



Press release

Title Landsec launches landmark new destination behind Piccadilly Lights
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Landsec has today launched Lucent, its latest office led scheme in central London. The landmark project creates a new destination directly behind London's iconic Piccadilly Lights and is the third building opened by Landsec this year in a further show of strength in the London office market.

Lucent overlooks Piccadilly Circus, where the vibrancy of Soho, Mayfair, and St James's converge. Combining best-in-class offices with new retail, hospitality and residential spaces across 144,000 sq ft, it is a landmark offering in the heart of the West End.

The market for well-connected and amenity rich space in the capital is competitive, with occupancy across Landsec's Central London portfolio having increased by 100bps to 96.9%. Lucent has added much needed space to the supply constrained West End where the market is especially competitive and all of Landsec's existing portfolio is fully let. In line with this wider trend, office space at Lucent is already 77% let or in solicitor's hands with only one floor of 25,000 sq ft remaining available.

The scheme also offers 20,000 sq ft of new retail and hospitality space for brands looking to grow their presence in one of London's best-known locations, including a landmark rooftop restaurant. Recent research by Landsec shows that amenities, both inside and outside of a building, are one of the most important factors in driving office leasing decisions. Lucent was designed to be a destination in its own right, building on the already world class hospitality and leisure scene in the area and providing space for businesses to connect with their people and customers.

Marcus Geddes, Managing Director for Workplace at Landsec said: "Businesses are focused on finding innovative spaces that best serve the needs of their people, meaning that modern office space in prime locations will continue to outperform other markets. The leasing momentum we've seen at Lucent is testament to this.

"Access to amenity is fast becoming one of the biggest drivers in leasing decisions, with businesses looking for spaces that can attract and retain the best talent. The combination of office space, retail and an unparalleled restaurants and leisure on site make Lucent a new destination in its own right."

The building hosts both Blank Canvas space and Myo, Landsec's flexible office brand, which will next year and provide tailored, high-quality spaces on customisable leases. Lucent has been designed throughout to optimise employee wellbeing and maximize occupier's access to green space, with 20



outdoor terraces, 600 species of plants, a three storey green wall and a feature Whitebeam tree extending up through the central atrium.

Lucent is designed by architects Fletcher Priest and construction was led by Wates. The agents for the scheme are CBRE and Cushman & Wakefield,

Ends

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at [landsec.com](https://www.landsec.com)

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