



The Lantern is a striking new landmark that acts as a beacon, day and night



Designed by leading architects Marks Barfield
151.601 sq ft of BREEAM 'Excellent' rated office space
5 expansive terraces
Delivering Autumn 2021








 King's Cross
 St Pancras


3 rail termini within a 15 minute walk: Euston, King's Cross and St Pancras



Warren Street	3 mins walk
Euston	8 mins walk
Goodge St	10 mins walk
King's Cross	15 mins walk



Regent's Park	9 mins walk
Drummond St	1 min walk
Regent's Place	2 mins walk
Charlotte Street	10 mins walk

Find your
space



5 expansive roof terraces and 3 pocket gardens offer spaces to think and collaborate



Exposure to nature boosts creative problem-solving by 50%.

BUSINESS INSIDER

SCHEDULE OF AREAS

FLOOR	OFFICE NIA (SQ FT)	RECEPTION (SQ FT)	TERRACE (SQ FT)	POCKET GARDEN (SQ FT)
7	11,117	-	1,382	-
6	9,084	-	3,950	-
5	12,126	-	-	-
4	13,434	-	5,258	143
3	19,680	-	4,936	136
2	25,376	-	723	143
1	23,647	-	-	-
G	14,333	2,993 (Main) 1,986 (Drummond St.)	-	-
LG	12,876 4,949 (Atrium Base)	-	-	-
TOTAL	151,601		16,671	





LEVEL

G

OFFICE

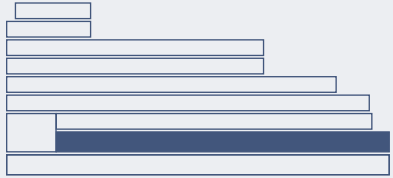
14,333 sq ft

RECEPTION, CAFE & LOBBY

6,381 sq ft

DRUMMOND STREET RECEPTION

1,986 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

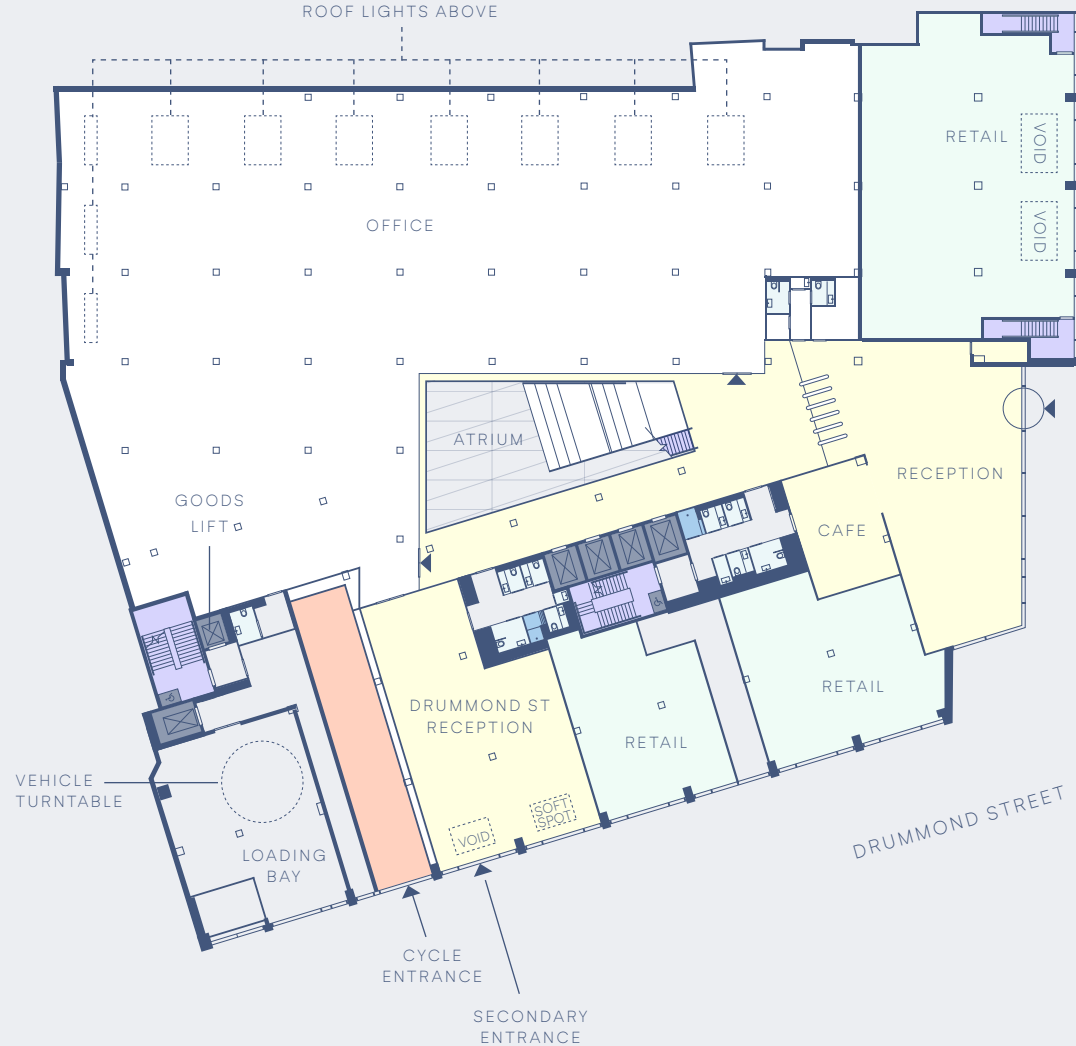
3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.



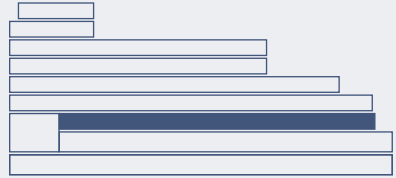
- Office space
- Reception & lobby
- Car & bike access
- Retail
- Lift
- Stairs
- WC
- Shower
- Entrance

LEVEL

1

OFFICE

23,647 sq ft



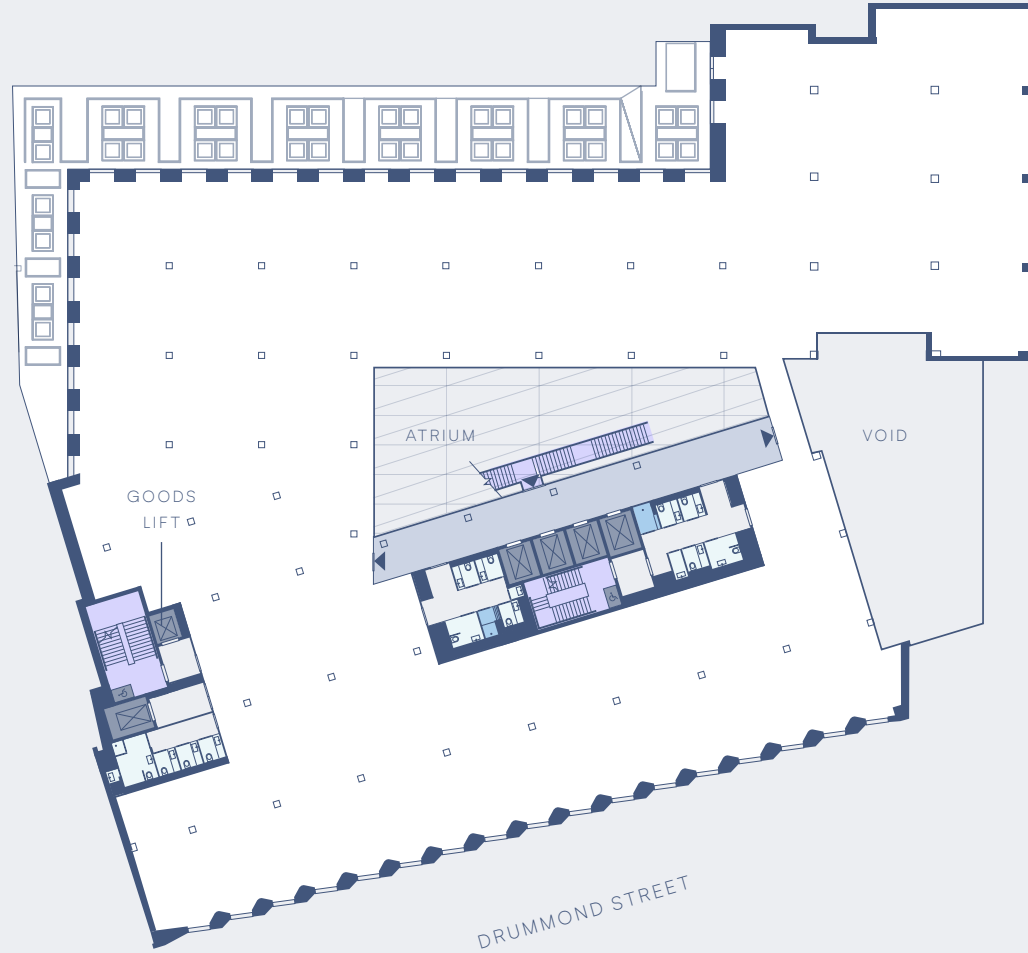
FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

2

OFFICE

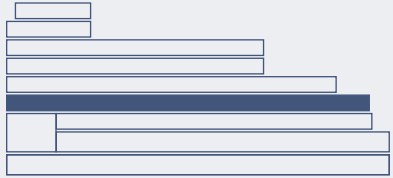
25,376 sq ft

TERRACE

723 sq ft

POCKET GARDEN

143 sq ft



FLOORPLANS

G 1 **2** 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

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HAMPSTEAD ROAD

DRUMMOND STREET

- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

3

OFFICE

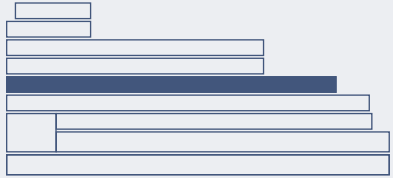
19,680 sq ft

TERRACE

4,936 sq ft

POCKET GARDEN

136 sq ft



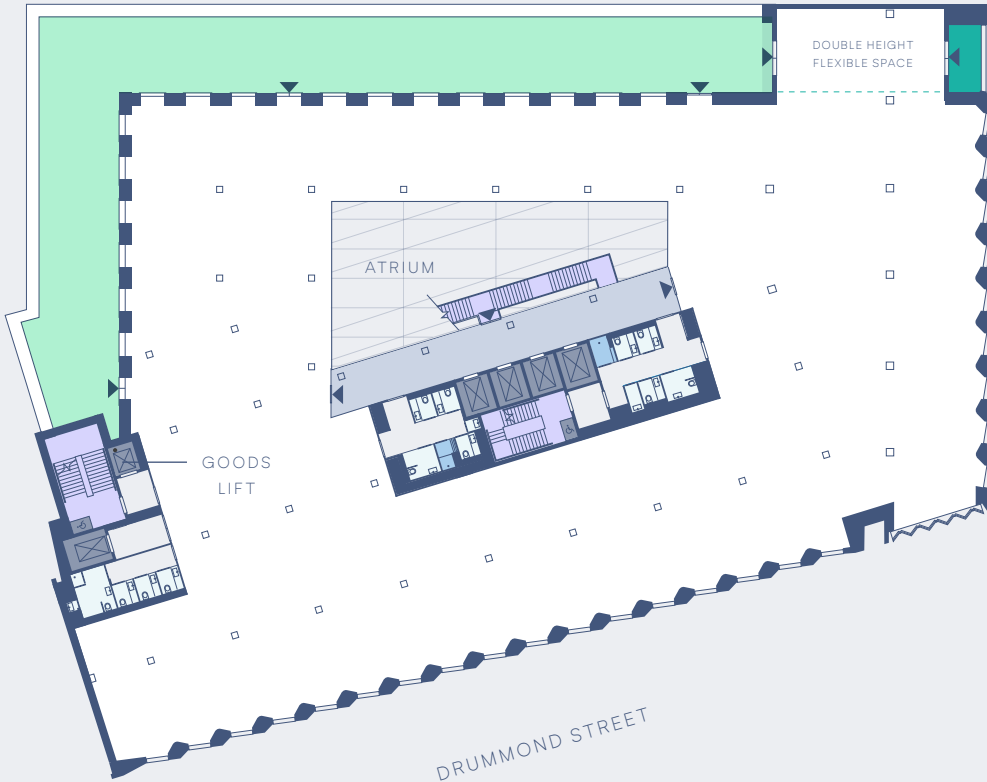
FLOORPLANS

G 1 2 **3** 4 5 6 7 LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

4

OFFICE

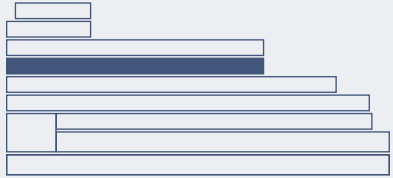
13,434 sq ft

TERRACE

5,258 sq ft

POCKET GARDEN

143 sq ft



FLOORPLANS

G 1 2 3 **4** 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

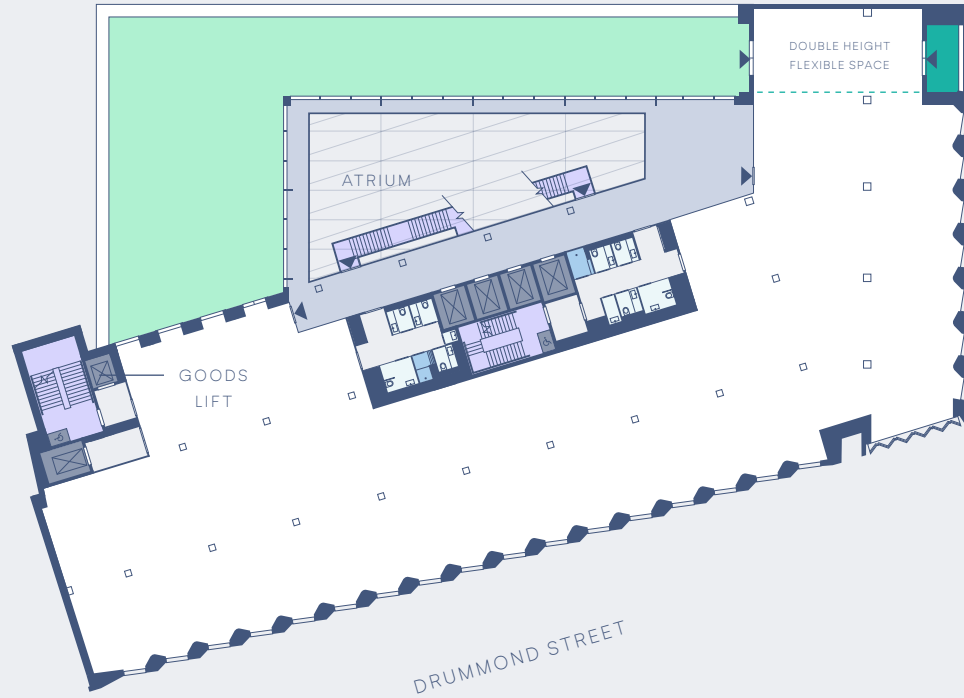
3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

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HAMPSTEAD ROAD

DRUMMOND STREET

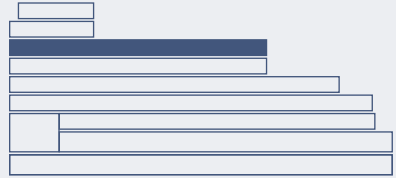
- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

5

OFFICE

12,126 sq ft



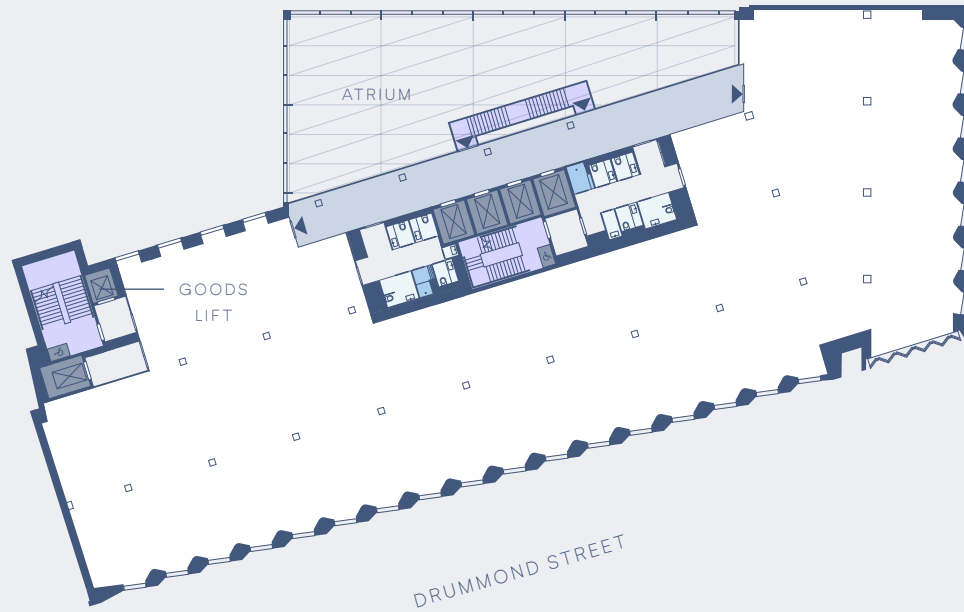
FLOORPLANS

G 1 2 3 4 **5** 6 7 LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



HAMPSTEAD ROAD

DRUMMOND STREET

- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

6

OFFICE

9,084 sq ft

TERRACE

3,950 sq ft



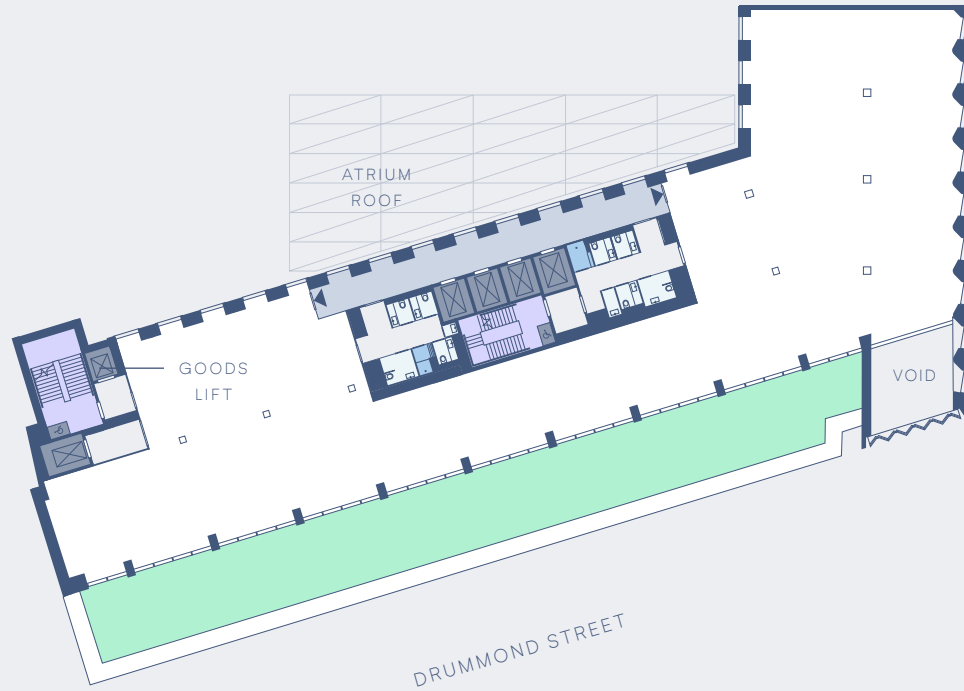
FLOORPLANS

G 1 2 3 4 5 **6** 7 LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



HAMPSTEAD ROAD

DRUMMOND STREET

- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

7

OFFICE

11,117 sq ft

TERRACE

1,382 sq ft



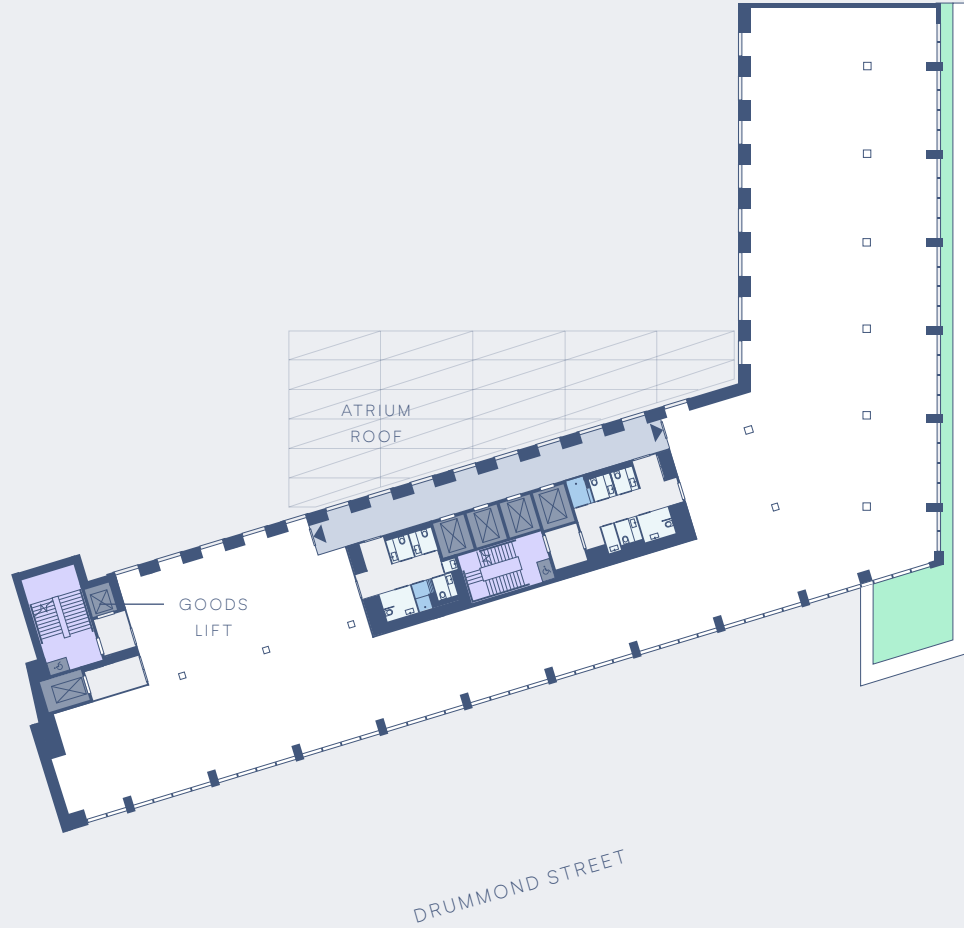
FLOORPLANS

G 1 2 3 4 5 6 **7** LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
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Plans are not to scale and are indicative NIA only.



- Office space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

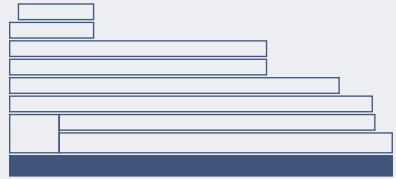
LG

OFFICE

12,876 sq ft

ATRIUM BASE

4,949 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 **LG**

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



- Changing room
- Drying rooms
- Office space
- Car & bike parking
- Lift
- Stairs
- Retail
- Lobby
- WC
- Shower
- Entrance

LEVEL

G

OFFICE

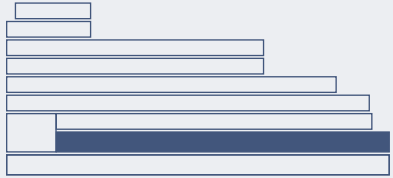
14,333 sq ft

RECEPTION, CAFE & LOBBY

6,381 sq ft

DRUMMOND STREET RECEPTION

1,986 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.



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N

Open plan

164 SEATS
(EXCL. BREAKOUT SPACES)

8M² PER PERSON

128 DESKS

4 MEETING ROOMS

45 BREAKOUT SPACES

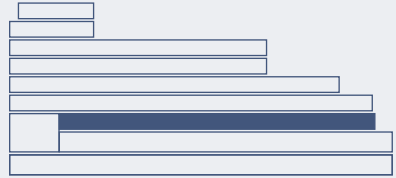
- Open plan space
- Reception & lobby
- Car & bike access
- Lift
- Retail
- Stairs
- WC
- Shower
- Entrance

LEVEL

1

OFFICE

23,647 sq ft



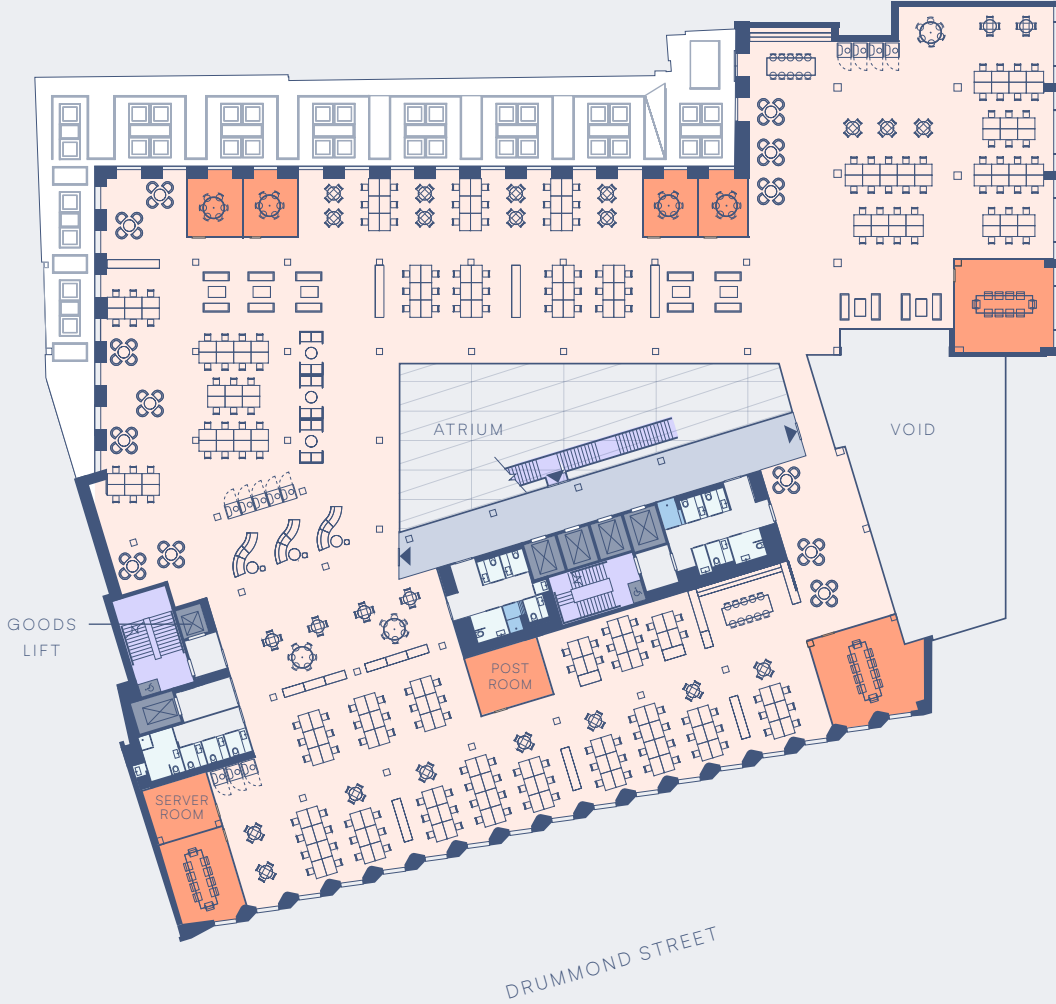
FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

- G - OPEN
- 1 - OPEN**
- 3 - OPEN
- 6 - OPEN
- LG - OPEN
- 1 - CELLULAR
- 3 - CELLULAR
- 6 - CELLULAR

Plans are not to scale and are indicative NIA only.



HAMPSTEAD ROAD

DRUMMOND STREET

Open plan

- 268 SEATS (EXCL. BREAKOUT SPACES)
- 8M² PER PERSON
- 214 DESKS
- 7 MEETING ROOMS
- 67 BREAKOUT SPACES

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

1

OFFICE

23,647 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.



^
N

Cellular

219 SEATS
(EXCL. BREAKOUT SPACES)

10M² PER PERSON

177 DESKS

5 MEETING ROOMS

50 BREAKOUT SPACES

HAMPSTEAD ROAD

DRUMMOND STREET

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

3

OFFICE

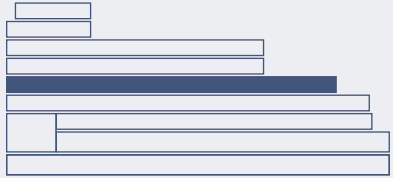
19,680 sq ft

TERRACE

4,936 sq ft

POCKET GARDEN

136 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.

^
N

Open plan

221 SEATS
(EXCL. BREAKOUT SPACES)

8M² PER PERSON

173 DESKS

6 MEETING ROOMS

48 BREAKOUT SPACES



HAMPSTEAD ROAD

DRUMMOND STREET

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

3

OFFICE

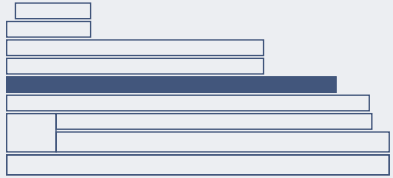
19,680 sq ft

TERRACE

4,936 sq ft

POCKET GARDEN

136 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.



Cellular

189 SEATS
(EXCL. BREAKOUT SPACES)

10M² PER PERSON

131 DESKS

8 MEETING ROOMS

29 BREAKOUT SPACES



HAMPSTEAD ROAD

DRUMMOND STREET

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

6

OFFICE

9,084 sq ft

TERRACE

3,950 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN	LG - OPEN
1 - OPEN	1 - CELLULAR
3 - OPEN	3 - CELLULAR
6 - OPEN	6 - CELLULAR

Plans are not to scale and are indicative NIA only.



Open plan

104 SEATS
(EXCL. BREAKOUT SPACES)

8M² PER PERSON

76 DESKS

3 MEETING ROOMS

31 BREAKOUT SPACES



HAMPSTEAD ROAD

DRUMMOND STREET

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

6

OFFICE

9,084 sq ft

TERRACE

3,950 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

Plans are not to scale and are indicative NIA only.



Cellular

91 SEATS
(EXCL. BREAKOUT SPACES)

10M² PER PERSON

63 DESKS

4 MEETING ROOMS

34 BREAKOUT SPACES



HAMPSTEAD ROAD

DRUMMOND STREET

- Open plan space
- Enclosed rooms
- Terrace
- Pocket Garden
- Lift
- Stairs
- Lobby
- WC
- Shower
- Entrance

LEVEL

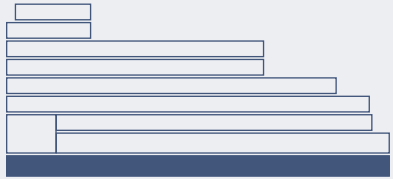
LG

OFFICE

12,876 sq ft

ATRIUM BASE

4,949 sq ft



FLOORPLANS

G 1 2 3 4 5 6 7 LG

SPACEPLANS

G - OPEN

LG - OPEN

1 - OPEN

1 - CELLULAR

3 - OPEN

3 - CELLULAR

6 - OPEN

6 - CELLULAR

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^
N



Open plan

146 SEATS
(EXCL. BREAKOUT SPACES)

8M² PER PERSON

114 DESKS

4 MEETING ROOMS

32 BREAKOUT SPACES

- Open plan space
- Terrace
- Pocket Garden
- Lift
- Stairs
- Retail
- Lobby
- WC
- Shower
- Entrance

Efficient
by design



Smooth flow of people
through touch-free
entrance experience



Automatic curved sliding doors
and touch free scan-and-go
security speed gates

Wellness & sustainability



Carbon dioxide detection



Destination lift control



BMS



Smart LED lighting



Energy saving heating and cooling



Solar electricity



High levels of thermal insulation and air tightness



All timber from sustainable sources



Circadian design: maximising daylight



Ventilation around entire perimeter of office



lifts deceleration harnesses energy



Solar water preheat



New trees and planting



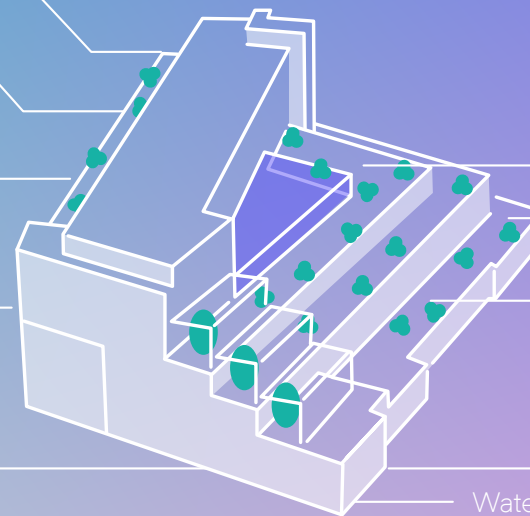
Water storage through blue roofs



Green roofs



retention of existing pile foundations



Water saving WC flush controls

ACTIVE DESIGN

PASSIVE DESIGN

151,601_{SQ FT}

of BREEAM 'Excellent'
office space



Over
20,000_{SQ FT}

over 5 expansive terraces
and 3 pocket gardens



10,000_{SQ FT}

of retail and
restaurant space



9 floors

of statement architecture by
Marks Barfield, with 6 passenger
lifts and 1 goods lift



Floors ranging from

9,000
to
25,000

_{SQ FT}



Atrium

7 storey light-filled central
atrium with interconnecting
timber staircase



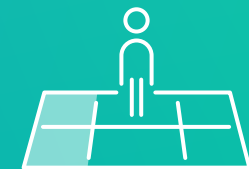
Cycle hub

252 cycle spaces
30 short stay spaces
42 showers and 256 lockers
Ramp from street level
to cycle hub



1:8_{M²}

Occupational density future proofs
the building for the occupier.



The team

OFFICE LEASING TEAM



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PROFESSIONAL TEAM



Architects
Marks Barfield



Construction team
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