

# MARYLEBONE PLACE

1 WYNDHAM ST. W1





PLAY FLY-THROUGH



AN INDICATIVE VIEW OF MARYLEBONE PLACE



M  
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Alp's Antique Market



MARYLEBONE



DORSET SQUARE

Total Chi Yoga



Shellock Holmes Museum



Phoenix Palace



BAKER STREET

REGENT'S PARK



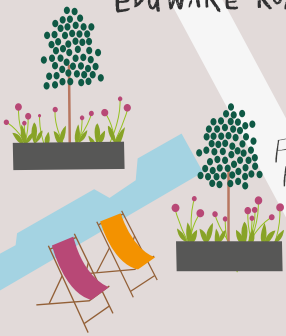
FRIEZE



EUSTON



EDGWARE ROAD



Flooding Pocket Park



Dinings

WYNDHAM ST



Rococo

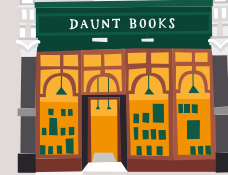


La Fromagerie



BXR Gym

The Ginger Pig



DAUNT BOOKS



FITZROY SQUARE



WARREN STREET

TOTTENHAM COURT RD



PADDINGTON



EDGWARE RD



BRYANSTON SQUARE

MONTAGU SQUARE



Nobu Hotel

BAKER ST



Chiltern Firehouse

MANCHESTER SQUARE



The Cavendish

NEW CAVENDISH ST



Treehouse Hotel



GOODGE STREET

CONNAUGHT VILLAGE



William Crabtree



Seymour's Parlour

PORTMAN SQUARE



Selridges



Delamina

WIGMORE ST



CAVENDISH SQUARE

HANOVER SQUARE



OXFORD CIRCUS

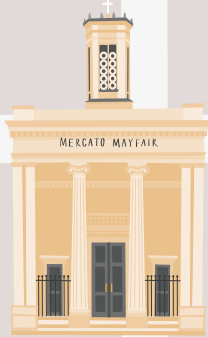
Charlotte Street Hotel

MARBLE ARCH

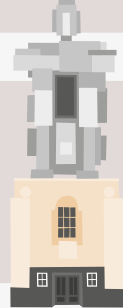


Brisdale

PARK ST



MERCATO MAYFAIR



The Beaumont Hotel



BOND STREET

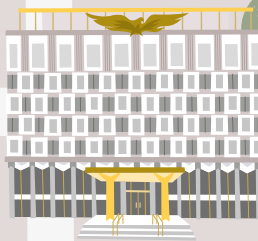
OXFORD ST



NEW BOND ST



HYDE PARK



GROSVENOR SQUARE

The Chancery Rosewood



Asridges



Liberty London




















TRAVEL TIMES

# BRILLIANTLY CONNECTED

## NEARBY CONNECTIONS

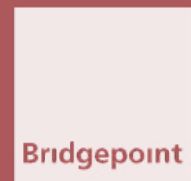
Station	Walking Times	Connections
Marylebone	1 min	 
Baker Street	5 mins	    
Edgware Road	5 mins	  
Marble Arch	12 mins	
Paddington	15 mins	     

All times taken from TFL and Crossrail websites.

## TRANSPORTATION KEY

-  ELIZABETH LINE
-  CENTRAL
-  CIRCLE
-  DISTRICT
-  HAMMERSMITH
-  BAKERLOO
-  JUBILEE
-  METROPOLITAN
-  NATIONAL RAIL









AN INDICATIVE VIEW OF MARYLEBONE PLACE





AN INDICATIVE VIEW OF MARYLEBONE PLACE FROM MARYLEBONE ROAD





AN INDICATIVE VIEW OF THE DUAL  
ENTRANCES AND MEWS BUILDING





AN INDICATIVE VIEW OF MARYLEBONE PLACE FROM WYNDHAM STREET





AN INDICATIVE VIEW OF THE RECEPTION FROM THE WYNDHAM STREET ENTRANCE





AN INDICATIVE VIEW OF THE RECEPTION FROM THE MARYLEBONE ROAD ENTRANCE





AN INDICATIVE VIEW OF THE LEVEL 2 OFFICE SPACE





AN INDICATIVE VIEW OF THE LEVEL 2 OFFICE SPACE





AN INDICATIVE VIEW OF THE LEVEL 7 OFFICE SPACE





AN INDICATIVE VIEW OF THE COMMUNAL ROOF TERRACE



# Schedule of Areas

## Office Space

LEVEL	OFFICE NIA (SQ. FT)
8	3,950
7	5,199
6	7,233
5	8,342
4	8,342
3	8,331
2	8,277
1	8,331
GF	6,910
LG	5,134
<b>TOTAL</b>	<b>70,049</b>

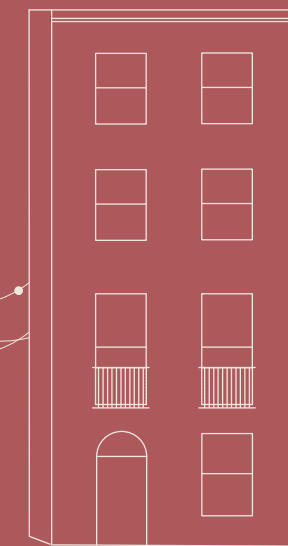


## Terraces

LEVEL	TERRACE (SQ. FT)
9 (Communal)	2,045
8	969
7	1,367
6	1,356

## Mews

LEVEL	OFFICE NIA (SQ. FT)
3	592
2	1,119
1	1,119
GF	1,119
<b>TOTAL</b>	<b>3,949</b>





# Ground Floor



## Office NIA

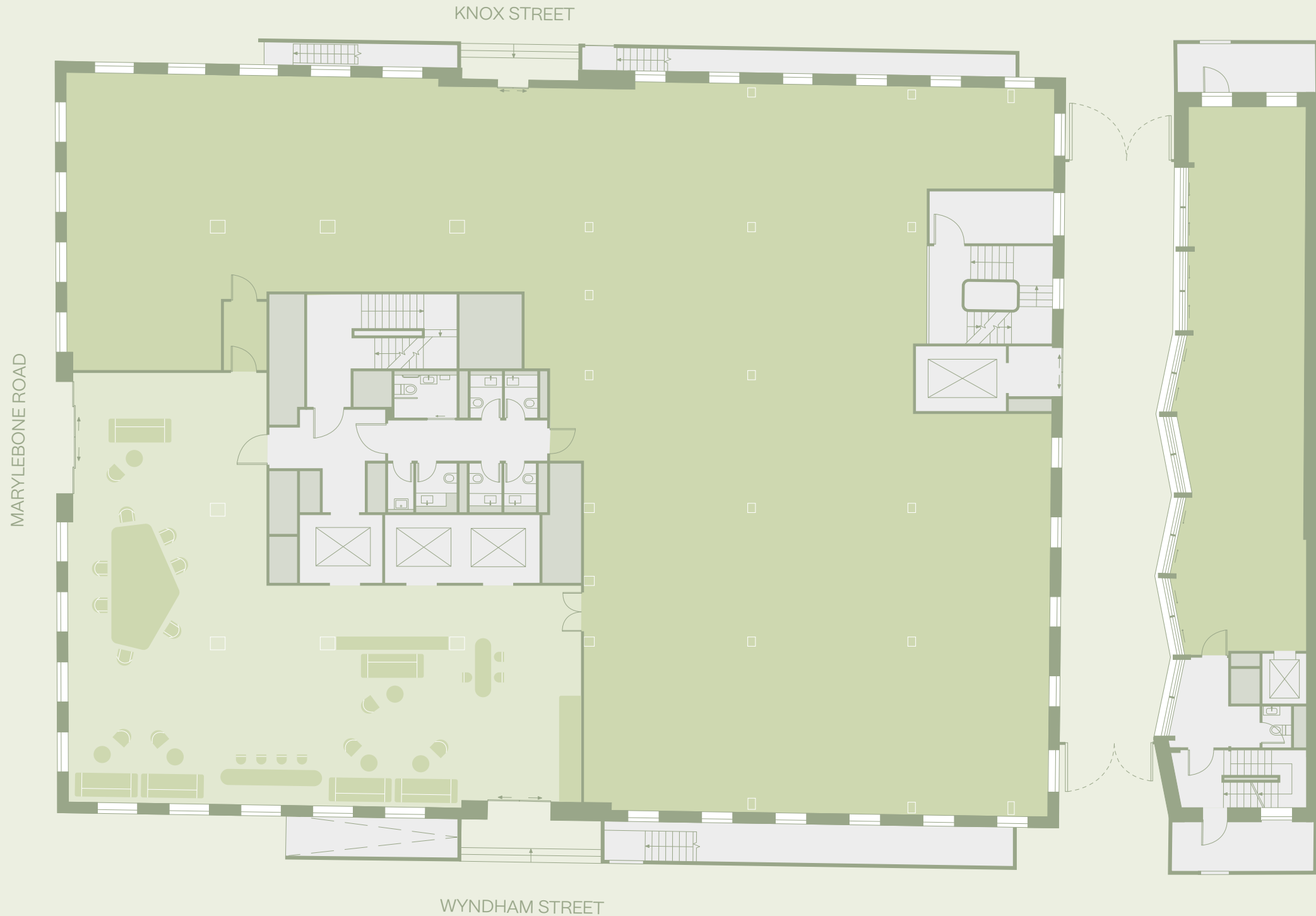
6,910 sq. ft

642 sq. m

## Mews NIA

1,119 sq. ft

104 sq. m





# First Floor



**Office NIA**

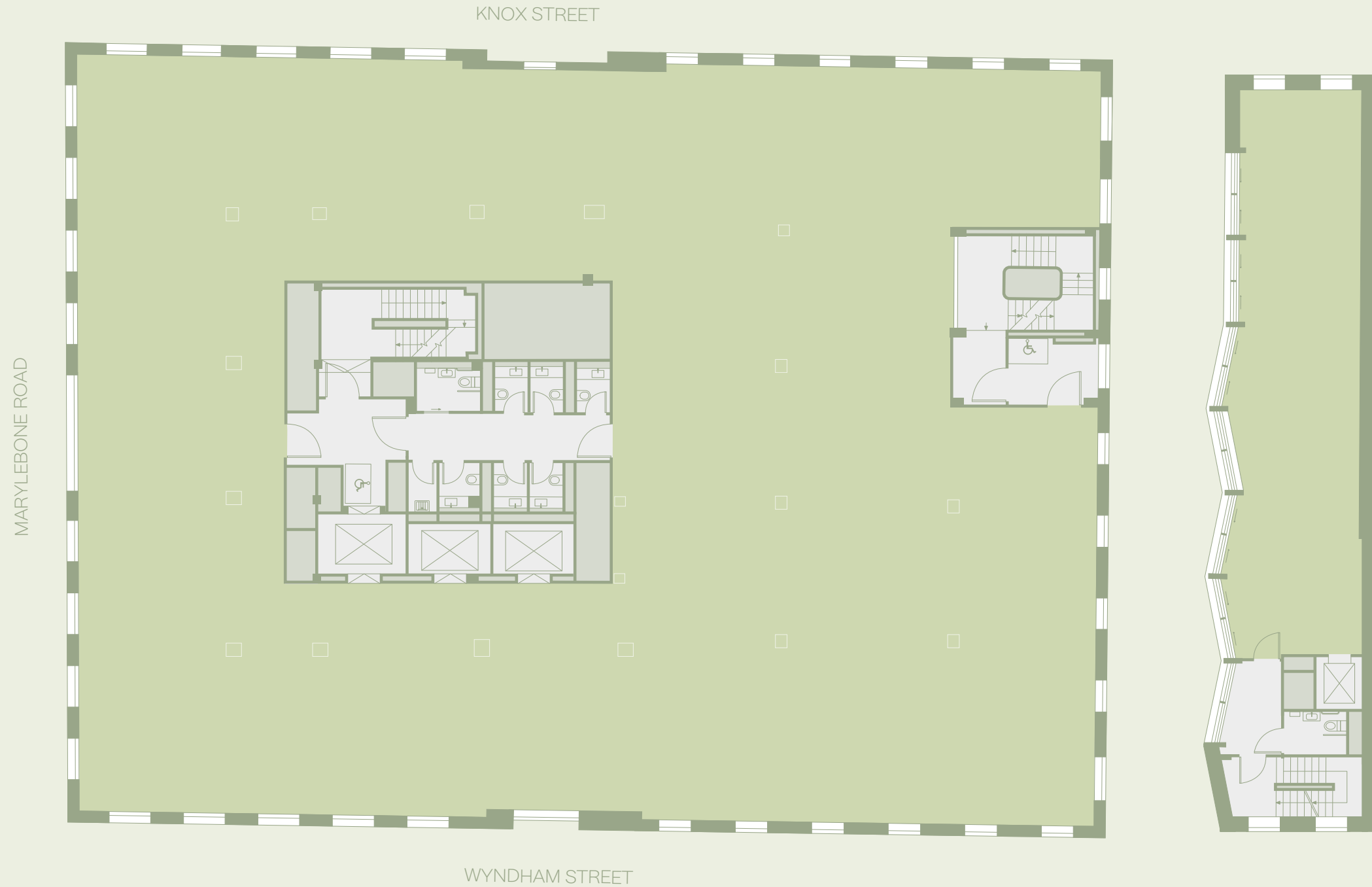
8,331 sq. ft

774 sq. m

**Mews NIA**

1,119 sq. ft

104 sq. m



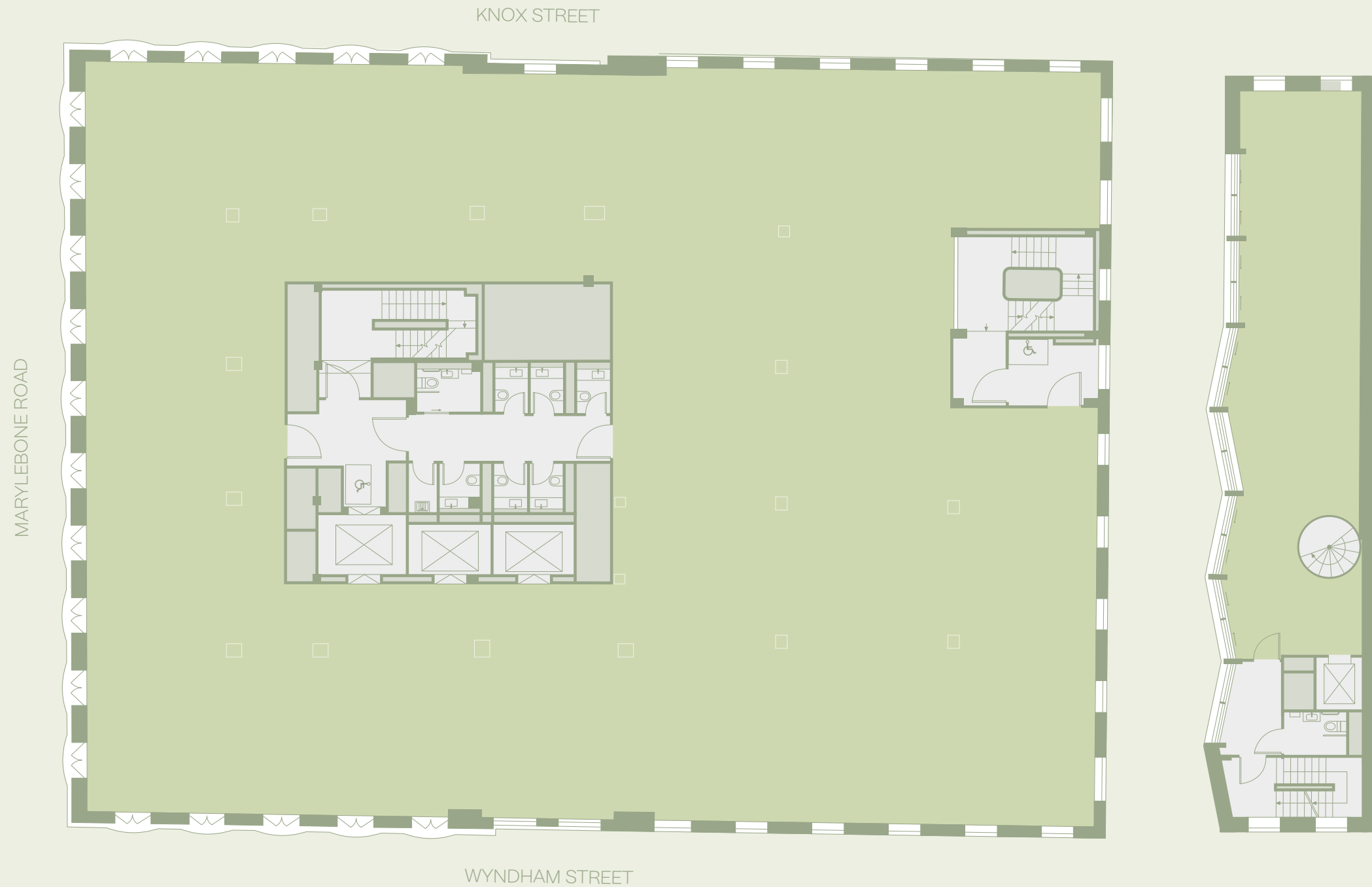


# Second Floor



**Office NIA**  
8,277 sq. ft  
769 sq. m

**Mews NIA**  
1,119 sq. ft  
104 sq. m





# Third Floor



**Office NIA**

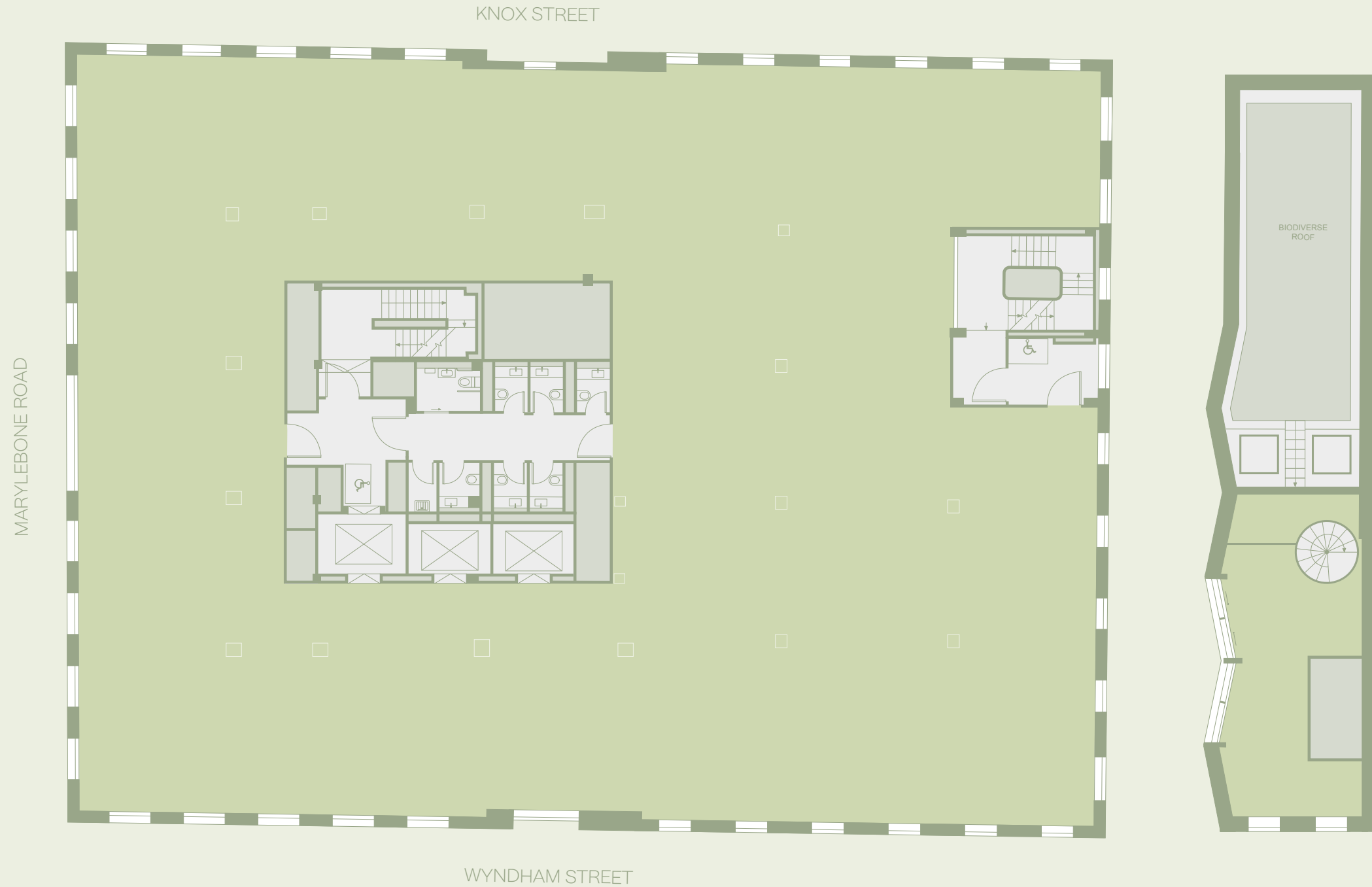
8,331 sq. ft

774 sq. m

**Mews NIA**

592 sq. ft

55 sq. m





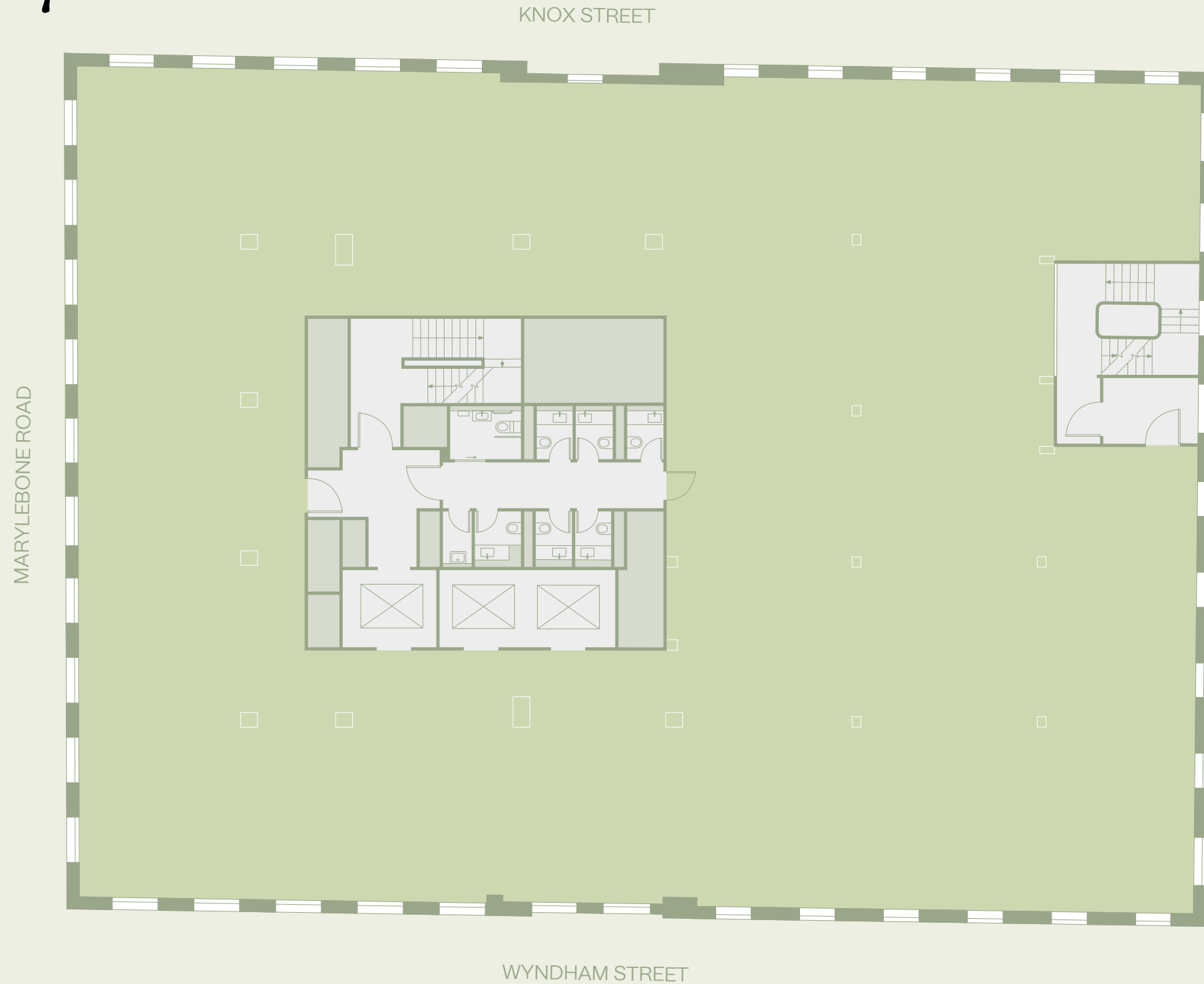
# Fourth Floor



Office NIA

8,342 sq. ft

775 sq. m



KNOX STREET

MARYLEBONE ROAD

WYNDHAM STREET



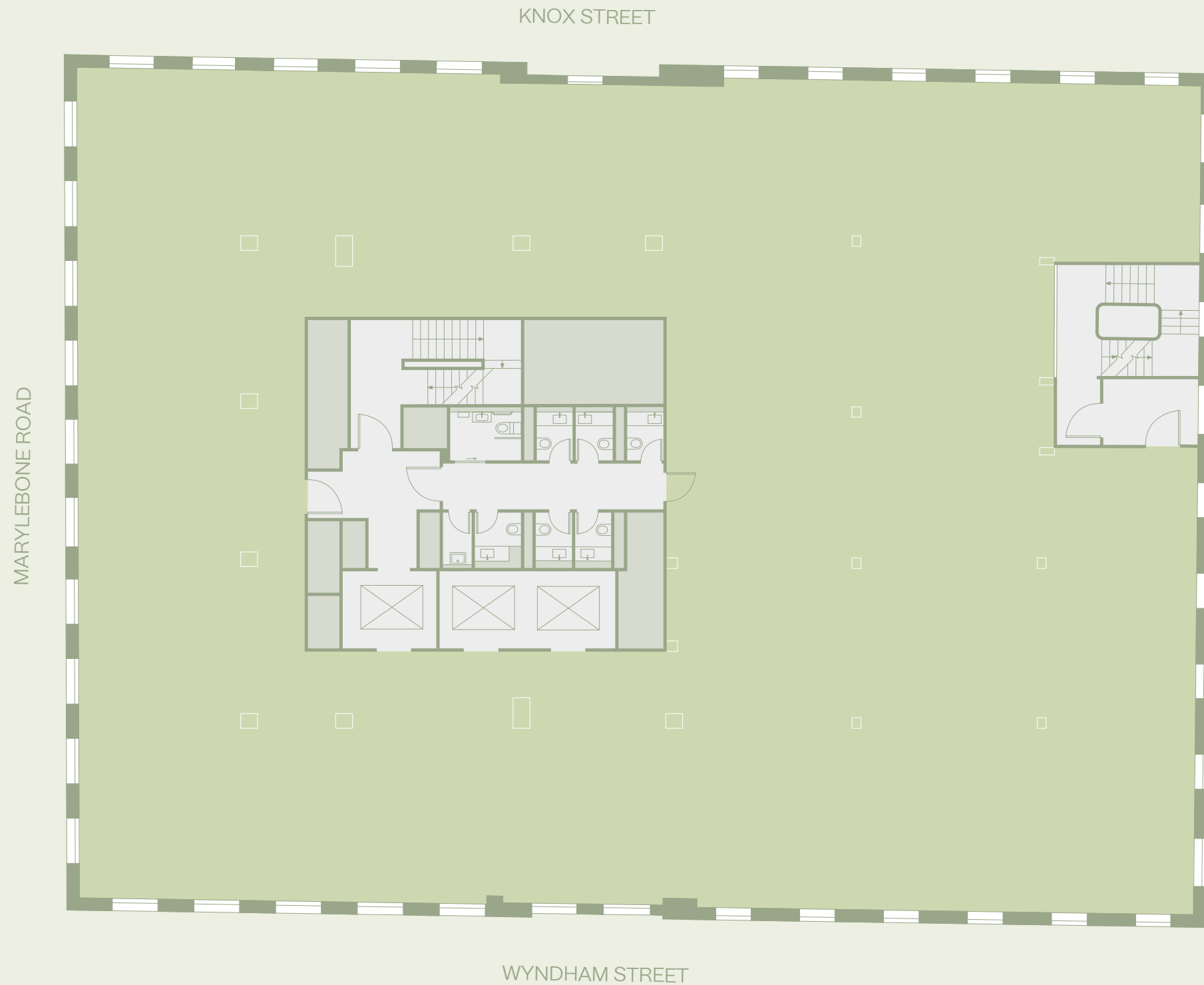
# Fifth Floor



Office NIA

8,342 sq. ft

775 sq. m



KNOX STREET

MARYLEBONE ROAD

WYNDHAM STREET



# Sixth Floor



## Office NIA

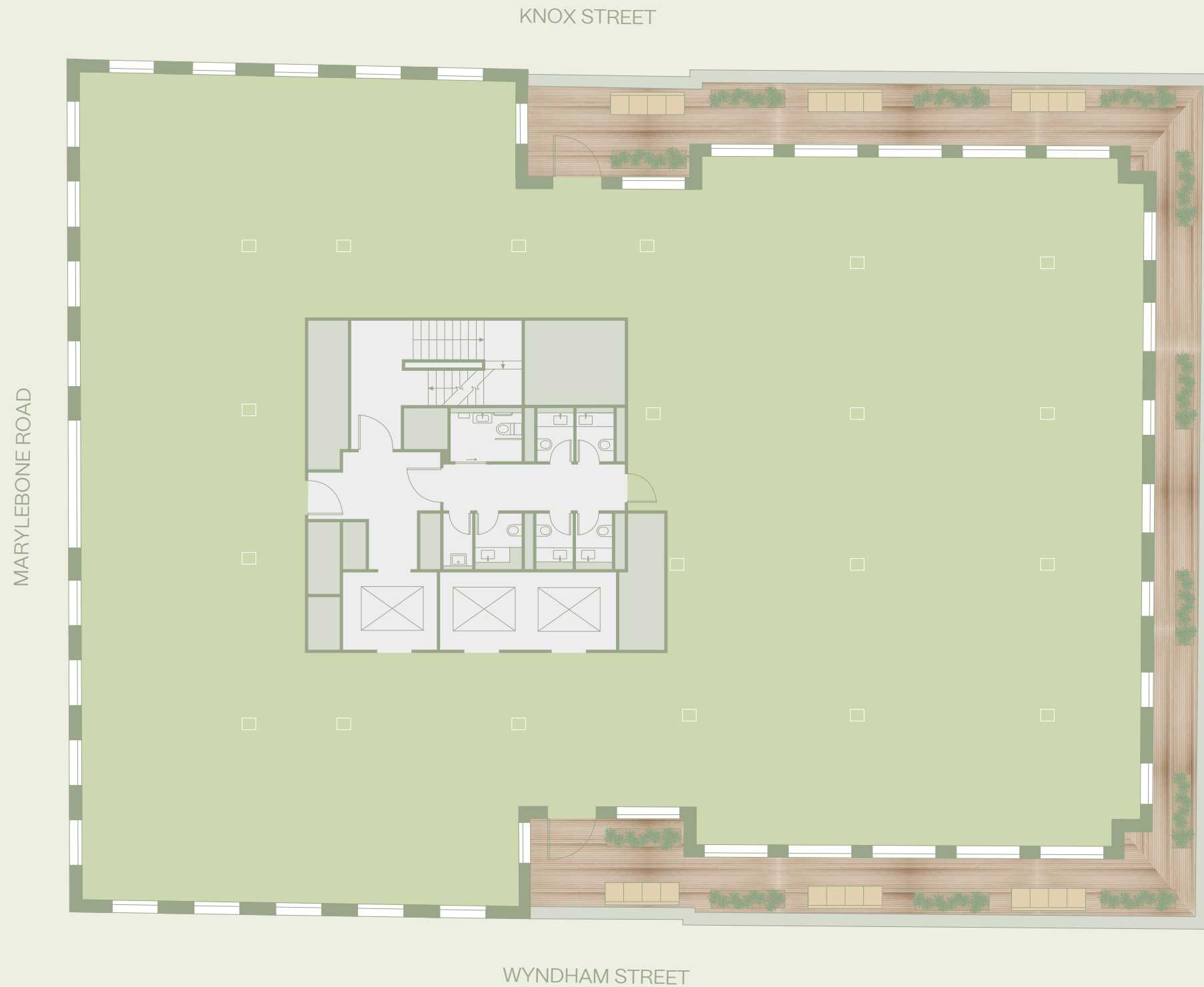
7,233 sq. ft

672 sq. m

## Terrace

1,356 sq. ft

126 sq. m



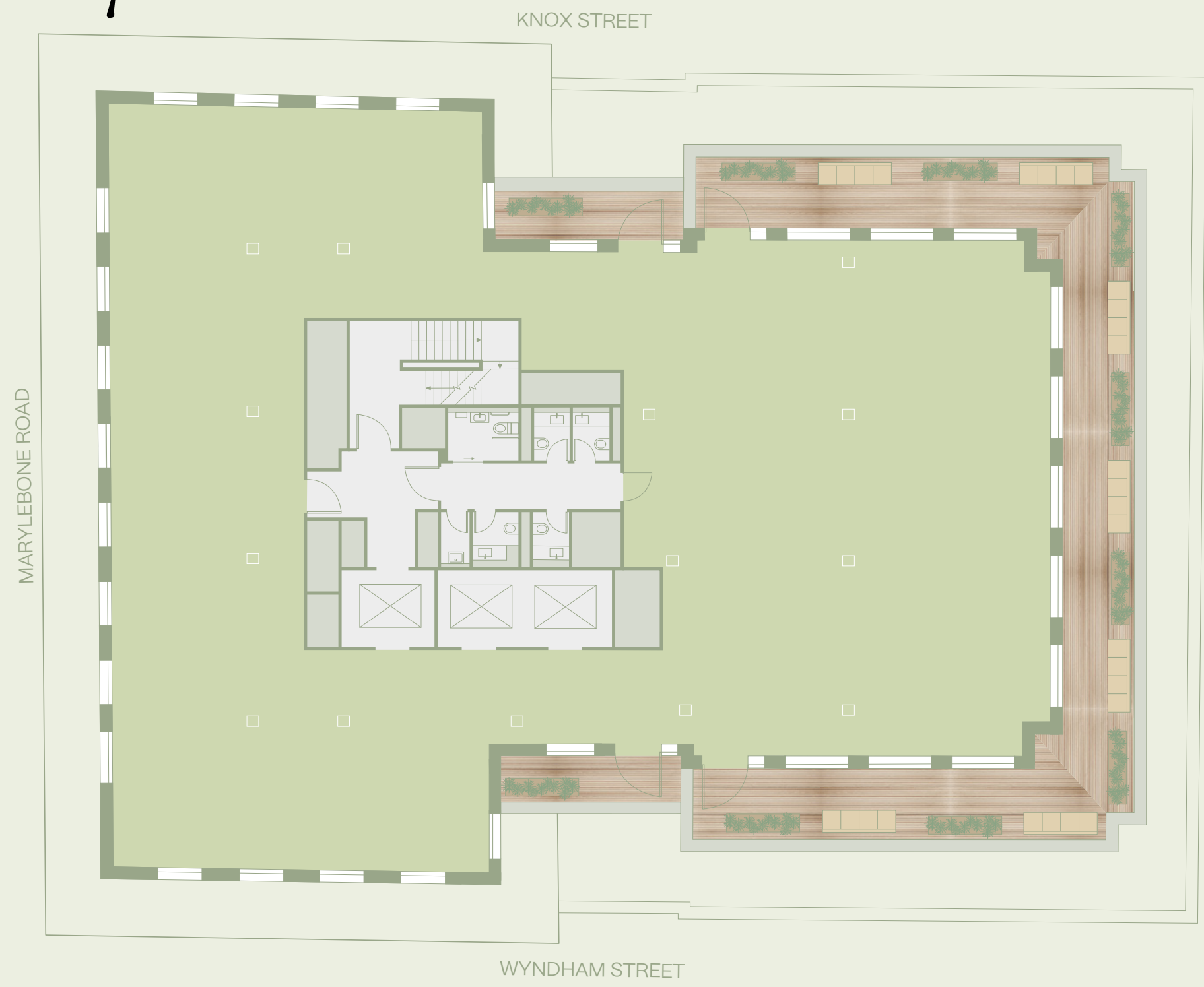


# Seventh Floor



**Office NIA**  
5,199 sq. ft  
483 sq. m

**Terrace**  
1,367 sq. ft  
126 sq. m



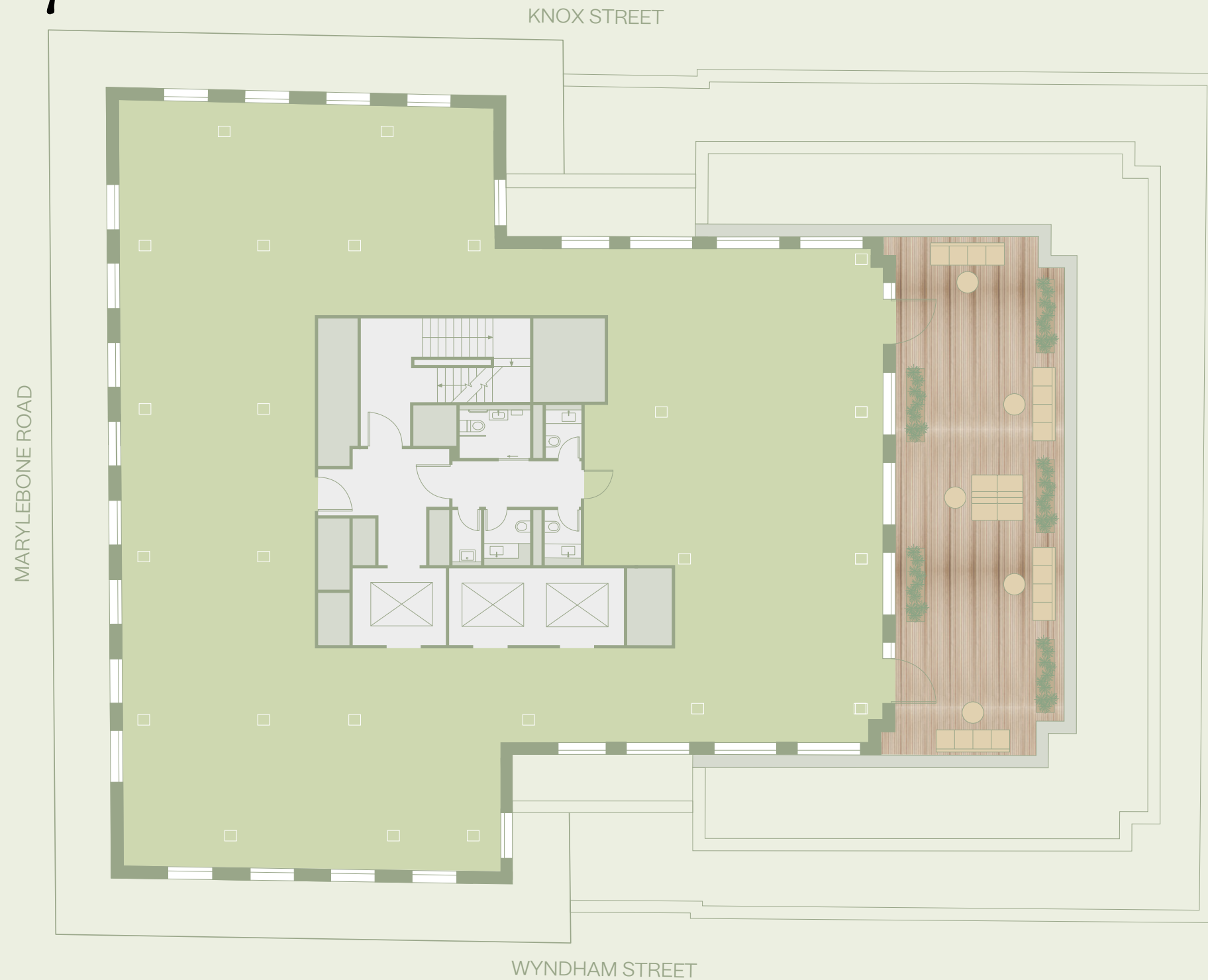


# Eighth Floor



**Office NIA**  
3,950 sq. ft  
367 sq. m

**Terrace**  
969 sq. ft  
90 sq. m



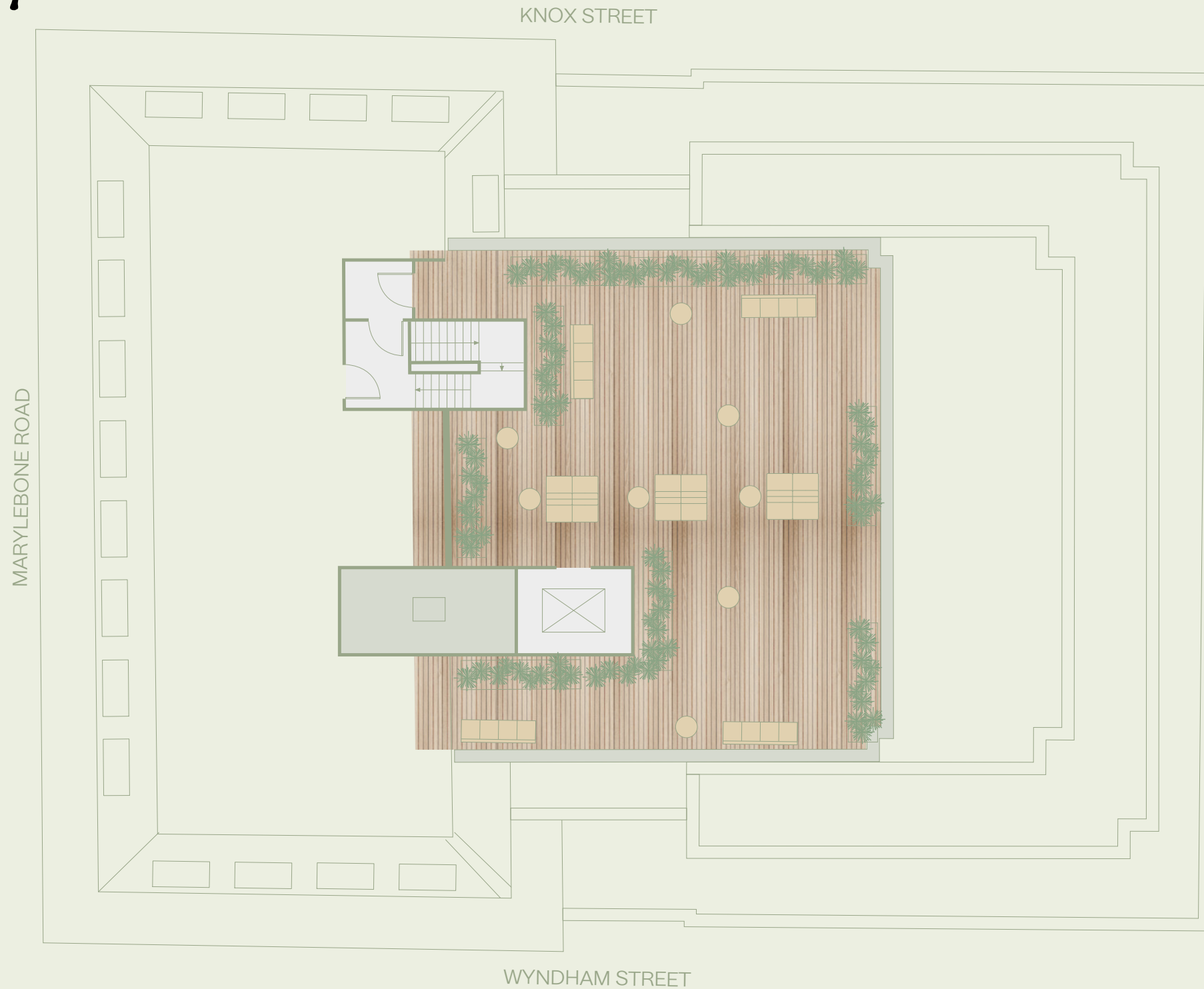


# Roof Terrace

## Communal Terrace

2,045 sq. ft

190 sq. m







# Lower Ground Floor

## Office NIA

5,134 sq. ft

477 sq. m

## Amenities

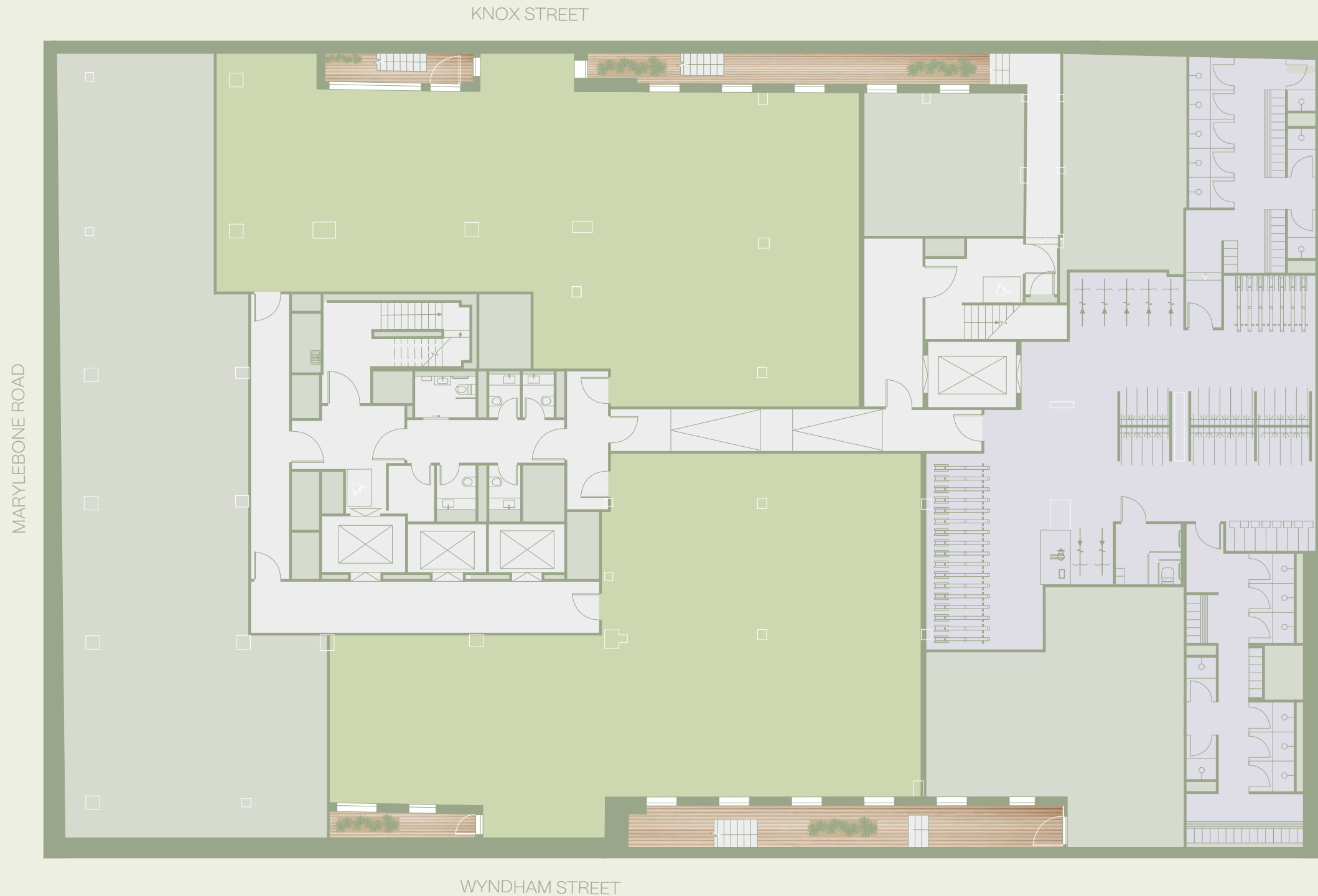
145 cycle spaces

15 e-bike  
charge points

17 showers

141 lockers

Hair drying stations

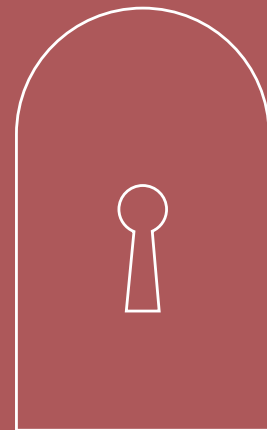




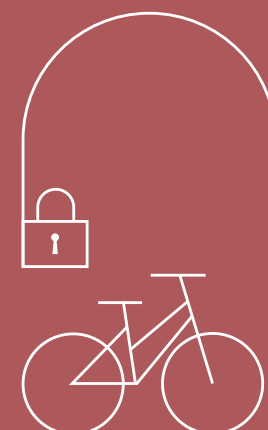
# Summary Specification



Dynamic arrival experience with activated reception & collab workspace



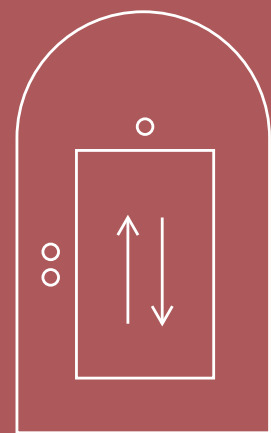
Dual entrances at Marylebone Road & Wyndham Street



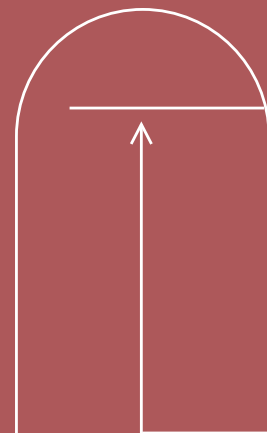
145 secure cycle spaces at a ratio of 1:468 sq ft



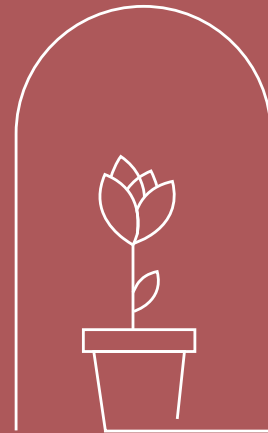
Energy efficient ventilation, cooling & heating



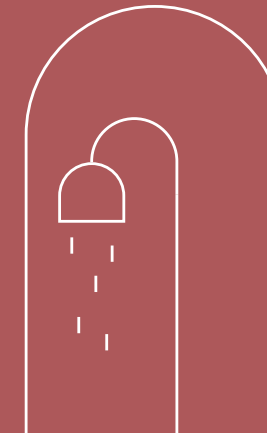
x 3 passenger lifts & x 1 cycle/goods lift



Floor-to-ceiling height: 2.8m average



1 communal roof terrace & 3 private terraces

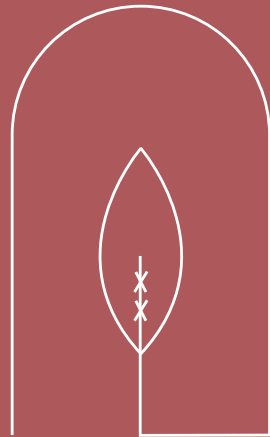


17 showers, 141 lockers & end of journey facilities

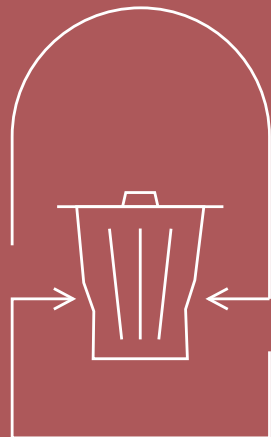




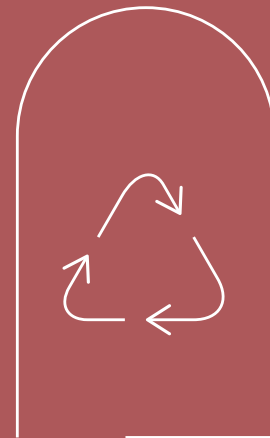
# Sustainability & Wellness



Targeting BREEAM  
"Excellent"



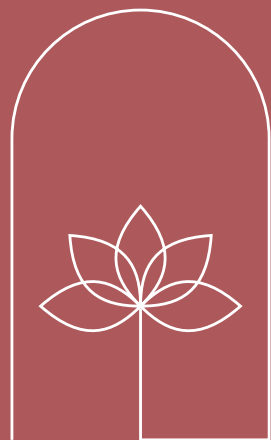
Waste reduction  
& recycling



Reuse existing  
structure & use of  
recycled & recyclable  
materials where  
possible



Encouraging greener  
commuting with 15  
e-bike charging points



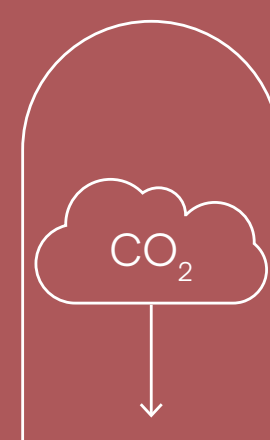
Roof terrace  
yoga &  
fitness classes



Low energy lighting  
& automatic  
lighting control  
systems



Water consumption  
reduced by 40% in  
comparison with existing  
building benchmark



Reducing CO2  
emissions by 51.8%  
compared with  
industry benchmarks



Natural ventilation  
with openable  
windows





# Get in Touch



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**HUNTER BOOTH**

+44 (0)7710 965 693  
hunter.booth@savills.com

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**ANDREW WEDDERSPOON**

+44 (0)7807 999 363  
awedderspoon@savills.com

---

**ANGUS TULLBERG**

+44 (0)7976 256 487  
angus.tullberg@savills.com



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**ED BETTS**

+44 (0)7771 513 169  
ed.betts@rx.london

---

**JORDAN ADAIR**

+44 (0)7880 552 710  
jordan.adair@rx.london

---

**SOPHIE BARTLETT**

+44 (0)7802 338 295  
sophie.bartlett@rx.london