

L U M E N

35 HIGH HOLBORN, WC1

16,800 sq ft of Grade A offices. Ready Q4 2026.



CGI for indicative purposes

An extensive transformation

Lumen is the striking result of a comprehensive and high-specification refurbishment. Occupiers will enjoy spacious, light-filled workspaces, a welcoming double-height reception lobby, outdoor terraces on three levels, and high-quality finishes throughout.

A vibrant central location

High Holborn is one of London’s most commercially established and connected areas. Locally loved restaurants, cafés, and food markets make this a desirable village-like neighbourhood. The entrance to Chancery Lane tube station is barely 150m from Lumen, while Farringdon, Holborn and two mainline connections are just a short walk away.

TRANSPORT

Chancery Lane		1 min walk
Holborn		5 min walk
Farringdon		8 min walk
City Thameslink		9 min walk
Covent Garden		13 min walk
Blackfriars		16 min walk
Cycle highways		
Bus stops		





LAMB'S CONDUIT STREET



NOBLE ROT



LINCOLN'S INN FIELDS



ROSEWOOD



GYM BOX



LEATHER LANE



KNOCKBOX COFFEE



FARMER J

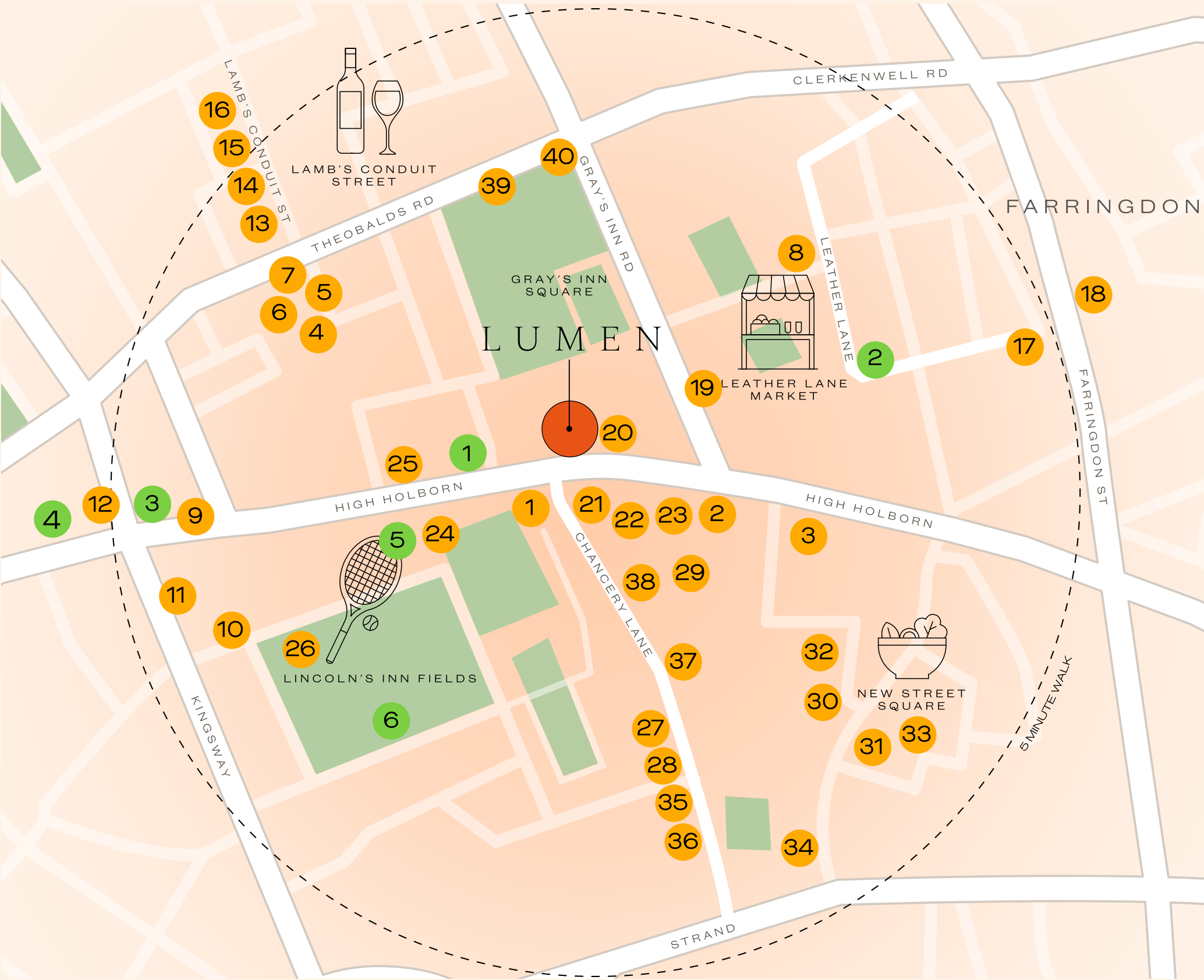
Local highlights

FOOD & DRINK

1. Hungreek	21. Choppaluna
2. Brew Garden	22. Naturala Deli
3. Dal Fiorentino	23. Pure
4. Dibs	24. The Pie Room
5. Lamb and Co	25. Nonna Bakery
6. Dapur	26. Pear Tree Cafe
7. Woolies	27. Six Clerks
8. Prufrock Coffee	28. Cigalon
9. Early Bees Coffee	29. The Azuki Room
10. Redemption Roasters	30. Natural Kitchen
11. Blank Street coffee	31. Yolk
12. Farmer J Holborn	32. Coco di Mama
13. Knockbox Coffee	33. The Refinery
14. Honey & Co	34. Clifford's restaurant
15. Noble Rot	35. Brasserie Blanc
16. Conduit Coffee House	36. Gaucho
17. Bleeding Heart Bistro	37. Honi Poke
18. Farmer J	38. The Pregnant Man
19. Konditor Bakery	39. Banh Mi Bay
20. Kintan BBQ	40. Yorkshire Grey

LIFESTYLE

1. Revolt Cycling
2. Gymbox Farringdon
3. Gymbox Holborn
4. 1Rebel
5. Rosewood Hotel
6. Lincoln's Inn Fields Tennis Courts



Defining a brighter workplace

KEY FEATURES OF THE BUILDING:



LANDSCAPED TERRACES
ON LEVELS 4 & 5



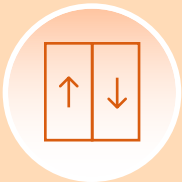
NEW SHOWERS
AND CYCLE STORAGE



COMMUNAL ROOF
TERRACE ON LEVEL 6



NEW WINDOWS
TO ALL FLOORS



2 NEW PASSENGER LIFTS



ALL ELECTRIC



DOUBLE HEIGHT
RECEPTION



TARGETING
BREEAM EXCELLENT



NEW AIR CONDITIONING
AND LANDLORD PLANT



TARGETING
EPC A

OFFICE AVAILABILITY:

FLOOR	OFFICE SQ FT*	TERRACE SQ FT
SIXTH	1,209	258
FIFTH	2,147	172
FOURTH	3,049	62
THIRD	3,401	
SECOND	3,521	
FIRST	2,901	
RECEPTION	547	
TOTAL:	16,773	492

*NET INTERNAL AREA TO BE MEASURED UPON PRACTICAL COMPLETION.





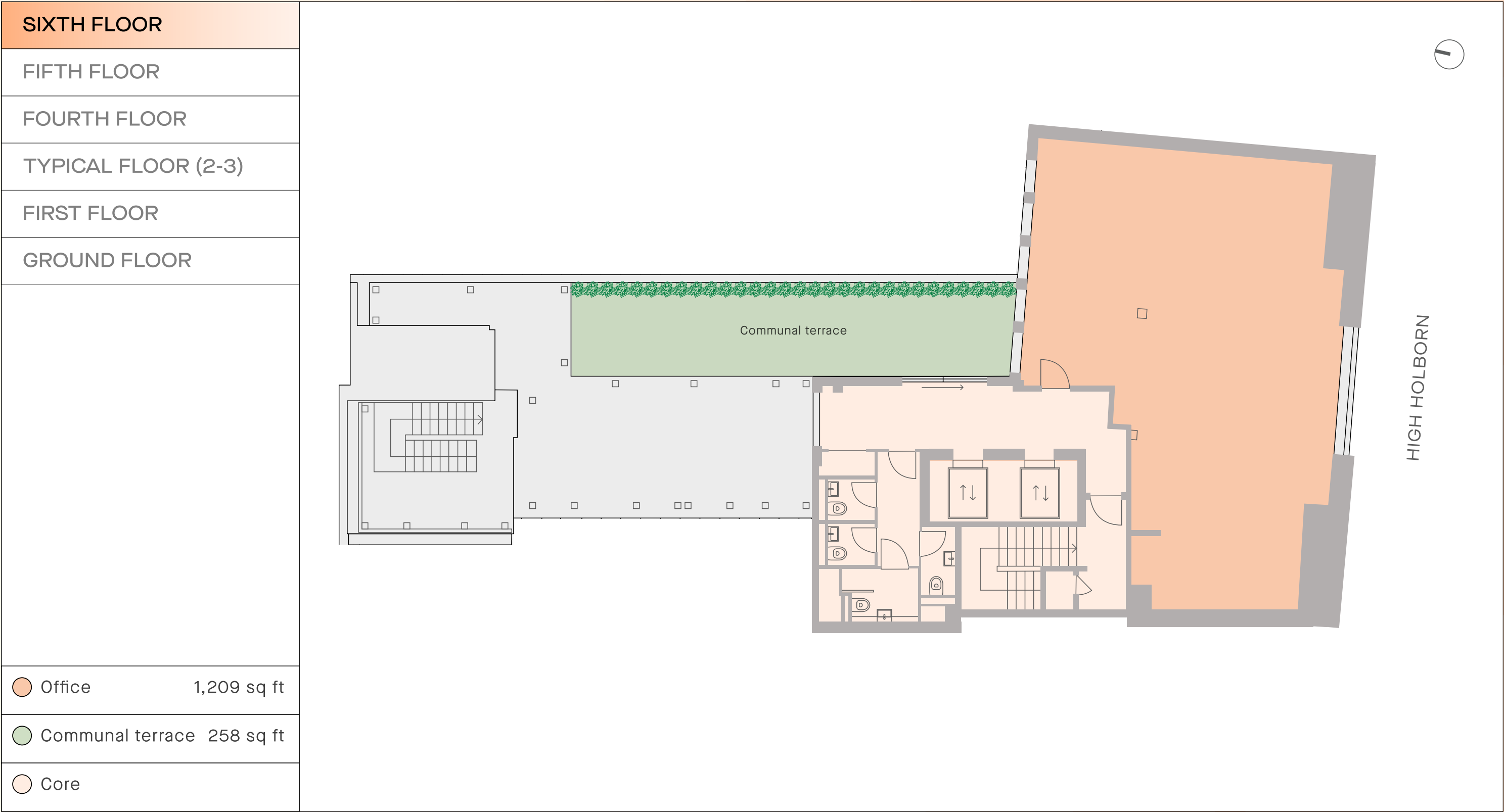
Inviting outdoor terraces

The communal rooftop terrace on the 6th floor and the private terraces on the 4th and 5th floors offer a seamless indoor-outdoor experience that inspire productive moments of informal working, relaxation, and socialising.

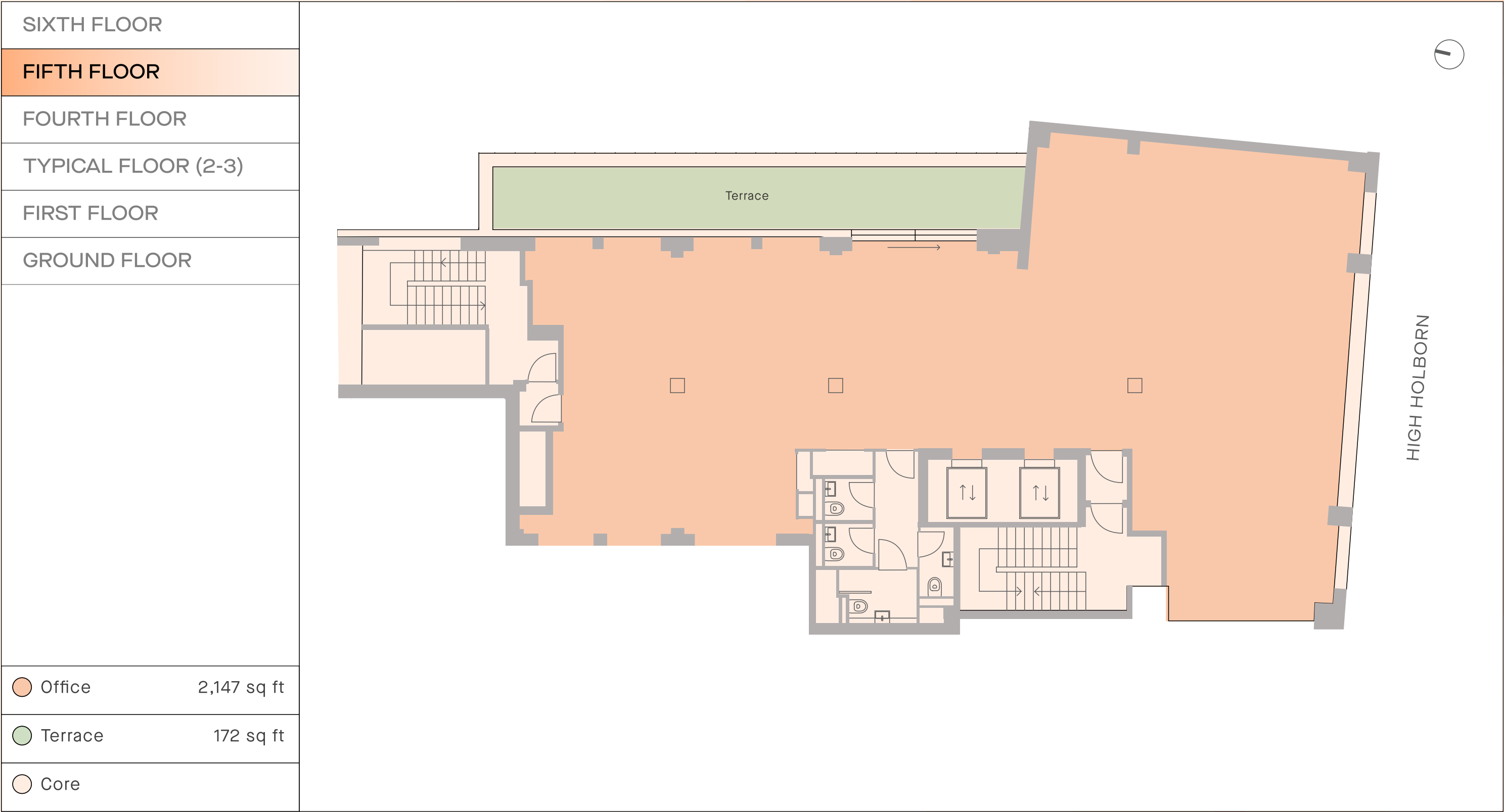


CGI indicative image of terrace

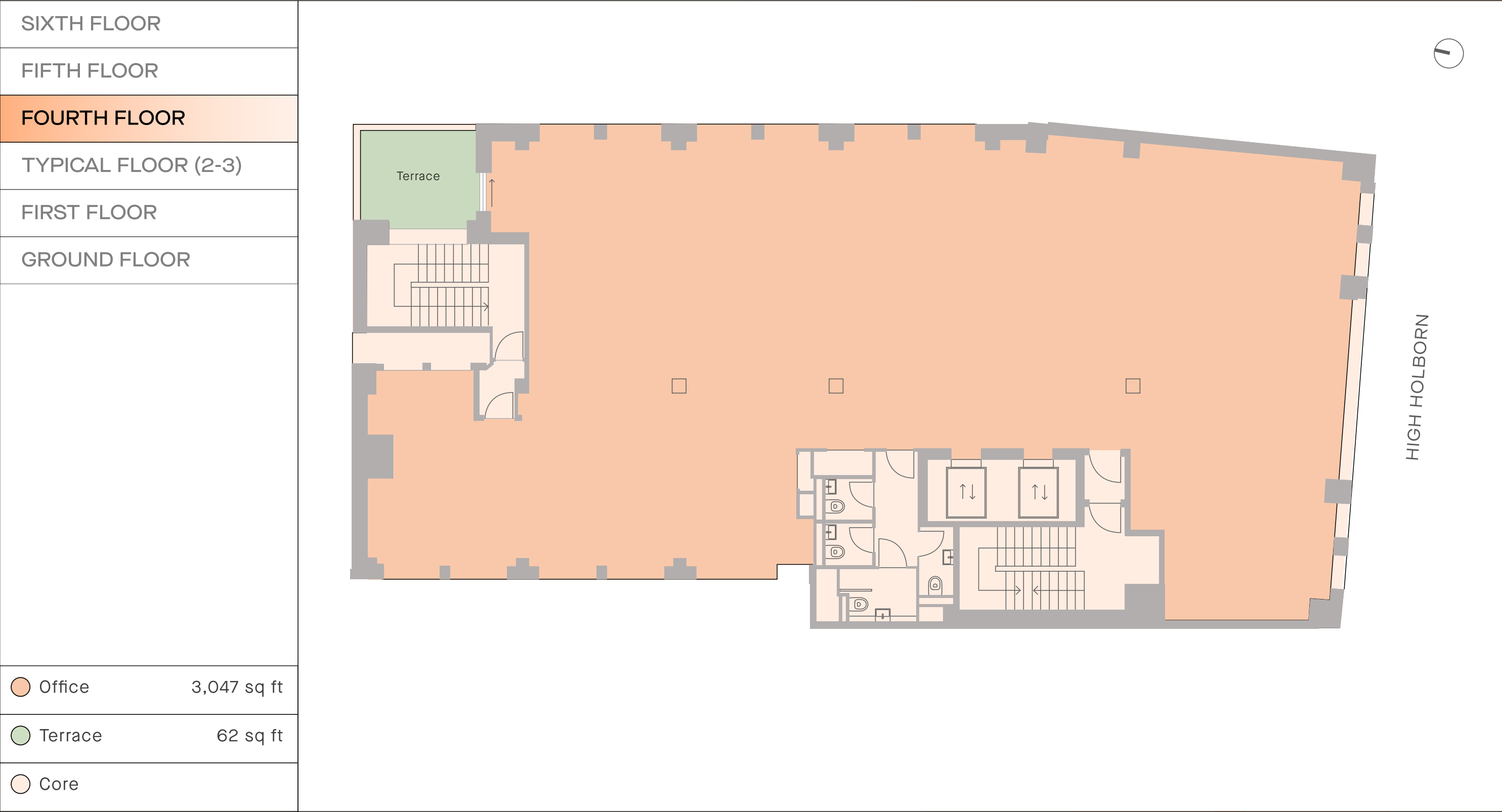
Sixth floor



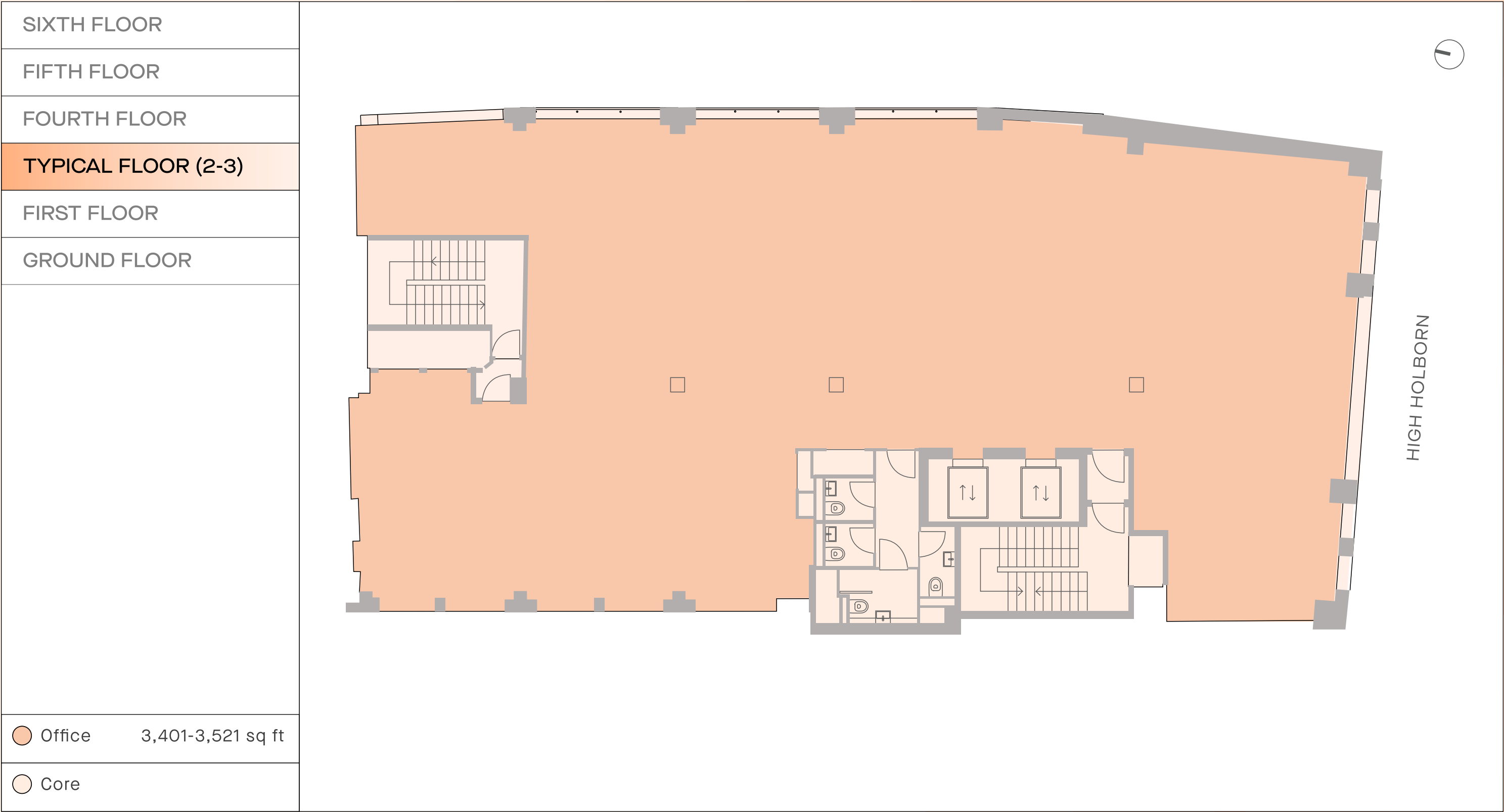
Fifth floor



Fourth floor



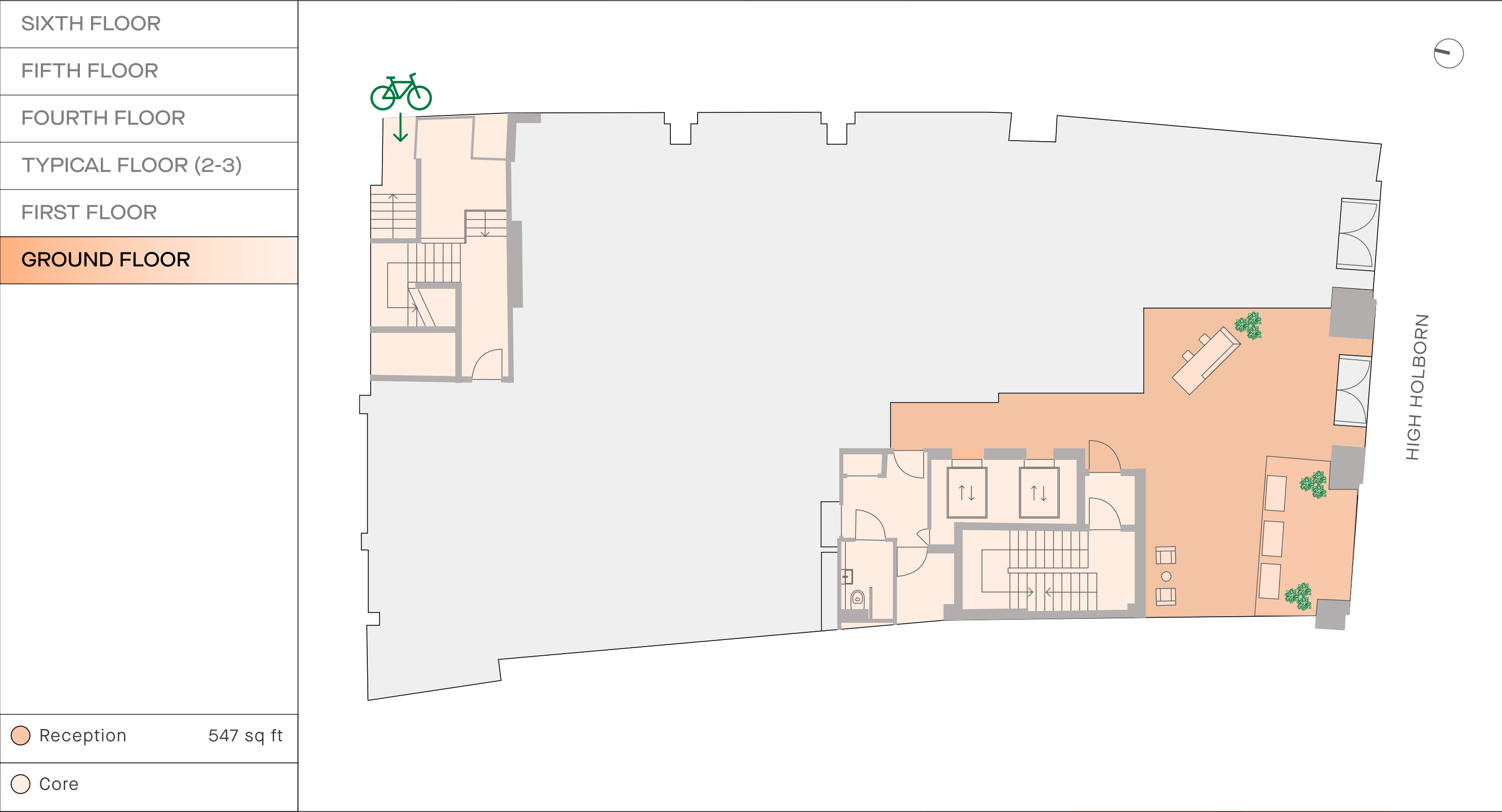
Typical floor



1st floor



Ground floor



A high-performance workspace

SPECIFICATION:

OCCUPANCY DENSITY

- Design Density: 1:10 sq m

FLOOR TO CEILING HEIGHTS

- Reception: 6.4m
- Office Floors: 2.6m

OFFICE SPECIFICATION

- Raised access floor throughout
- New LED lighting with PIR sensors and daylight dimming control
- New reconfigured WCs on all office floors
- New all-floor high-performance double-glazed aluminium windows

TERRACES

- 4th, 5th floor private terraces
- 6th floor communal terrace
- Evergreen planting to terraces

HEATING & COOLING

- New air source heat pump, fully electric
- New on-floor LTHW and CHW services to 4-pipe fan coil units
- New highly efficient pumps
- Mechanical ventilation with heat recovery

INTERNAL CONDITIONS

- Offices (winter) 20 +/- 2
- Offices (summer) 24°C db ±2°C
- Lighting: 300 lux open plan

VERTICAL TRANSPORTATION

- 2 new passenger lifts to all floors including basement

END OF TRIP FACILITIES

- 18 cycle spaces
- 4 showers (including 1 accessible)
- Unisex private changing rooms with showers
- Accessible WC at basement
- Cycle access from Fulwood Place (rear) or High Holborn entrance

SUSTAINABILITY:



PHOTOVOLTAIC ROOF PANELS PROVIDE RENEWABLE ENERGY



NEW ENERGY EFFICIENT UNITS INCLUDING HYBRID VRF SYSTEMS AND LED LIGHTING



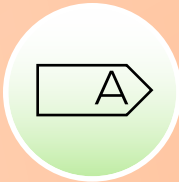
NEW HIGH PERFORMANCE DOUBLE GLAZING



TARGETING BREEAM EXCELLENT



ALL ELECTRIC BUILDING



TARGETING EPC A

L U M E N

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