





## THE GASLIGHT

The Gaslight is arranged over lower ground, ground & four upper floors boasting private terraces with outstanding design details that enhance the character of the property and its immediate surroundings. The essence of the project is to create a dynamic mixed-use development with beautifully crafted spaces, using traditional techniques and innovative design. The re-modelled building includes a gym, restaurant and offices all benefiting from their own dedicated self-contained entrances. The property will provide bike storage, changing rooms and shower facilities located in the lower ground floor.

The scheme has been designed to enhance the unique character of the building, drawing on the site's rich history, whilst incorporating a contemporary élan. Throughout the building the bespoke detailing, sensitivity to ornament and fine materials evokes the memory of the artisan workshops that once defined the area. Whilst using the past as a precedent the scheme is distinctive and contemporary, capturing the dynamic vitality of the current neighbourhood.





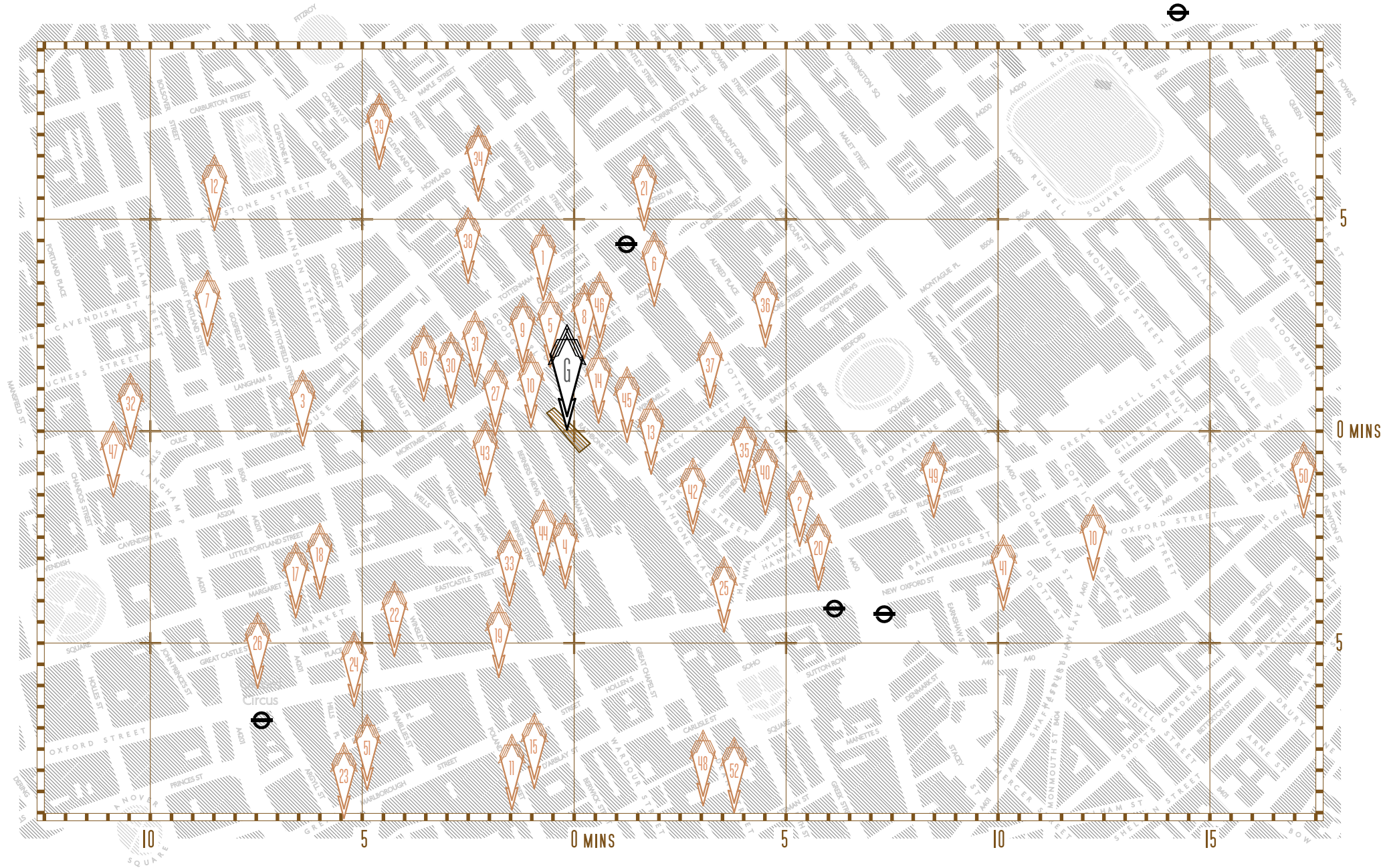
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LOCATION

FITZROVIA  
LONDON'S MOST  
VIBRANT DISTRICT

# COMMUNITY

Historically the artistic and bohemian quarter of London, Fitzrovia is now one of London's most current, dynamic and vibrant districts. With an eclectic mix of office occupiers, bars, restaurants and hotels, Fitzrovia is a truly unique London village. Rathbone Street sits at the epicentre of this hive of activity. Many occupiers from all walks of life have chosen Fitzrovia as their home. You will find a diverse retail offering with both independent stores with character and flare, as well as global high street names. This heterogeneous mix extends to restaurants, coffee houses, bars and eateries making it a truly 24/7 location and cementing Fitzrovia's reputation as one of London's most desirable places to live and work.



**RESTAURANTS**

- 1 Gaucho
- 2 Hakkasan
- 3 Riding House Café
- 4 Berners Tavern
- 5 Pied à Terre
- 6 Crazy Bear
- 7 Picture
- 8 Roka
- 9 Salt Yard

**BARs**

- 10 London Cocktail Club
- 11 Milk and Honey
- 12 The Lucky Pig
- 13 Bourne and Hollingsworth

- 14 Oscar Bar
- 15 Barrio Central
- 16 Percy & Founders

**RETAILERS**

- 17 All Saints
- 18 Reiss
- 19 M&S Pantheon
- 20 Primark
- 21 Heals
- 22 H&M
- 23 Liberty
- 24 New Look
- 25 Zara
- 26 Topshop

**OFFICES**

- 27 Estée Lauder
- 28 Facebook
- 29 Capita Business Services
- 30 Bakkavor Group
- 31 Volterra Fietta
- 32 BBC
- 33 The Arcadia Group
- 34 Saatchi & Saatchi
- 35 Fremantlemedia & Talkback Thames
- 36 Gardiner & Theobald
- 37 ZenithOptimedia
- 38 Dennis Publishing
- 39 Arup
- 40 Freud Communications

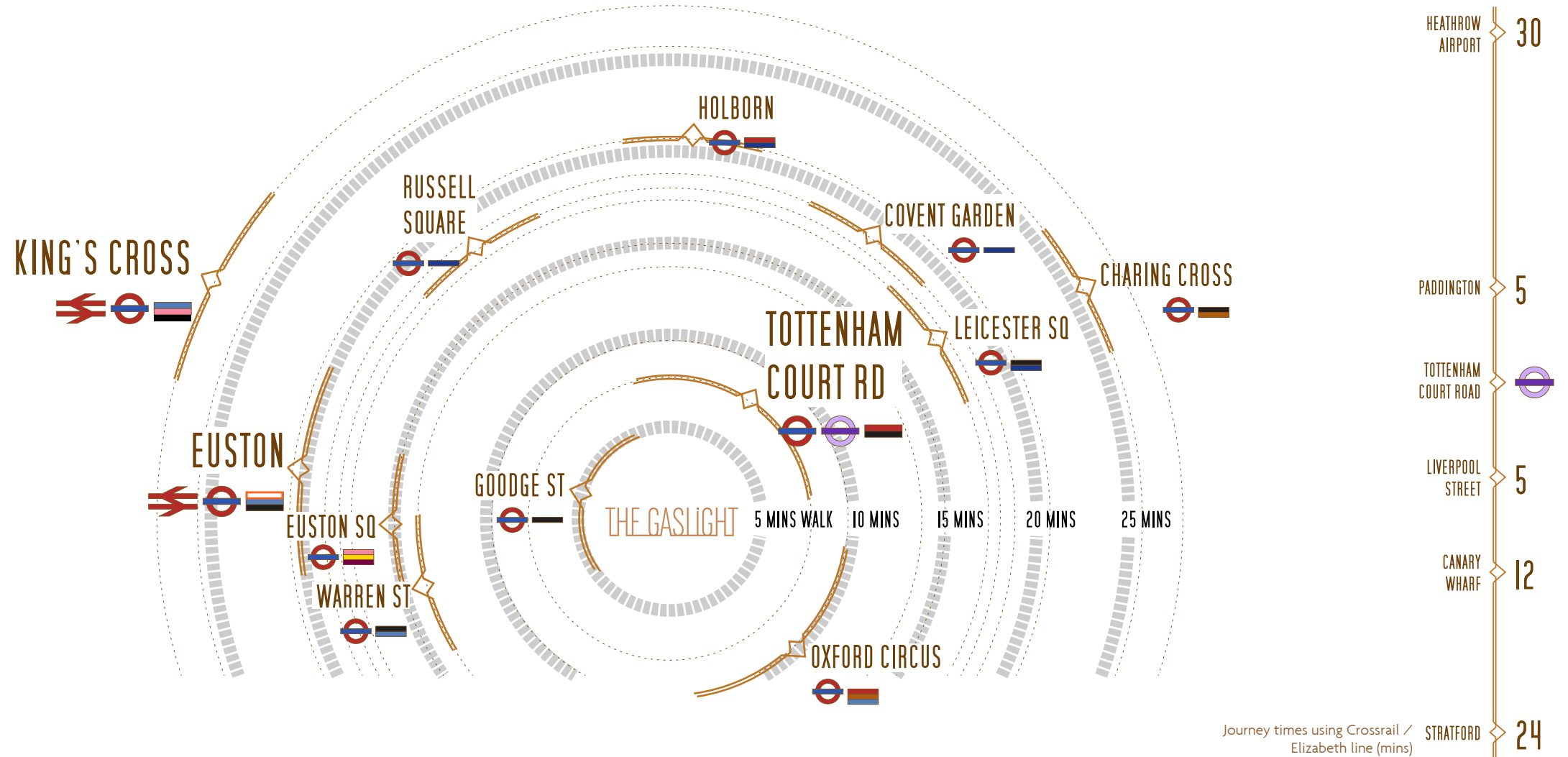
**HOTELS**

- 41 NBC Universal
- 42 Sony DADC UK
- 43 Sanderson
- 44 London Edition
- 45 Charlotte Street Hotel
- 46 Rathbone Hotel
- 47 The Langham
- 48 Soho Hotel
- 49 The Bloomsbury
- 50 Hoxton Hotel
- 51 Courthouse Hotel
- 52 Dean Street Hotel

## CONNECTIONS

Public transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Northern and Central lines) stations within close proximity. Tottenham Court Road Station will become a Crossrail interchange in 2018 making it one of London's busiest transport hubs. Its implementation has been the catalyst for growth, dramatically strengthening the retail pitch east of Oxford Circus attracting significant development and office occupier demand. The western ticket hall will be within 400 metres south east of the property, greatly increasing footfall and accessibility across London.

Crossrail / Elizabeth Line is Europe's largest infrastructure project. It will increase London's rail based transport network capacity by 10% and dramatically cut journey times across the city with an estimated 200 million people travelling by Crossrail each year. Once opened, roughly a quarter of England's population will be able to reach Oxford Street and Tottenham Court Road Station within 45 minutes, amounting to over 13 million people. Crossrail will directly connect all of London's main business centres, linking Heathrow with Paddington, the West End, City and Canary Wharf with up to 24 trains per hour, each carrying 1,500 passengers during peak periods.

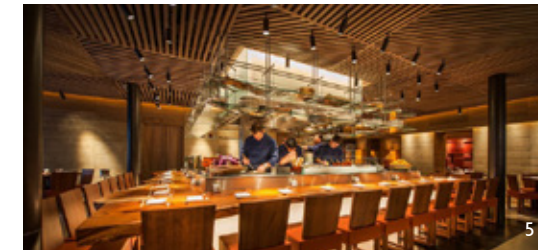


## NEIGHBOURHOOD

Combined with significant investment and development over the last 10 years, Fitzrovia has evolved into central London's most vibrant quarter. The area's younger demographic, creative energy and unique building stock have made it a preferred location for the technology, media and telecommunications (TMT) sector - London's most active occupier over the last 5 years. The changing face of Fitzrovia and its reputation as a world class location is epitomised by the adjacent development at Fitzroy Place, which is the new headquarters for Estée Lauder, and Rathbone Square, a 418,000 sqft mixed use development of which the entire office element of 227,000 sqft has been pre-let to Facebook as their new European Headquarters.

At the cutting edge of London's trends, Fitzrovia's eclectic mix of boutiques, galleries and extensive restaurants complement the world-renowned retail line-up on Oxford Street and Regent Street.

- Charlotte Street Gallery 1
- The Attendant 2
- Fitzroy Place 3
- Soho House 4
- Roka 5
- BAO 6
- Charlotte Street Hotel 7
- Soho Square 8



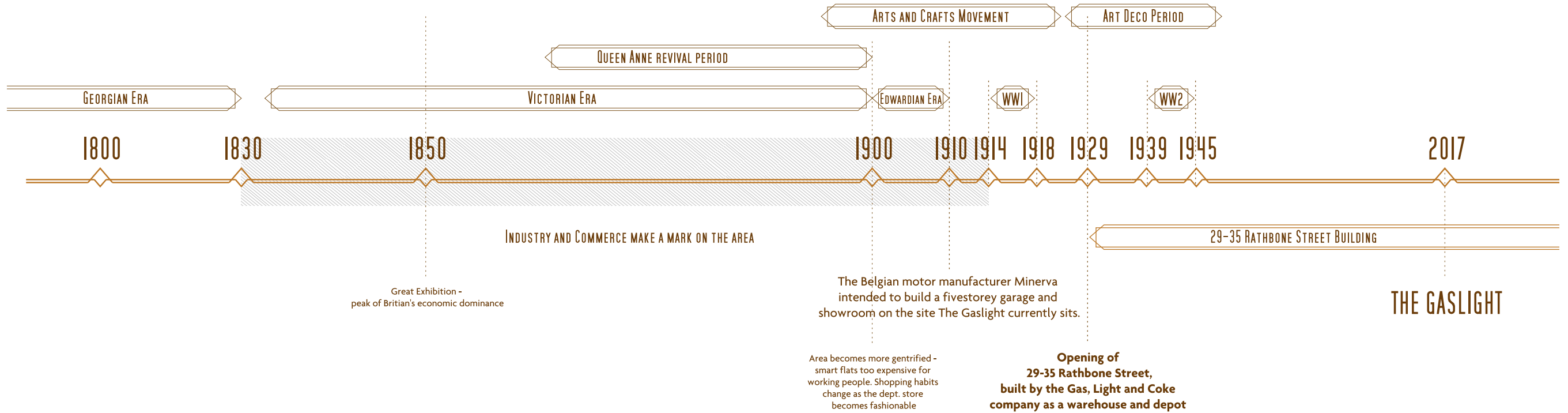


# 2

## HISTORY

FTZROVIA  
LONDON'S MOST  
VIBRANT DISTRICT

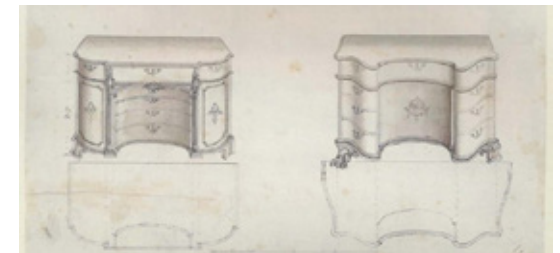
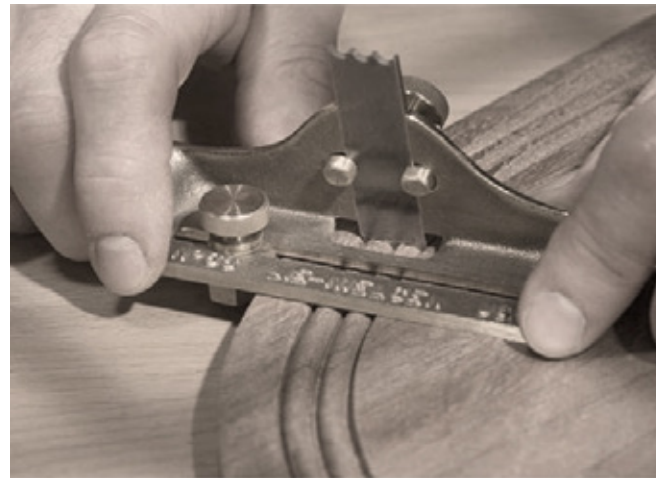




## CRAFT

Itzrovia has always attracted creative thinkers and skilled craftsmen. At the turn of the 19th Century its streets were a-buzz with the sound of ateliers crafting fine furniture, elaborate gilt frames and elegant musical instruments. Today many of its buildings are occupied by architects, engineers and leading post production houses.

This rich heritage of craftsmanship has inspired the development of the building, reflected in its bespoke details and fine materials. Its innovative design plays with historical motifs - from Art Deco lifts to Victorian wooden panelling - to inject new life into tradition. The result is heritage with an unexpected twist that captures the creative vitality of the area.





# 3

## THE BUILDING

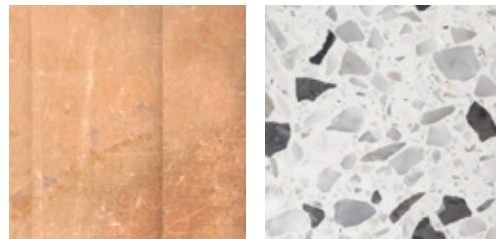
FITZROVIA  
LONDON'S MOST  
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## THE RECEPTION

The offices are serviced by their own dedicated entrance with a striking new reception, which serves as a captivating introduction to the rest of the building. The deep grey walls and elegant terrazzo flooring provide a neutral foil for the bespoke bronze clad lift core that rises through the space. Its dynamic linear pattern, inspired by Art Deco designs, draws the eye up through the reception, accentuating the generous ceiling height.

This carefully selected material palette of deep greys, terrazzo tiles and bronze details is carried throughout the building. The design of the scheme features a number of unexpected design details, which add interest and character to the building. In the reception this includes a reception desk that rises up from the terrazzo floor as if it were a monolith honed from stone. This approach creates a striking, elegant space that also intrigues.

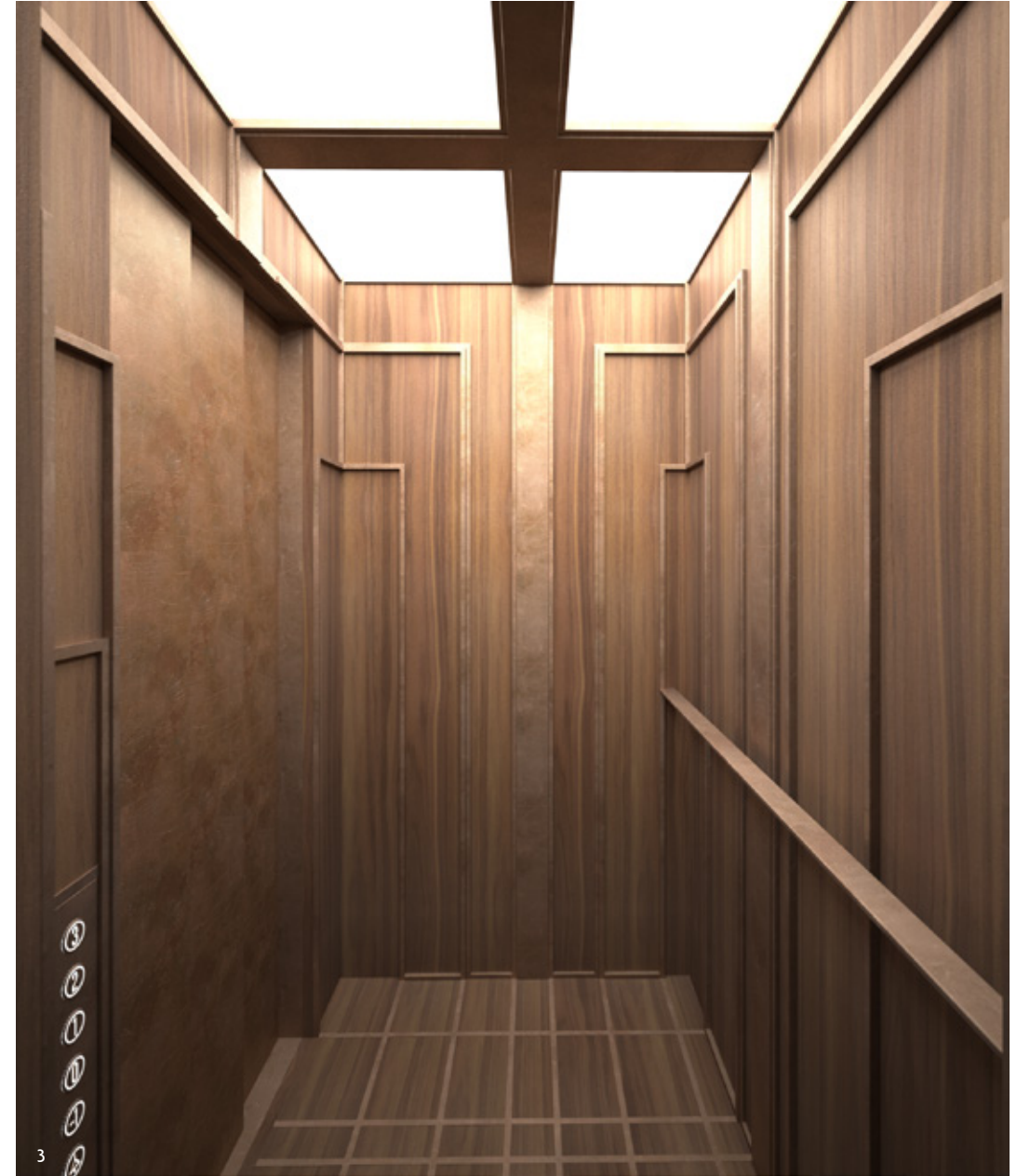
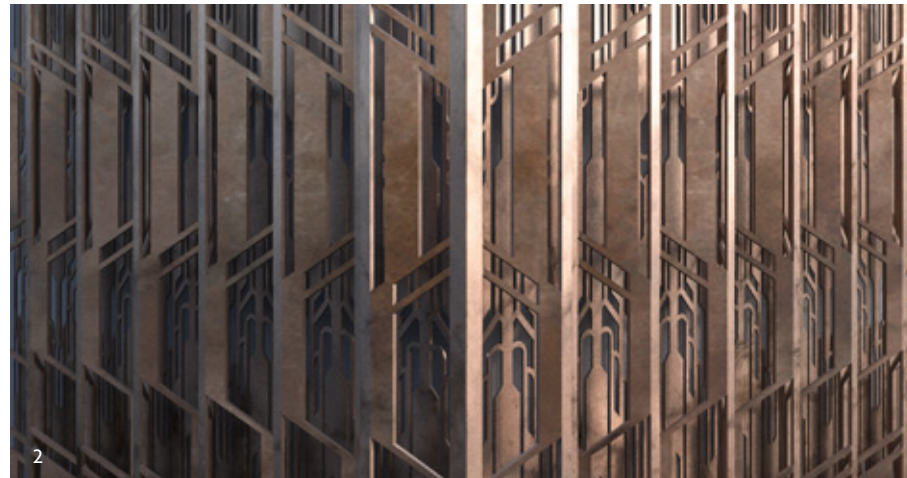
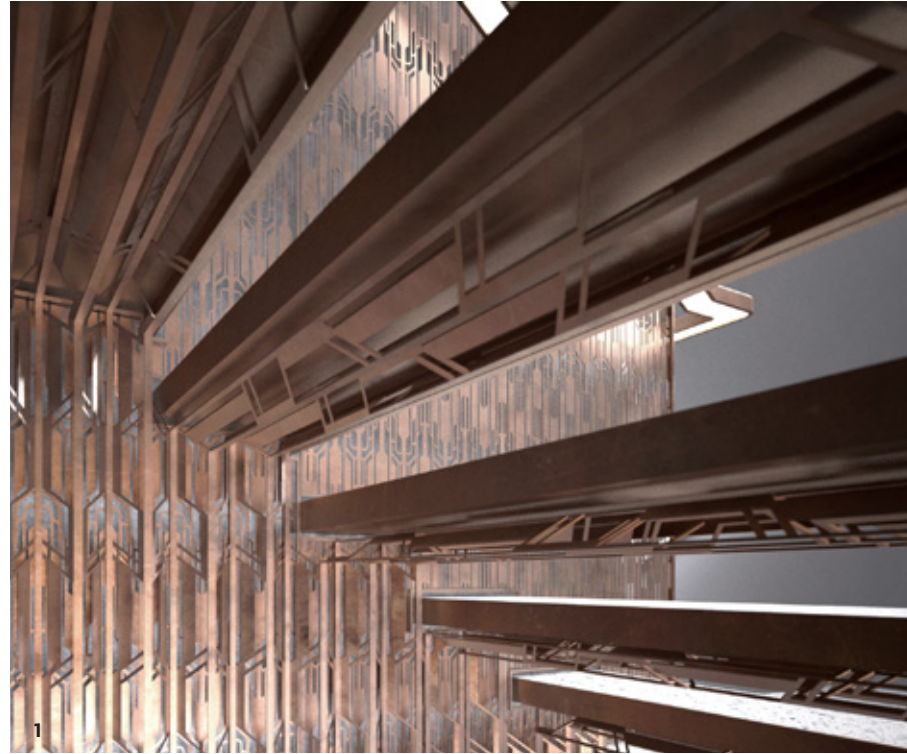


## THE CORE

The lift core is clad in an intricate, bespoke mesh reminiscent of the elaborate metal lifts found in Art Deco buildings. Its design is a nod to the building's heritage, which was built in 1929. The two layers of mesh was designed specifically for this project and its distinctive linear pattern underpins the building's identity.

At ground floor the first layer of mesh peels away to form the underside of the staircase and the elegant balustrade at first floor. It then reveals the second layer of mesh that continues up through the rest of the floors. It is a unique, unexpected, feature that will become iconic.

Mesh detail under steps 1  
 Mesh detail up close 2  
 Lift Car Interior 3



## LIGHTWELL

At the rear of the reception a courtyard draws light and greenery into the building. The terrazzo from the reception continues into the light well, creating a seamless relationship between interior and exterior spaces. It then flows into a series of stepped planters, which echo the visual rhythm of the stairs leading in and around the core. This interplay of shapes, forming the planters, creates a feature garden that can be enjoyed by visitors to the building and diners in the restaurant.



## WAY-FINDING

The building's identity is unified with a bespoke signage system that runs throughout the scheme. A palette of different materials, from wood to bronze, is used to create a hierarchy between the main spaces and ancillary areas. Inspired by the lift core, elegant bronze ribbons are bent to create the letters for high priority signs, whilst a more subdued white finish is used on low priority signs to discreet effect.

Some of the signage is embedded into the fabric of the building; including in the terrazzo flooring immediately outside the lifts, which open to fluid ribbon of bronze forming the number of each floor. Another unexpected detail that adds to the building's unique character.

Core A Typical Signage 1  
Bronze ribbon Signage 2





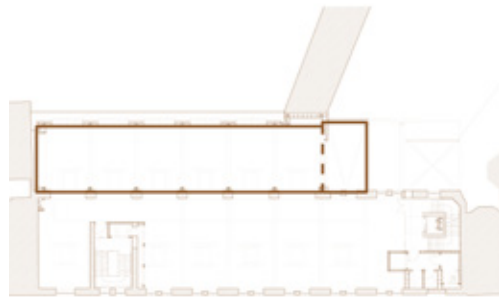


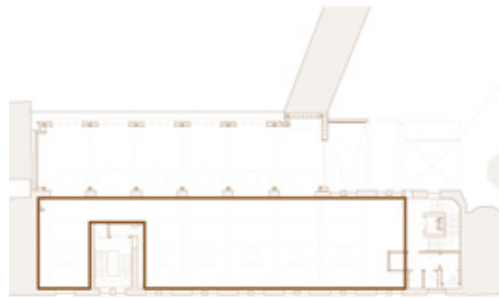
OFFICE 'B1'  
RESTAURANT 'A3'  
& FITNESS 'D2'

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## OFFICE SPACES

The office space is arranged over first to third floors with a fourth-floor mezzanine and benefits from a dedicated entrance with its striking reception and lift core. A new extension at the rear of the property, with large atelier style windows, provides a unique working environment. It offers efficient contemporary floor plates with superb natural light, floor to ceiling heights and terraces at first and second floors. The junction between the existing the Art Deco building and this new extension has been marked with an elegant bronze inlay – another design detail that brings character to the space. All the M&E has been stripped out and replaced, including a new air conditioning system and lift, providing comfort and efficiency.

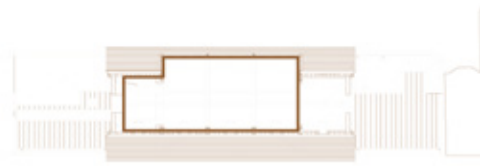




## MEZZANINE

The third and fourth floors have been reconfigured to create an exceptional space designed to inspire a creative working environment. The profile of the mezzanine is outlined in bronze to create the illusion that it is floating in the space. This fusion of volume and light, combined with unexpected design details, will inspire and influence the way an occupier will work.



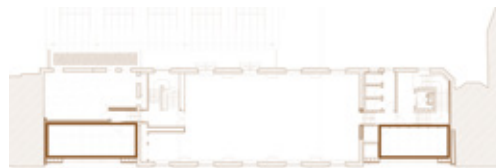


Mezzanine from fourth floor



## PAVILIONS

Graceful, dynamic curves articulate the space of the pavilion meeting rooms. Their forms are inspired by the piano cases, which were once made in the area by thriving workshops. The generous allowance of light in the room casts intriguing shadows through these Baroque ribs, providing an endless source of inspiration for meetings. A truly unique working environment.

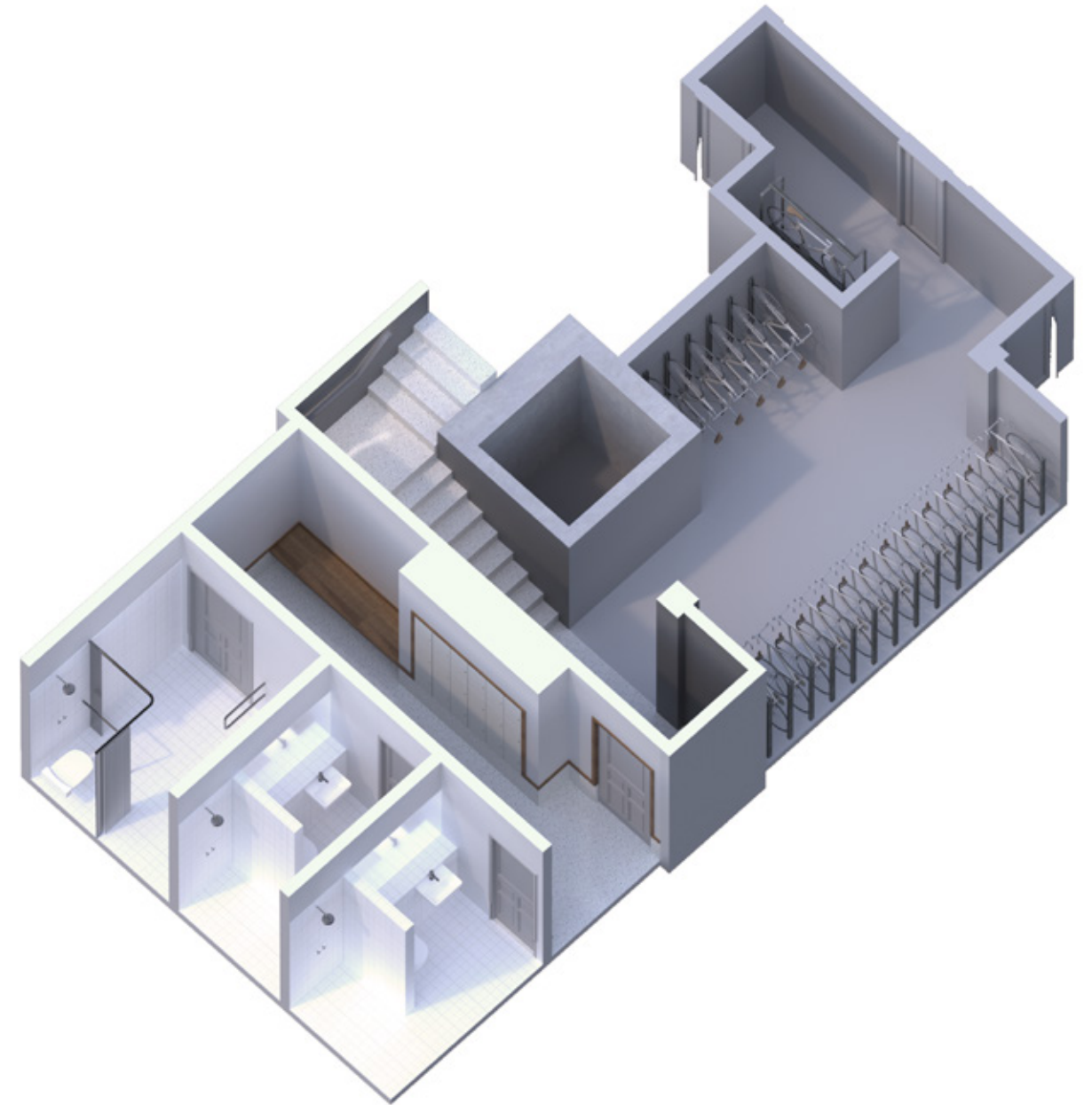
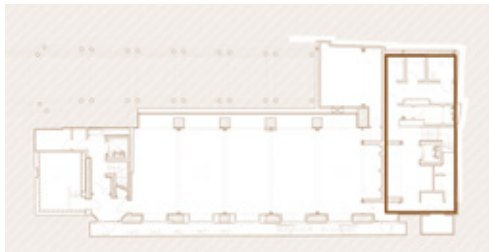


Components of a piano 1  
Piano making 2  
Pavilion meeting room 3



## AMENITIES

The lower ground floor has been designed to provide ample bike storage, changing rooms and shower facilities in keeping with all the necessary amenities an occupier would expect from a modern building. Again, no compromises have been made in the quality of finishes in the lower ground floor with the highest specification used for all the facilities provided.



## RESTAURANT

Fantastic opportunity for a high class operator to establish a flagship destination restaurant in this period building. With an imposing entrance and a substantial frontage to Rathbone Street, the restaurant will benefit from excellent prominence whilst internally, extensive natural light and generous floor to ceiling heights will create a luxurious ambience.





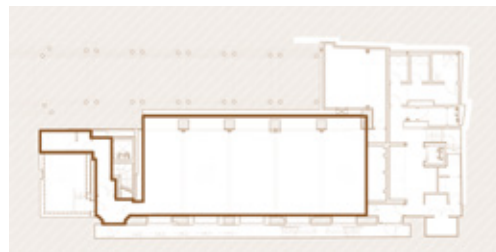
EXTERIOR VIEW



## FITNESS

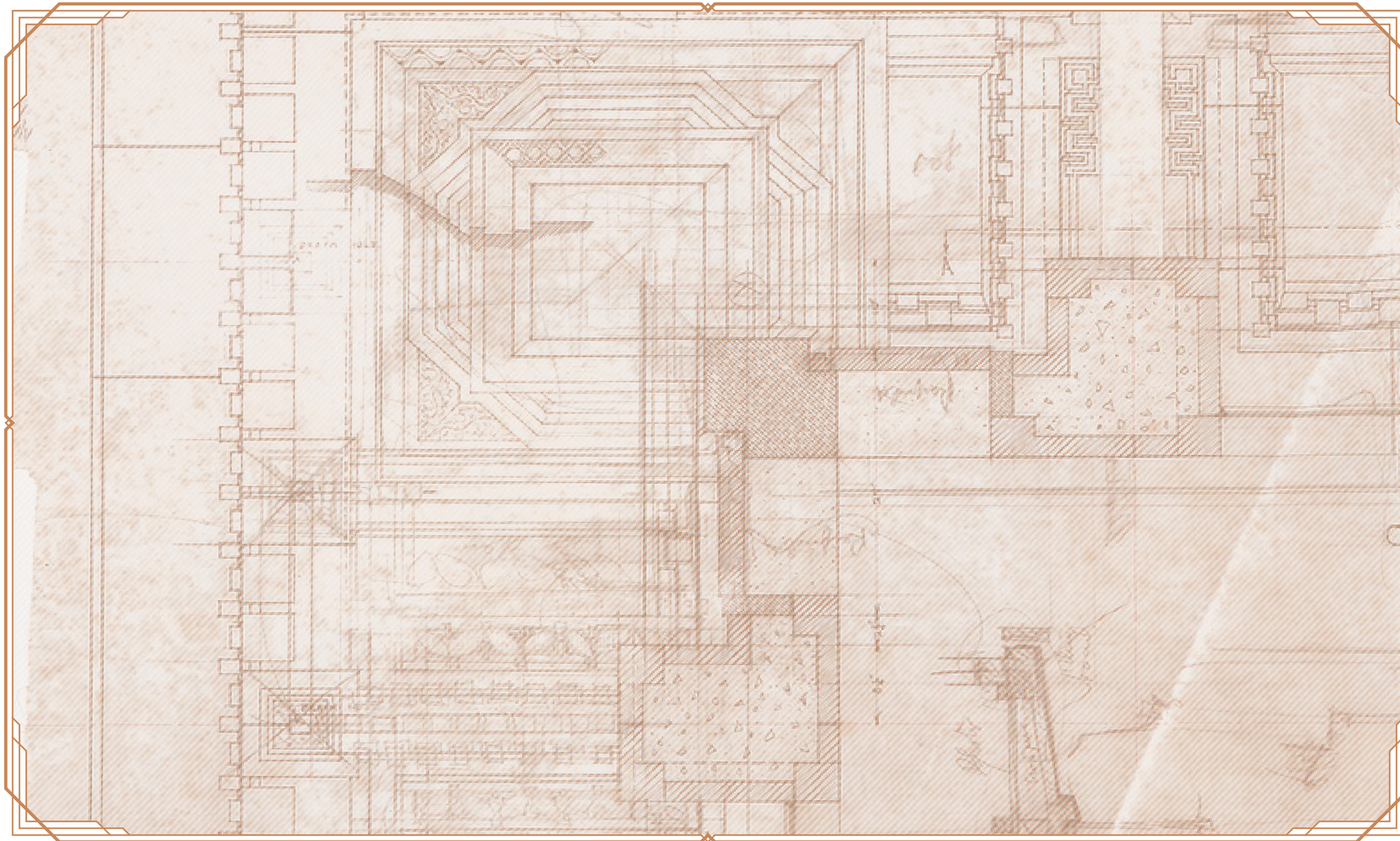
The gym provides a unique opportunity for a D2 user to occupy a self-contained unit with a dedicated entrance directly off Rathbone Street, as well as direct access from street level.

The space benefits from an abundance of natural light, flowing in from an arcade of windows and generous floor to ceiling height. The space suits a variety of uses ranging from personal training and Pilates, to a cycle studio, gym and other alternatives. Given the floor will be offered in a shell and core condition, any prospective tenant will have the ability to carry out their own bespoke fit out.



# REAR EXTENSION





# 5

## AREA SCHEDULE

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# AREA SCHEDULE

Floor	Use	Sq ft	Sq m
Lower Ground	Fitness 'D2'	2196	170
Ground	Restaurant 'A3'	4895	443
First	Office 'B1'	4295	399
Second	Office 'B1'	3596	334
Third	Office 'B1'	2056	191
Mezzanine	Office 'B1'	958	89
<b>Total</b>		<b>17996</b>	<b>1672</b>



# LOWER GROUND

NIA. 2,196 SQ.FT

FITNESS / FITNESS STORE  
/ SHOWERS & CHANGING ROOMS  
/ CYCLE STORAGE / PANTRY



# GROUND FLOOR

N/A. 4,895 SQ.FT

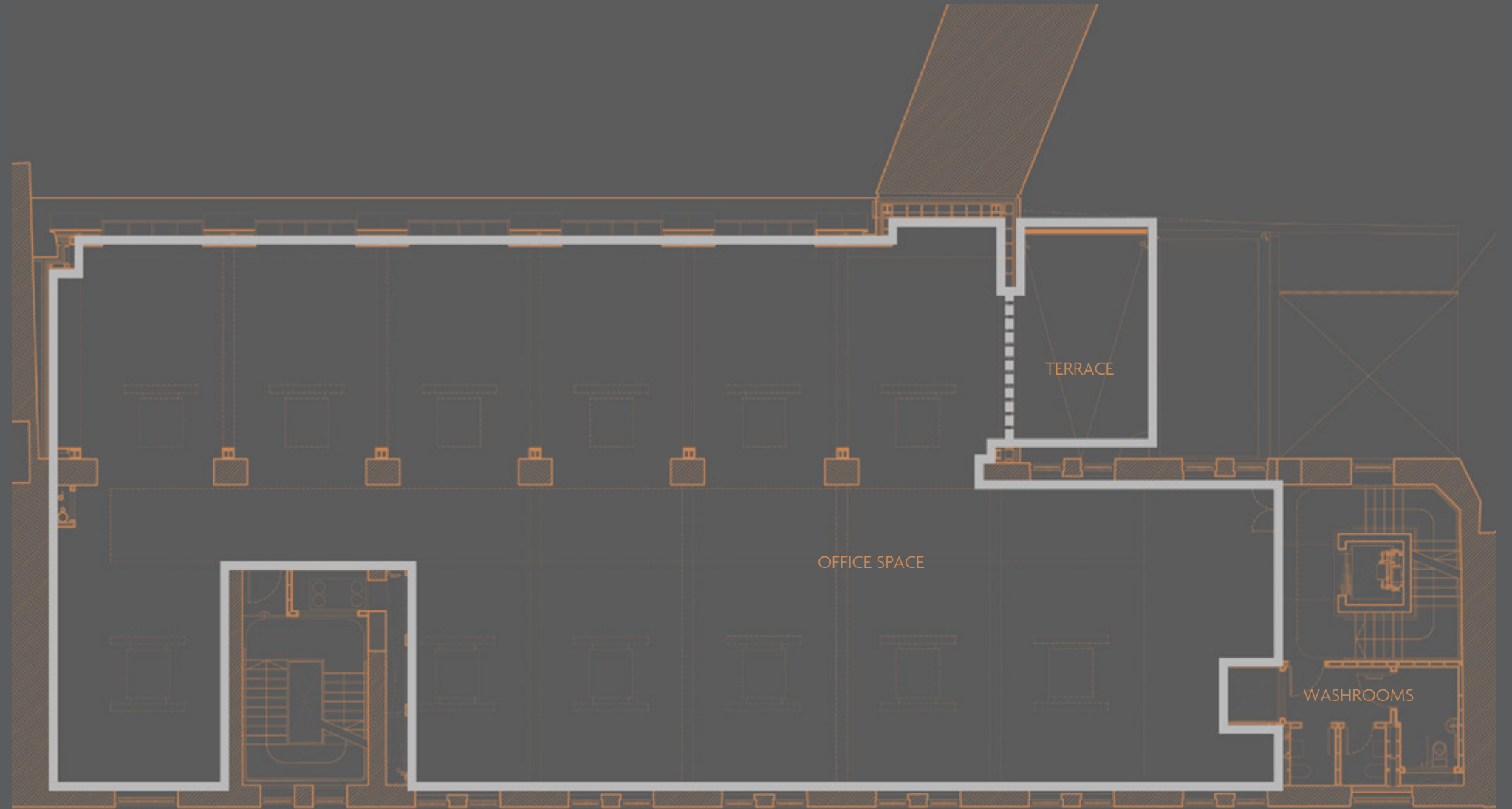
- OFFICE RECEPTION
- / FITNESS RECEPTION
- / RESTAURANT RECEPTION
- / RESTAURANT SPACE



# FIRST FLOOR

NA. 4,295 SQ.FT

OFFICE SPACE / WASHROOMS  
/ TERRACE

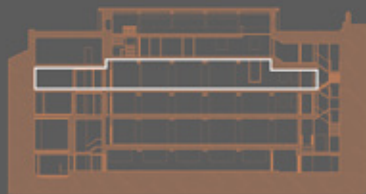




# SECOND FLOOR

N/A. 3,596 SQ.FT

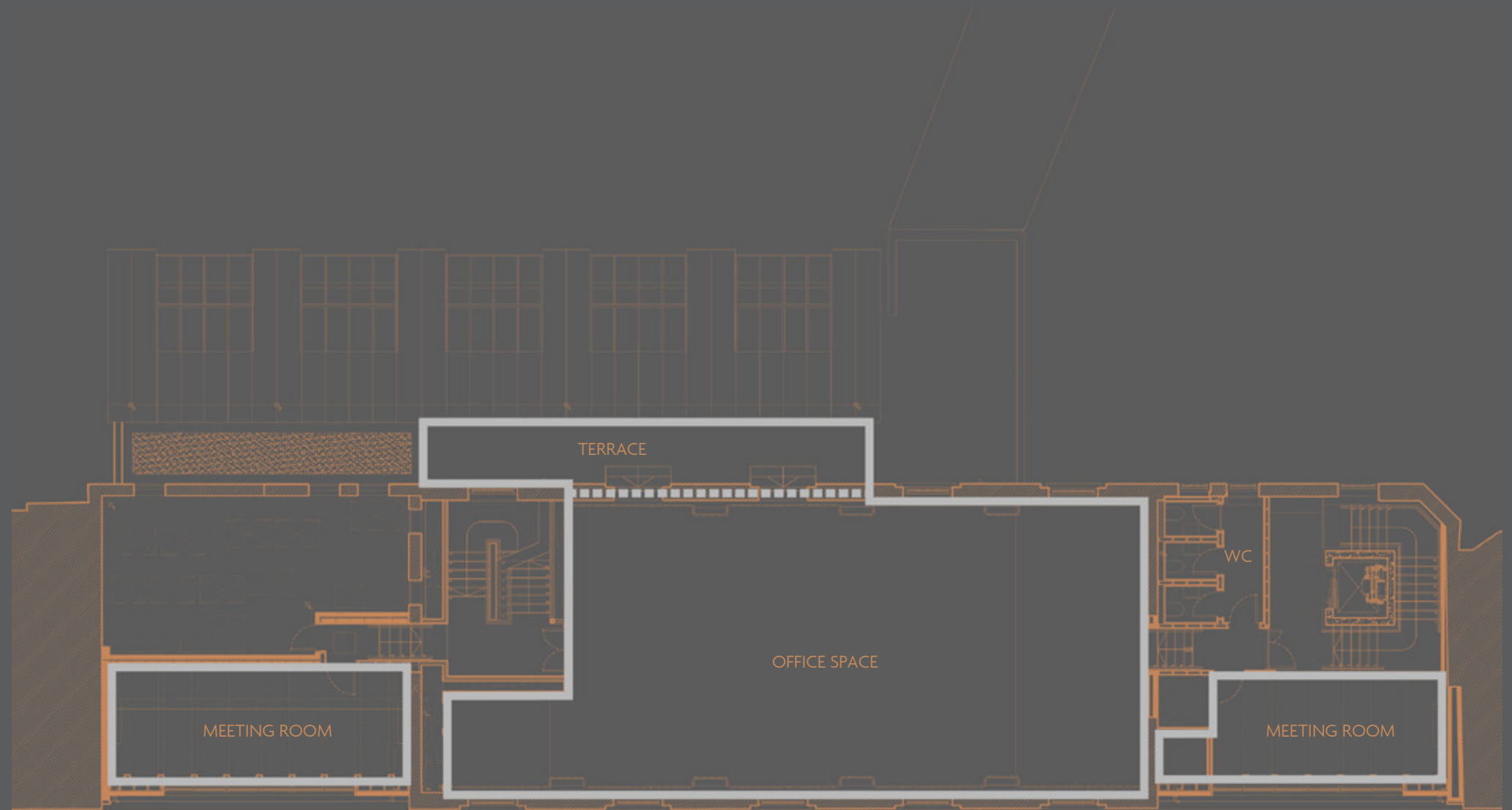
OFFICE SPACE / WASHROOMS  
/ TERRACE



# THIRD FLOOR

N/A. 2,056 SQ.FT

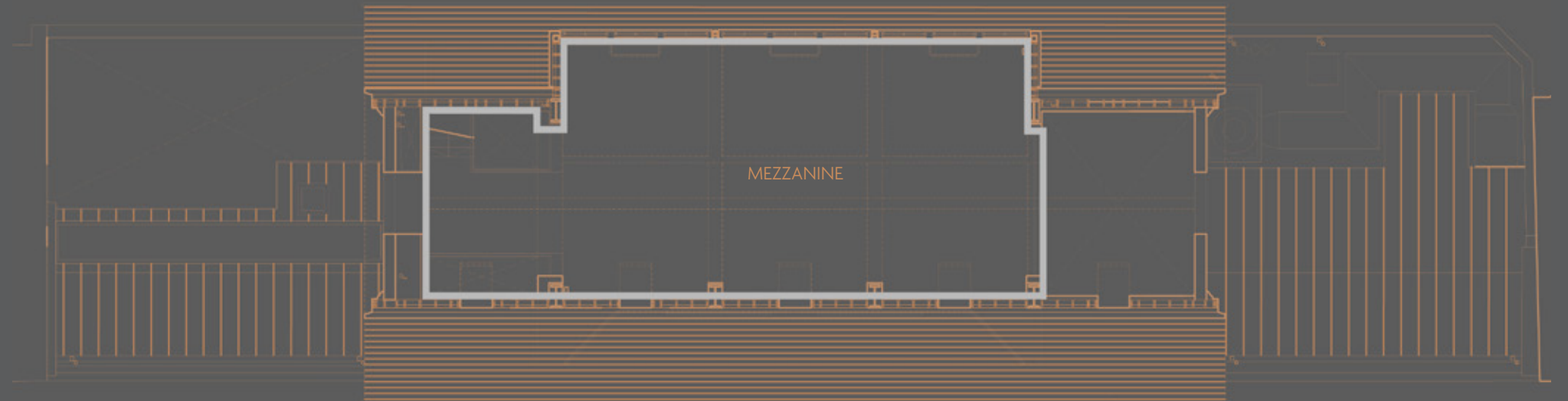
OFFICE SPACE / MEETING ROOMS  
/ WASHROOMS

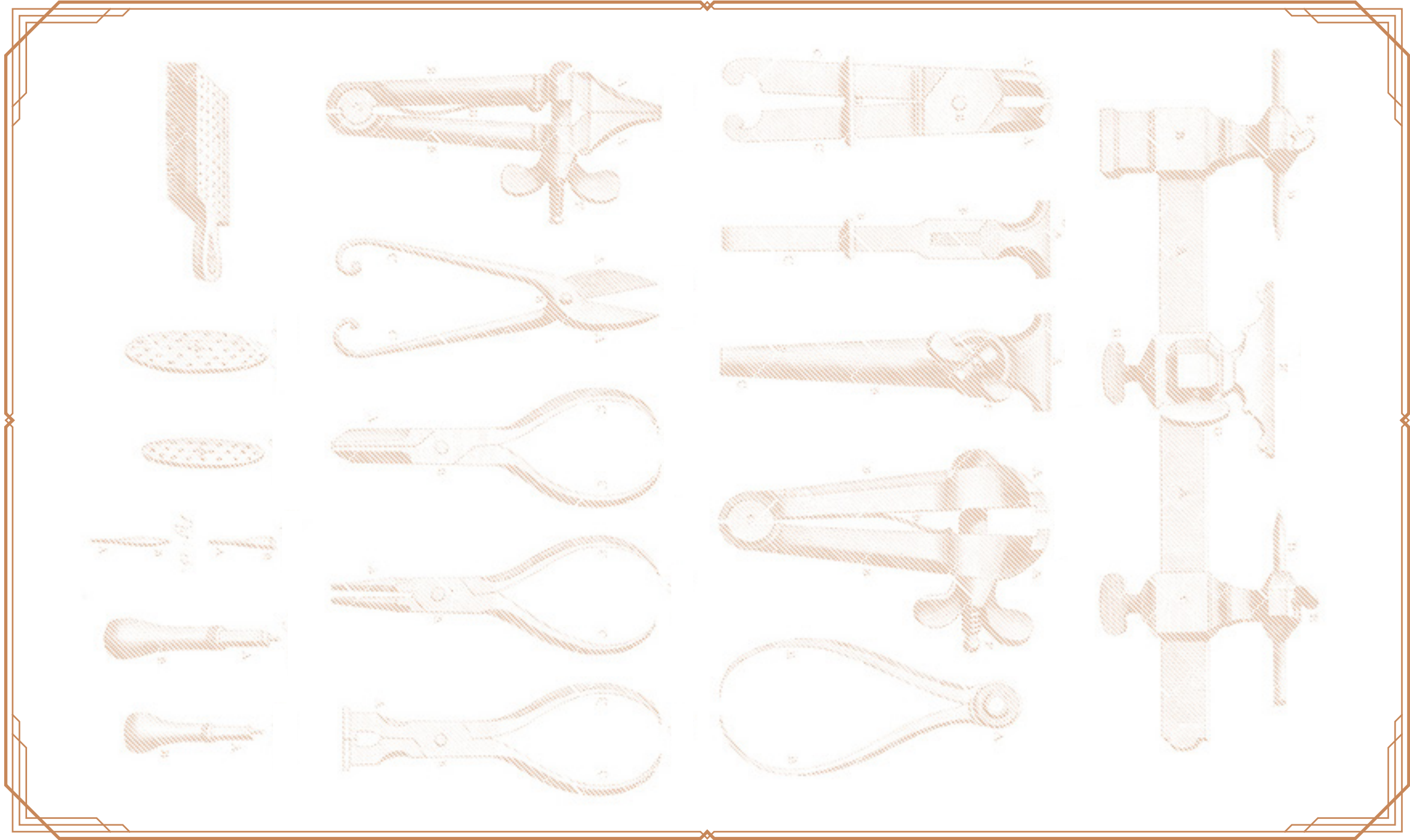


# MEZZANINE

N/A. 958 SQ.FT

MEZZANINE OFFICE SPACE





SPECIFICATION

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LONDON'S MOST  
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