

Greater London House

GLH

Camden NW1



KIESSER TRAINING

KIESSER TRAINING

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KIESSER TRAINING

KIESSER TRAINING

TAKKERAS

HOME TO...









THE COOL CATS



# DIVINE FELINES



# MAJESTIC MOGS



ON THE  
HUNT FOR...

# CAT-HABITANTS



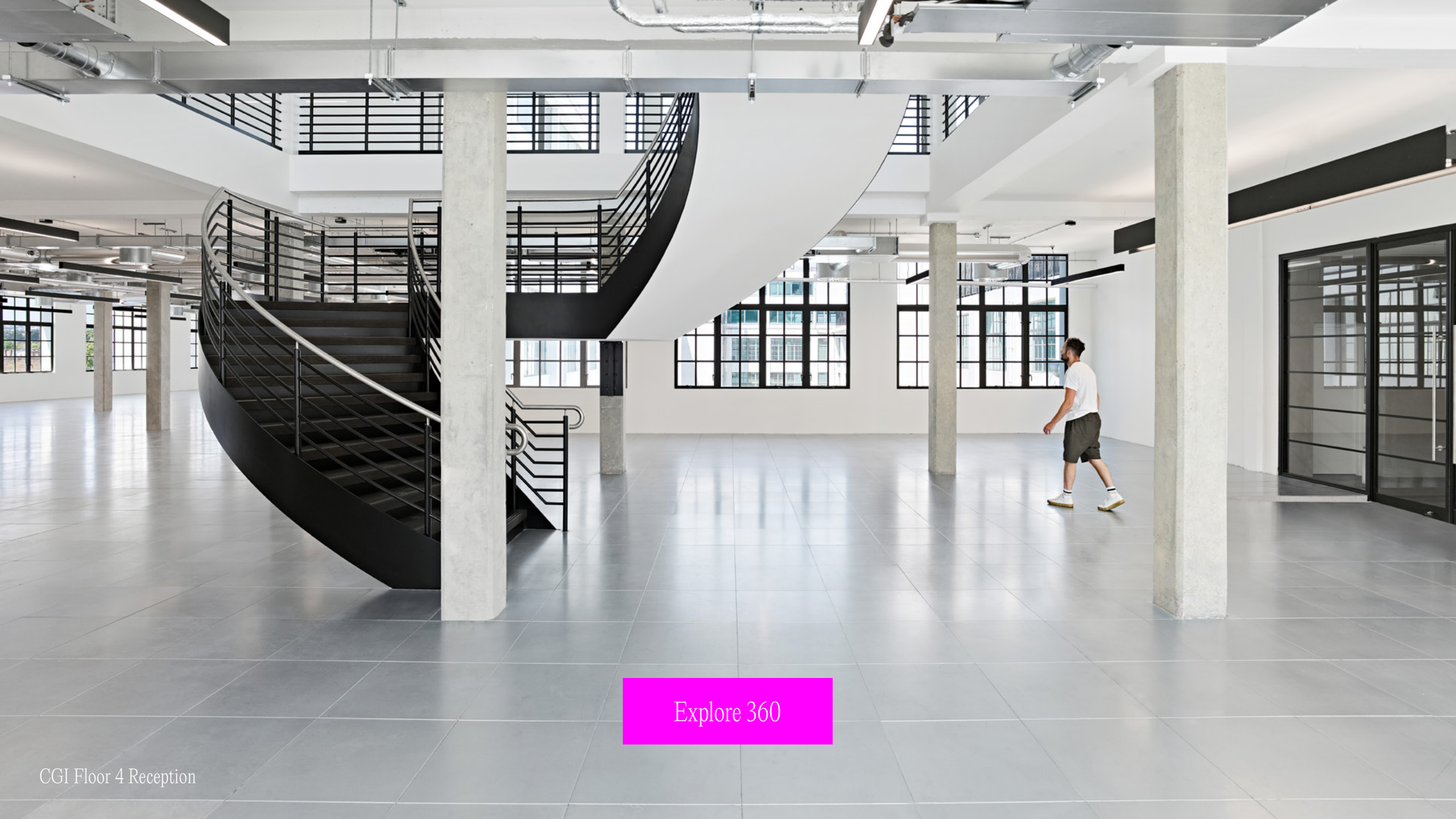
# CO-HABITANTS





The image features a solid blue background. Centered on the page is the text "YOUR PLAYGROUND AWAITS" in a white, serif font, arranged in three lines. The text is surrounded by several thin, white, flowing lines that create a sense of movement and playfulness, resembling a stylized path or a series of connected loops.

YOUR  
PLAYGROUND  
AWAITS

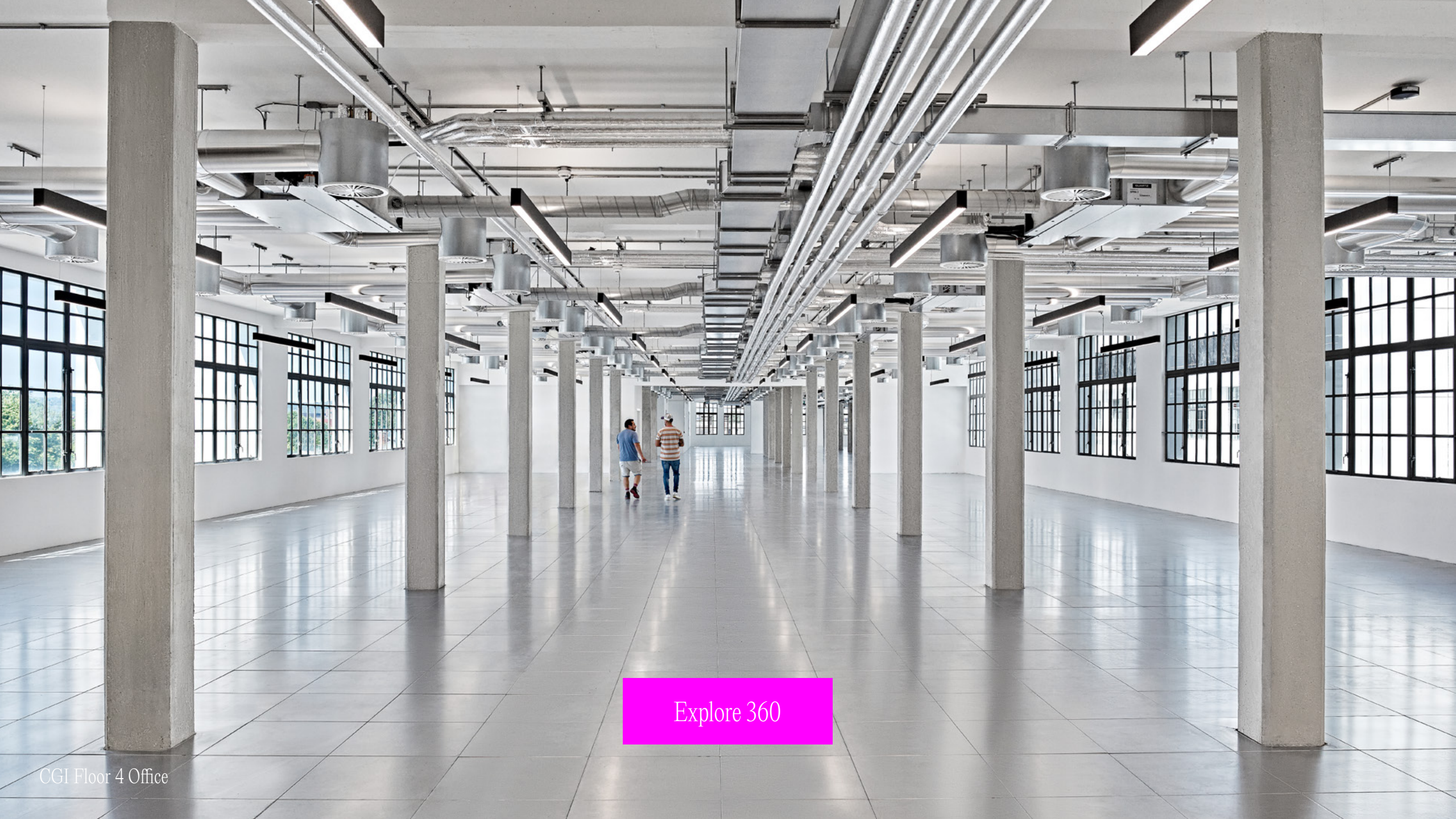


Explore 360

350,300 SQ-PAWS\*



\*35,030 SQ- FEET



[Explore 360](#)

FLOORS 4&5

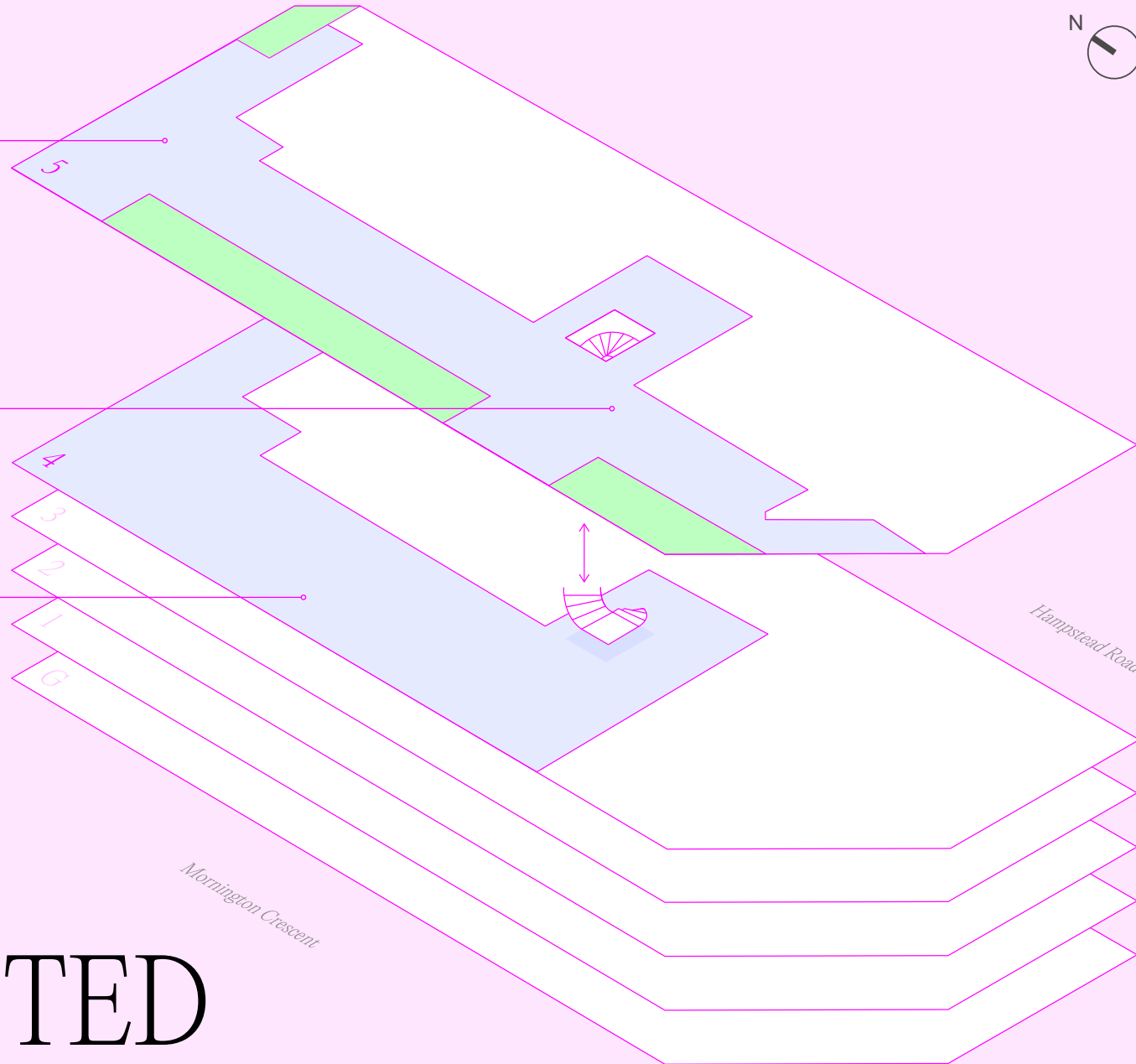
Office Terrace



Floor 5  
18,196 sq-ft

Interconnecting stairs

Floor 4  
16,834 sq-ft



GLH habitants



+ WUNDERMAN THOMPSON

REVLON

ASOS

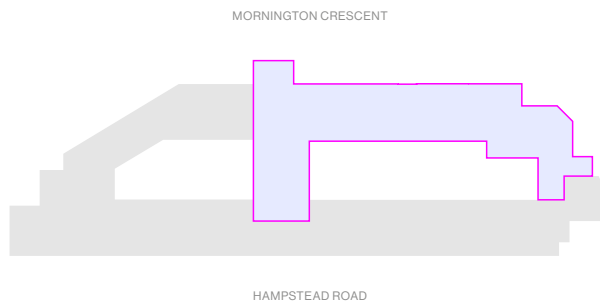
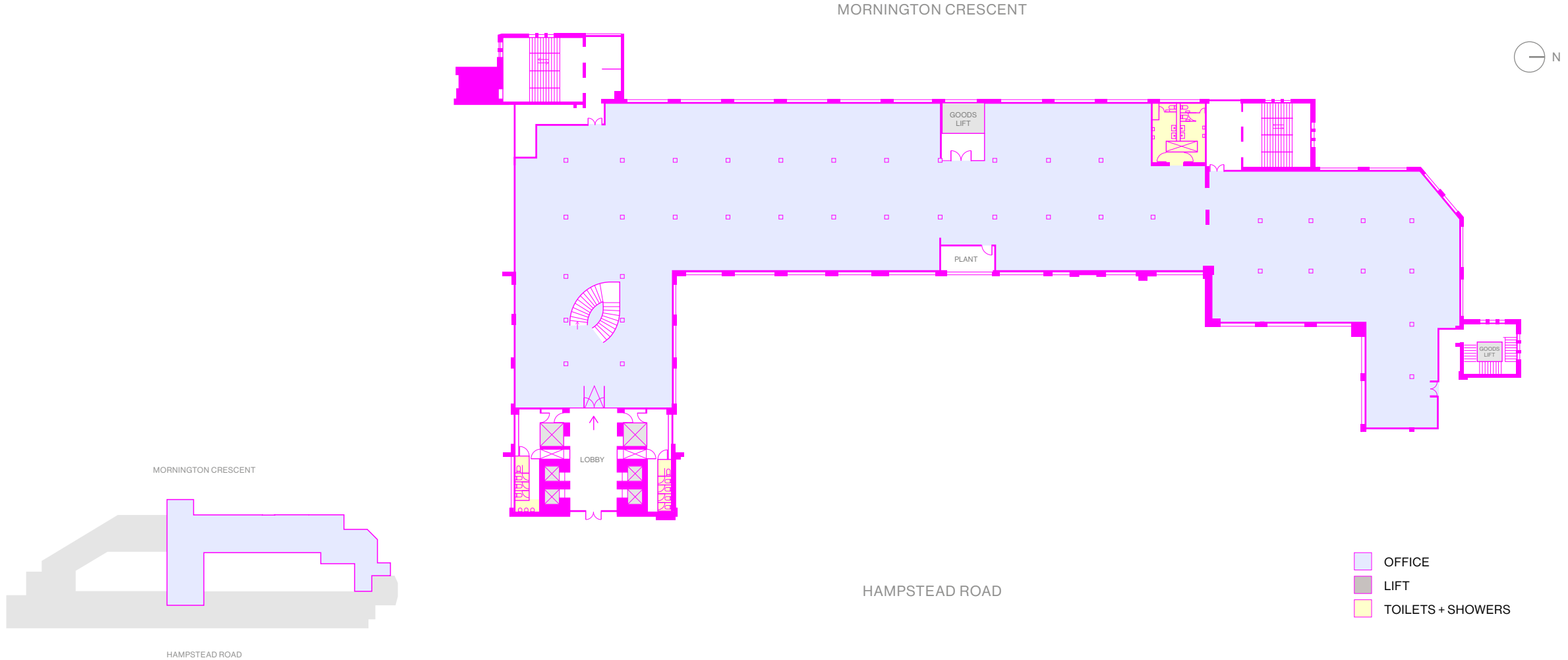
# CONNECTED



# Floor 4

Office

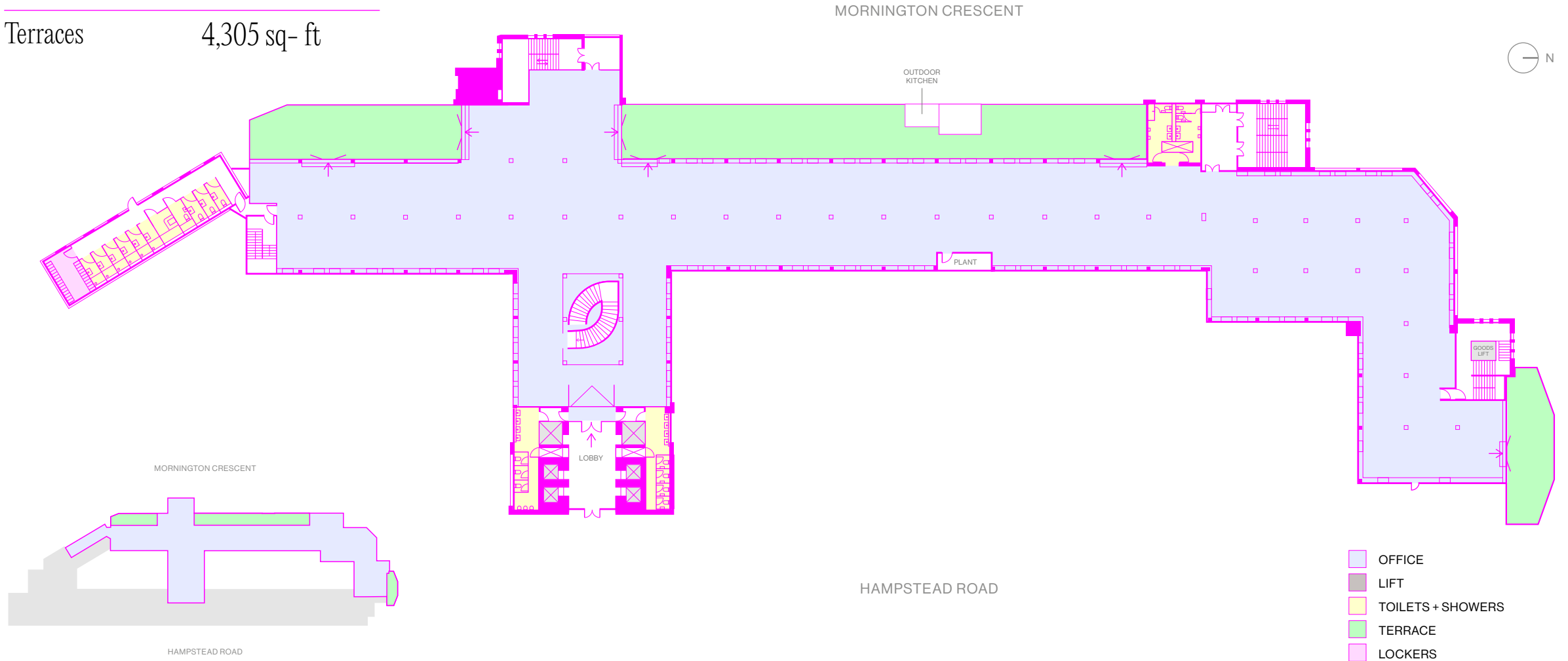
16,834 sq-ft



# Floor 5

Office 18,196 sq-ft

Terraces 4,305 sq-ft





FOR SUN-SEEKERS





CGI Floor 5 Terrace



4,305 SQ-FT  
OF PRIVATE  
TERRACING





North terrace  
689 sq-ft

Central terrace  
2,518 sq-ft

South terrace  
1,098 sq-ft

ACROSS  
3 TERRACES





360 VIEWS



ARRIVE IN STYLE



# PARK UP

Dedicated bike racks,  
showers and lockers





WALK IN

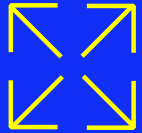
Impressive arrival  
experience



Wellbeing in mind.

# DESIGNED FOR COMFORT

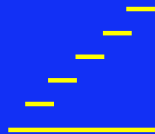
# PURRFECT PERKS



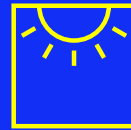
Full 1:8 sq-m  
design criteria



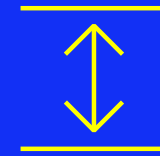
4,305 sq-ft of  
private terracing



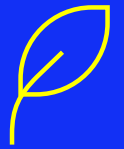
Interconnecting  
staircase



Exceptional  
natural light



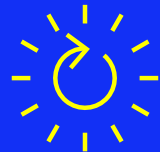
3.72m floor to  
ceiling height



Biophilic  
design



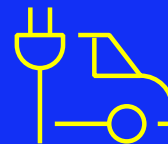
New 4-pipe fan coil air  
conditioning system



Circadian  
lighting



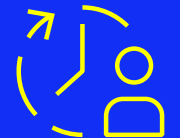
Space for 40 cycles  
& car parking



Electric car  
charging available



7 dedicated  
showers, 26 lockers



24hr on site reception  
& security team



Delivered to



CAT A



CGI Floor 4 Reception



# CAT B

Make it your own







CGI Floor 4 Reception





YOUR  
STOMPING  
GROUND

LIVELY CAMDEN &  
COOL KING'S CROSS





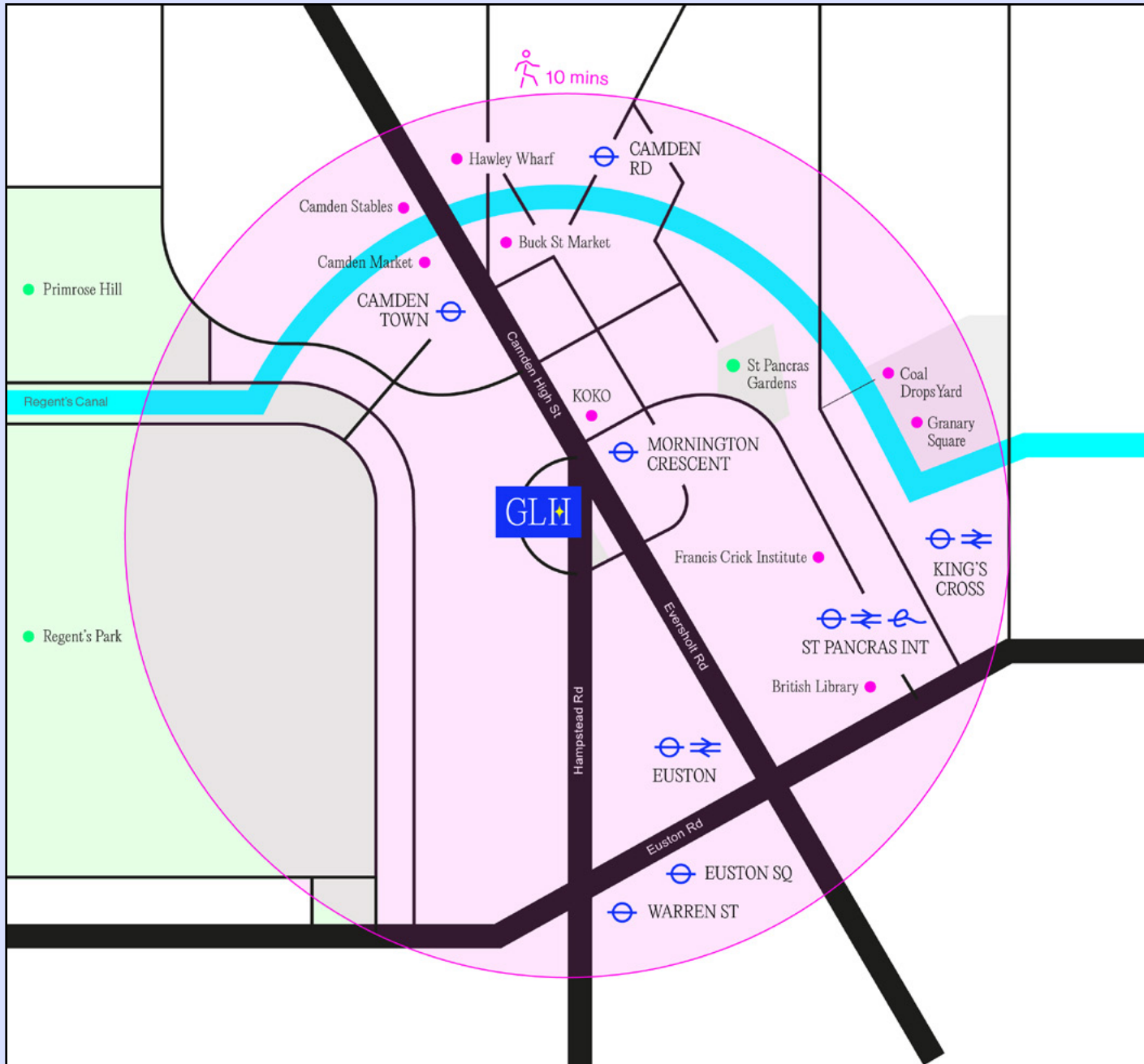
CAMDEN LOCK  
8 mins





COAL DROPS YARD  
10 mins

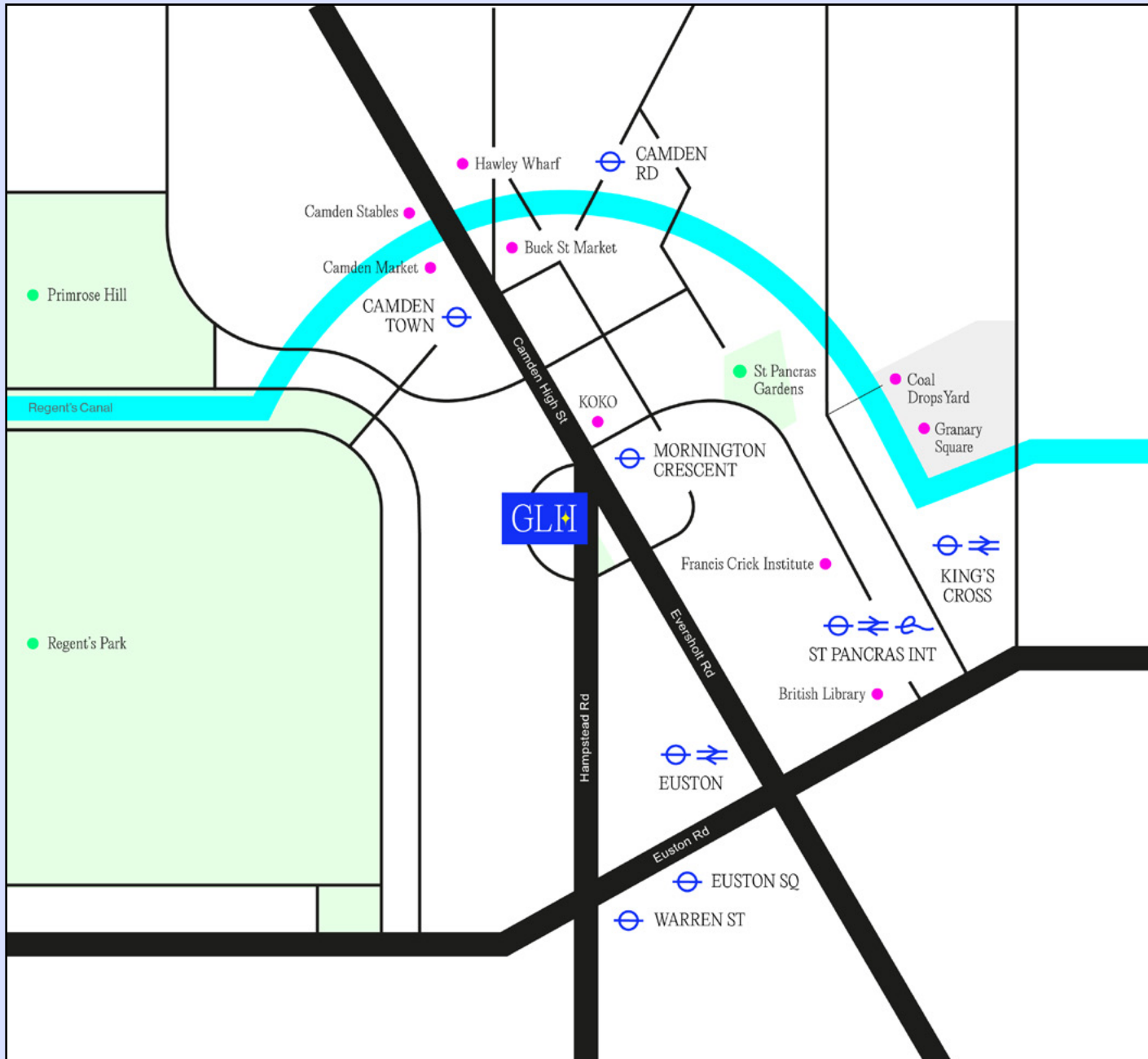




# LOCAL TERRITORY

At the intersection of Camden and King's Cross, the area offers everything you need to work, rest or play.

# CLOSE COMPANIONS

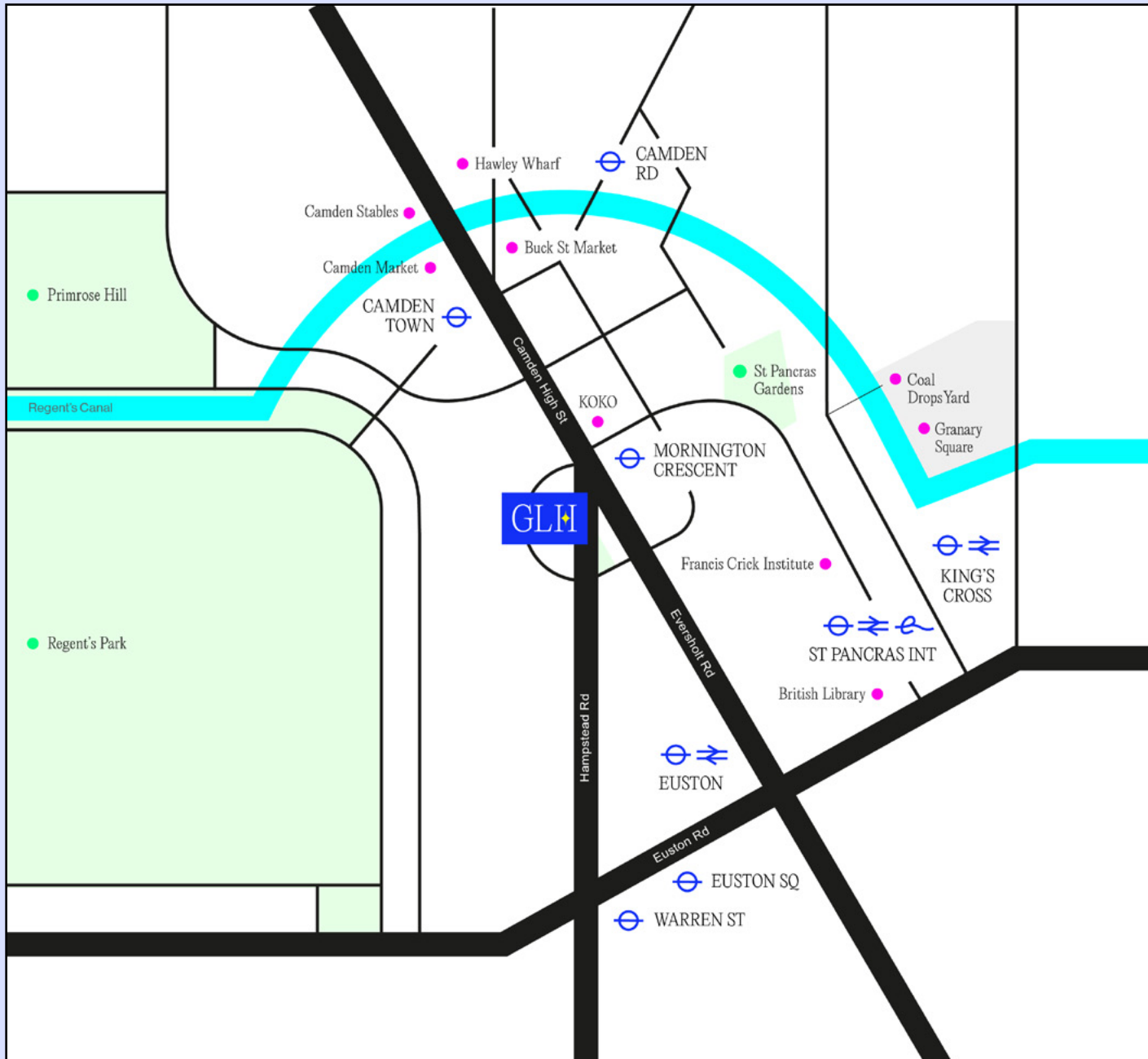


- 1 **GLH**  
ASOS  
Revlon  
British Heart Foundation  
Wundermann
- 2 **Regent's Place**  
Meta  
Santander  
Kier  
Dentsu Aegis
- 3 **Centro 1**  
Piercy & Co  
French Connection  
Hugo Boss

- 4 **The Lantern**  
Siemens  
Bauer Media  
Fujitsu  
Zenimax
- 5 Universal Music
- 6 Central St Martins
- 7 Lyle & Scott
- 8 MTV Studios
- 9 Dr Martens



# EATS AND TREATS



## 1 Camden Market

Dez Amore  
The Lucky Club  
Chin Chin Labs  
Nata 28  
Powerhaus  
Basta

## 2 Coal Drops Yard

Barrafna  
Casa Pastor  
Coal Office  
Hicce  
Parrillan  
The Drop

## 3 Hawley Wharf

Ekachai  
Bun House  
The Black Cow  
Soho Creamery

## 4 Lemonia

## 5 Mildreds

## 6 The Spirited

## 7 Naamaste Kitchen

## 8 York & Albany

## 9 Purezza



MORNINGTON

CRESCENT

STATION

# GO LOCAL

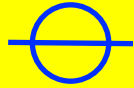


MORNINGTON CRESCENT

1 min walk

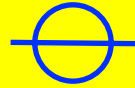


GO LOCAL



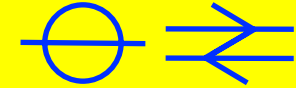
Mornington Crescent

1 min walk



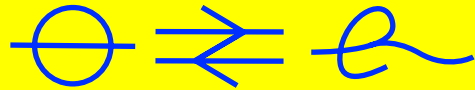
Camden Town

8 min prowl



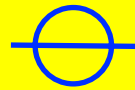
Euston

10 min stride



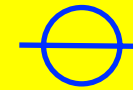
Kings Cross / St Pancras

10 min amble



Camden Rd

12 min slink



Warren St

12 min wander





KING'S CROSS / ST PANCRAS  
10 min walk

# GO GLOBAL





# GO GLOBAL

From King's Cross St Pancras:



Amsterdam

4hr 9min



Paris

2hr 19min



Brussels

1hr 53min



 A hop, skip and a jump.

ON YOUR DOORSTEP



KOKO  
1 min walk





# KOKO

The iconic arts and music venue has re-opened, following a £70-million restoration.



KOKO

→ A concert venue and former theatre with live music & club nights.



CAFE KOKO

→ A vibrant, day-to-night bar and pizzeria.



HOUSE OF KOKO

→ An exclusive chic members club.



Green spaces are  
good for the soul.

# PAWS FOR THOUGHT





REGENT'S PARK  
10 min wander





## CANALSIDE STEPS

→ Outdoor arts, music and cinema screenings.



## REGENT'S CANAL

→ Connecting King's Cross and Camden.



 Shop till you flop.

EAT. SHOP. PLAY.

 Savour that flavour.





HAWLEY WHARF  
10 min stroll



# HAWLEY WHARF

North London's brand new shopping,  
eating and dining destination.



CURZON CINEMA

→ Sophisticated screenings in railway arches



CACTUS NOODLE BAR

→ Traditional taste of noodles and spicy broths



FUTURERITY

→ Quirky sunglasses and vintage vibes



BUTCHERS SALON

→ Vegan focused hair salon



CAMDEN MARKET

CAMDEN MARKET  
10 min wander

**BABYLON PARK**

**GREETINGS EARTHLINGS!**

**NOW OPEN IN CAMDEN MARKET HAWLEY WHARF**

@BABYLONPARKLON  
BABYLONPARK.COM

Babylon Park is a brand new intergalactic theme park, home to a wide range of family fun games, rollercoasters and interactive experiences.

**TOMB RAIDER**

**BECOME THE HERO**





# CAMDEN MARKET

Over 1000 shops and stalls selling fashion, music, art and food next to Camden Lock.



FOOD MARKET

→ Diverse collection of global dishes



SHOPS & STALLS

→ An eclectic mix selling new, vintage & unique gifts



UNIQUE HOME

→ Authentic lamp emporium



CAMBERRY

→ Dapper menswear





#SamsungKX

SAMSUNG

WELCOME TO THE **DROPS** AT COAL DROPS YARD

**THE DROPS**  
AT COAL DROPS YARD

This weekend:

Friday  
12pm - 8pm

Saturday  
11am - 6pm

Sunday  
11am - 5pm



COAL DROPS YARD  
10 min amble



# COAL DROPS YARD

Shopping destination and foodie hotspot just 5 mins walk from King's Cross St Pancras.



THE DROPS MARKET

→ Stalls with emerging talent in fashion & culture



SUMMER SOUNDS

→ Annual free music festival



EARL OF EAST

→ Lifestyle emporium, coffee shop & event space



BARRAFINA

→ Spanish tapas & wine

# CAMDEN CULTURE



*A haven of art and music.*



# LOCAL VENUES

Experience world-class acts at some of the most famous arts and music venues in the UK.



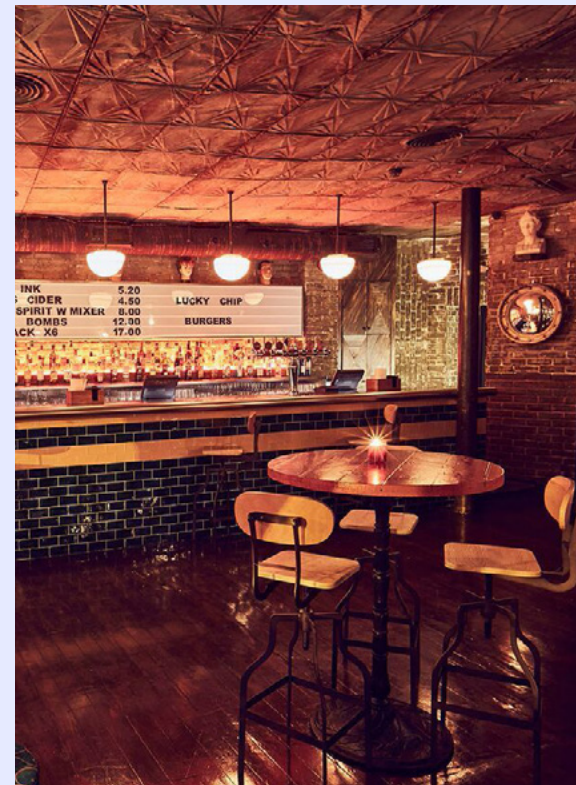
BLUES KITCHEN

→ Dedicated blues bar with food & live music



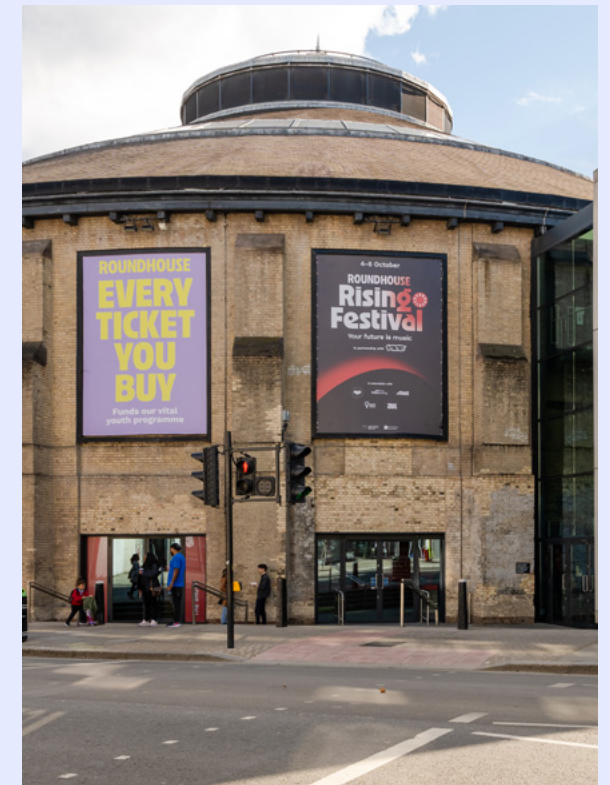
JAZZ CAFE

→ Intimate venue for jazz, soul, reggae & more



CAMDEN ASSEMBLY

→ Established indie haunt host to upcoming talent



ROUNDHOUSE

→ Performing arts & concert venue



# ABOUT LAZARI



# SELECTION OF OUR BUILDINGS

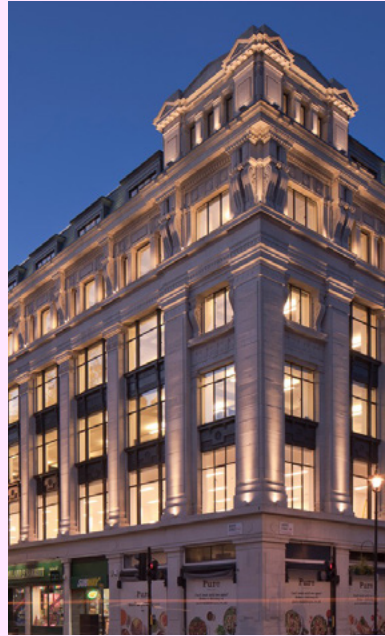
Lazari operates across seven key estates in Central London, owning 3.1 million sq-ft of buildings across the West End.



25 Berkeley Square



16 Great Marlborough Street



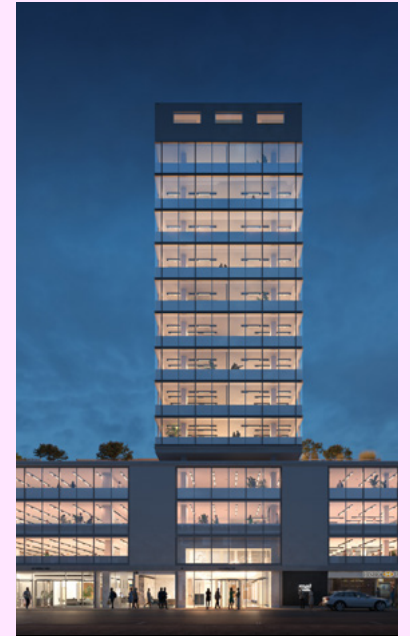
82 Baker Street



Henrietta House



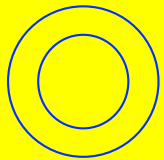
The Lantern



Met Building

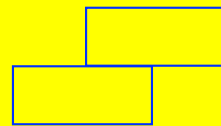
# SUSTAINABLE COMMITMENTS

Creating exemplary, innovative, connected and inclusive developments resonates with our beliefs and values.



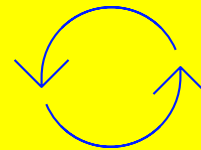
Net zero in operation

By 2030



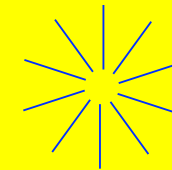
Net zero in construction

By 2030



Net zero in waste

By 2030



Create positive local value


Work with suppliers



Deliver NABERS 4.5\*

Across buildings



The image features a solid blue background. Overlaid on this background are several thin, white, abstract lines that form various shapes, including loops and elongated curves. The word "GALLERY" is centered in a white, serif, all-caps font. The lines appear to be hand-drawn or generated by a digital brush, creating a sense of movement and organic form.

GALLERY



















# SPECIFICATION



# WELLBEING IN FOCUS

A health-conscious design to take care of talent.

We are inextricably drawn to nature and Biophilic Office Design, a concept that advocates bringing the outdoors into the workplace. The 5th floor terrace area of 400m<sup>2</sup> provides natural light, air, views and opportunities for outdoor work, rest and other activities promoting psychological advantages which aid improved wellbeing. Having the opportunity to be in touch with nature through outdoor space allows people to choose their work setting, and also provides access to fresh air and vitamin D.

# FULL SPECIFICATION

Efficiency as standard. A new lease of life for the long-term future.

---

## 1.0 OCCUPANCY

### 1.1 Design occupancy densities

#### WC provision

1:8m<sup>2</sup> in accordance with HSE Regulation 21 and BCO recommendations.

#### Lifts

Existing 6 passenger lifts plus Goods Lift access to 4th and 5th floor.

#### Fire escapes

5th floor 3 existing staircase plus escape route across roof south block. 4th floor 3 existing staircases.

### 1.2 Outside air rate

10 Litres/second person at 1 person in 10m<sup>2</sup>

### 1.3 Net: Gross floor area efficiency

N/A.

### 1.4 Means of escape

As existing. GLH Fire & Life Safety Strategy.

---

## 2.0 STRUCTURAL GRID

### 2.1

Typically the 300x300 RC column grid is 5.5m West/East and 5.2m North/South.

---

## 3.0 FLOOR LOADINGS (IMPOSED LOADS)

### 3.1 Office floors

2.5 KN/m<sup>2</sup>

### 3.2 Office partitions

1 KN/m<sup>2</sup> cds

### 3.3 Office file storage areas

No areas identified as such.

### 3.4 Terraces (for occupier's access)

2.5 KN/m<sup>2</sup>

---

## 4.0 FLOOR HEIGHTS

### 4.1 Office floor slab-to-slab

4th floor 3720mm, 5th floor 2910mm.

### 4.2 Office clear height above finished floor level

4th floor 2700mm, 5th floor 2500mm.

### 4.3 Raised floor zone

Generally 110mm (top of structural slab to top of tile)

### 4.4 Office high level services zone (exposed services)

4th floor 870mm, 5th floor 300mm.

---

## 5.0 STRUCTURE

### 5.1 Basement construction

No change to existing.

### 5.2 Existing building structure

Originally CARRERAS cigarette factory constructed 1926-28. Reinforced concrete structural frame. 5th & 6th floors added in 1970's.

### 5.3 Foundations

No change to existing.

### 5.4 Superstructure frame

New change to existing RC frame.

### 5.5 Roof slabs

No change to existing.

### 5.6 Below ground waterproofing

Existing. Not part of these works.

---

## 6.0 EXTERNAL FINISHES

### 6.1 West façade

Re-decorated white paint.

### 6.2 Terraces

(New roof membrane installation preceded paving). The terraces are finished with 1200x400x20mm Domus NORWAY HOME porcelain paving (Code: FRASSINO DXF MATH 08. Finish: NATURAL ANTI-SLIP). Laid as tow levels with one step incorporating under nosing illumination. On non-combustible pedestals. Planters are formed from 10mm NORWAY HOME tiles to match the terrace floor tiles. LED lighting is provided in stainless steel bollard lights. The existing perimeter balustrade has been cleaned, painted and an additional horizontal rail added to ensure continued compliance. Access to terrace improved by installation of new external doors and windows to 6 locations.

---

## 7.0 INTERNAL OFFICE FINISHES

### 7.1 Walls

Prepared and painted white emulsion.

### 7.2 Floors

Kingspan 600x600 fully encapsulated access floor tile system RG3 on steel pedestal support.

### 7.3 Ceilings

#### 5th Floor

M/F plasterboard ceiling throughout, painted white emulsion.

#### 4th Floor

M/F plasterboard ceilings within existing structural bays (defined by existing beams). Ceilings painted white emulsion.

### 7.4 Blinds

Window to ceiling detail incorporates space for the tenant to install their own choice of blinds.

---

## 8.0 RECEPTION

### 8.1 Reception area

Design/installation by incoming tenant.

### 8.2 Bespoke staircase

Feature links 4th and 5th floors at entrance/reception location.

### 8.3 Feature lighting

Above staircase Swann Lighting 4.4m 'GIRDER' lights.

---

## 9.0 LIFT LOBBY (4 AND 5)

### 9.1 Floor

1198x298x10mm PROVOAK DPVK 05 Porcelain 'Wood' tiles.

### 9.2 Walls

Polished plaster.

### 9.3 Ceilings

M/F plasterboard ceiling painted emulsion white.

### 9.4 Doors

PYROSTYLE fully glazed double doors and side screens. PPC paint finish RAL 9005 30% gloss.

---

## 10.0 WC PROVISION

### 10.1 Total

6no. in total (4th floor 3no. + 2 urinals and shared lift lobby, 5th floor 13no. + 5 urinals).

### 10.2 Walls

METRO Tiles 200x100mm bevel edge, white wall tiles with black tiles at skirting level.

### 10.3 Floors

ARTE 200x200 porcelain floor tiles. Shower cubicles include slip resistant step and floor tiles. Part M WC and Shower, ALTRO AQUARIOUS HIPPO AQ12013 vinyl non-slip, coved, safety floor finish.

### 10.4 Ceilings

M/F plasterboard ceiling with black emulsion paint finish. Recessed lighting and heaters above ceiling.

### 10.5 Doors

High pressure laminate doors in Polyrey Monochrome N105 NOIR ABSOLU LEG.

### 10.6 Sanitaryware

Ideal Standard 'WAVERLEY' white porcelain WC pans with concealed cisterns. White porcelain wash hand basins. 'WAVERLEY' U4701. VELTIA D4 Hand dryers. Burlington 'KENSINGTON' 2 taphole arch basin mixer taps with curved spout and black lever Urinals. HL Washrooms 'FLORIDA' back inlet urinals with programable sensor flush.

### 10.7 Accessible WC Provision

#### 5th Floor

1no. Part M compliant WC, ramped access from 5th floor office.

#### 4th Floor

2no. cubicles as large as existing building dimensions allow.

---

## 11.0 OFFICE SHOWERS

### 11.1 Shower provision

5th floor, 6no. 2850x1200mm shower cubicles and 1no. Part M compliant shower cubicle. Leak detection installed below each shower.

### 11.2 Drying room

### 11.3 Lockers

Locker room provided in the 5th floor south block.

---

## 12.0 LIFTS

### 12.1 Manufacturer

Main core (6No.) lifts by Thyssenkrupp.

### 12.2 Capacity

Main core (entrance/reception) six lifts, 12 person/900kg each.

### 12.3 Lift speed

1m per second.

### 12.4 Passenger lift internal finishes

Mirror glass interior. Call destination pads for each level.

### 12.5 Goods lift internal finishes

(to be replaced by new goods lift of equal size)

#### Walls

Metallic panels with wooden buffer edge. Max. load 40 person/3000kg.

---

## 13.0 MECHANICAL INSTALLATIONS

### 13.1 Ventilation parameters

1 person in 10m<sup>2</sup> @ 10 litres per person per second (CIBSE guidelines and Part F – 2013): 4th floor mechanical ventilation from centralised AHU plant serving ground to 4th floors. The 5th floor has two dedicated air handling units at roof level.

### 13.2 Additional tenant cooling

4 x Split A/C ceiling mounted units at centre 5th floor. Any future comms room cooling by tenant.

### 13.3 Ventilation strategy

Tempered outside air provided for 1 person in 10m<sup>2</sup> @ 10 litres per person per second.

### 13.4 Fire fighting staircase ventilation

N/A.

### 13.5 Heating and Cooling

Provided from central chilled water and LTHW heating plant to serve high level 4-pipe fan-coil units at 4th floor and perimeter low level 4-pipe fan-coil units at 5th floor. Design internal space temperature conditions at 22°C +/- 2°C at ambient design. Air conditioning equipment is 4-pipe fan coil units manufactured by Quartz. 24°C db +/- 2°C, 16°C wb at ambient design summertime temperature as CIBSE guidelines. Winter temperature to be achieved = 22% +/- 2°C.

All new 4th and 5th floor fan-coil units are controlled and monitored on a BMS Trend IQL controller networked to a front-end PC with graphics to address each fan-coil unit for set point temperature and time schedule control.

#### Chilled water

4th Floor Rear Offices = 6.09 litres/second – 153 KW  
5th Floor Offices = 7.65 litres/second = 192 KW

#### Heating

4th Floor Rear Offices = 1.63 litres/second = 75 KW  
5th Floor Offices – 1.58 litres/second = 73 KW

All new fan-coil units have generation Trend IQL controllers networked to a front end PC with graphics to address each fan-coil unit for set point temperature and time schedule control.

### 13.6 Future tea point extract

Tenant provision.



---

## 14.0 FIRE SAFETY STRATEGY

### 14.1 Fire Exits

Fire safety strategy for the 4th & 5th floors is as set out in the Greater London House Fire Safety Strategy.

### 14.2 As above

### 14.3 As above

---

## 15.0 PUBLIC HEALTH SERVICES

### 15.1 Hot water service

Point of use electric hot water heaters provided to all toilet facilities. Electric showers in 5th floor showers.

### 15.2 Cold water service

Coldwater supplies from the boosted water system operating in the building.

### 15.3 Drainage

Foul drainage in toilet and shower facilities with SVP's to ground level discharge.

---

## 16.0 FIRE PROTECTION

### 16.1 Fire suppression

N/A.

### 16.2 Dry riser

N/A.

### 16.3 Fire alarm

Fire alarm system installed to current BS guidelines interfaced with main building fire alarm system.

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## 17.0 ELECTRICAL SERVICES

### 17.1 Lighting

Office lighting

### Ergonomically Designed

The main floors utilise the clean lines of the Chimera Constant linear luminaire both suspended with an up and downlighting components on the 4th floor to increase the users' comfort in the work environment and also in discrete recessed for the lower ceilings on the 5th floor. All have low glare diffusers keeping the Glare Rating (GR) of these stylish luminaires below 19, thereby increasing the users' comfort by reducing eyestrain and increasing visual acuity in the environment.

### Technological performance

The light from the main lighting is balanced to produce a consistent colour of light in the environment, at a colour temperature equal to 4000K the light is perfect for the working environment neither too cool nor too warm, the light is perfect for the working area. Using the latest generation of LED, the performance is excellent for both the quantity and quality of light.

Each luminaire is fitted with a Passive infrared sensor that detects the slightest of movements ensuring the lighting remains on when users are in the environment. Each light is also wirelessly controlled and can be dimmed or brightened through the use of a smart tablet and also can be interlinked to ensure banks of lights are turned on simultaneously. The technology learns the environment and can distinguish between occupied and unoccupied times thereby reducing the energy used.

### Lighting and Power attributes

The lighting is designed in accordance with the latest BREEAM ratings for environmentally designed buildings. With a power distribution of 5.49W/m<sup>2</sup> and with dimming capabilities to reduce this further makes the Lighting Aesthetically pleasing but also with a low running cost.

### Demised Toilets

Aesthetics paramount – In the demised toilet areas a combination of vintage meets contemporary style in

these boutique styled conveniences, where Chrome Art Deco wall lights are complemented with modern high functioning downlights. Moving from the cool environment of the offices to a warmer welcoming feel of the demised areas that are lit using LED with a colour temperature of 3000K or warm white.

### High Performance

Again controlled by PIR to reduce any waste energy, the LED technology is mirrored from the main floor lighting. Allowing stunning effects with lower running costs, again meeting BREEAM standards with lower than 5W/m<sup>2</sup> when running, and an estimated 1W/m<sup>2</sup>/hr when control is taken into consideration over a 24 hour period.

### 17.2 Power

The 4th and 5th floors each have 2no 12-way distribution boards with a separate DB to the 5th floor shower block.

### 17.3 Energy Metering

Potential for local DB power energy metering to local BMS.

### 17.4 Generator

N/A.

### 17.5 Photovoltaic Installation

PV installed as part of landlords works to the courtyard offices as part of planning requirements. No PV to main building.

### 17.6 TV, Radio and Satellite Services

To be provided by the incoming tenant to suit the tenant requirements.

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## 18.0 COMMUNICATIONS INSTALLATION

### 18.1 Communications

By incoming tenant.

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## 19.0 BUILDING MAINTENANCE

### 19.1 Building maintenance

Carried out by in-house engineers and Hemlow.

### 19.2 Window cleaning

Contracted to Endersham External window cleaning.

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## 20.0 ACCESSIBILITY

### 20.1 Step-free access

Provided by front entrance front entrance ramp and platform lift from pavement to ramp. From lower ground car park ramp access is provided to lift level.

### 20.2 Car parking

Available within the terms of lease.

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## 21.0 BICYCLE PARKING

### 21.1 Cycle storage

Secure bicycle parking in the lower ground car park is available to all tenants.

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## 22.0 REFUSE

### 22.1 Storage/collection provision

Loading bay (Compactor and recycling provision) All waste to be taken to the loading bay via goods lift where Endersham operatives will dispose accordingly.

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## 23.0 BREEAM

### 23.1 BREEAM rating

Not applicable to the 4th/5th floor fit out.

The image features a solid blue background. Overlaid on this background are several thin, white, wavy lines that create a sense of movement and depth. The lines vary in frequency and amplitude, some forming broad, shallow curves while others are more frequent and sharper. In the center of the image, the words "REACH OUT" are written in a white, all-caps, serif typeface. The text is centered horizontally and vertically, with the words "REACH" and "OUT" separated by a wide space. The overall composition is clean and modern, with a focus on the central text and the dynamic background elements.

REACH OUT



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