

ARCLIGHT

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

60 SHORT'S GARDENS, WC2

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 LEVELS

with full height glazing and private roof terrace.

EXPANSIVE FOUR-FLOOR DYNAMO HALL

with a 13.5m-high atrium space and original architectural features.

FULL-LENGTH ROOF 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

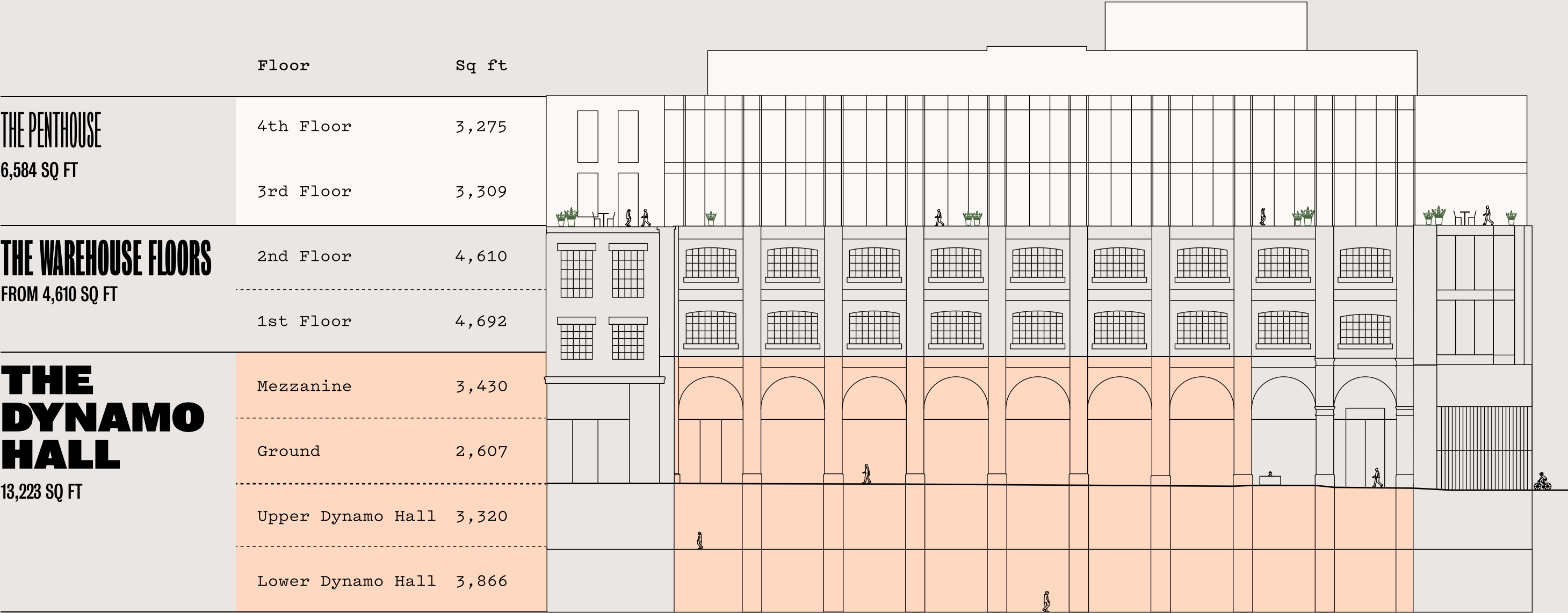
with 20 secure cycle spaces, 40 lockers and 3 showers.



SPOTLIGHT
ON THE
WORKSPACES

SCHEDULE OF AREAS

TOTAL 29,109 SQ FT



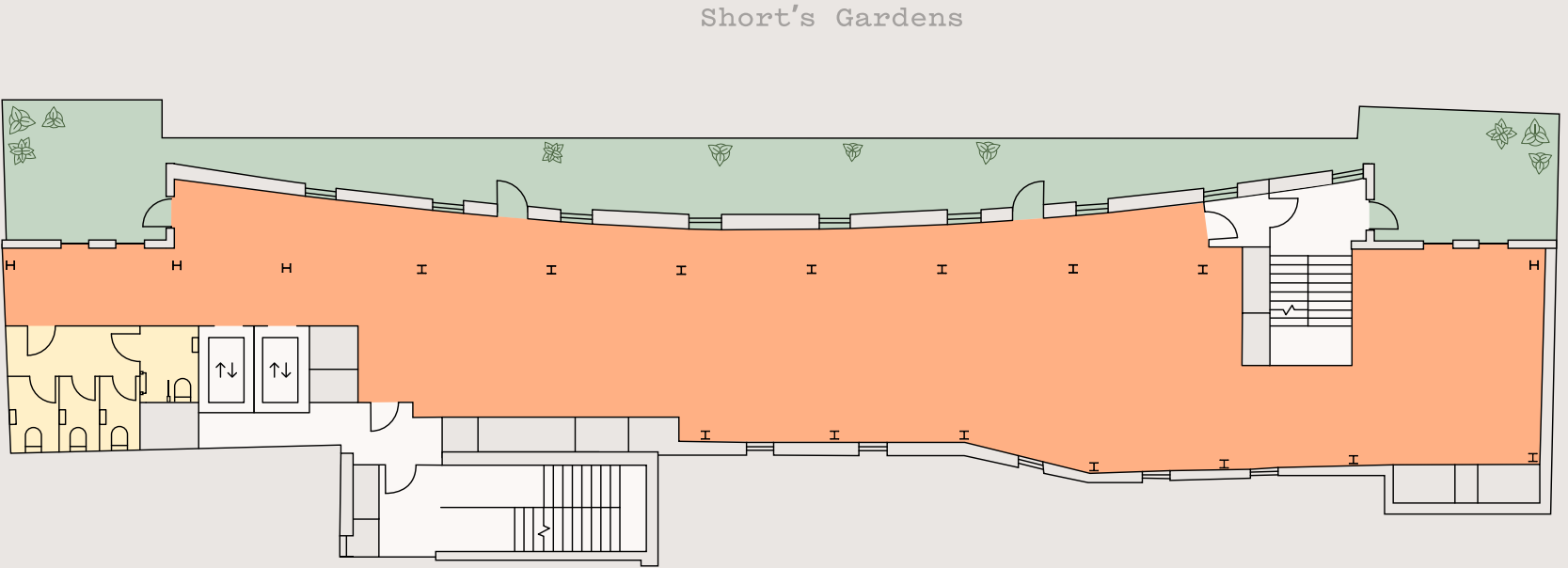


THE PENTHOUSE

6,584 sq ft workspace across 3rd and 4th
floors, featuring full-height, dual-
aspect glazing.

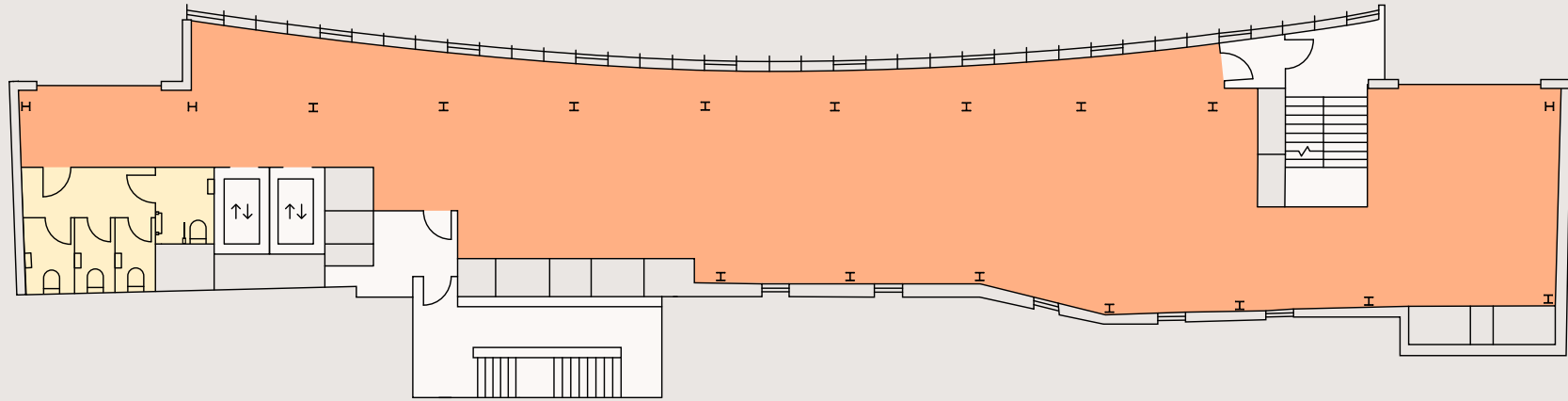
THIRD FLOOR

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



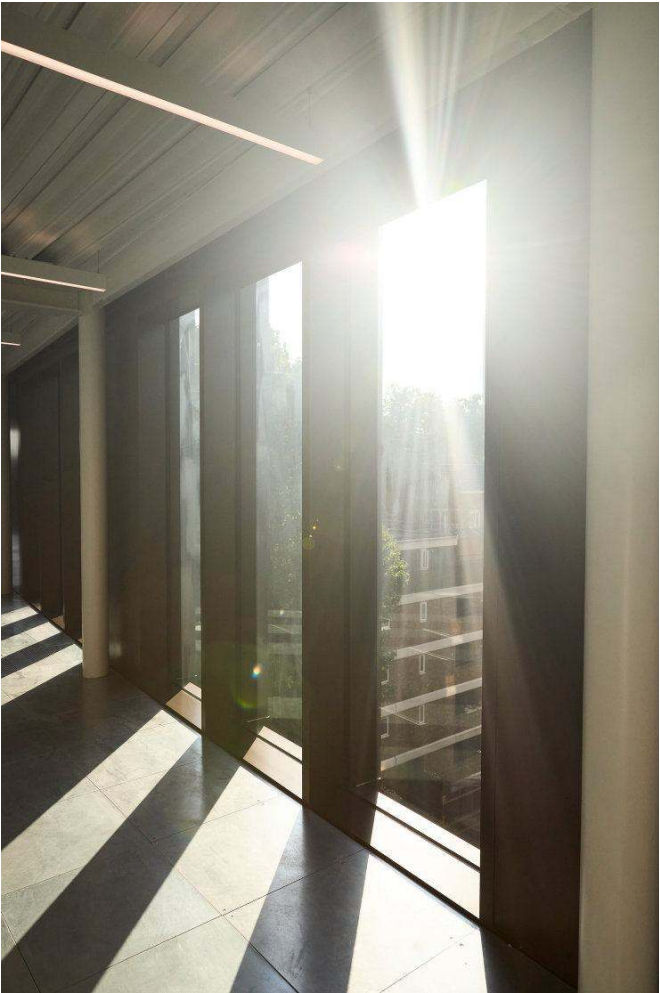
FOURTH FLOOR

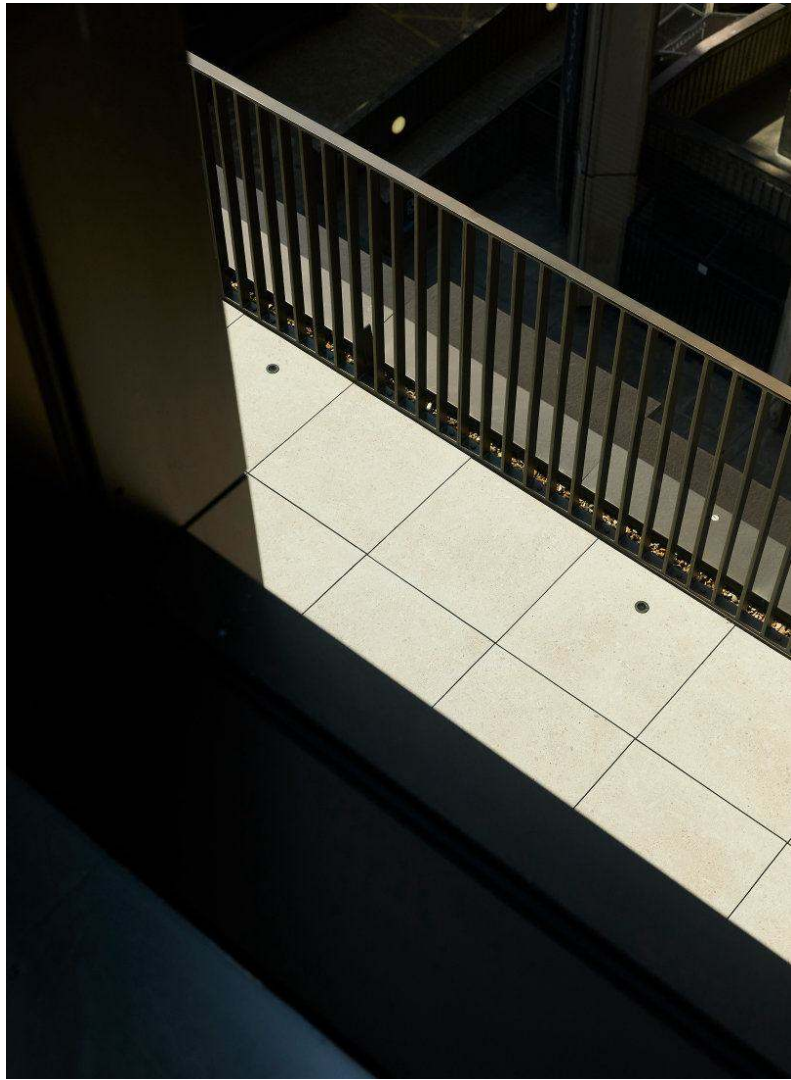
- 3,275 sq ft | 304 sq m
- WCs
- Core











FULL-LENGTH ROOF TERRACE

with panoramic views
overlooking the neighbourhood.



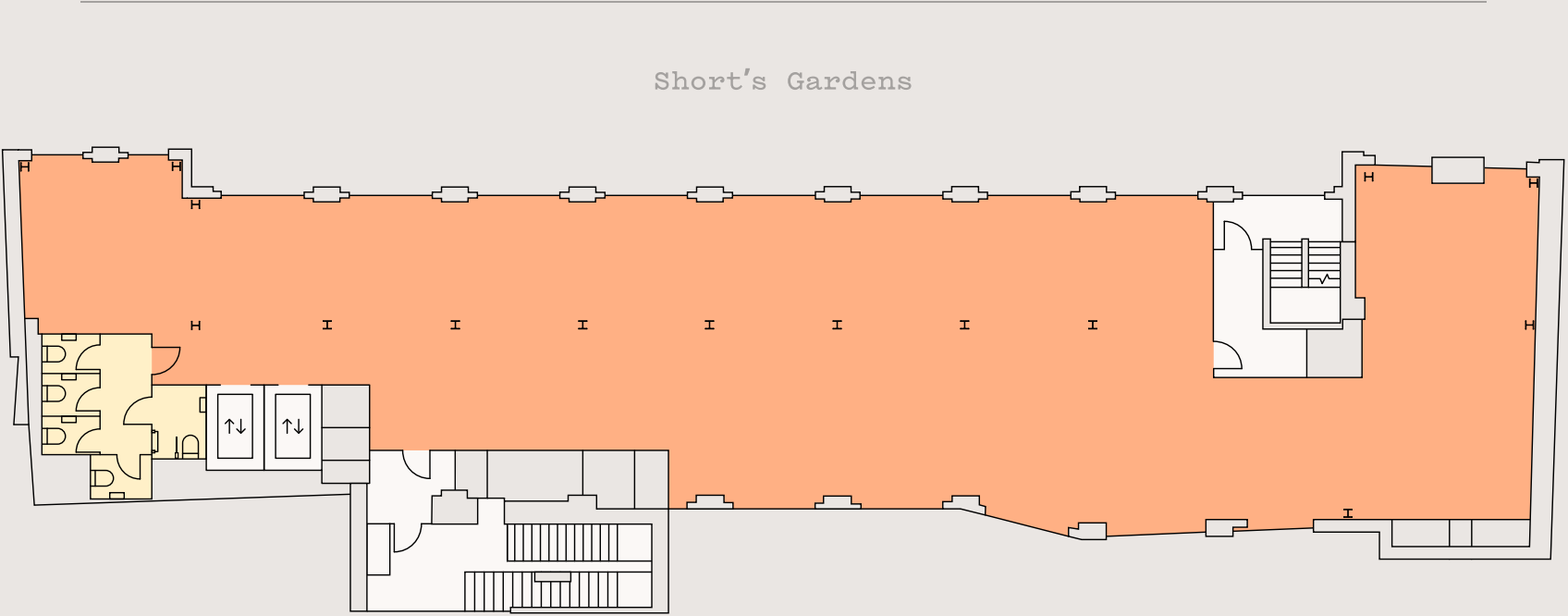


THE WAREHOUSE FLOORS

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

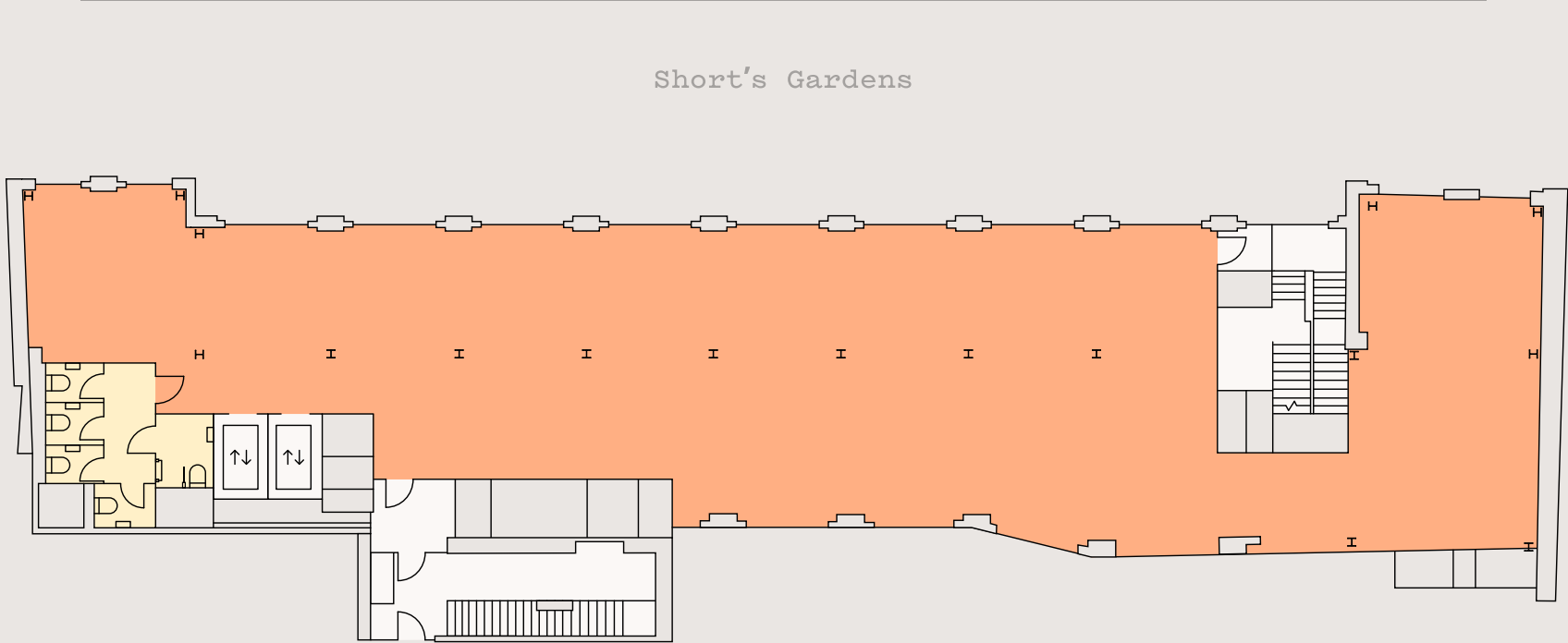
FIRST FLOOR

- 4,692 sq ft | 436 sq m
- WCs
- Core



SECOND FLOOR

- 4,610 sq ft | 428 sq m
- WCs
- Core





Under floor distribution systems create clean and flexible floorplates.





Exposed brickwork and industrial beams add character to the warehouse floors.

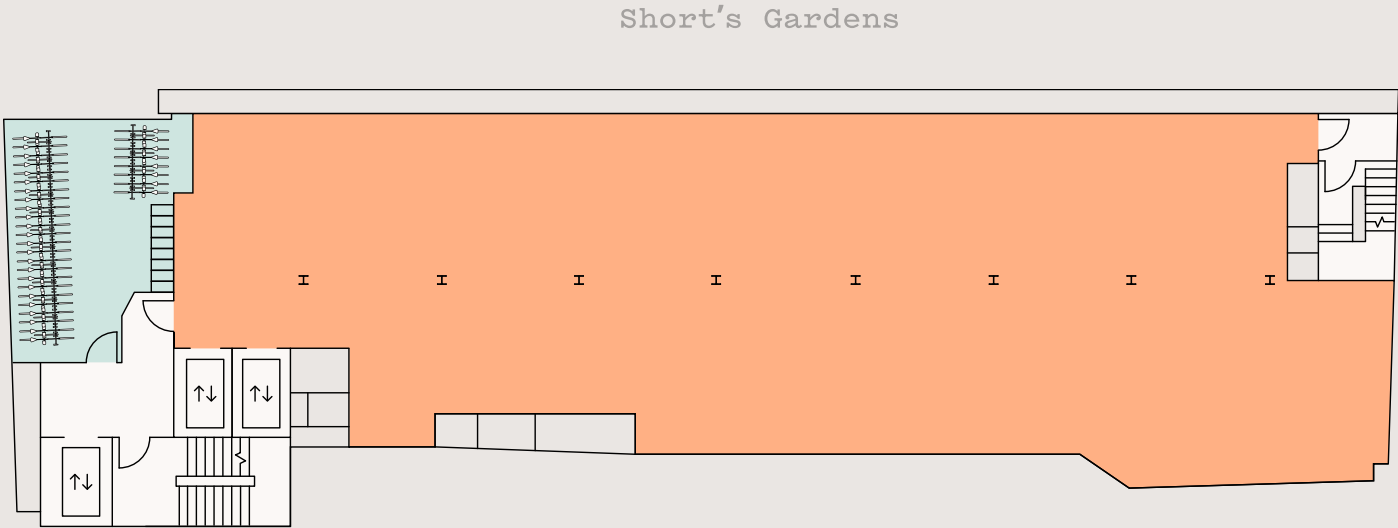


THE DYNAMO HALL

with a 13.5m-high atrium space and
original architectural features
across four floors.

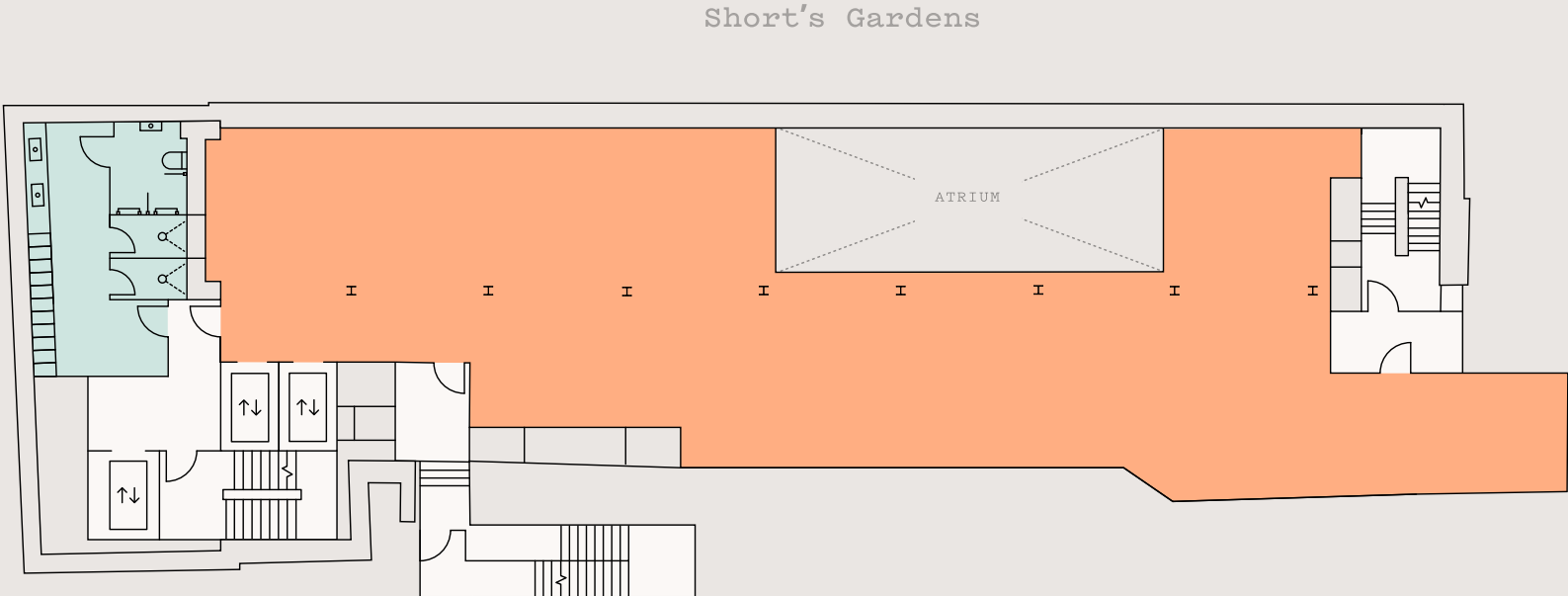
LOWER DYNAMO HALL

- 3,866 sq ft | 359 sq m
- Cycle storage
- Core



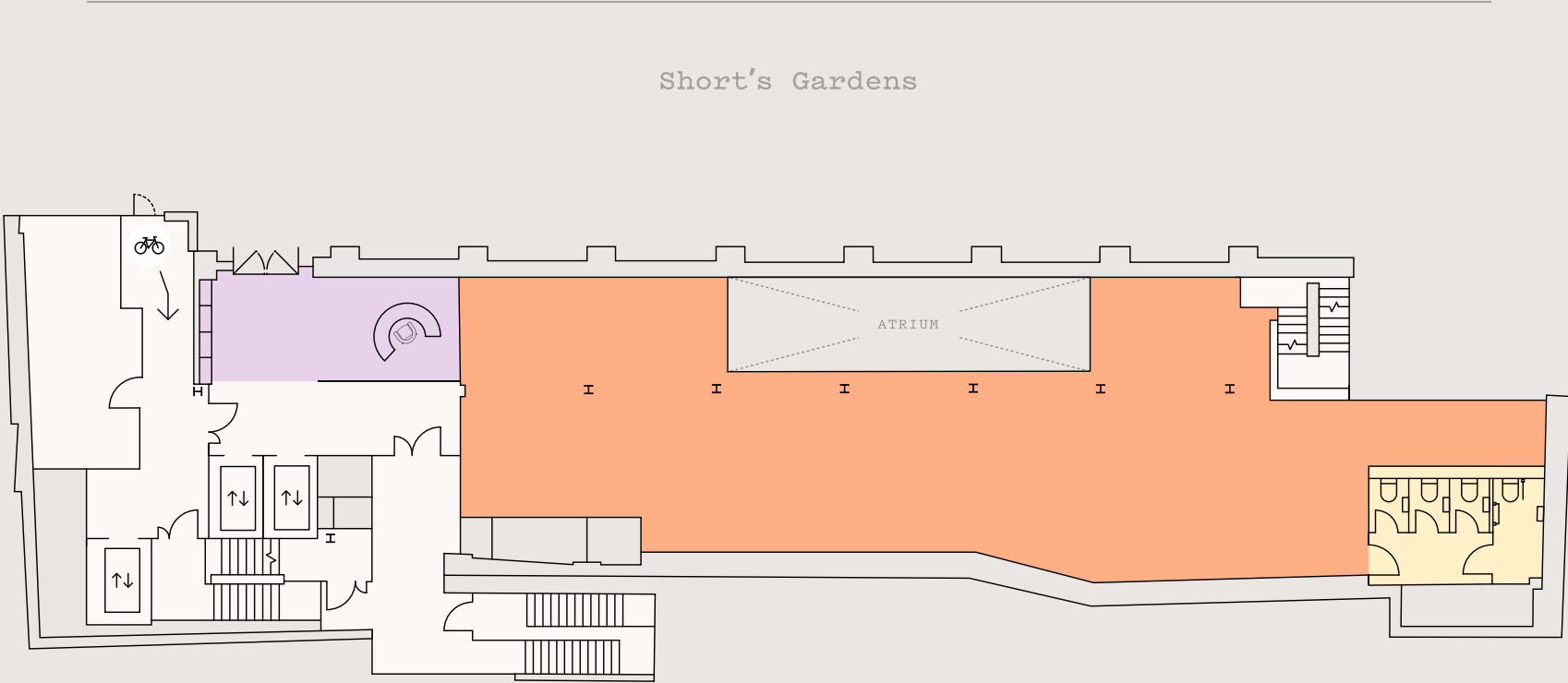
UPPER DYNAMO HALL

- 3,320 sq ft | 308 sq m
- Changing facilities
- Core



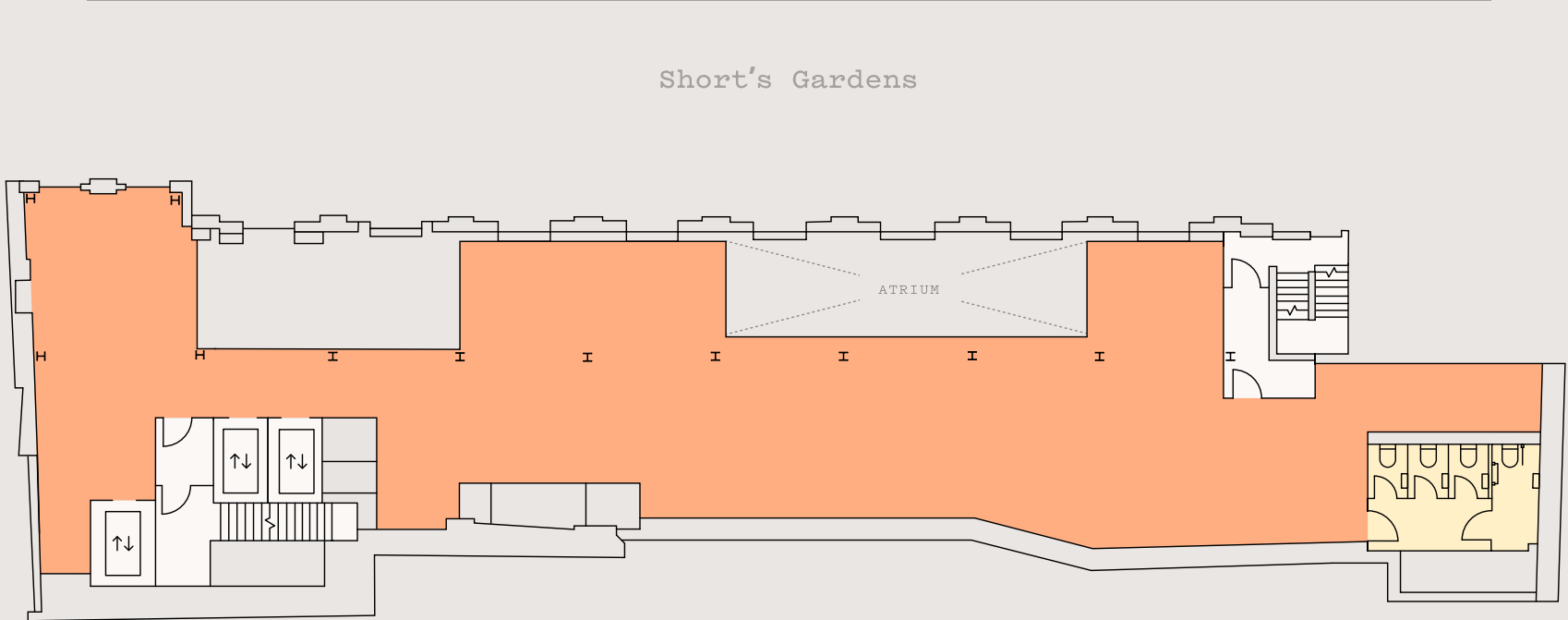
GROUND FLOOR

- 2,607 sq ft | 242 sq m
- Reception
- WCs
- Core



MEZZANINE

- 3,430 sq ft | 319 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.



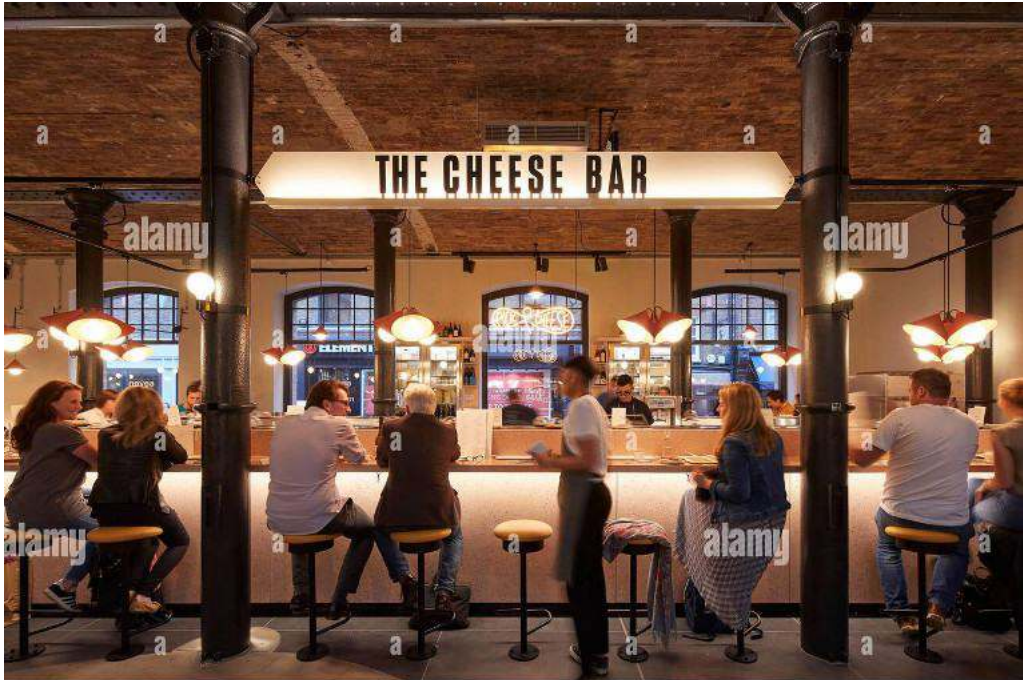
Neal Street, 01 min walk



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

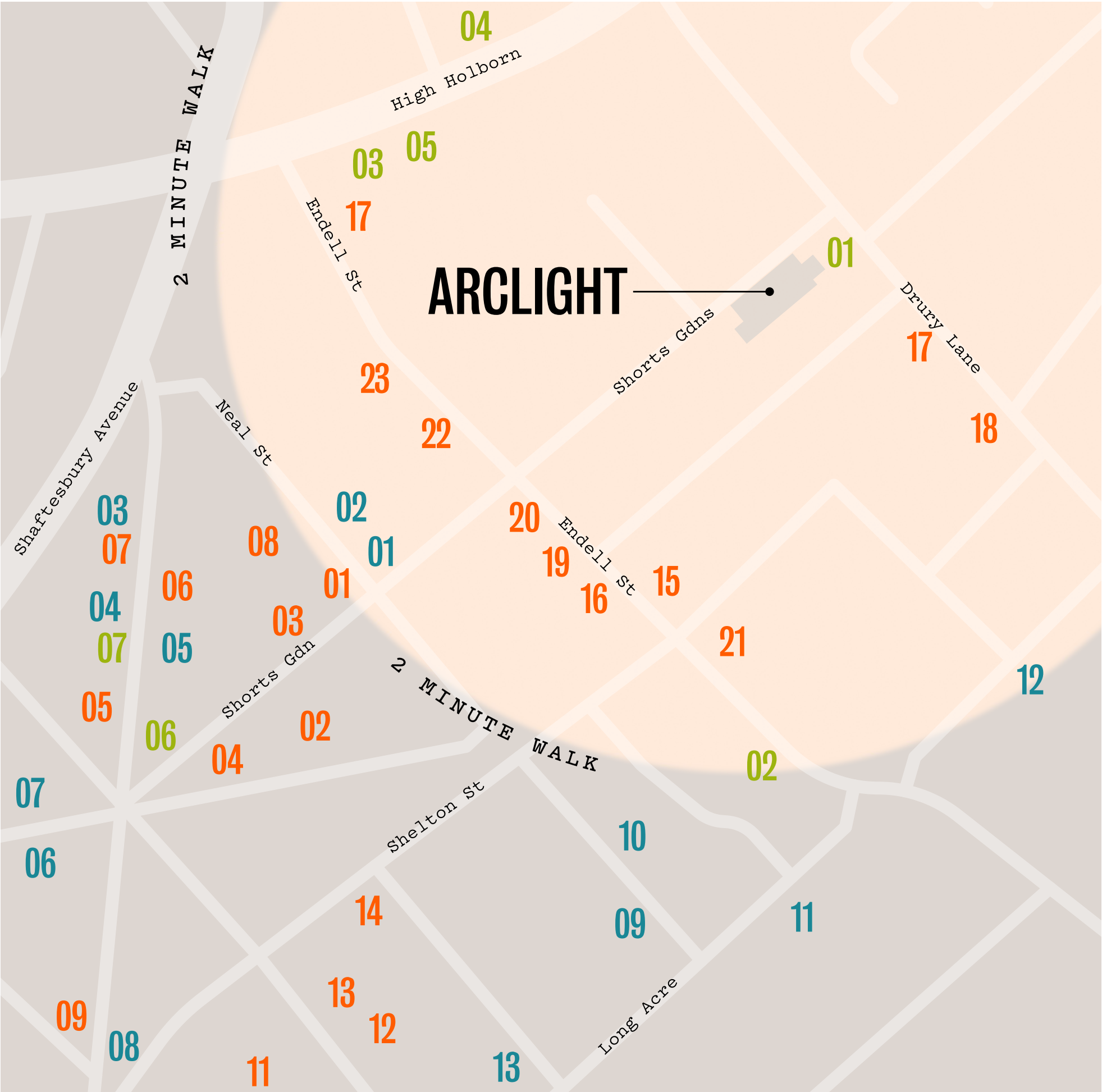
- 01 Ole & Steen
- 02 Seven Dials Market
- 03 Story Cellar
- 04 The Escapologist Bar
- 05 Monmouth Kitchen
- 06 Monmouth Coffee
- 07 Brasserie Max
- 08 St.John Bakery
- 09 Rossopomodoro
- 10 Dishoom
- 11 Dalla Terra Wine Bar
- 12 Temper
- 13 Le Bab
- 14 Hawksmoor
- 15 The 10 Cases
- 16 Banh Mi Aha!
-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

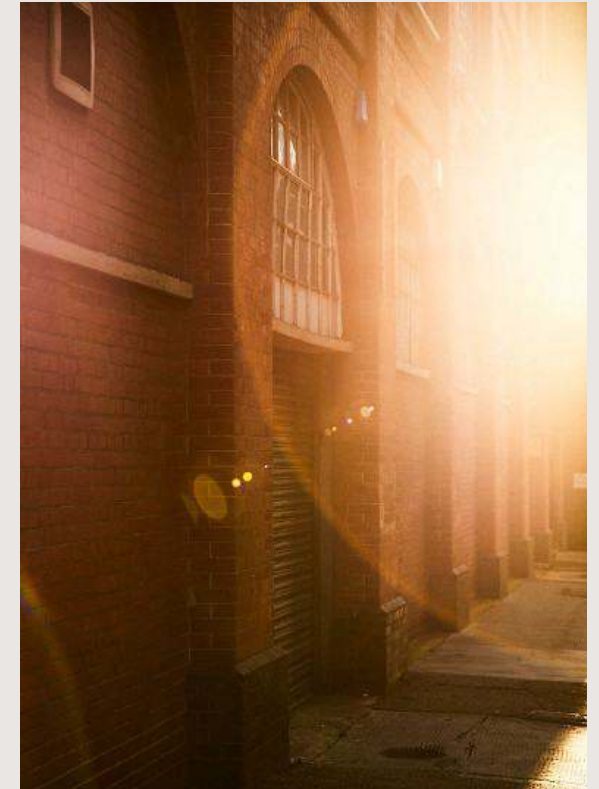
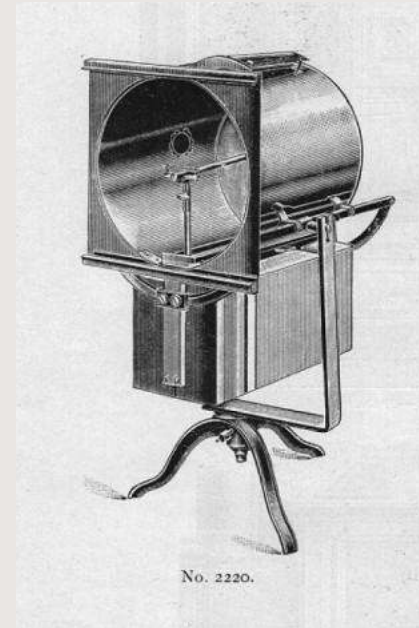
KEY

 Santander cycle stations



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.



SUMMARY SPECIFICATION

	Occupancy ratio 1:6 sq m		Self contained entrance to Dynamo Hall (subject to planning)		Metal RAF tiles (Floors 1 - 4)
	Floor to ceiling heights up to 3.6m		Double height reception		Dynamo Hall delivered to Shell and Core
	LED lighting		2x 13 person lifts 1x Goods lift (G - D2)		Full length terrace (Third Floor)
	Underfloor flexible heating and cooling system (Floors 1 - 4)		20x Secure cycle spaces 40x Lockers		Targeting BREEAM Excellent
	Openable windows (Floors 1 - 2)		3x Showers		EPC B

ARCLIGHT

arclight.london

LEASING TEAM

RX
LONDON

Catherine Lloyd
catherine.lloyd@rx.london
+44 (0)7795 445 833

Imogen Purvis
Imogen.Purvis@rx.london
+44 (0)7377 978 348

Sophie Bartlett
Sophie.Bartlett@rx.london
+44 (0)7802 338 295

BLUEBOOK

Chris Watkin
chris@bluebooklondon.co.uk
+44 (0)7730 066 523

Whitney Bowrin
whitney@bluebooklondon.co.uk
+44 (0)7841 779 883

Oliver Pardoe
ollie@bluebooklondon.co.uk
+44 (0)7748 626 103

PROJECT TEAM

Development by
Span Group and Pearl & Coutts

Designed by
Buckley Gray Yeoman

Delivered by
Legendre UK

Bluebook and RX London on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Bluebook or RX London has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. (October 2024)