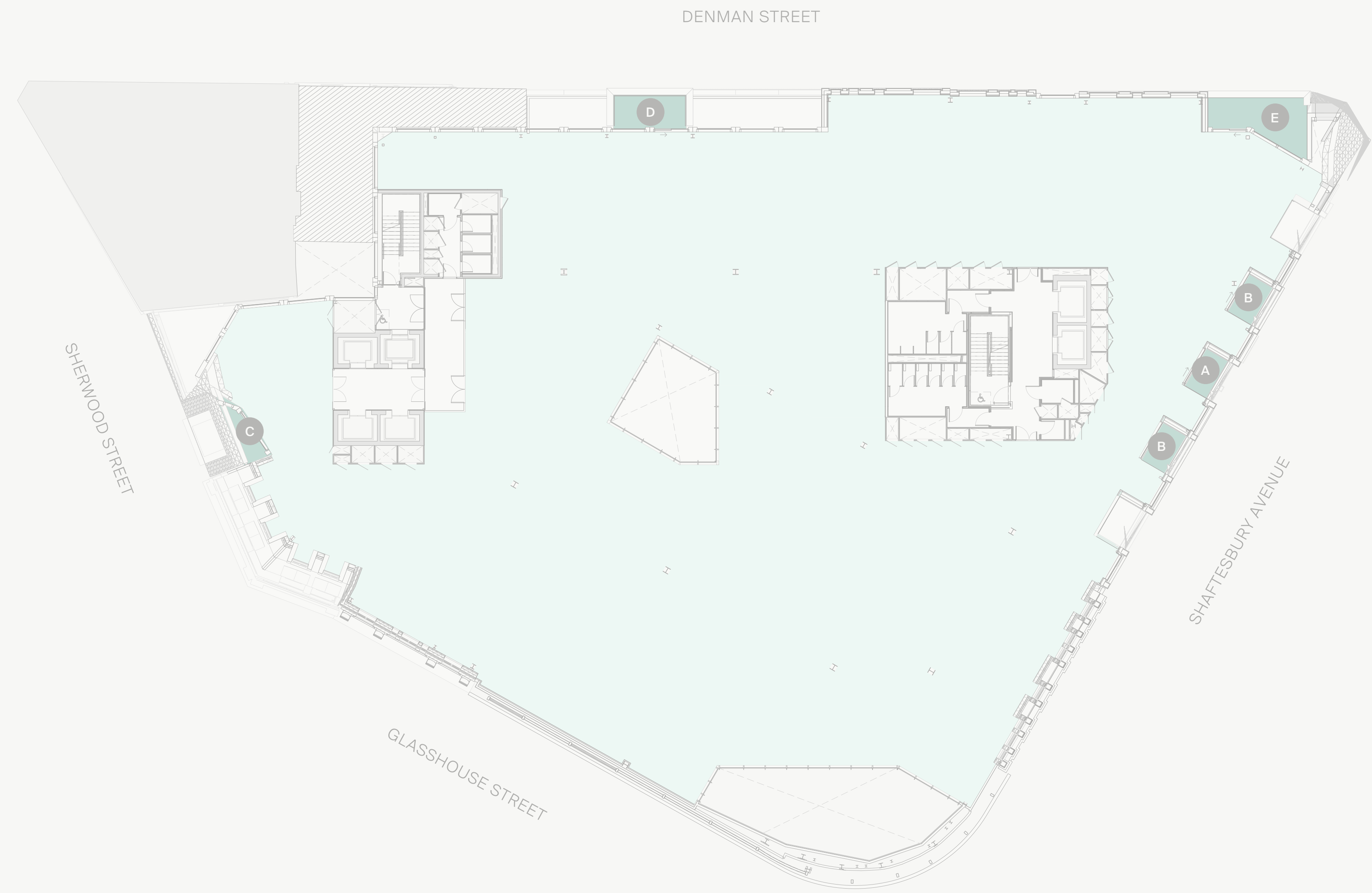
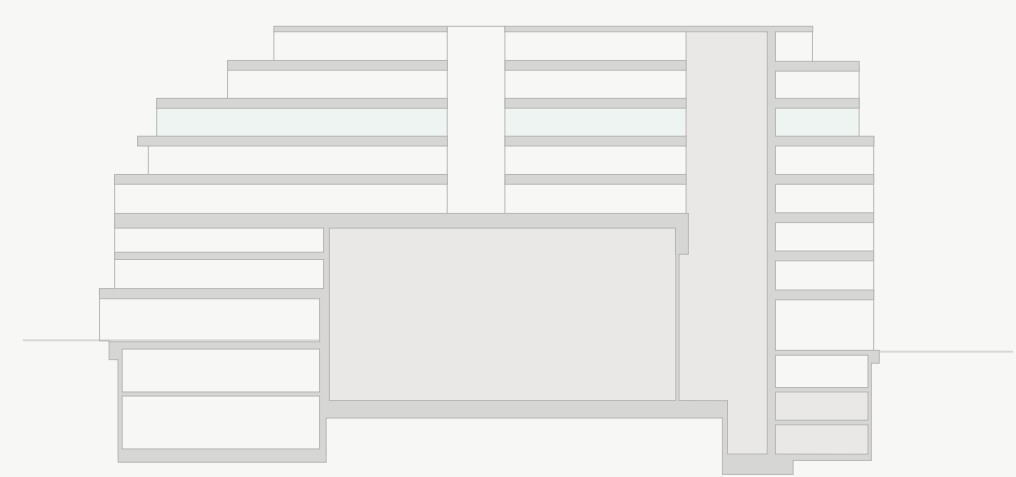
OFFICE	
TERRACES	

OFFICE SPACE
2,219.7 M²
23,893 SQ FT

TERRACE AREA
61.1 M²
657 SQ FT

TERRACES	M ²	SQ FT
A	5.1	55
B	5.6	60
C	6.3	68
D	11	118
E	27.6	297

ELEVATION GUIDE



SIXTH FLOOR LET



SCHEDULE OF AREAS

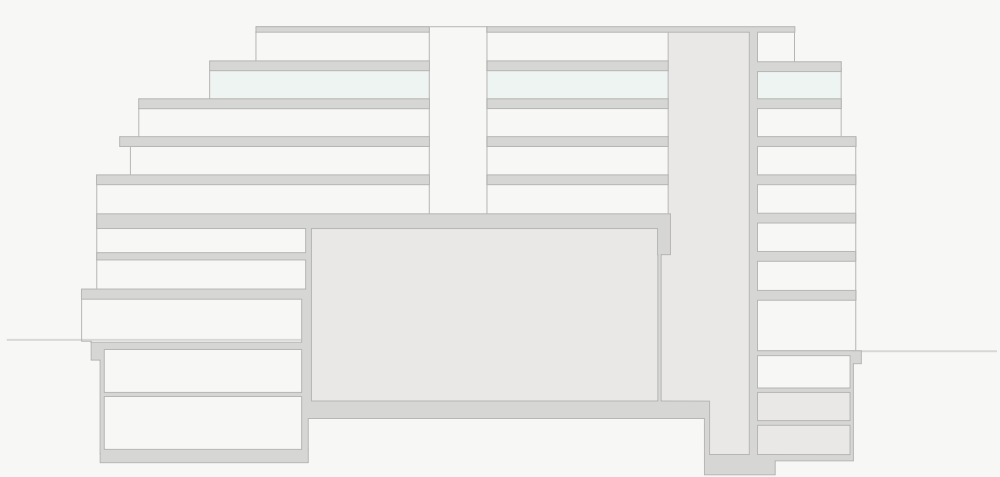
OFFICE	●
TERRACES	●

OFFICE SPACE
1,813 M²
19,515 SQ FT

TERRACE AREA
229 M²
2,472 SQ FT

TERRACES	M ²	SQ FT
A	3	37
B	4	38
C	4	40
D	16	177
E	19	209
F	31	338
G	144	1,553

ELEVATION GUIDE



SEVENTH FLOOR



SCHEDULE OF AREAS

- RESTAURANT

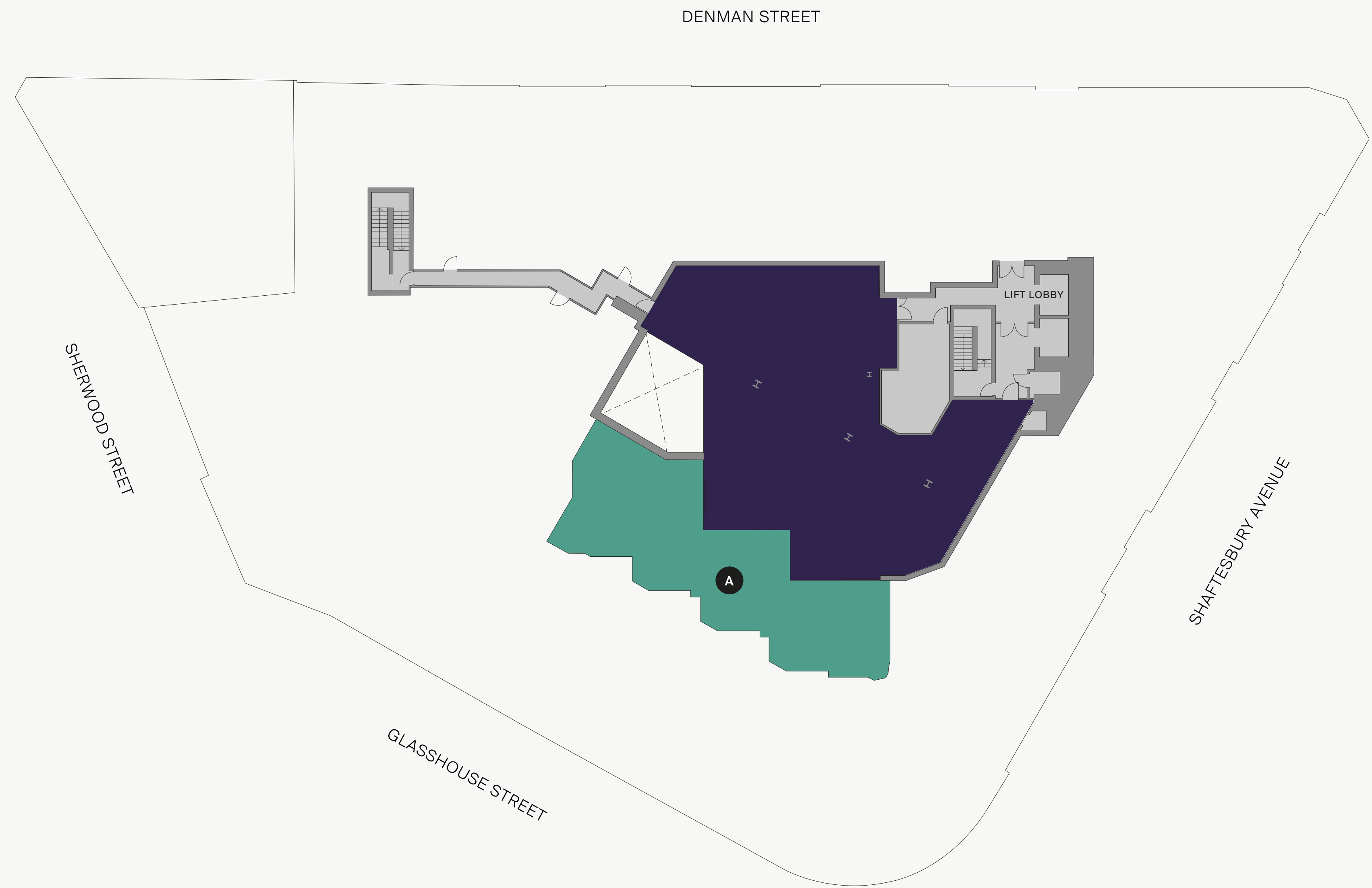
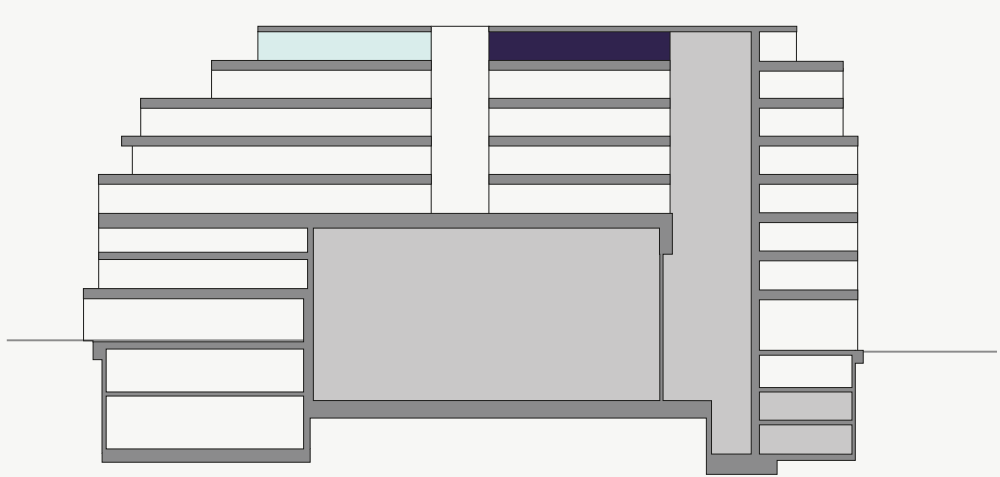
- TERRACES

RESTAURANT
343 M²
3,692 SQ FT

TERRACES	M ²	SQ FT
A	186	2006

TERRACE AREA
229 M²
2,472 SQ FT

ELEVATION GUIDE



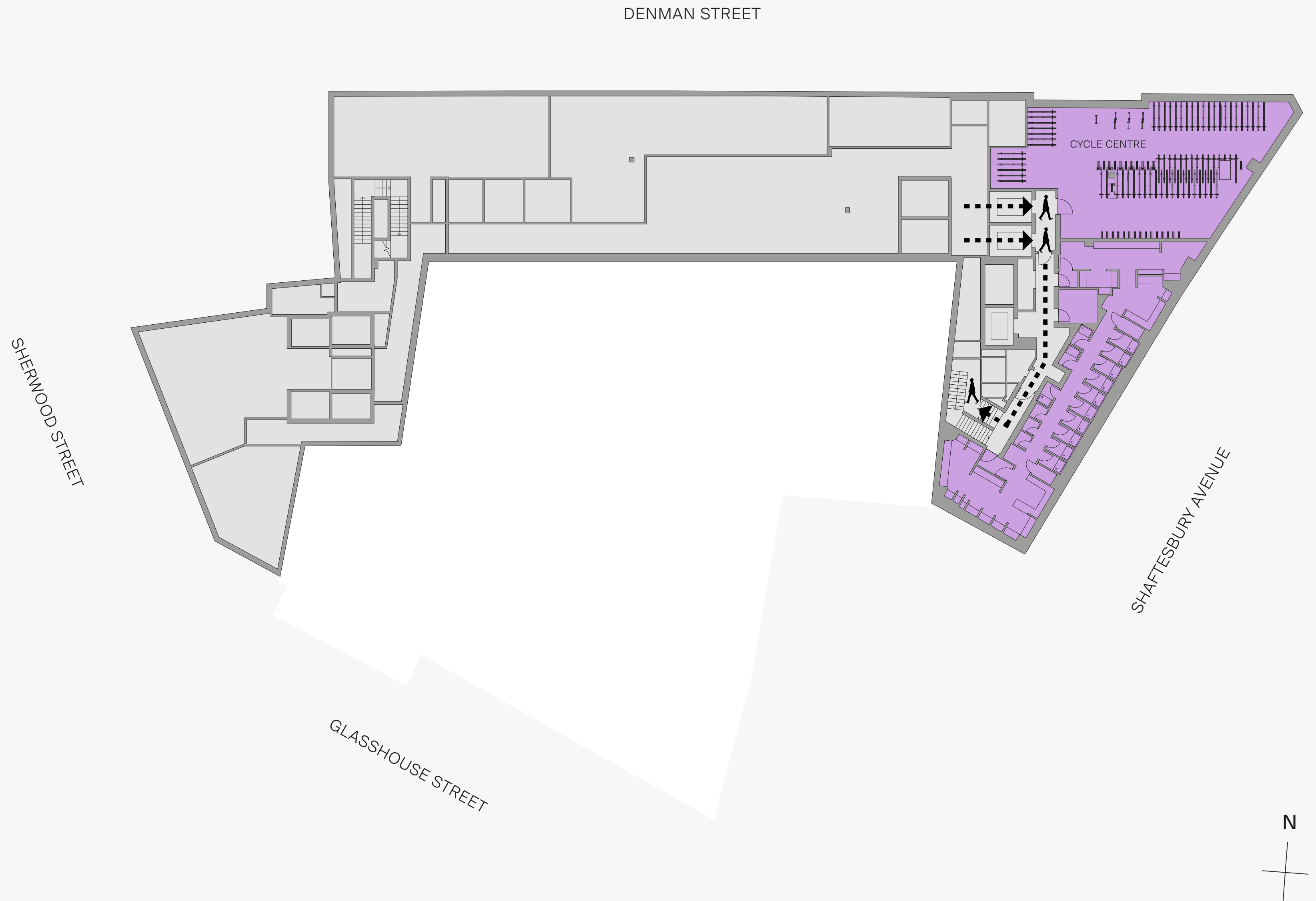
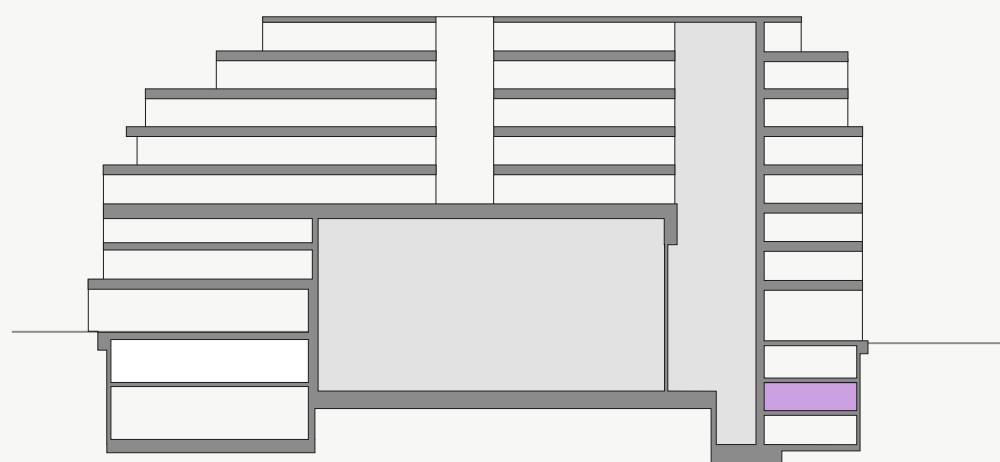
BASEMENT MEZZANINE

SCHEDULE OF AREAS

CYCLE CENTRE	
LOCKERS	226
BIKE SPACES	200
SHOWERS	16
CUSTOMER JOURNEY	

CYCLE CENTRE
463 M²
4,984 SQ FT
APPROX. NIA

ELEVATION GUIDE



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