LASZLO

ARCHWAY, LONDON

Shape the future.
From 5,894–33,506 sq ft
of creative Archway HQ.



Laszlo presents a rare HQ or multi-let opportunity in a striking converted 1920s warehouse building. Light floods in through large industrial scale windows on three elevations to create an inspiring working environment, just two minutes' walk from Archway tube station.

LASZLO

INTRODUCTION

BACKYARD – LANDSCAPING









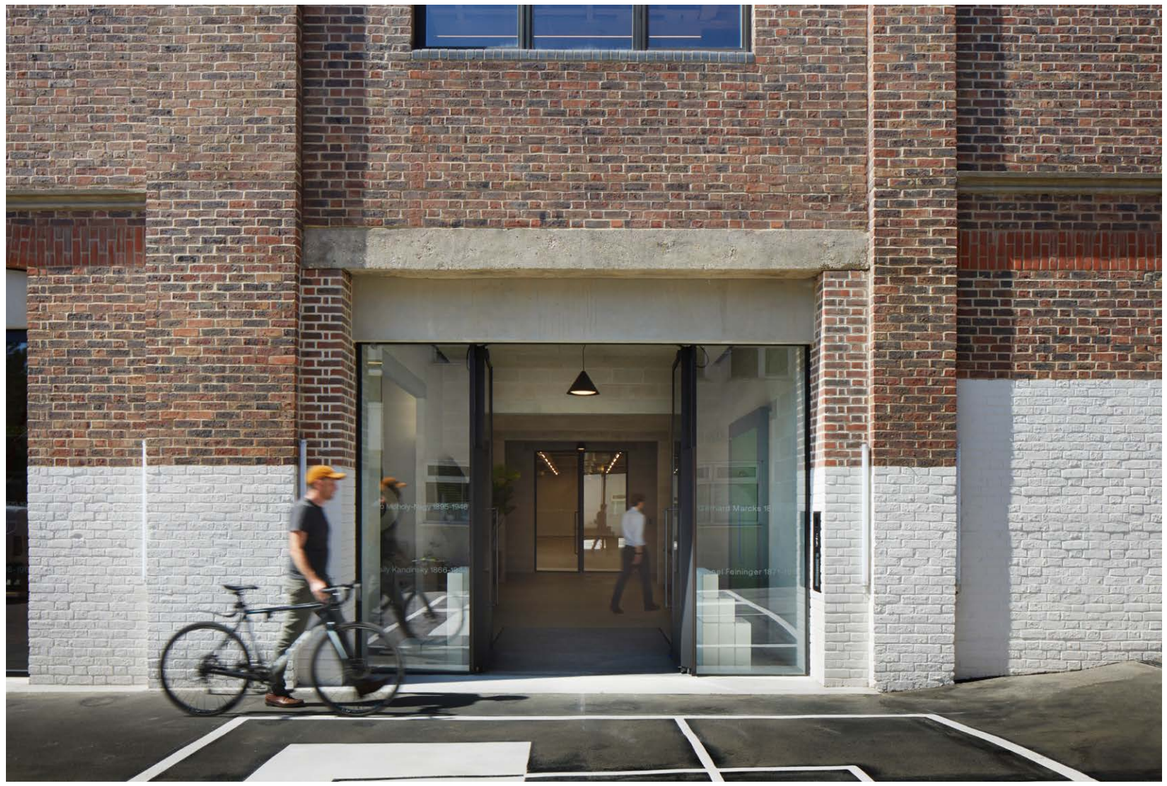


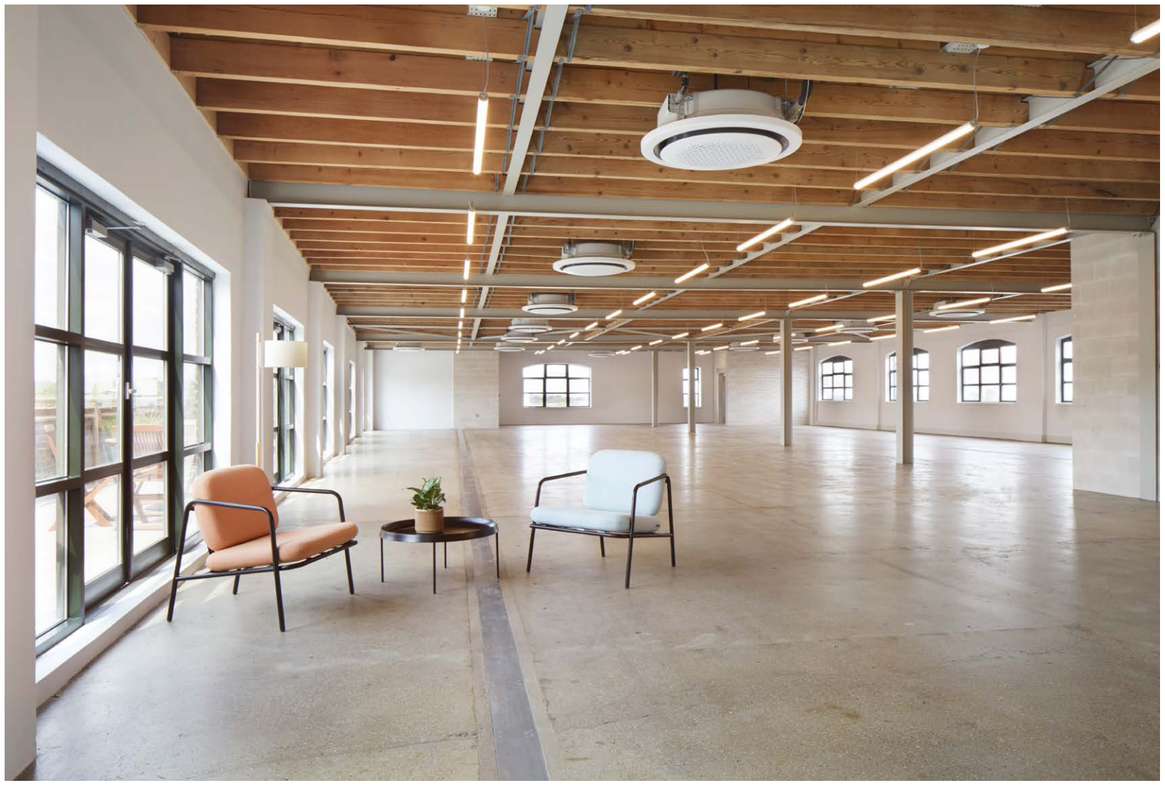


Laszlo benefits from 13,627 sq ft of outdoor space which is available for all occupiers to use. It includes seating, cycles racks, plenty of parking space, table tennis and is a place to relax and take in a breath of fresh air during a busy day.

The building is approached from Elthorne Road via a secure courtyard into an exceptional reception offering generous volume, light and space.


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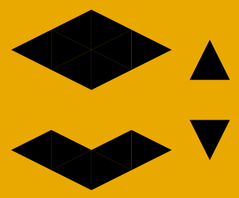




GROUND	FIRST	SECOND	THIRD	FOURTH	TOTAL
6,895 sq ft 640 sq m	**6,861 sq ft** 637 sq m	**6,886 sq ft** 640 sq m	**6,970 sq ft** 648 sq m	**5,894 sq ft** 548 sq m	**33,506 sq ft** 3,113 sq m



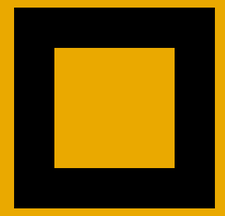
Reimagined former warehouse building



Exceptional ceiling heights



EPC B



Refurbished open plan upper floors



Original concrete flooring



Fully electric



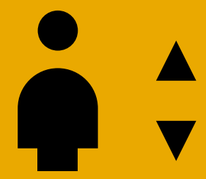
Circular air-heating and cooling cassette units



Large industrial-scale windows



4th floor benefits from an exposed timber-joist ceiling and private roof terrace



Two new passenger lifts



Full fibre connectivity



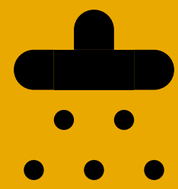
Full Cat B option available



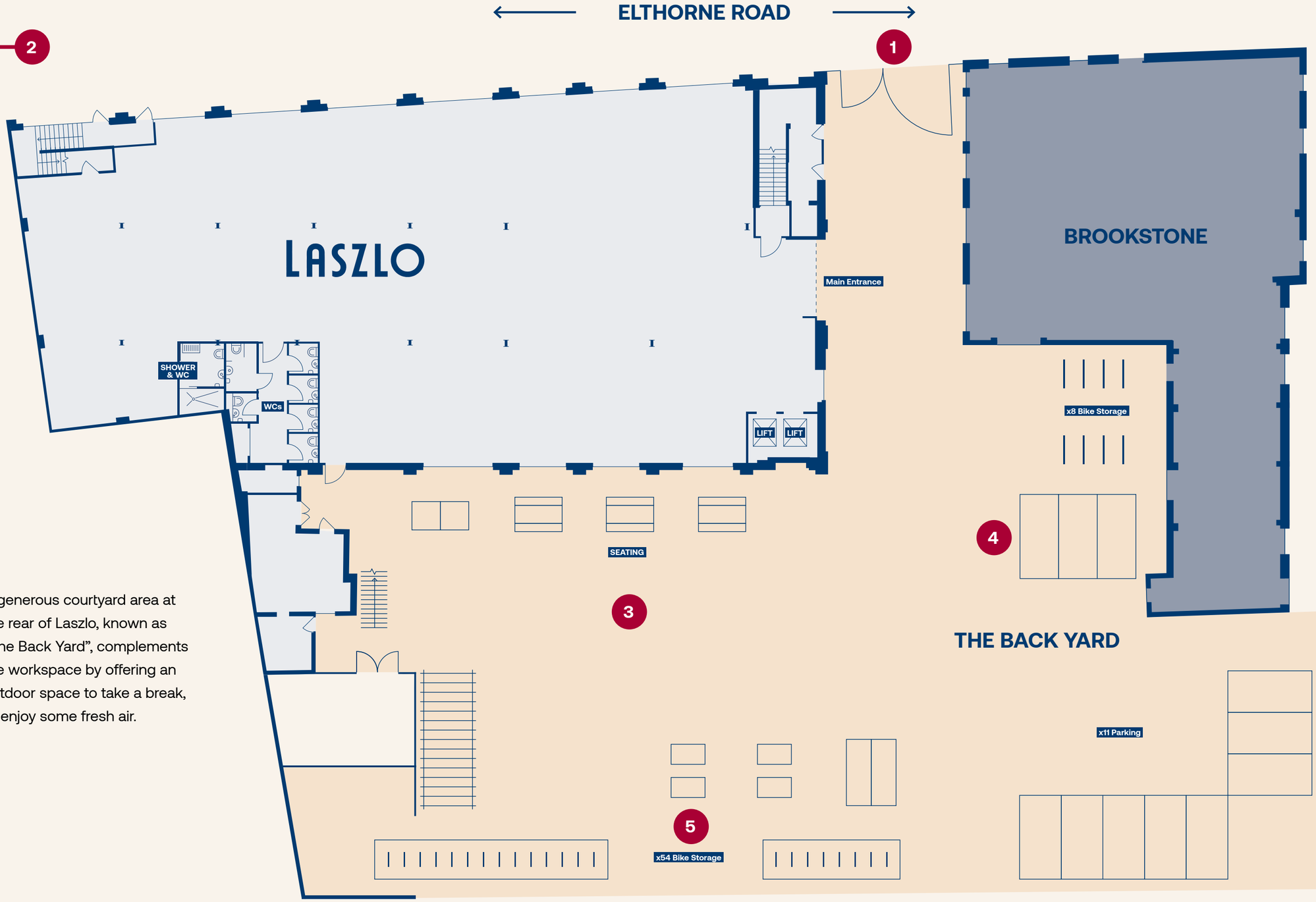
Outside space in ‘The Back Yard’



Generous cycle rack provision



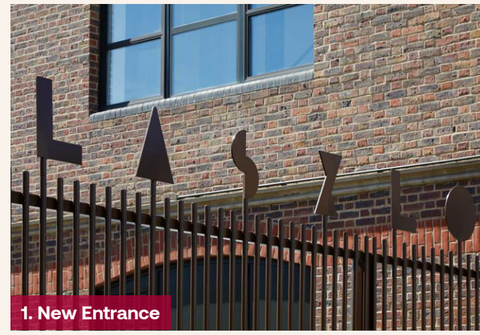
WC and shower facilities on each floor



A generous courtyard area at the rear of Laszlo, known as “The Back Yard”, complements the workspace by offering an outdoor space to take a break, or enjoy some fresh air.

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6,895 sq ft
640 sq m


1. New Entrance


2. Central Saint Martins, Art School

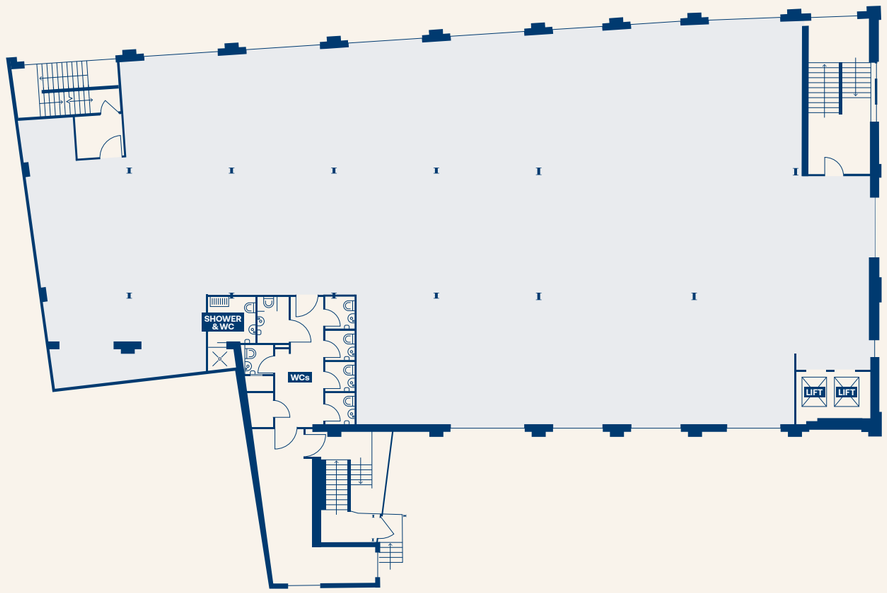

3. The Back Yard, Seating


4. Food Truck


5. Bike Storage

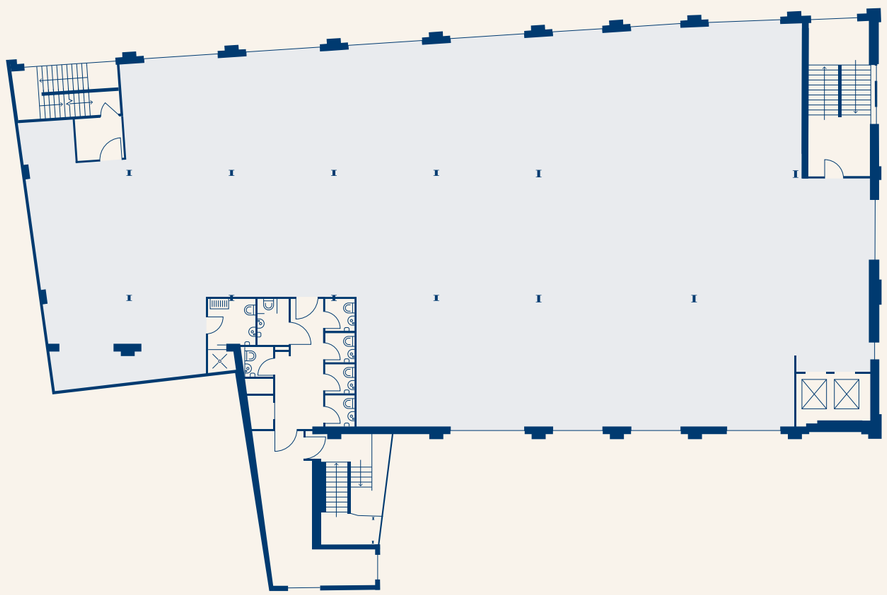
1 6,861 sq ft
637 sq m

ELTHORNE ROAD



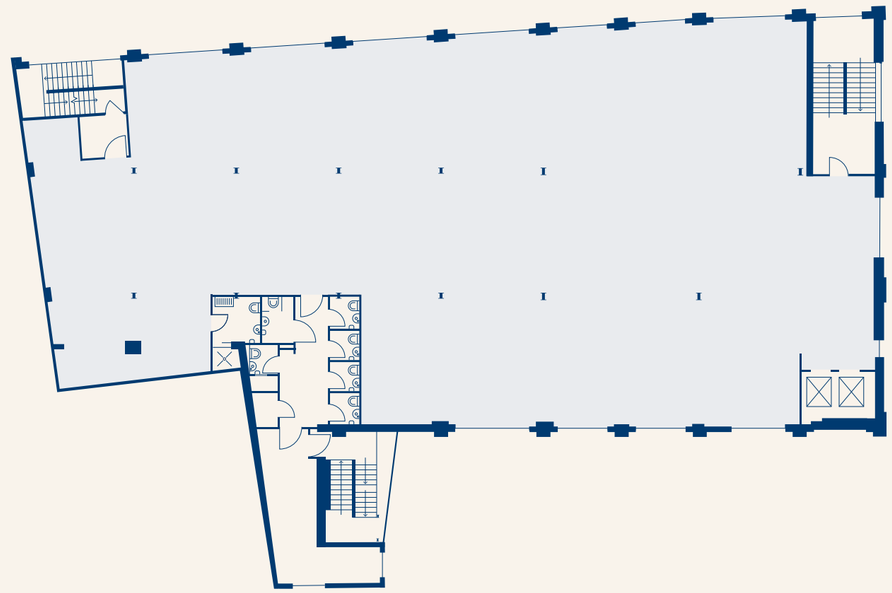
2 6,886 sq ft
640 sq m

ELTHORNE ROAD



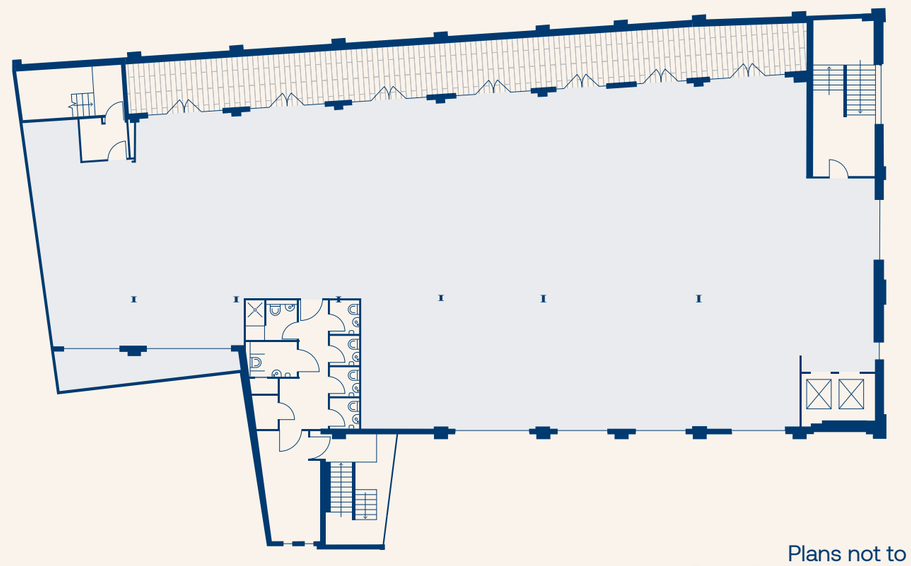
3 6,970 sq ft
648 sq m

ELTHORNE ROAD



4 5,894 sq ft
548 sq m

ELTHORNE ROAD



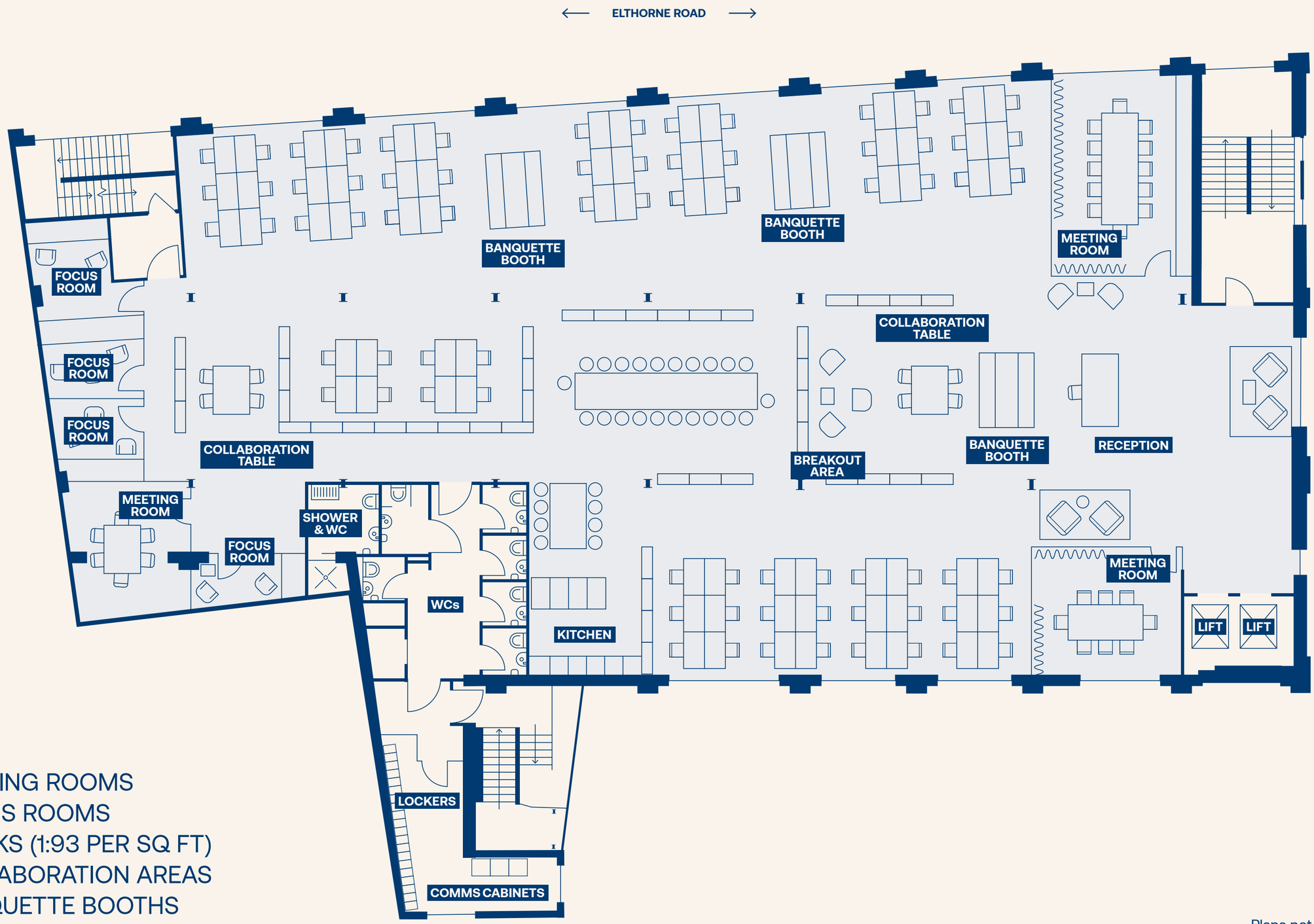
Plans not to scale.
For indicative purposes only

N

2

6,886 sq ft
640 sq m

AVAILABLE ON A FITTED BASIS.
ALL OTHER FLOORS CAN BE DESIGNED
AND FITTED TO SUIT YOUR BUSINESS.



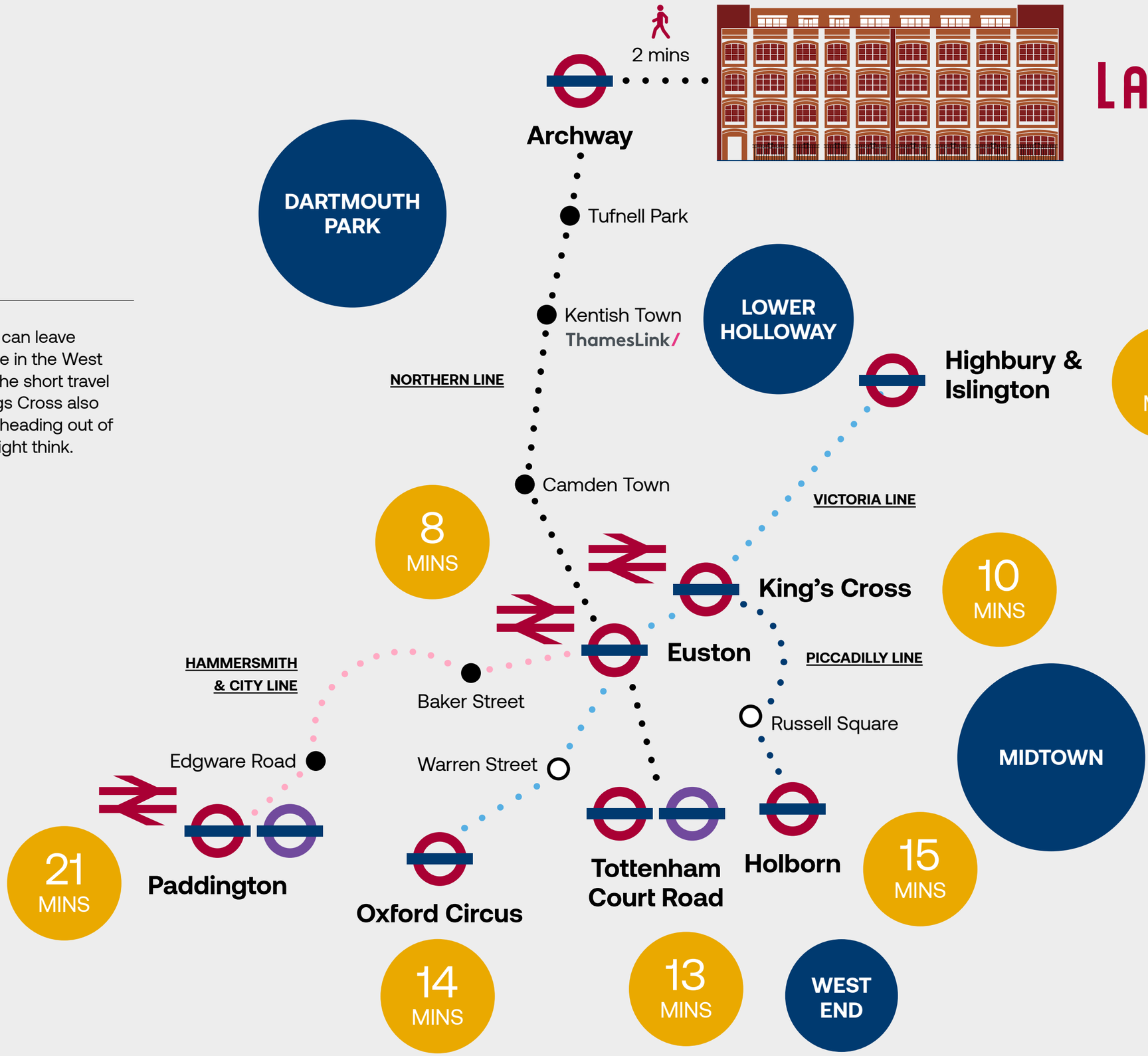
3 x MEETING ROOMS
4 x FOCUS ROOMS
74 x DESKS (1:93 PER SQ FT)
2 x COLLABORATION AREAS
3 x BANQUETTE BOOTHS
1 x RECEPTION

Plans not to scale.
For indicative purposes only

Getting around

Connectivity

In less than 15 minutes, you can leave Archway tube station and be in the West End, The City or Midtown. The short travel distance to Euston and Kings Cross also means you can take a train heading out of London quicker than you might think.




Crudough

Bread & Bean



St John's Tavern, Gastro Pub



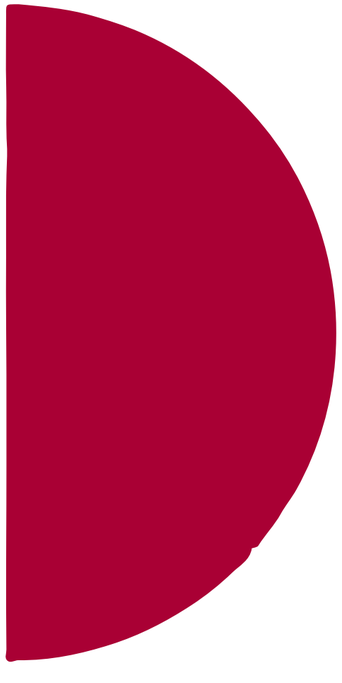
68 Degrees




Central Saint Martins


Both Gallery


Il Mio Mosaic





ARCHWAY'S ARTISTS AND ARTISANS

Central St Martins: Art School,
Both Gallery: Art Gallery
Bread & Bean: Coffee & Food
St John's Tavern: Gastro Pub
Crudough: Pizzeria
Il Mio Mosaic: Restaurant

LASZLO

FIND OUT MORE:

laszlo-archway.co.uk

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