

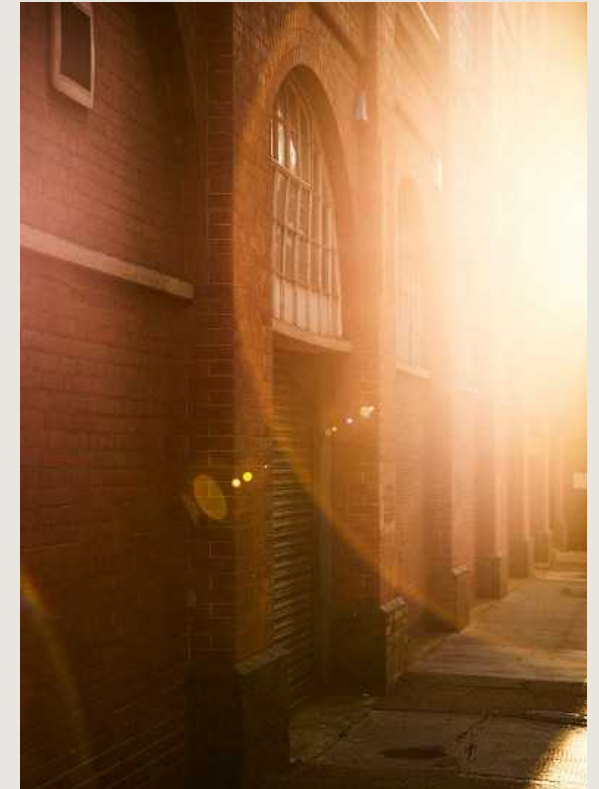
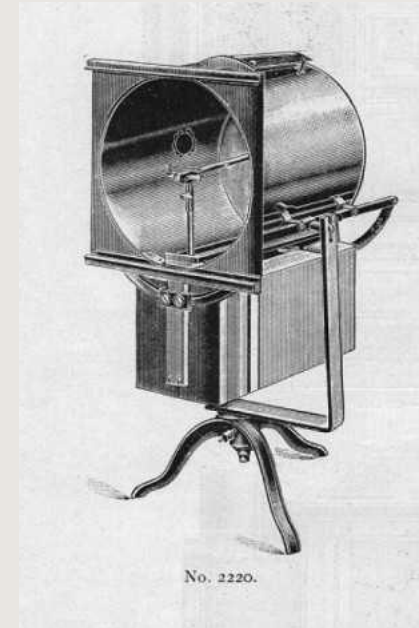
ARCLIGHT

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

60 SHORT'S GARDENS, WC2

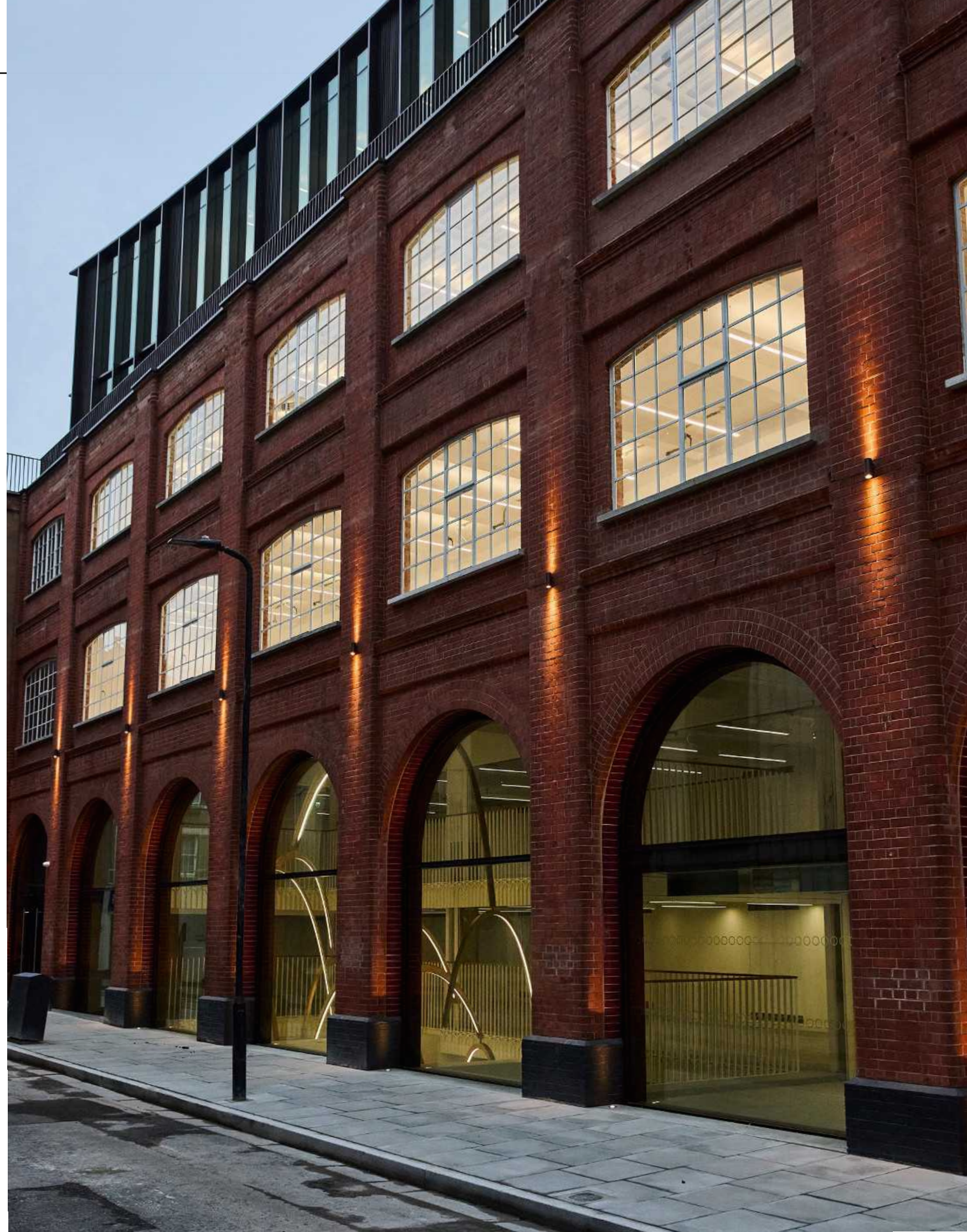
REILLUMINATING THEATRELAND'S POWERHOUSE FOR A NEW GENERATION

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.



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 FLOORS

with full height glazing and private roof terrace.

FULLY FITTED 2RD FLOOR

offering a stylish, contemporary workspace with 48 workstations

FULL-LENGTH THIRD FLOOR TERRACE

with panoramic views overlooking the neighbourhood.

DUAL-ASPECT WORKSPACES

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

INDUSTRIAL FACADE

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

END-OF-TRIP FACILITIES

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

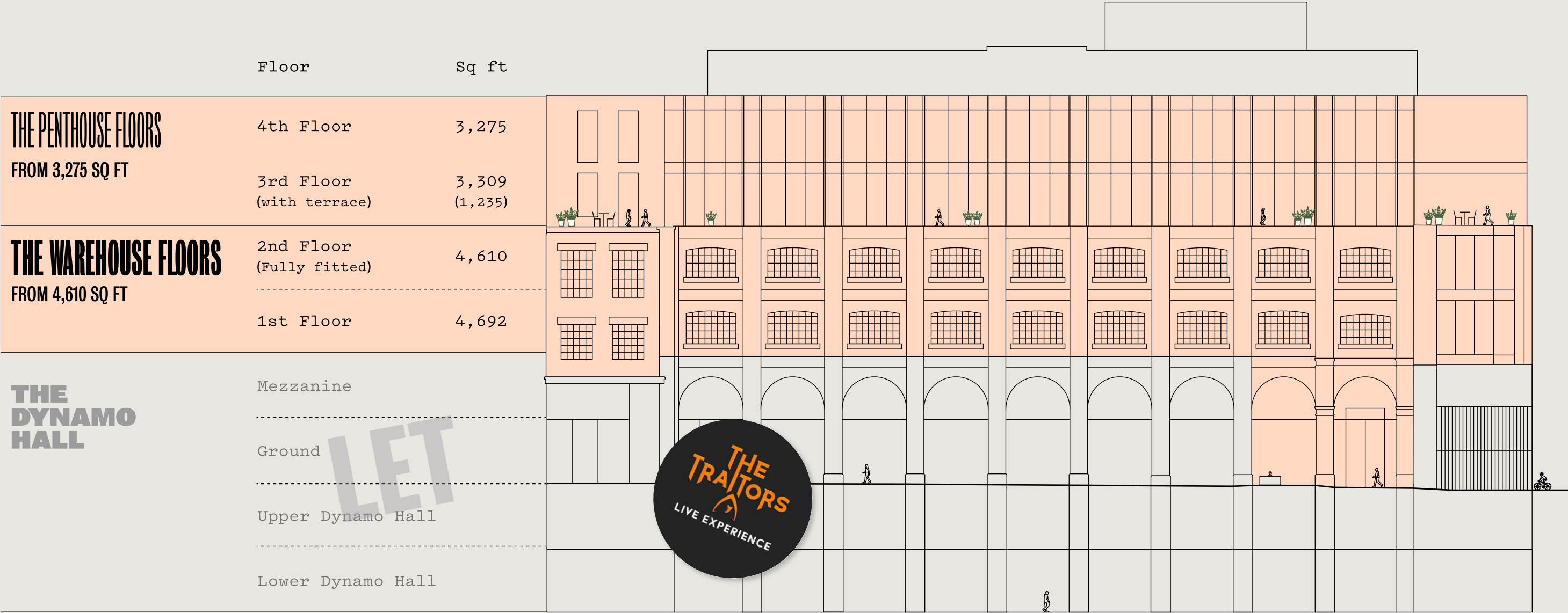


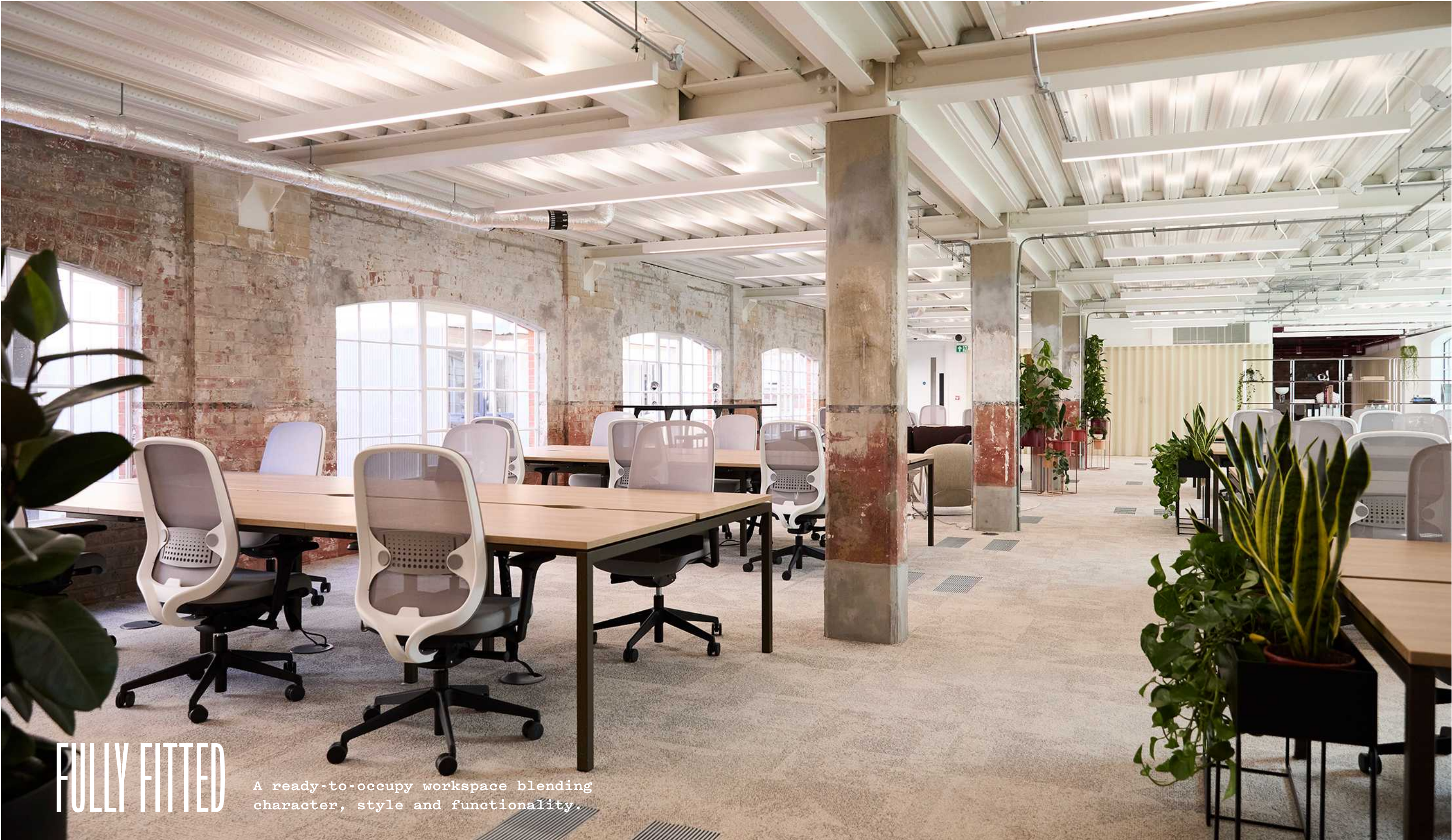
Arrival lobby and reception

SPOTLIGHT
ON THE
WORKSPACES

AVAILABILITY

TOTAL 15,886 SQ FT





FULLY FITTED

A ready-to-occupy workspace blending character, style and functionality.



Arrival lounge

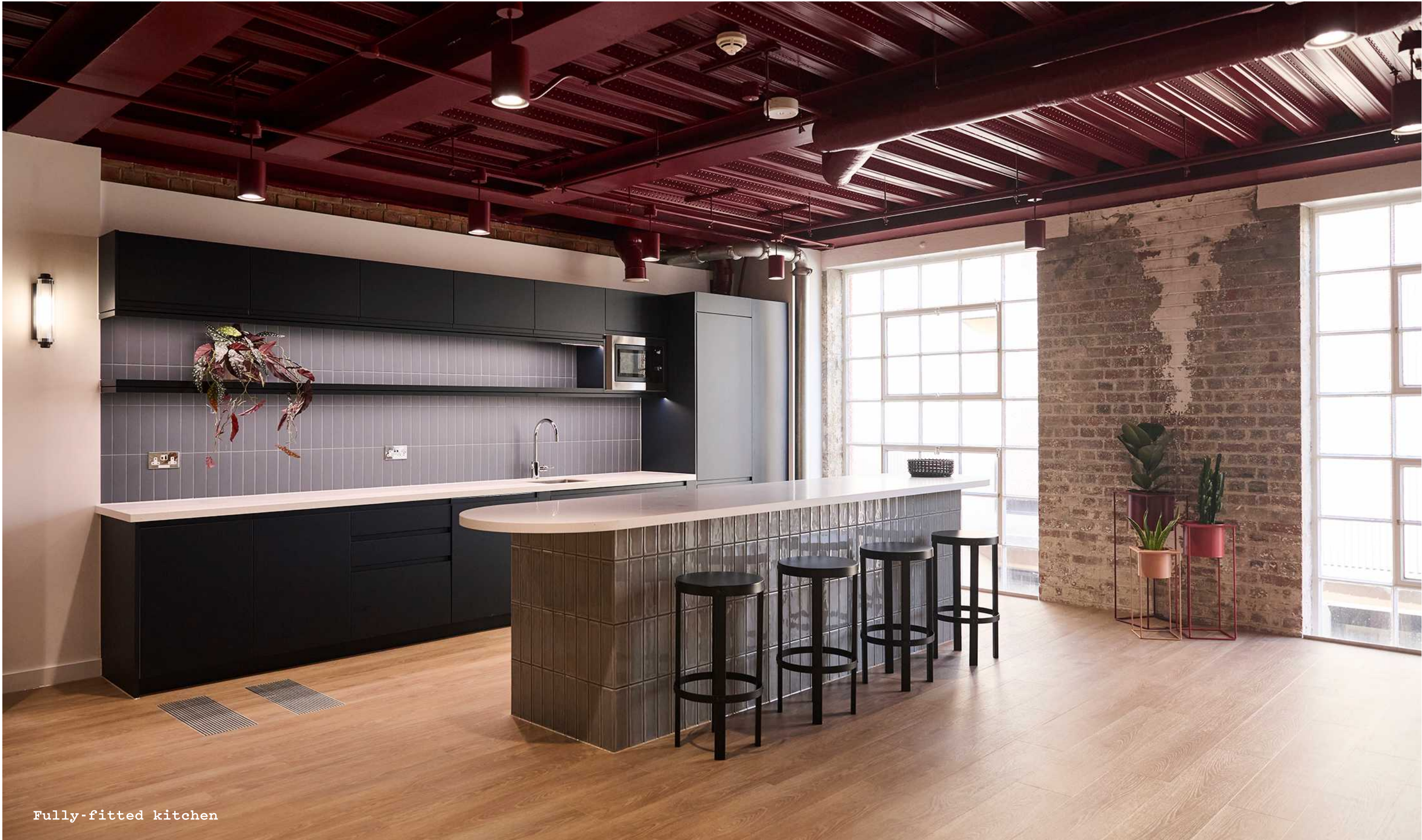


Open plan workspace



Open-plan office with industrial-style windows, exposed brick walls, and abundant natural light filling the workspace.



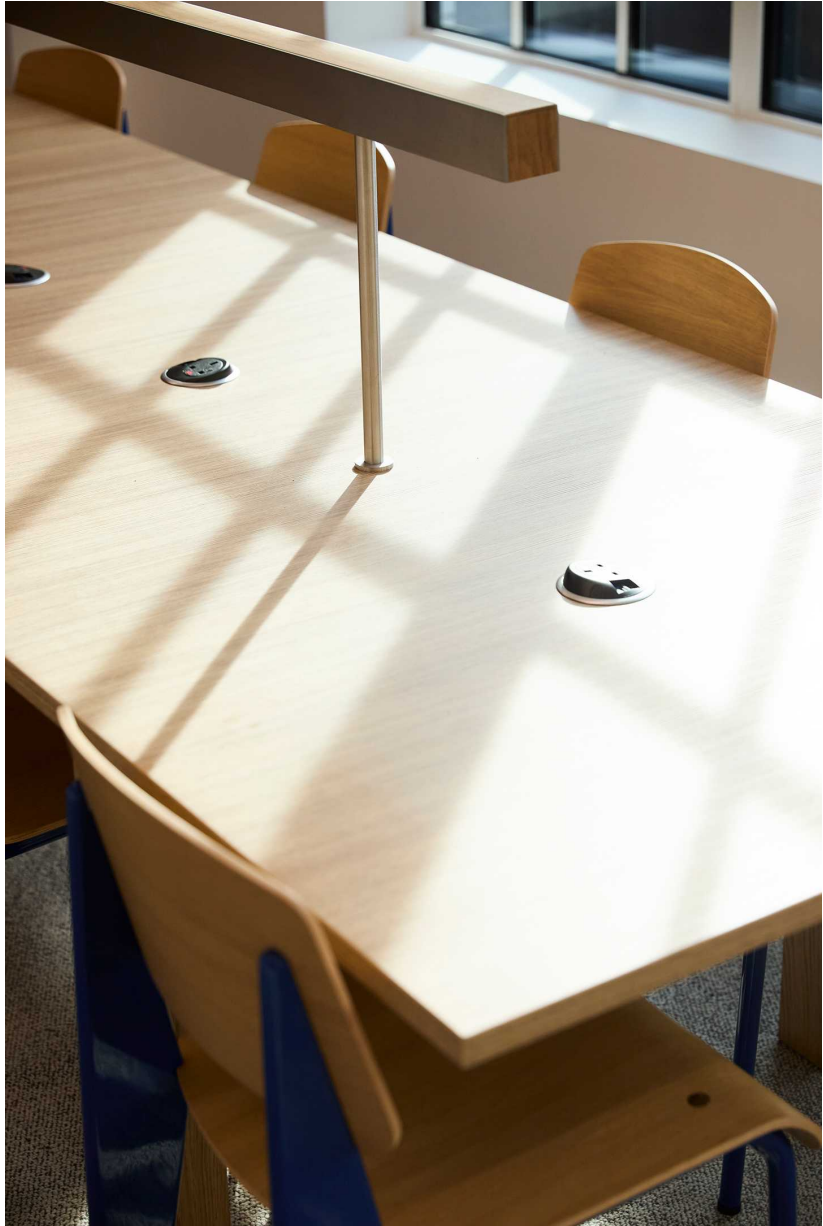


Fully-fitted kitchen





Boardroom (10 person)



Collaboration areas



THE WAREHOUSE FLOORS

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

First floor CAT A



First floor CAT A

SECOND FLOOR - FULLY FITTED

Desks	48
Arrival Lounge	1
Kitchen	1
Internal meeting room	1
Collaboration work areas	3
4 person informal work bench	1
6 person meeting room	1
10 person boardroom	1

4,610 sq ft | 428 sq m

WCs

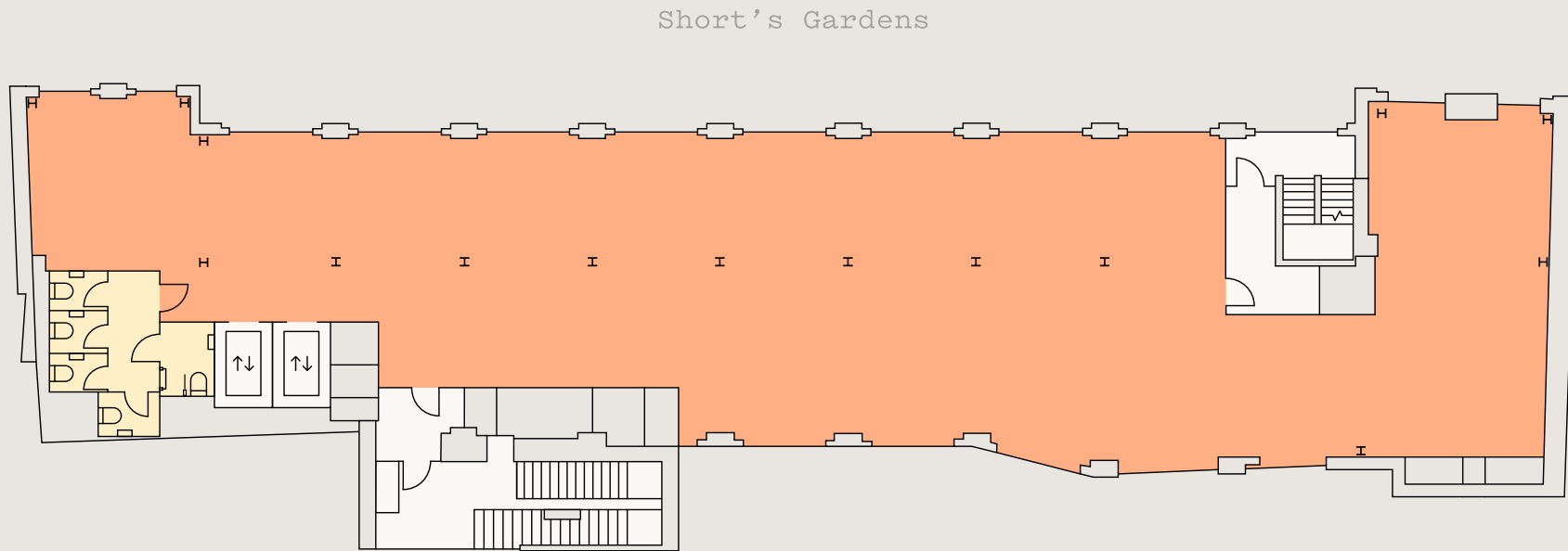
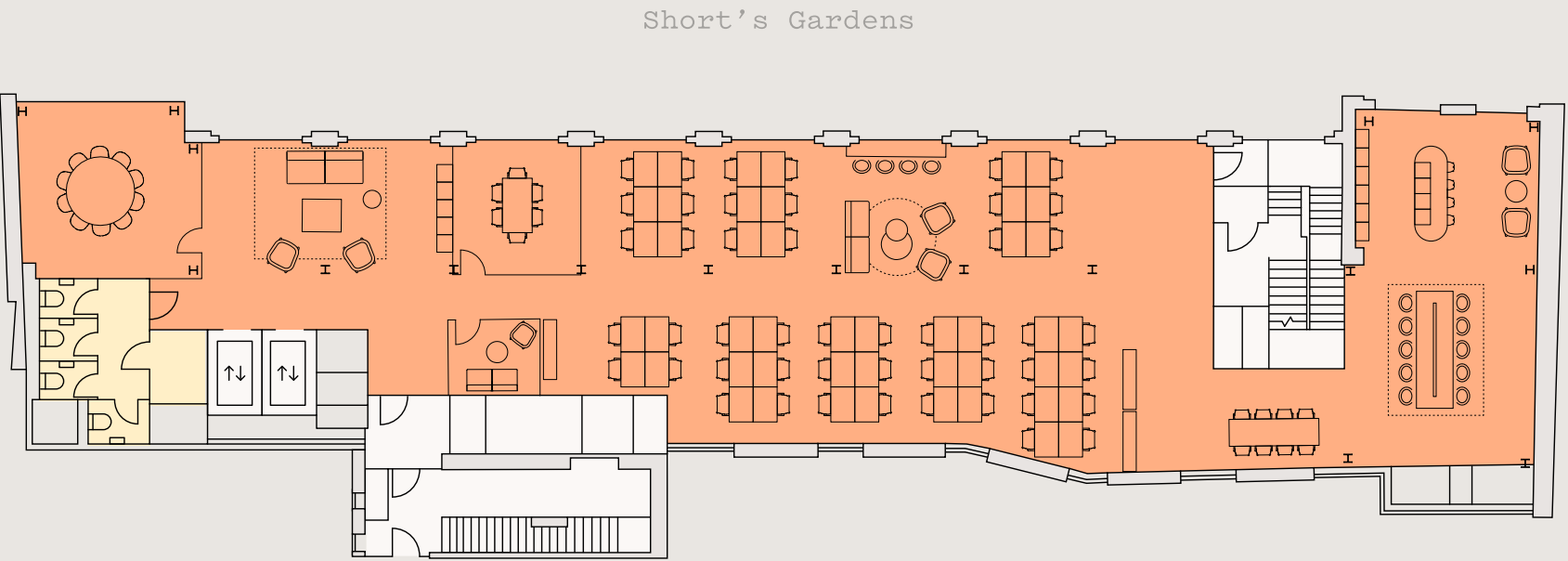
Core

FIRST FLOOR

4,692 sq ft | 436 sq m

WCs

Core





THE PENTHOUSE FLOORS

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



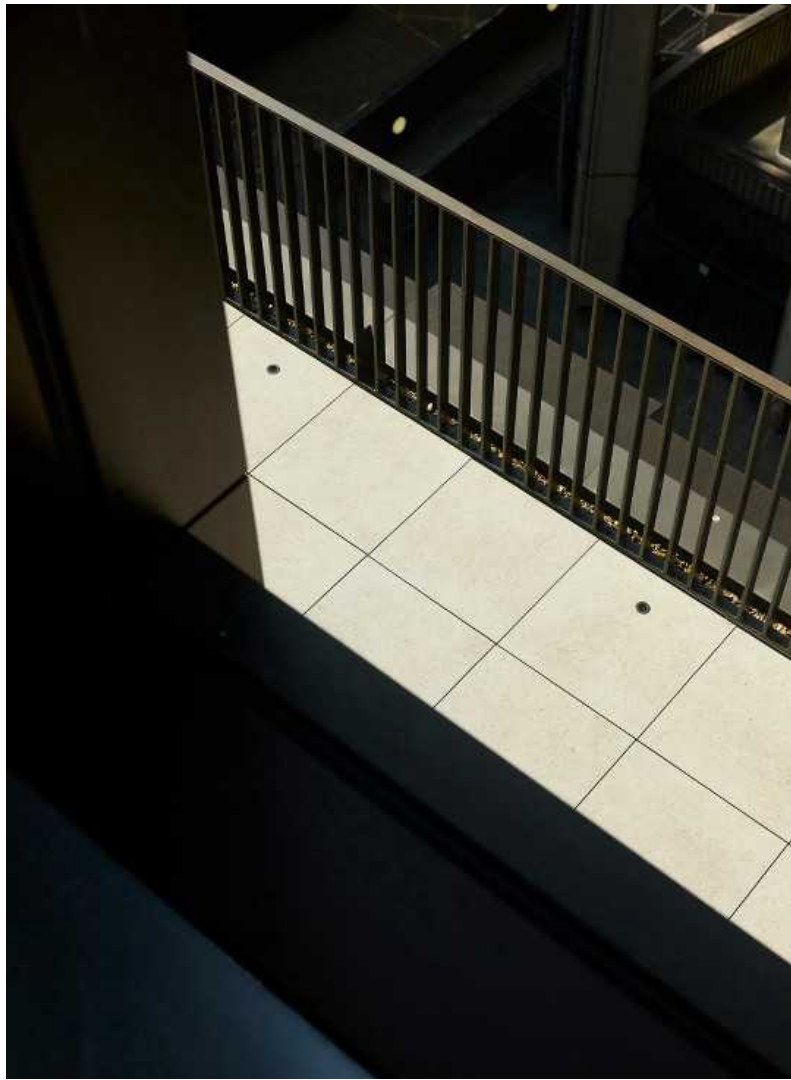
Third floor workspace and terrace



Third floor workspace and terrace



Fourth floor glazing



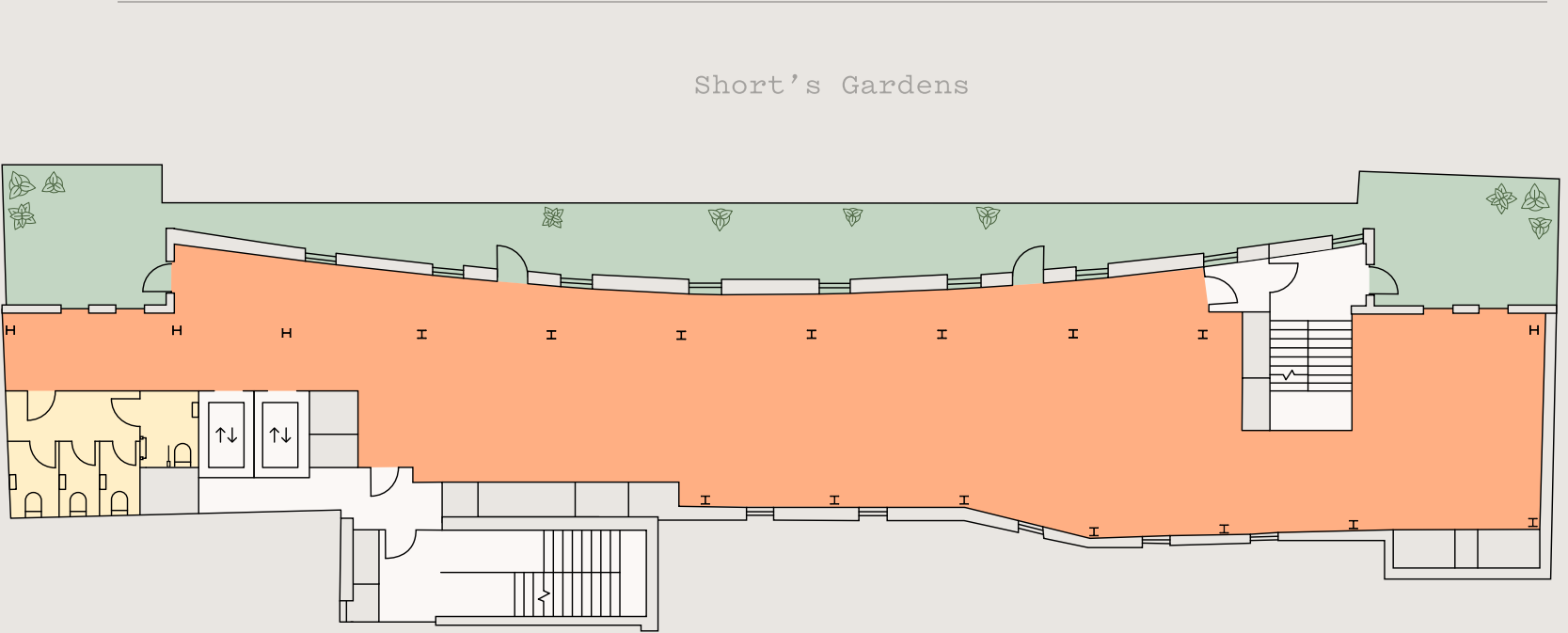
FULL-LENGTH ROOF TERRACE

with panoramic views
overlooking the neighbourhood.



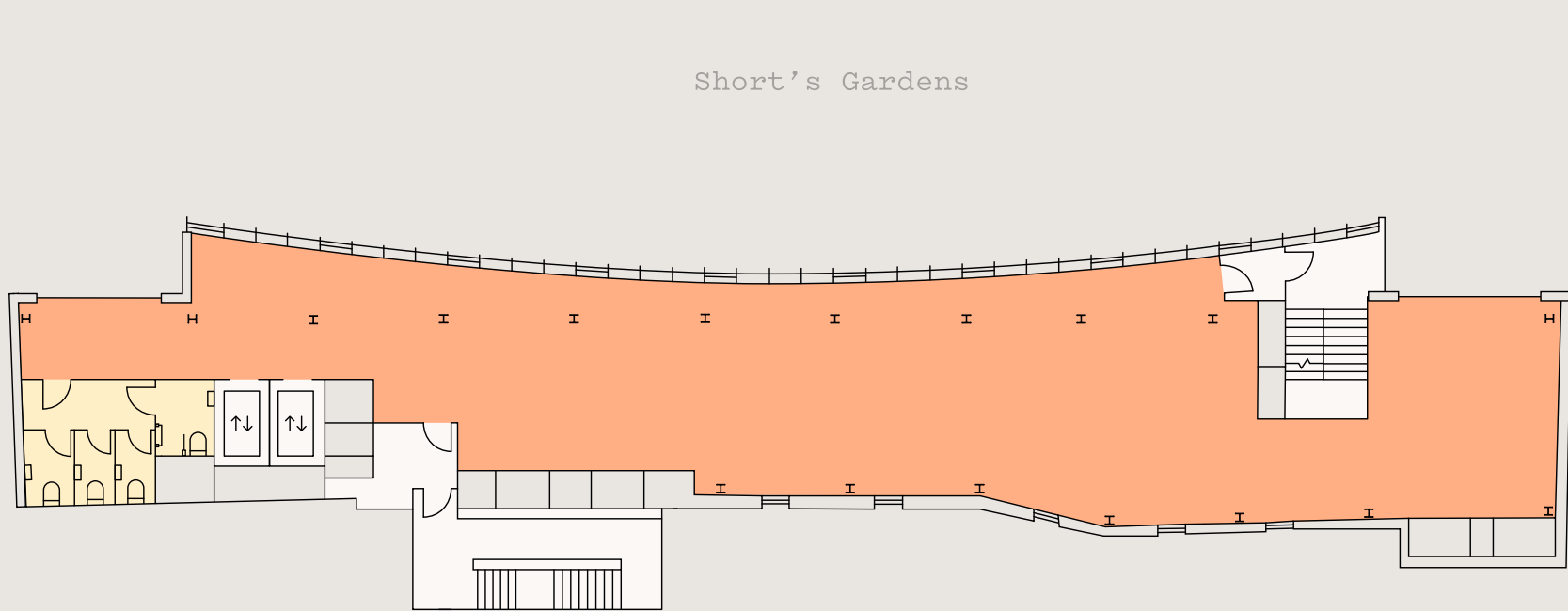
THIRD FLOOR

- 3,309 sq ft | 307 sq m
- Terrace 1,235 sq ft
- WCs
- Core



FOURTH FLOOR

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



BRINGING A NEW
KIND OF
ENERGY
TO SEVEN DIALS



Seven Dials Market, 03 min walk



Caravan, 02 min walk



St John Bakery, 02 min walk



Monmouth Street, 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.



Neal Street, 01 min walk



Redemption Roasters, 02 min walk



Story Cellar, 01 min walk



The Cheese Bar, 03 min walk



Neal's Yard, 03 min walk

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

A NEIGHBOURHOOD RADIANT WITH LIFE

FOOD + DRINK

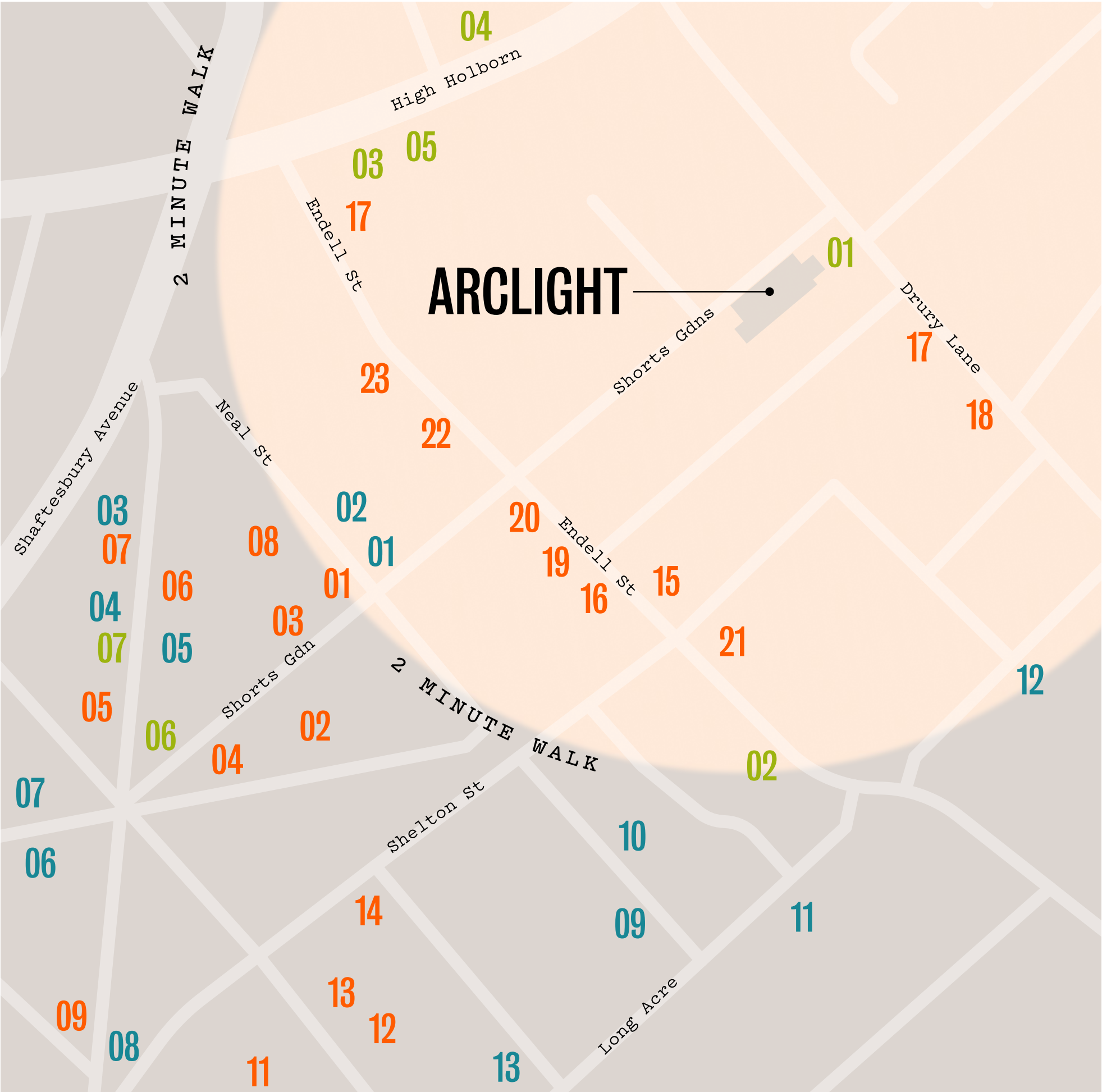
- 01 Ole & Steen
- 02 Seven Dials Market
- 03 Story Cellar
- 04 The Escapologist Bar
- 05 Monmouth Kitchen
- 06 Monmouth Coffee
- 07 Brasserie Max
- 08 St.John Bakery
- 09 Rossopomodoro
- 10 Dishoom
- 11 Dalla Terra Wine Bar
- 12 Temper
- 13 Le Bab
- 14 Hawksmoor
- 15 The 10 Cases
- 16 Banh Mi Aha!
- 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 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

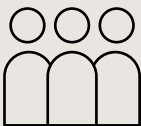
Waterloo	6 mins
Farringdon	10 mins
King's Cross	10 mins
London Bridge	10 mins

KEY

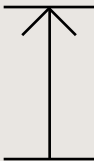
 Santander cycle stations



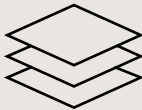
SUMMARY SPECIFICATION



Occupancy ratio 1:6 sq m



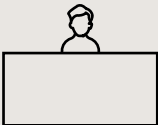
Double height reception



Metal RAF tiles (Floors 1 - 4)



Floor to ceiling heights up to 3.6m



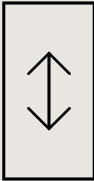
Fully fitted workspace (Second Floor)



Full length terrace (Third Floor)



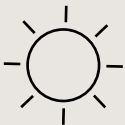
Underfloor flexible heating and cooling system (Floors 1 - 4)



2x 13 person lifts



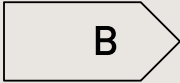
Targeting BREEAM Excellent



Openable windows (Floors 1 - 2)



20x Secure cycle spaces
40x Lockers & 3x showers



EPC B

ARCLIGHT

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Delivered by
Legendre UK

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