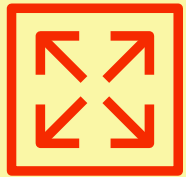


# met building

Percy Street, W1

Final 9,720 ft<sup>2</sup> remaining

# You don't find buildings like this very often



Final remaining  
9,720 ft<sup>2</sup> unit  
on the part 3rd floor



Access to 1,638 ft<sup>2</sup>  
of landscaped communal  
terrace space



1,162 ft<sup>2</sup> Met Lounge  
with sunset bar  
and catering

## MET BUILDING

Façade

---

Reception

---

Office

---

Outdoor

---

Basement

# Striking and inviting

The Tower's double height entrance from Percy Street frames the distinctive light feature inside.



## MET BUILDING

Façade

---

Reception

---

Office

---

Outdoor

---

Basement

# Open and bright

The double height reception creates a light and airy space to welcome guests and occupiers.



## MET BUILDING

Façade

---

Reception

---

Office

---

Outdoor

---

Basement

# Made to inspire

Space to work, space to relax.  
A floor plate of 9,720 ft<sup>2</sup> offers  
open-plan, efficient office space.





# Walk on up Communal terrace

Enjoy access to 1,638 ft<sup>2</sup> of landscaped terrace complete with outdoor bar area.

A closer connection to nature, fresh air and enhanced biodiversity, with easy access direct from your space.



MET BUILDING

Façade

---

Reception

---

Office

---

**Outdoor**

---

Basement

## Space to breathe

Enjoy 1,638 ft<sup>2</sup> of landscaped terrace, shared with only one other occupier and benefit from the outdoor bar area.







Catering from Vacherin

For events



**Communal roof terrace**

For alfresco lunches

MET BUILDING

Communal  
Roof Terrace



## MET BUILDING

Façade

---

Reception

---

Office

---

Outdoor

---

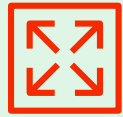
**Basement**

# Start the day the right way

The basement offers 59 parking spots for every type of bicycle – as well as showers, lockers, a drying room, and your own cycle repair workshop.



# Highlight features



**9,720 ft<sup>2</sup>**

Floor plate



**1,638 ft<sup>2</sup>**

Communal roof terrace



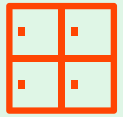
**Met Lounge**

1,162ft<sup>2</sup> with sunset bar



**Met Lounge café and events catering**

from Vacherin



**108 lockers**

Safe & secure



**Cycle repair**

To keep you on the road



**59 cycle spaces**

For active travel



**6 showers**

With basement



**1:10 sqm**

Occupational density



**2.55m**

Office floor ceiling height



**EPC 'B'**

Smart technology

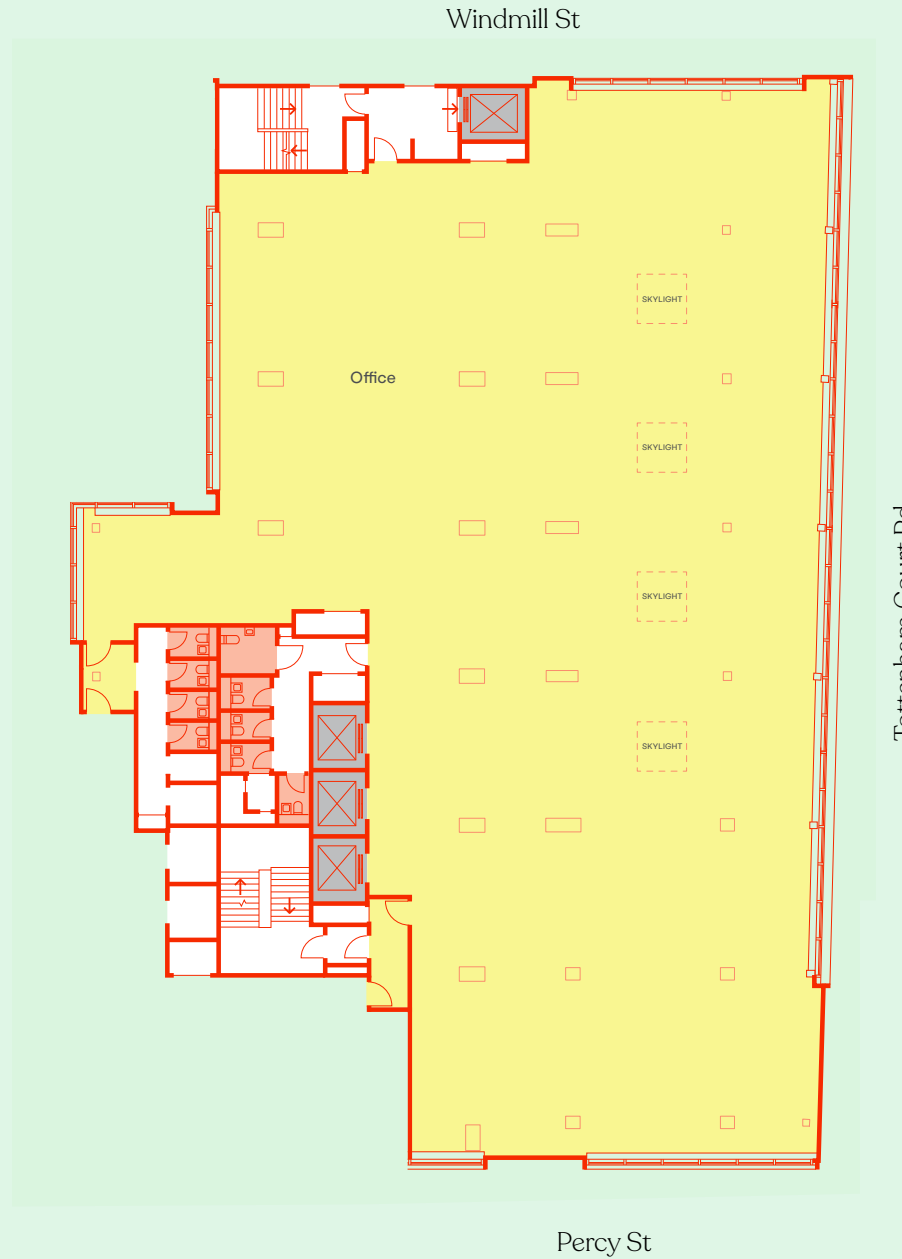


**Touchless tech**

Contactless access system

# Part 3rd Floor

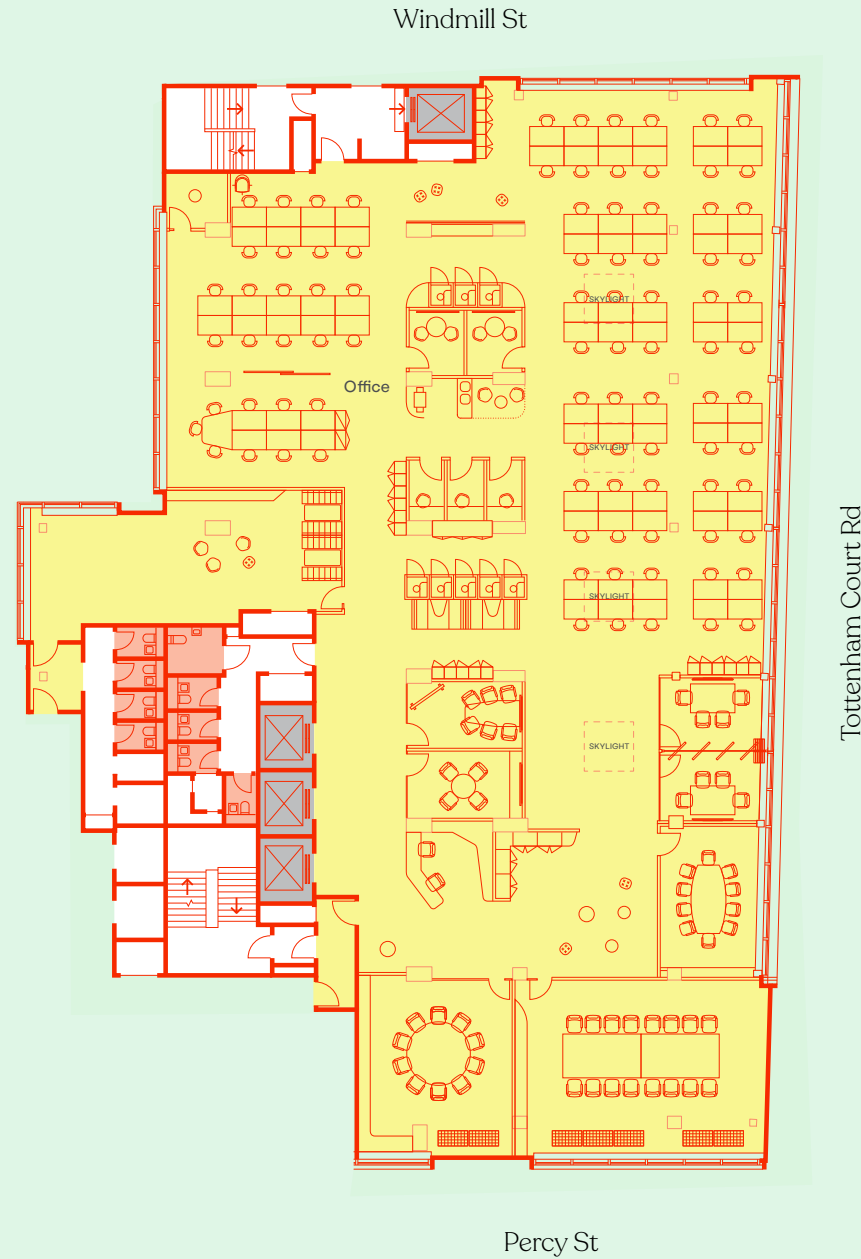
Office  
9,720 ft<sup>2</sup>



- Office
- Core area
- Toilets
- Lift

# Part 3rd Floor Indicative Spaceplan

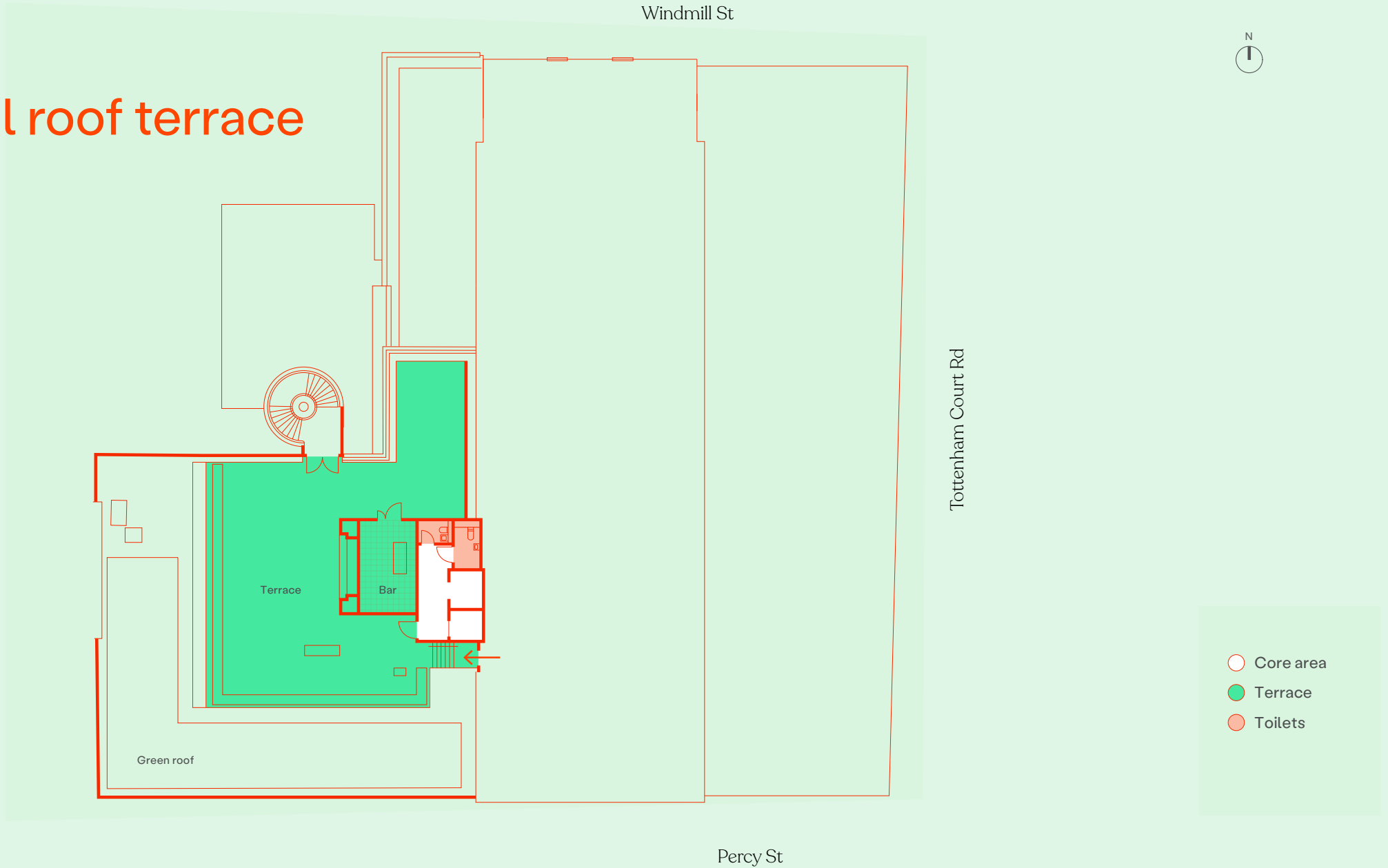
Net Internal Area	9,720 sq ft
Density ratio	1:10 sqm
Workstations	88
16 Person Boardroom	1
10 Person Meeting room	2
6 Person Meeting room	4
4 Person Meeting room	3
2 Person Meeting room	2
Focus room	3
Breakout	1
Pods	8



- Office
- Core area
- Toilets
- Lift

# Communal roof terrace on Level 4

Terrace  
1,638 ft<sup>2</sup>



Windmill St



# Basement

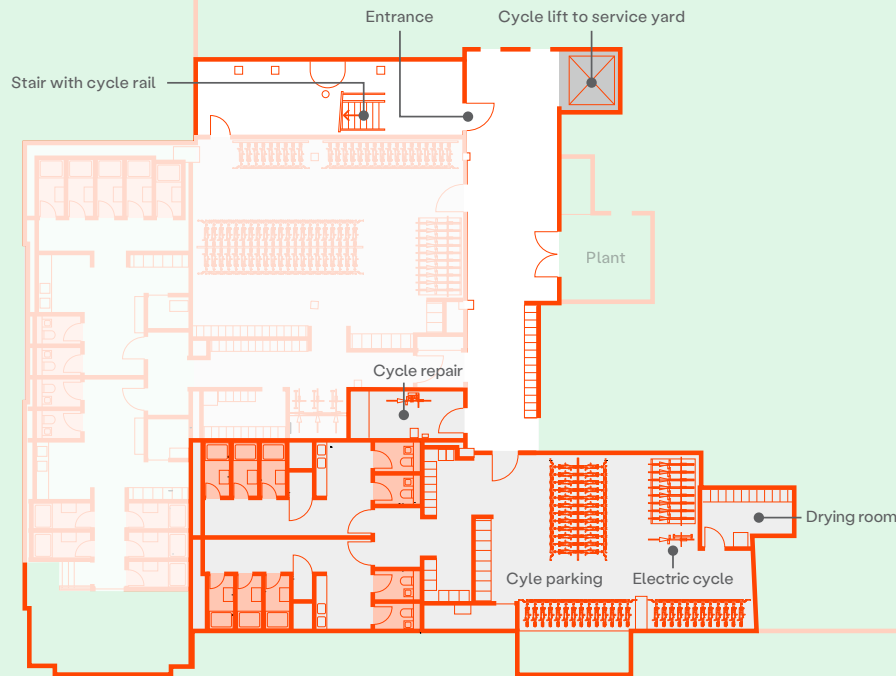
Cycle facilities

2,433 ft<sup>2</sup>

59  
total cycle spaces

03  
electric cycle spaces

108  
Lockers



Tottenham Court Rd

Percy St

- Core area
- Cycle parking
- Toilets / showers
- Cycle lift



# Kick back and relax







## The West End's best viewpoint

Available to all occupiers, the Met Lounge offers breathtaking 360 views. Complete with a sunset bar and yoga deck there is no better place to wind down.



**Panoramic views**

Across London



**Sunset bar**

Wind down



**Yoga space**

Energise

met lounge



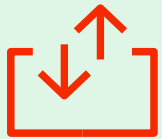




Catering from Vacherin  
For events



# Sustainability highlights



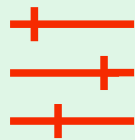
## VRF heating & cooling

Reduce energy output by 50% of existing system



## Low water usage

Minimum flow rates and solenoid valves



## Flexible BMS

Localised systems enable variety of time zones



## Low energy LED

Adjustable to suit daylight conditions



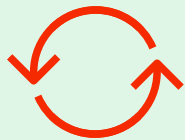
## Low carbon tech

Carbon zero by 2035



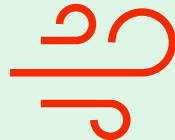
## Reach standards

EPC B and NABERS 5\*



## Reuse not refurb

Using existing materials means emitting 40% less carbon



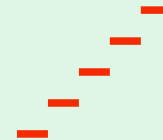
## Fresher air

60% recovery of exhaust air heat in winter



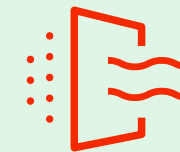
## Diverse planting

Increase biodiversity, reduce heat island effect



## Carbon benchmarks

Target to meet the Paris Climate Target by 2035



## Low energy ionisation

Improve air filtration and destroy viruses



## Energy recovery

Braking energy in lift system goes back into building

# Culture **met** connections

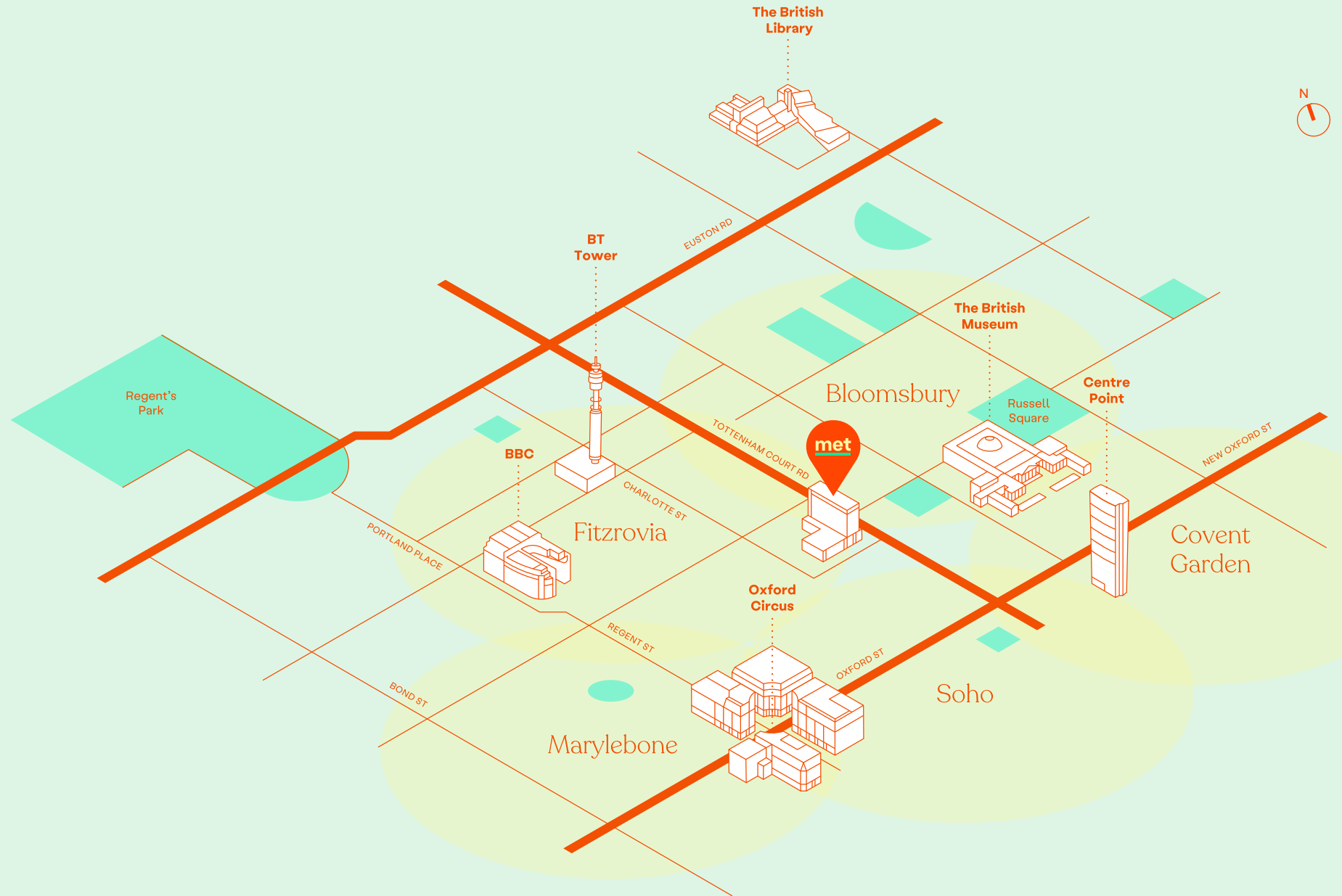




# Fitzrovia and more



The Met sits at an exciting intersection of London neighbourhoods: foodie Fitzrovia, historic Bloomsbury, buzzing Soho and lively Covent Garden are all on your doorstep.





01. Regent's Park  
02. Charlotte St. Hotel, Charlotte St.  
03. Warren Mews  
04. Carousel London, Charlotte St.  
05. Fitzroy Tavern, Charlotte St.  
06. DF Tacos, Tottenham Court Road

# Lazari





## The perfect partner



Eight estates,  
4m sqft

A portfolio valued  
in excess of £3 billion



Focus on  
Central London

Specialist knowledge  
of the West End market



Realising  
opportunity

Developing potential  
in people and places



500+ happy  
tenants

Always putting  
people first

# A sustainable **business ideology**

At Lazari we have a vision to build for the future. Creating exemplary, innovative, connected and inclusive developments resonates with our beliefs and values.

This requires collaboration with stakeholders, ensuring that our developments are purpose built, managed and operated as intended and align with our five key sustainability objectives:

## Lazari Investments



**Net zero in operation by 2035**



**Net zero in waste by 2030**

Apply circular economy



**Net zero in construction by 2035**

Drive down embodied carbon



**Create positive, local value**

Work with our supply partners



**Deliver target NABERS 4.5 Stars**

Collaborate with occupiers

# Isn't it time we **met?**

Lazari Investments

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