ARCLIGHT

Reilluminating Covent Garden with a 30,000 sq ft industrial heritage workspace.

60 SHORT'S GARDENS, WC2



REILLUMINATING THEATRELAND'S POWERHOUSE FOR A NEW GENERATION

From 1886, the two mighty dynamos of this former electricity generating plant were powering the carbon arc lights of the Royal Adelphi Theatre on The Strand. Today the building retains its grand scale and many architectural features of its industrial heritage.









Introduction

BRINGING A NEW KIND OF ENERGY TO SEVEN DIALS.

Arclight is a modern re-imagination of this striking Victorian industrial building, creating best-in-class, sustainable workspaces. The place that once lit up theatreland now generates a new kind of positive energy for Covent Garden's Seven Dials.



HIGHLIGHTS

NEW GLAZED PENTHOUSE FI

with full height glazing and private roof terrace.

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offering a stylish, contemporary workspace with 54 workstations

FWI I - I RD FIG IK |

with panoramic views overlooking the neighbourhood.

Large open-plan, dual-aspect workspaces with original factory-style windows and brickwork.



with restored double-height entrance arches creates a striking street presence.



with 20 secure cycle spaces, 40 lockers and 3 showers.

DUAL-ASPECT





Arrival lobby and reception



AVAILABILITY TOTAL 15,886 SQ FT











Large open-plan floors with original Crittall style windows and exposed brickwork.

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Short's Gardens

SECOND FLOOR - FULLY FITTED

Desks	54
Arrival Lounge	1
Kitchen	1
10 person boardroom	1
6 person meeting room	1

● 4,610 sq ft | 428 sq m

O WCs

○ Core



Short's Gardens

FIRST FLOOR

● 4,692 sq ft | 436 sq m

O WCs

 \bigcirc Core





THE PENTHOUSE FLOORS

featuring full height glazing and an impressive private roof terrace on third floor.









Fourth floor glazing



FULL-LENGTH Roof terrace

with panoramic views overlooking the neighbourhood.



Short's Gardens

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FOURTH FLOOR

- ─ 3,275 sq ft | 304 sq m
- O WCs
- O Core





BRINGING ANEW KINDOF

HARRY





Seven Dials Market, 03 min walk

SEVEN DIALS

Tucked away but full of life, the cobbled streets of Seven Dials are a village-like haven in the fast-paced heart of central London. You'll find them lined with seemingly countless big-name retail brands, concept stores and independent boutiques alongside delectable dining destinations, sparkling bars and artisan cafes.



Caravan, O2 min walk



Monmouth Street, 03 min walk



St John Bakery, 02 min walk

Arclight



Neal Street, 01 min walk

Must-go spots include Neal's Yard, Monmouth Street and the independent street food concept, Seven Dials Market.



Redemption Roasters, 02 min walk



The Cheese Bar, 03 min walk



Story Cellar, 01 min walk



Neal's Yard, 03 min walk

A NEIGHBOURHOOD RADIANT WITH LIFE

FOOD + DRINK

- 01 Ole & Steen
- 02 Seven Dials Market
- 03 Story Cellar
- 04 The Escapologist Bar
- 05 Monmouth Kitchen
- 06 Monmouth Coffee
- **07** Brasserie Max
- 08 St.John Bakery
- 09 Rossopomodoro
- 10 Dishoom
- 11 Dalla Terra Wine Bar
- 12 Temper
- 13 Le Bab
- 14 Hawksmoor
- **15** The 10 Cases
- **16** Banh Mi Aha!
- 17 Caravan
- 18 Redemption Roasters
- 19 Circus
- 20 Parsons
- 21 Baudry Greene
- 22 Bab Mansour
- 23 Da Mario

RETAIL

- 01 Birkenstock
- **02** Sakare
- 03 MALIN+GOETZ
- **04** Aesop
- 05 Kiehl's
- 06 Rains
- 07 Carhartt WIP Store
- 08 The Ordinary
- 09 Space NK
- 10 Mango
- 11 Zara
- 12 Brompton
- **13** Uniqlo

LIFESTYLE

- 01 Top Secret Comedy Club
- 02 Nuffield Health
- 03 Oasis Sports Centre
- 04 1 Rebel 05 Aveda Sal
- 5 Aveda Salon & Spa
- 06 Cambridge Theatre
- 07 Covent Garden Hotel



CONNECTIVITY

WALK TO STATION

Covent Garden ———	2	mins
Tottenham Court Rd ———	5	mins
Leicester Square ———	5	mins
Holborn ———	6	mins
Charing Cross ———	10) mins

CYCLE

Waterloo ————	6 r	nins
Farringdon ————	10	mins
King's Cross ———	10	mins
London Bridge ———	10	mins

KEY

Santander cycle stations



SUMMARY Specification



Occupancy ratio 1:6 sq m

Double height reception





Floor to ceiling heights up to 3.6m



Fully-fitted workspace (Second Floor)



Underfloor flexible heating and cooling system (Floors 1 - 4)



2x 13 person lifts



В



Openable windows (Floors 1 - 2)

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20x Secure cycle spaces 40x Lockers & 3x showers Metal RAF tiles (Floors 1 - 4)

Full length terrace (Third Floor)

Targeting BREEAM Excellent

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PROJECT TEAM

Development by Span Group and Pearl & Coutts

Designed by Buckley Gray Yeoman

Delivered by Legendre UK