CARRERAS

An Art Deco masterpiece, newly revitalised for today's business.

Arriving Q3 2027

Welcome to the Carreras building, an Art Deco landmark offering 91,523 sq ft of available office space. Blending industrial warehouse character with thoughtfully modernised design, it offers a distinctive workplace at the meeting point of Camden, Euston and King's Cross.



CGI: Aerial of the building

CGI: Building façade



CGI: Retail unit

Overview

— Introduction
— The History of Carreras
— What's New

A One-of-a-Kind Architectural Masterpiece

Scheduled for completion in Autumn 2027, the building seamlessly blends historic grandeur with high-end amenities, featuring biophilic design elements and a spectacular rooftop garden.

CGI: Building entrance

A Monument to London's Past, Present and Future



Opened in 1928 as the Arcadia Works for the Carreras Tobacco Company, the building was inspired by the Egyptology craze following the discovery of Tutankhamun's tomb. A marvel of its time, it was the UK's largest reinforced concrete factory and a pioneer in early climate conscious engineering.

Restored at the turn of the millennium, it now stands as a revived 1920s masterpiece, blending its heritage with contemporary workspace.

View from the building, August 1931

What's New

Space That's Crafted For Every Hour



CGI: Reception & Lounge



Gym



CGI: Roof Garden

First Impressions, Fine-Tuned
The new ground floor reception is a curated hub for work and interaction, featuring a café, flexible co-working spaces, a vinyl room, and a library.

Space to Reset
A state-of-the-art gym, premium end-of-trip facilities and landscaped outdoor areas support daily routines.

Inspiration Under Open Skies
A brand new roof top terrace offers space to relax or work, featuring all-weather retractable shading and soft seating for a tranquil setting.

The Space

— The Building
— Key Features
— Available Space
— Schedule of Areas
— Floor Plans
— The Carreras Rooftop
— Technical Specification
— The Lazari Offering

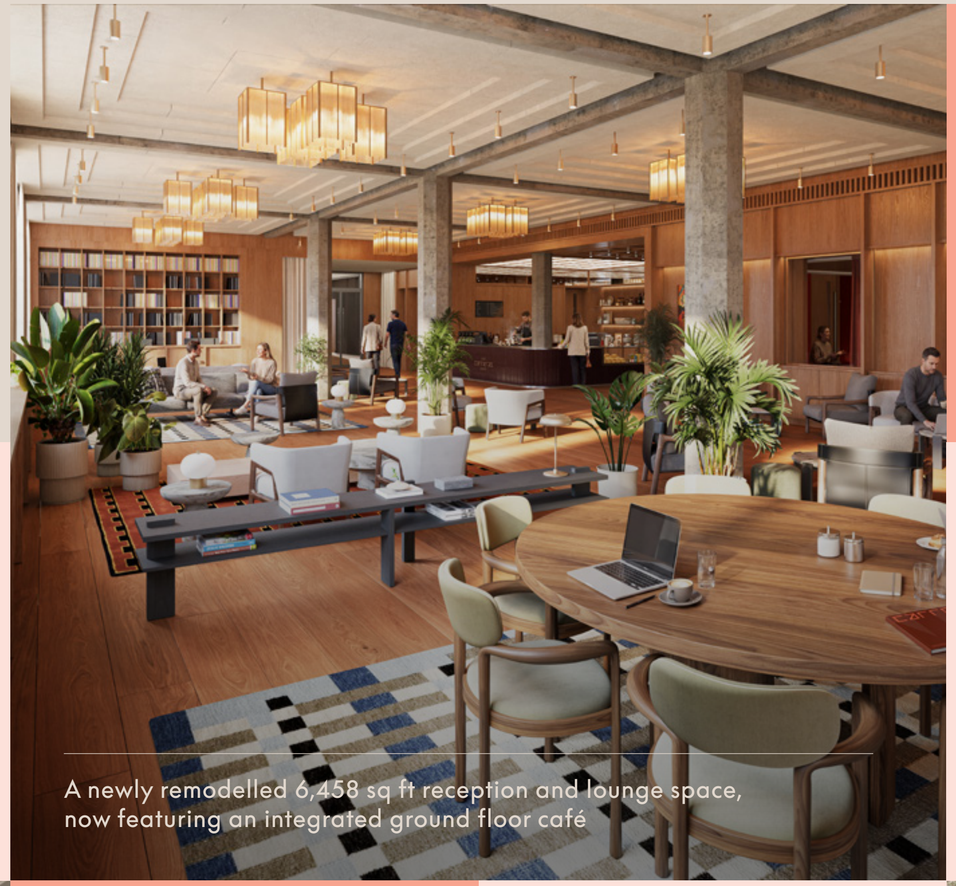
Offering an iconic frontage and an unforgettable arrival experience, the Carreras building doesn't merely sit on a street corner; it serves as the defining landmark of Mornington Crescent.



CGI: Building entrance

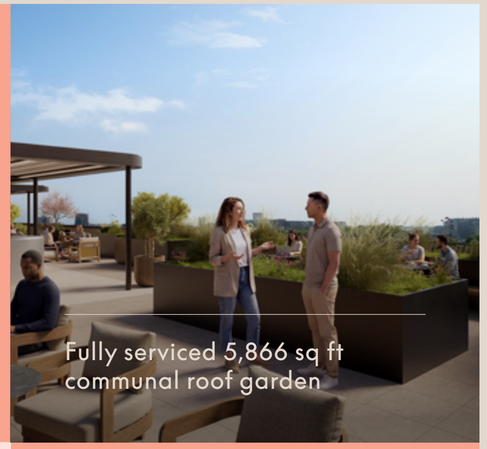
Key Features

The Anatomy of an Icon



A newly remodelled 6,458 sq ft reception and lounge space, now featuring an integrated ground floor café

On-site managed tenants gym

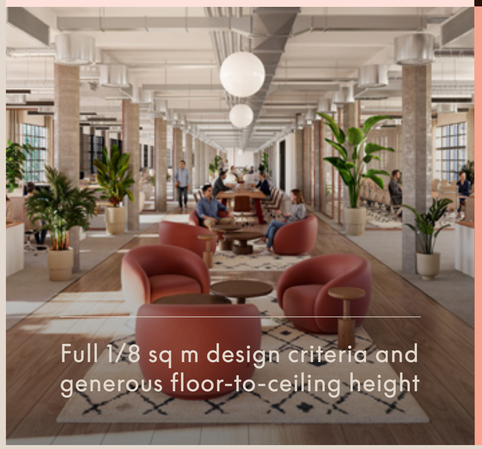


Fully serviced 5,866 sq ft communal roof garden

28 dedicated showers and lockers

Potential for self contained entrance

216 secure bike spaces in a dedicated bike store



Full 1/8 sq m design criteria and generous floor-to-ceiling height

24hr on-site reception & Security team

42 car parking spaces, including electric charging points



Landscaped exterior areas and office floor terraces

Targeted EPC rating: 'B'

Schedule of Areas

Available Space — Overview

LEVEL 4

29,113 sq ft / 2,704 sq m

LEVEL 3

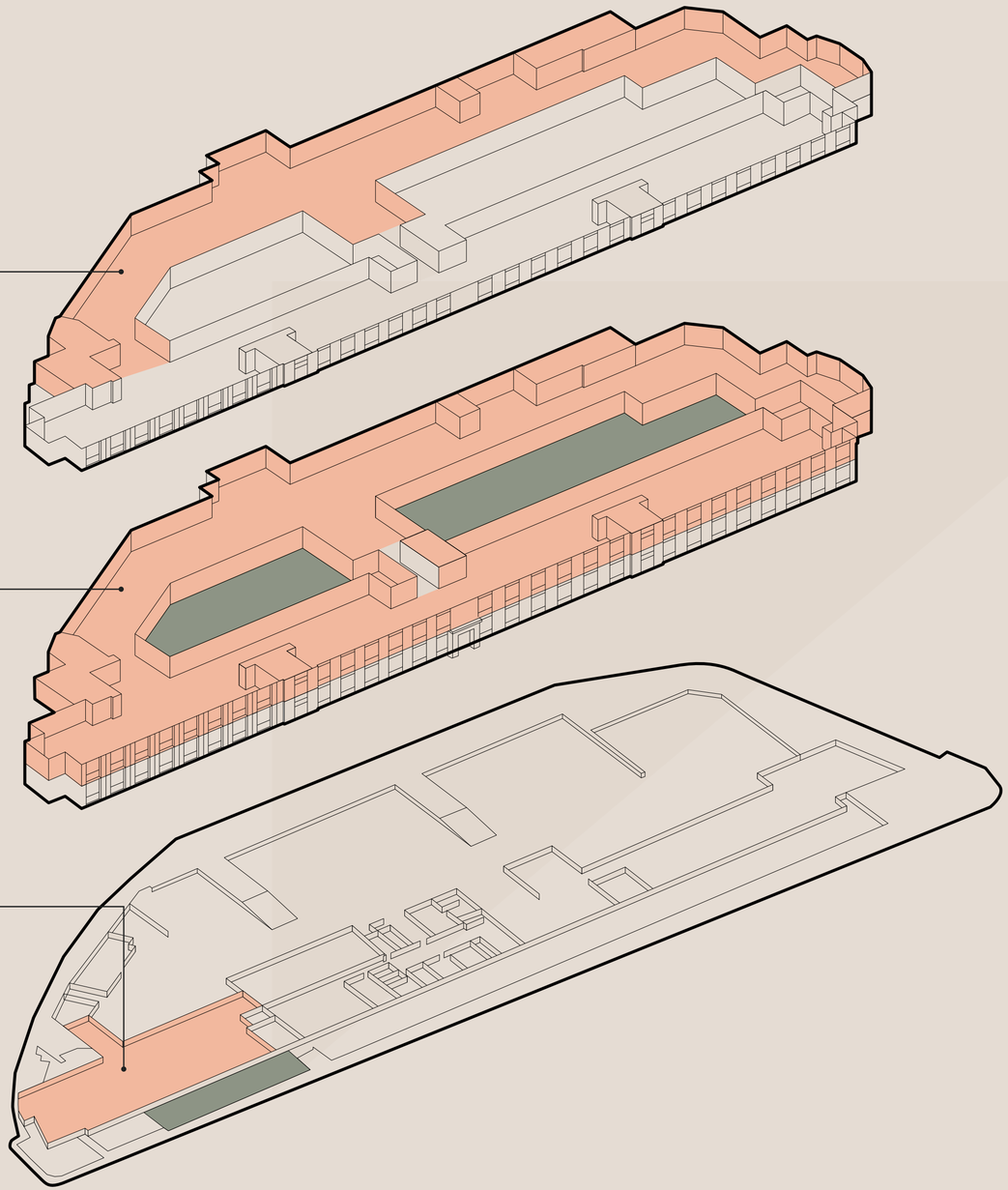
54,167 sq ft / 5,032 sq m

with an additional 3,681 sq ft of private terrace space

GARDEN FLOOR

8,243 sq ft / 765 sq m

potential for self contained entrance,
with access to 2,800 sq ft of terraced areas



The Building's Spaces

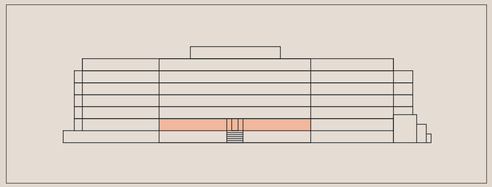
Schedule of Availability

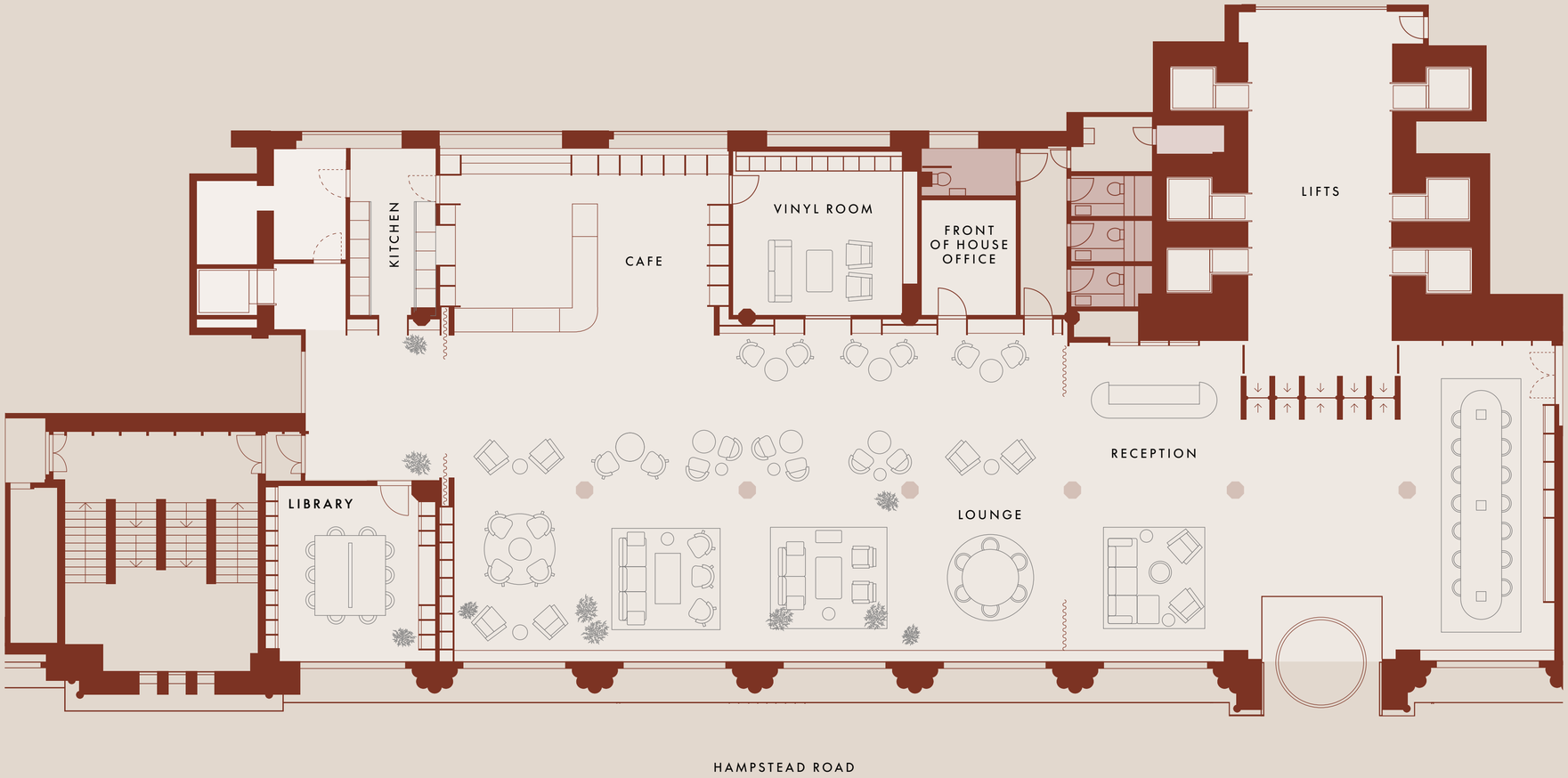
FLOOR	UNIT	SQ FT	SQ M	CEILING HEIGHTS (M)	TERRACE (SQ FT)	AVAILABILITY
6	ROOF GARDEN			—	5,866	COMMUNAL
		—	—	—	—	Let to ASOS
5		—	—	—	—	Let to CLARION HOUSING
4	PART FLOOR	29,113	2,704	3.55–3.75		AVAILABLE
		—	—	—	—	Let to THE BRITISH HEART FOUNDATION
3	ENTIRE FLOOR	54,167	5,032	3.52–3.57	3,681	AVAILABLE
2		—	—	—	—	Let to ASOS
1		—	—	—	—	Let to ASOS
Ground	RECEPTION LOUNGE	6,458	600	—	—	COMMUNAL
		—	—	—	—	Let to ASOS & REVLON
Garden	GARDEN UNIT	8,243	765	3.8	2,800	AVAILABLE
	WELLNESS AMENITIES	4,553	423	—	—	COMMUNAL
		—	—	—	—	Let to ASOS
Total		91,523	8,502	—	6,481	

Floor Plan

Ground Floor — Reception & Lobby

6,458 sq ft / 600 sq m





- Reception & Lobby
- Core
- WC's

CGI: Reception



CGI: Lounge area



CGI: Carreras café

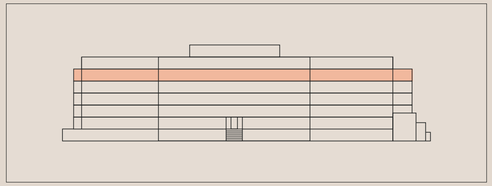


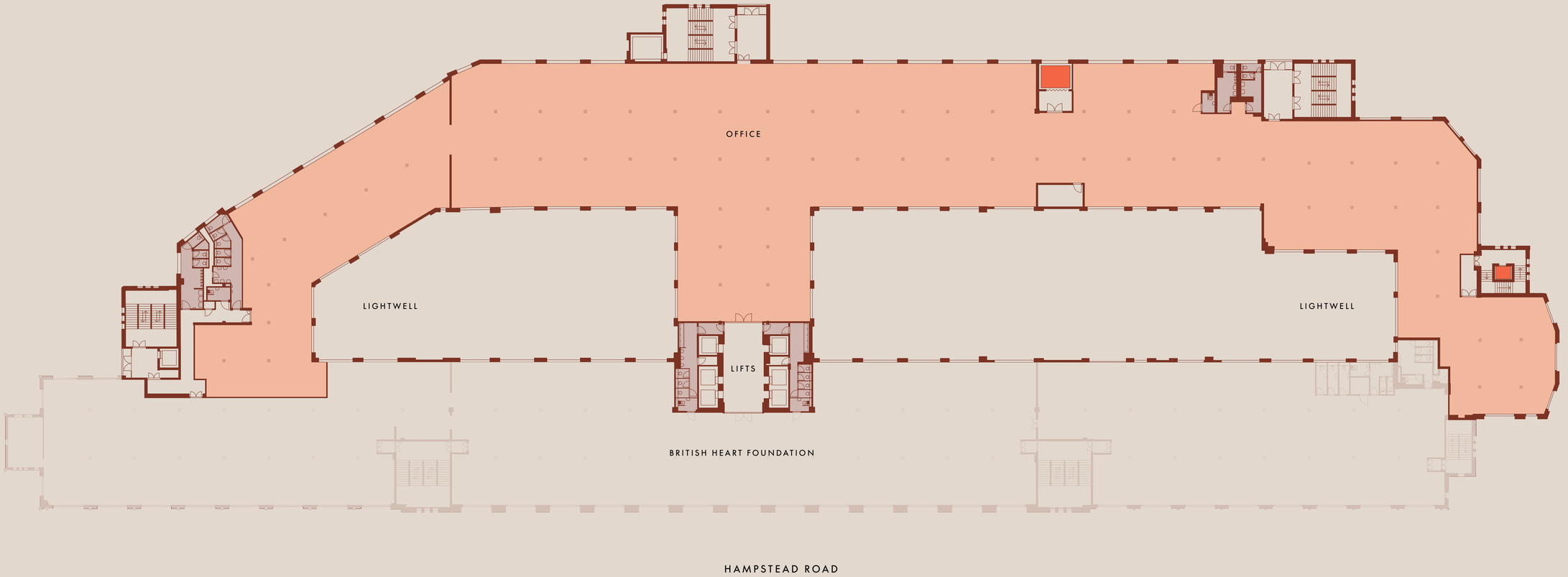
CGI: Lounge area

Floor Plan

Fourth Floor

29,113 sq ft / 2,704 sq m





- Office
- Goods Lift
- Core
- WC's

CGI: Example fourth floor office layout

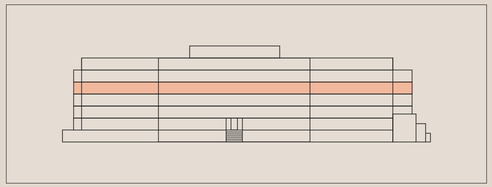
Fourth floor

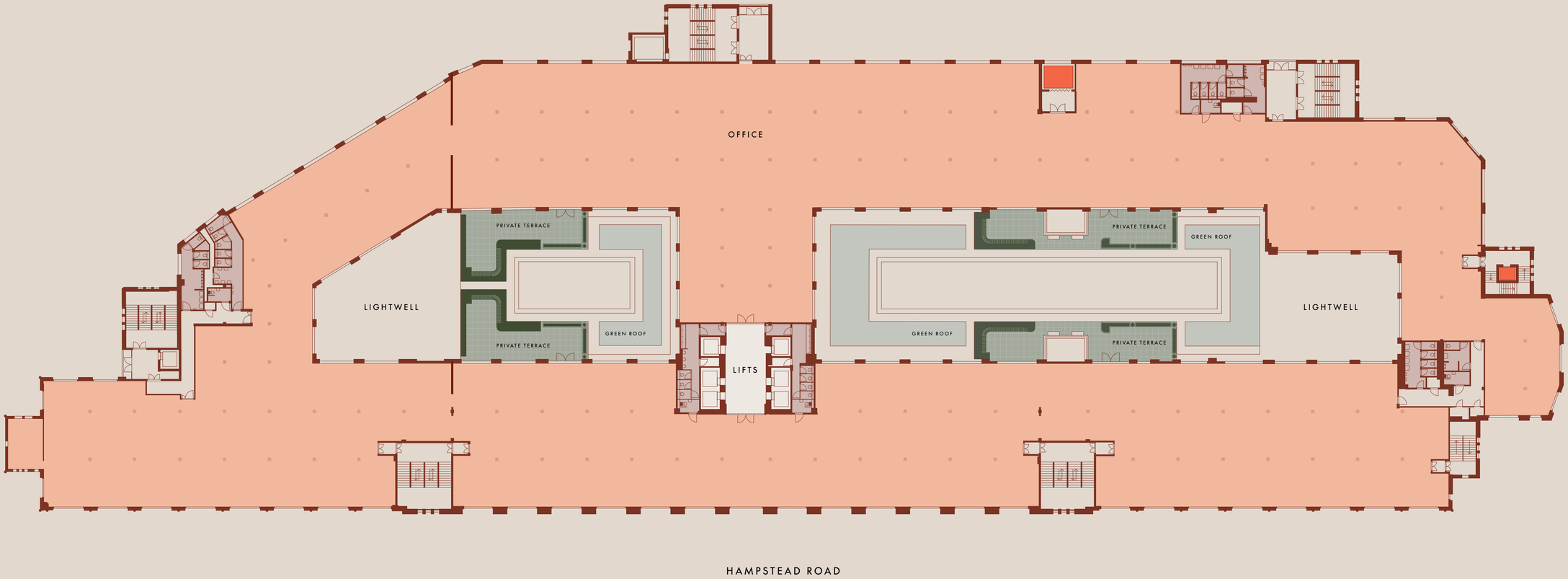
Floor Plan

Third Floor

54,167 sq ft / 5,032 sq m

Terraces: 3,681 sq ft / 342 sq m





- Office
- Goods Lift
- Private Terrace
- Core
- WC's



CGI: Example third floor office layout



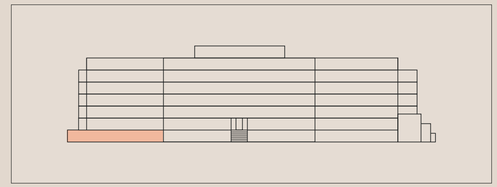
Third floor

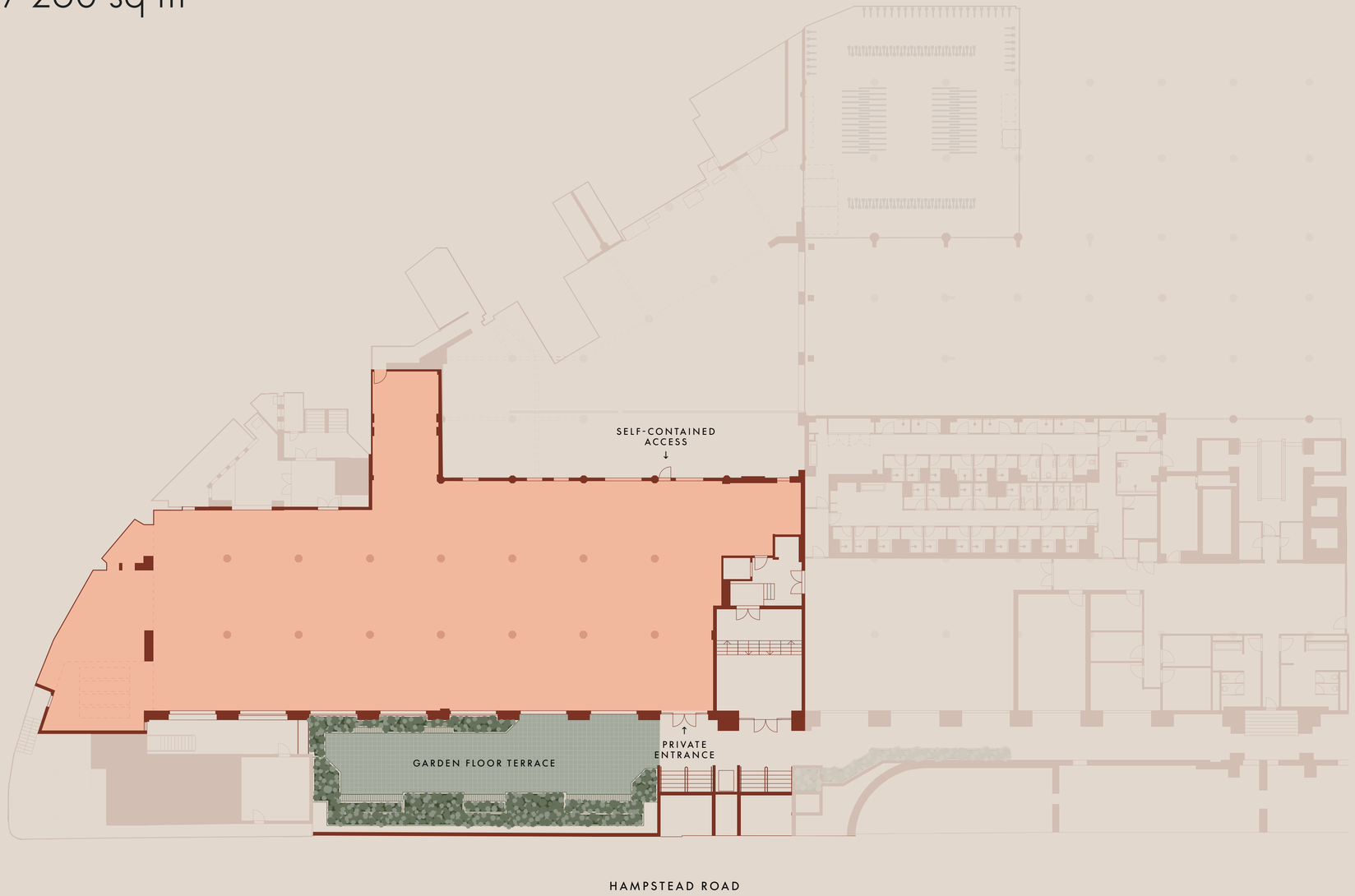
Floor Plan

Garden Floor — Office Unit

8,243 sq ft / 765 sq m

Terrace: 2,800 sq ft / 260 sq m



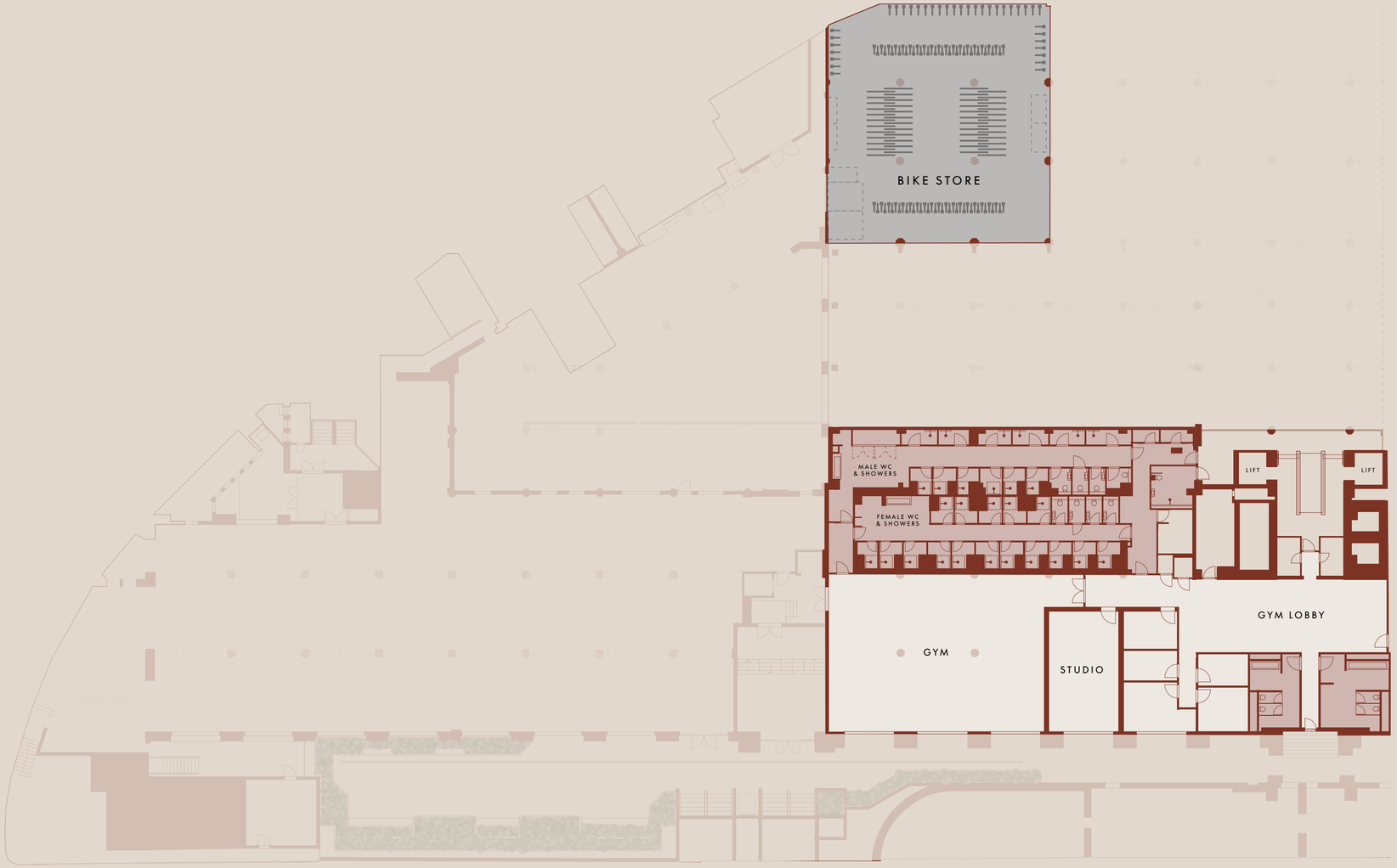


Garden Unit
Terrace
Core

Floor Plan

Building Amenities

4,553 sq ft / 423 sq m



- Gym & Treatment rooms
- 216 Bike spaces
- Core
- 28 Showers & x 8 WC's

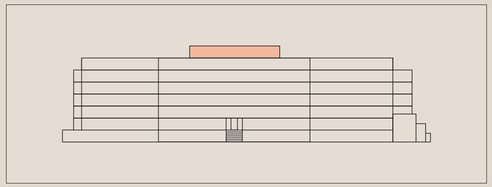


Gym facilities

Floor Plan

Roof Garden

5,866 sq ft / 544 sq m





Canopy
Core
WC's

The Carreras Rooftop

Inspiration Under Open Skies



The rooftop terrace is a flexible space for work, events and relaxation, with a shaded canopy and panoramic London views.

CGI: Roof Garden



CGI: Roof Garden

CGI: Roof Garden

Technical Specification

The Building — In Detail

OCCUPANCY

Design Occupancy Densities
WC provision Based on 1 Person per 8m² in accordance with HSE Regulation 21 and BCO recommendations.

Lifts Existing 6Nr passenger lifts plus Goods Lift access to 3rd and 4th floor.

Outside air rate
Based on 10 litres per second per person at 1 person per 10m²

Means of escape
The Carreras building employs a simultaneous evacuation policy based on a double knock system which includes an investigation period of up to 6 minutes delegated to each tenant.

STRUCTURAL GRID

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

STRUCTURE

Basement construction
No change to existing.

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

Foundations
No change to existing.

Superstructure frame
No change to existing RC frame. Opening up to the concrete walls with steel frames introduced and infilling floor opening with composite metal deck concrete slabs in two locations.

Roof slabs
No change to existing.

EXTERNAL FINISHES

Terraces
(New roof membrane installation preceded paving). RYNO TerraSmart rail paving system. Aluminium rail substrate onto steel pedestals with 600x600x20 porcelain paving and folded steel planters with integrated bench seating, irrigation and illumination. Perimeter steel balustrade connected to rail subframing, finished dark bronze ppc. 4no. new glazed doorsets provide access to the terraces from internal office areas. Internal raised platforms with Stannah Stairiser platform lifts.

FLOOR HEIGHTS

Office floor slab-to-slab
3rd Floor — 4095mm approx.
4th Floor — 3885mm approx.

Office clear height above finished floor level
3rd Floor — 3525-3575mm
4th Floor — 3550-3750mm
Garden floor — 3800mm

Raised floor zone
Generally 110mm (top of structural slab to top of tile)

Office high level services zone (exposed services)
N/A

FLOOR LOADINGS (IMPOSED LOADS)

Office floors
2.5 KN/m²

Office partitions
1 KN/m² cds

Terraces (for occupier's access)
2.5 KN/m²

INTERNAL OFFICE FINISHES

Walls
Prepared and painted white emulsion.

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

Ceilings
3rd Floor — Existing structure made good and decorated white emulsion.
4th Floor — Existing structure made good and decorated white emulsion.

LIFTS

Manufacturer
Main core (6No.) lifts by ThyssenKrupp.

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

Lift speed
1m per second.

Passenger lift internal finishes
1200 x 1200 Solus Particulate Henbury Floor Tile.
Timber Joinery. Mirror glass interior. Vinyl Wrap to lift doors.

Goods lift internal finishes
Metallic panels with wooden buffer edge.
Max. load 40 person/3000kg.

Technical Specification

The Building — In Detail

LIFT LOBBY (3 AND 4)

Floor
1200 x 1200 Solus Particulate Henbury Tile.

Walls
Barro Montreal Wall Tiles. B-Marron.

Ceilings
Tiered acoustic plasterboard ceiling.

Doors
3rd floor CRITTAL W20 fully glazed double doors and side screens.
PPC paint RAL 9005.

4th floor PYROSTYLE fully glazed double doors and side screens.
PPC paint finish RAL 9005 30% gloss

OFFICE SHOWERS

Shower provision
4th floor, 6no. 2850x1200mm shower cubicles and 1no.
Part M compliant shower cubicle.

Lockers
Locker room provided in the 4th floor south block.

WC PROVISION

Total
3rd floor — Male Cubicles 9, Urinals 9, Female Cubicles 17.
4th floor — Male Cubicles 7, Urinals 8, Female Cubicles 11.

Walls
Block 1 — White back painted glass, black tiling at skirting level.

Blocks 2, 3 & 4 — METRO Tiles 200x100mm bevel edge,
white wall tiles with black tiles at skirting level.

Floors
Block 1 — Patterned glazed porcelain tile 200x200.
Blocks 2, 3 & 4 — Domus Flow dark grey porcelain 600x600.

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

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

Sanitaryware
Block 1 — Duravit wall mounted pans with concealed cistern, Duravit urinals,
Corian trough.

Blocks 2, 3 & 4 — Ideal Standard 'WAVERLEY' white porcelain WC pans with
concealed cisterns. Healey & Lord Florida urinals. Ideal Standard 'WAVERLEY'
U4701 washbasins with pedestal. Burlington Kensington bridge basin mixer taps.
VELAIR Vega EHDV4W001 hand dryers.

Accessible WC Provision
3rd Floor — 5no. Part M compliant WCs. Ideal Standard Contour 21 Doc M sets.
4th Floor — 2no. Part M compliant WCs. Ideal Standard Contour 21 Doc M sets.

MECHANICAL INSTALLATIONS

Ventilation parameters
1 person in 10m² @ 10 litres per person per second

(CIBSE guidelines and Part F – 2013): 3rd and 4th floor mechanical ventilation
from centralised AHU plant serving ground to 4th floors, via 4No. external risers.

Additional tenant cooling
Any future comms room cooling by tenant.

Ventilation strategy
Tempered outside air provided for 1 person in 10m² @ 10 litres per person per second.

Heating and Cooling
Provision from central chilled water and LTHW heating plant to 3rd and part
4th floor. High level 4-pipe fan-coil units on 4th 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°C +/- 2°C.

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

Chilled water
3rd Floor Offices = 21.4 litres/second = 540kw
4th Floor Rear Offices = 10.64 litres/second – 268kw

Heating
3rd Floor Offices = 5.49 litres/second = 254kw
4th Floor Rear Offices = 2.78 litres/second = 128.5kw

Toilets are heated via local in ceiling electric fan heaters
with wall mounted programmable room stat.

Future tea point extract
Tenant provision.

FIRE SAFETY STRATEGY

Fire Exits
Fire safety strategy for the 3rd & 4th floors is as set out in the
Carreras Fire Safety Strategy.

PUBLIC HEALTH SERVICES

Hot water service
Point of use electric hot water heaters provided to all toilet facilities.

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

Drainage
Foul drainage in toilet with SVP's to ground level discharge.

Technical Specification

The Building — In Detail

FIRE PROTECTION

Fire alarm
Wireless site fire alarm installed and interfaced with main building fire alarm system. Fire Alarm panel provided on each floor for tenant expansion.

ELECTRICAL SERVICES

Lighting
Office lighting provided only to part of the 4th floor.

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 of 4000K, ideal for the working environment — neither too cool nor too warm. 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/m² and with dimming capabilities to reduce this further makes the lighting aesthetically pleasing but also with a low running cost.

Toilets
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/m² when running, and an estimated 1W/m²/hr when control is taken into consideration over a 24 hour period.

Power
The 3rd and part 4th floors are served from the basement switch room 2.
There are 4 160A supplies to the 3rd floor terminating at a 5 way HRC panel board.
The fitted out 4th floor area has 2no. 12-way distribution boards. 3rd floor terraces are supplied by local single phase distribution boards.

The total available power to the 3rd and 4th floor is 250kVA.

The toilets are served from local distribution boards from a landlord supply with rebilling meters.

Energy Metering
Potential for local DB power energy metering to local BMS.

Photovoltaic Installation
PV installed as part of landlords works to GLH.

TV, Radio and Satellite Services
To be provided by the incoming tenant to suit the tenant requirements.

COMMUNICATIONS INSTALLATION

Communications
By incoming tenant.

BICYCLE PARKING

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

BUILDING MAINTENANCE

Building maintenance
Carried out by in-house engineers and Hemlow.

Window cleaning
Contracted to Endersham External window cleaning.

ACCESSIBILITY

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

Car parking
Available within the terms of lease.

REFUSE

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.

ENERGY

EPC Rating
The building has an EPC of B50.

Turnkey — Designed For You

Lazari offers bespoke turnkey fit-out solutions, enabling occupiers to move into a fully operational workspace from day one. Our design-led approach celebrates the building's generous volumes and heritage character, creating offices that feel like a natural extension of your brand.

Delivered by the same team trusted by occupiers including UCL, CBRE, Diageo and Forsters, each suite can be tailored, fitted and furnished to provide a seamless, end-to-end workplace solution.



Xeinadin at Maple House

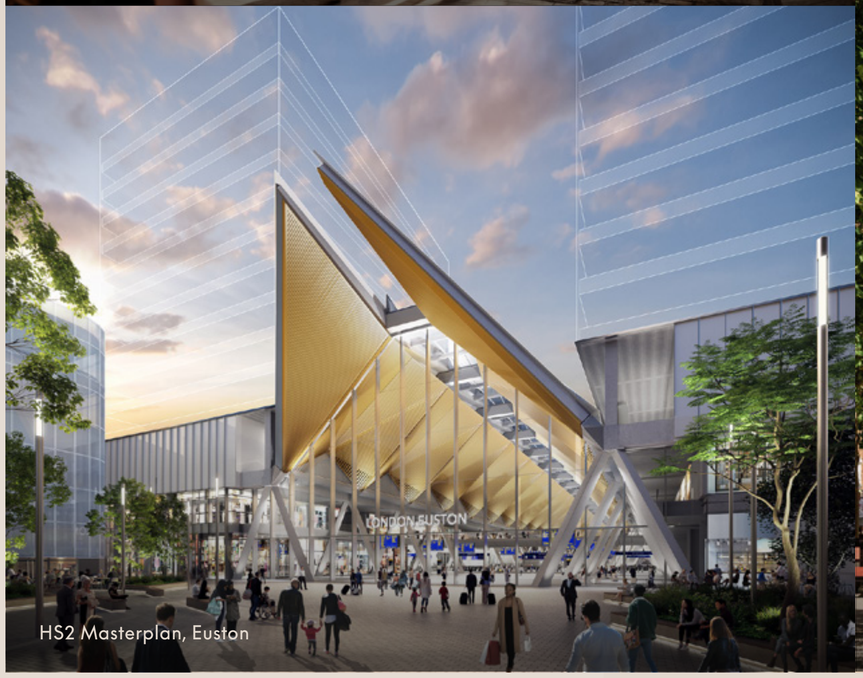
The Neighbourhood

— Overview
— Local Occupiers
— Connectivity
— Local Amenities
— KOKO

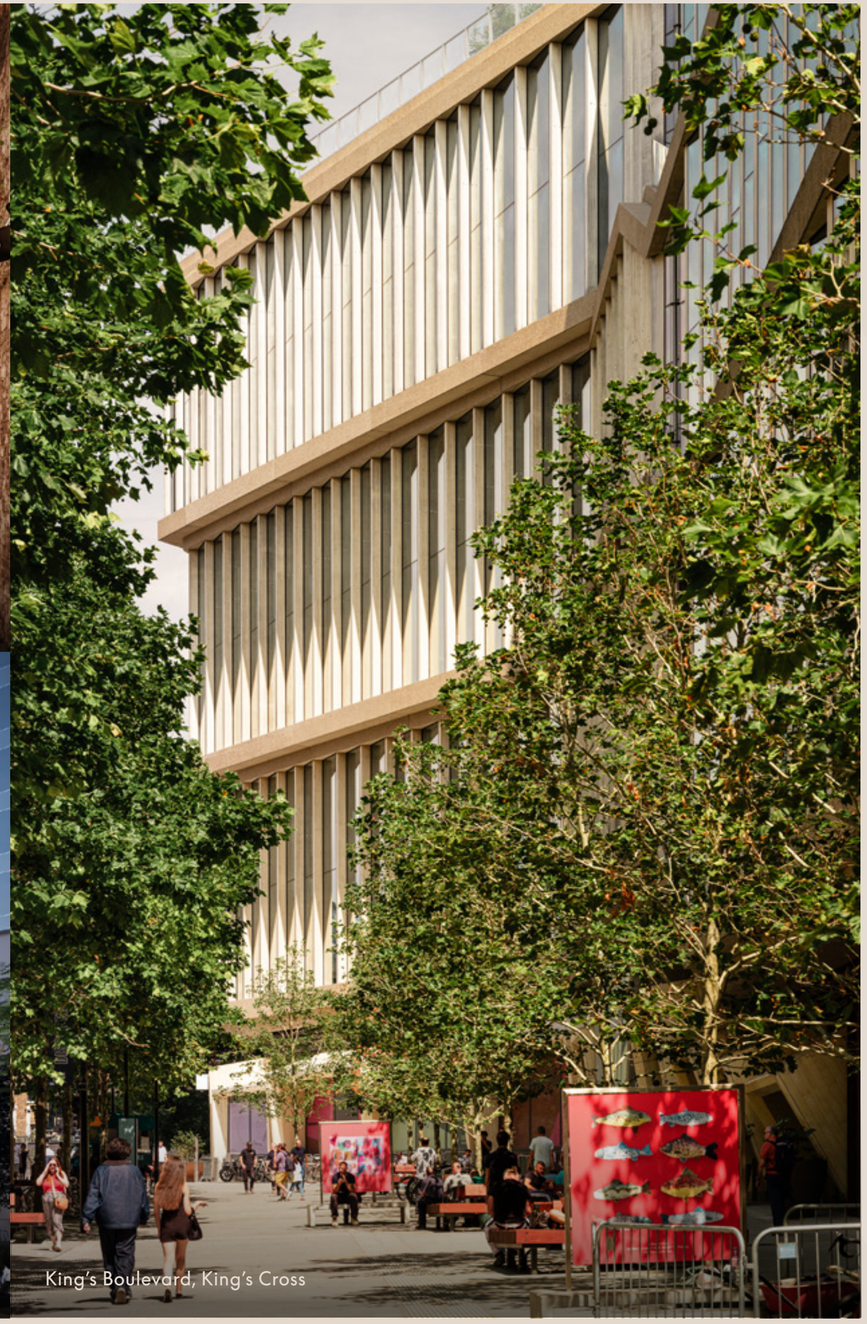
The Intersection of Culture, Commerce + Connectivity



Hawley Wharf, Camden



HS2 Masterplan, Euston


King's Boulevard, King's Cross

The building enjoys a uniquely strategic vantage point in the neighbourhood of three of London's most progressive and characterful districts.

To the North lies Camden Town, a renowned bastion of cultural heritage, creative energy, and independent spirit. To the East sits King's Cross, a thriving global powerhouse of technological innovation, corporate enterprise, and unrivalled international connectivity. To the South, Euston stands as one of London's most significant transport gateways, with transformative investment on projects including HS2 reinforcing its role as a major commercial destination.

Together these districts place businesses at the heart of one of London's most dynamic and well-connected commercial landscape.

Local Occupiers

In Good Company



Located within and around the Carreras building, you'll find a diverse mix of globally recognised brands, creative agencies and technology-led businesses, reinforcing the area's reputation as one of Central London's most dynamic commercial and creative hubs.

Great Connectivity Across London



Situated in one of London's best-connected spots, the Carreras building offers excellent access across the capital and beyond. Mornington Crescent Underground station is just a minute away, with nearby King's Cross St Pancras providing national rail and international Eurostar links.

Comprehensive transport connections place the West End, the City, Heathrow, and London's key commercial hubs right on your doorstep.

Local Amenities

On Your Doorstep



EAT & DRINK

01 Dishoom
02 Caravan
03 Barrafina
04 Lina Stores
05 Coal Office
06 Lemonia
07 Casa Pastor
08 The Drop
09 Spiritland
10 La Patagonia
11 The Phoenix
12 Sheephaven Bay
13 The Coffee Tree
14 The Lyttleton Arms
15 The Sushi Co
16 The Blues Kitchen
17 Aldi
18 Sainsburys Local
19 Mestizo
20 Daphne
21 Lost Souls Pizza
22 Suda Coffee
23 Itsu
24 Beany Green
25 Miel Bakery
26 Qima Café

SHOP

01 Camden Market
02 Hawley Wharf
03 Coal Drops Yard
04 Boxpark Camden
05 The Stables Market
06 Granary Square

ENTERTAINMENT

01 KOKO
02 Jazz Cafe
03 The Roundhouse
04 Camden Assembly
05 Electric Ballroom
06 Curzon cinema
07 The Dublin Castle

STAY

01 The Standard London
02 St. Pancras Renaissance Hotel
03 Pullman London St Pancras



Regent's Canal



Coal Drops Yard



Regent's Park



The Roundhouse



Camden Market

KOKO

From Morning to Midnight

From breakfast meetings to late-night drinks, KOKO and House of KOKO offer a destination for every part of the day.

Whether it's coffee and breakfast, lunch with colleagues, evening dining or live music into the night, the venue combines exceptional food, culture and entertainment just moments from Carreras, creating a vibrant extension of the workplace.



House of KOKO, The Dome



House of KOKO, The Piano Lounge



KOKO, Music venue

Team

— The Developer
— The Lazari Community
— Contacts

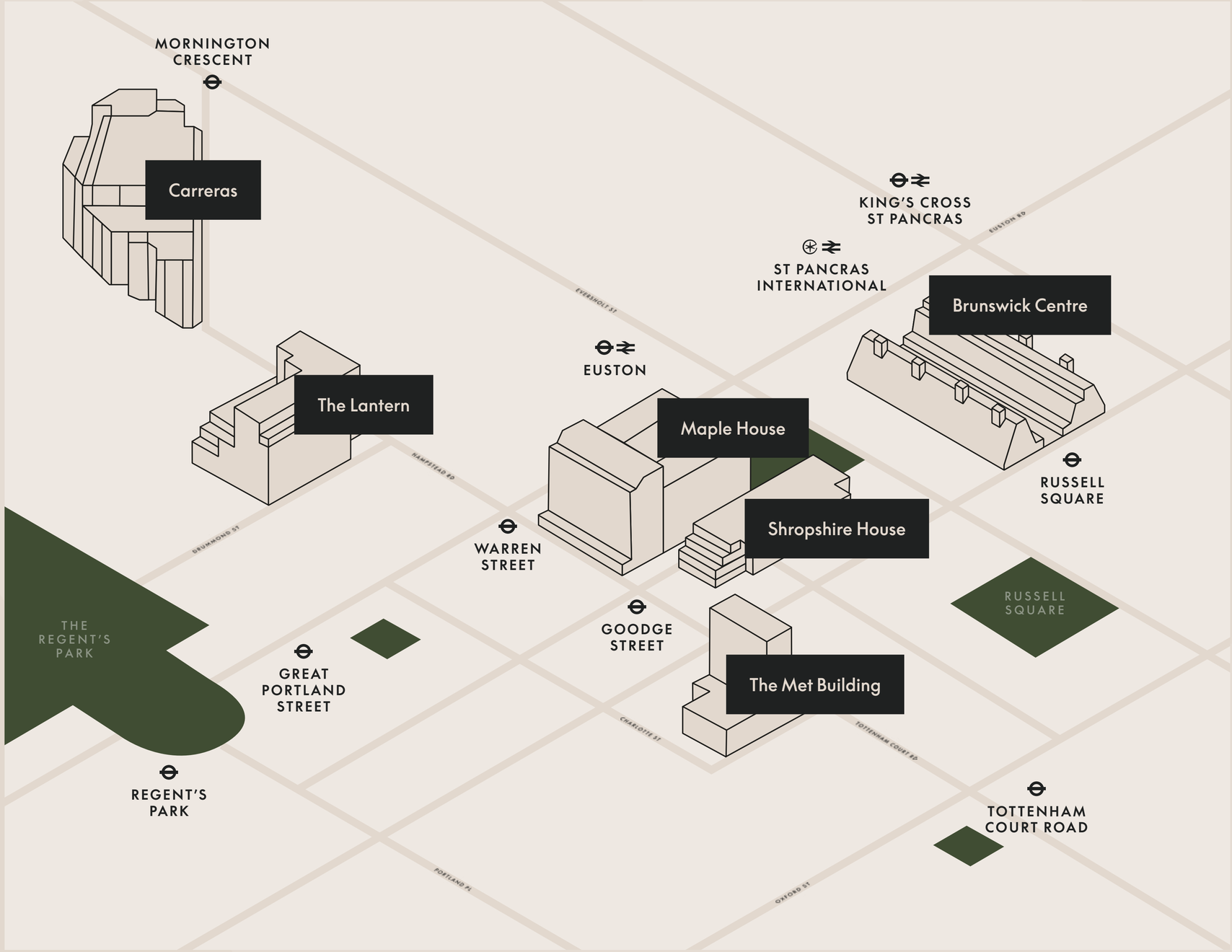
The Developer

Lazari Euston & Tottenham Court Road Holdings

At Lazari, we build for the future, creating exemplary, innovative, connected and inclusive developments. Founded in 1979, we have grown into one of London's leading privately owned property companies, managing more than 3 million sq ft across eight prime estates with a £3.6 billion portfolio.

Across 105 landmark properties, our team is committed to exceptional design, innovation, sustainability and customer service. Guided by a long-term vision and a net-zero target by 2035, we continue to create lasting value for our customers, communities and the city.

Carreras	371,321 sq ft
The Lantern	180,595 sq ft
Maple House	178,313 sq ft
Shropshire House	84,355 sq ft
The Met Building	113,501 sq ft
Brunswick Centre	167,903 sq ft



The Lazari Community

Where Everything Connects



CGI: The Canopy, Maple House



CGI: Roof Garden, Carreras



CGI: The Met Lounge, The Met Building

As part of Lazari's Euston & Tottenham Court Road Holdings, Carreras contributes to a connected network of high-performing, design-led spaces within walking distance of one another, reinforcing a sense of continuity for Lazari's occupiers across the West End.

Customers benefit from reciprocal access across Lazari's 3 million sq ft Central London portfolio, including nearby assets such as The Lantern, Maple House and The Met Building.

Contacts

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