



THE
PULMAN

20 THAYER STREET
MARYLEBONE W1



OVERVIEW

ELEGANT OFFICES

A brand new 18,000 sq.ft
of office space in the heart
of Marylebone Village.





OVERVIEW

MADE FOR MARYLEBONE

A history of fine art and design permeates 20 Thayer Street. In 18th Century London's important officers of state, as well as London's discerning gentry, chose to buy their personal and office stationery from the highly-regarded George Pulman & Sons.

OVERVIEW

BUILDING

ACCOMMODATION

LOCATION & LIFESTYLE

CONNECTIVITY

CONTACT



OVERVIEW

PRIME LOCATION

Quaint and quintessentially
English. Marylebone is the
West End's only true village.



CGI of aerial view of frontage



BUILDING

CAREFULLY CREATED

Today, the original stationery and publishing house has been rebuilt for the new millennium with an innate sense of style and elegance. A place that puts focus on employee well-being and productivity.

[OVERVIEW](#)

[BUILDING](#)

[ACCOMMODATION](#)

[LOCATION & LIFESTYLE](#)

[CONNECTIVITY](#)

[CONTACT](#)



BUILDING

Ⓟ
THE
PULMAN
20 SHAYER STREET
MARYLEBONE, W1



Reception entrance



BUILDING

EXQUISITE QUALITY

The Pulman exudes quality throughout, making it ideal office space for Premium occupiers.



THE PULMAN

20 THAYER STREET,
MARYLEBONE W1



BUILDING





BUILDING





BUILDING





BUILDING

ELEGANCE EVERYWHERE

From the stylish, dedicated
office reception on Thayer
Street, to the elegant
terrace on the 4th floor.



4th floor terrace



ACCOMMODATION

AREAS

FLOOR	SQ FT	SQ M
FOURTH FLOOR (TERRACE - 291 SQ FT)	2,192	204
THIRD FLOOR	4,586	426
SECOND FLOOR (UNDER OFFER)	5,099	474
FIRST FLOOR	5,688	528
GROUND (RECEPTION)	595	55
TOTAL	18,160	1,686

GROUND (OFFICE RECEPTION) 595 SQ FT

LOWER GROUND



FIRST FLOOR 5,688 SQ FT

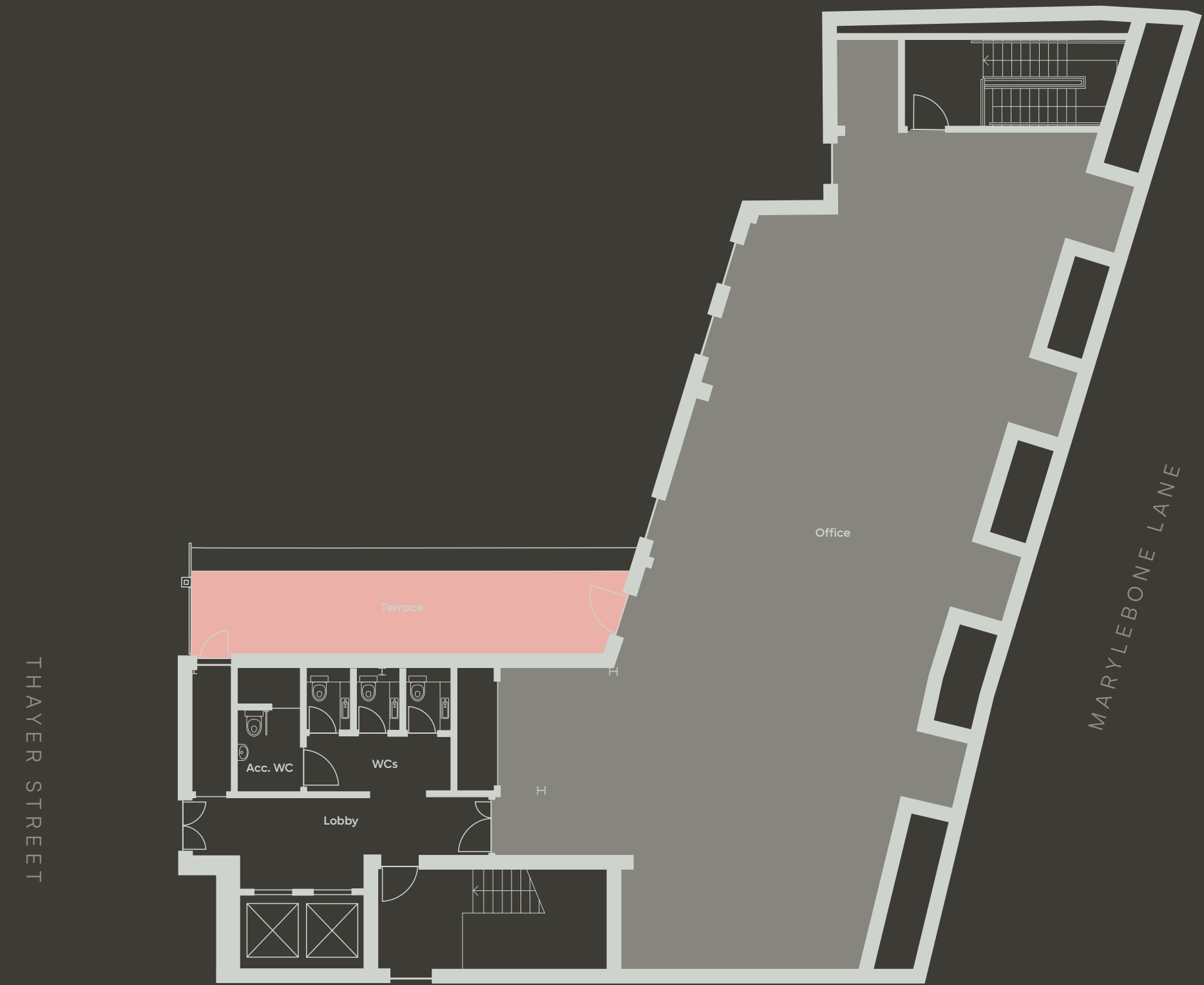
SECOND FLOOR 5,099 SQ FT

(UNDER OFFER)

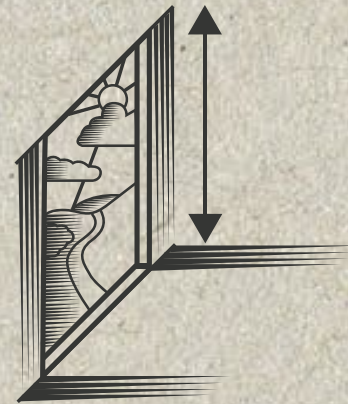


THIRD FLOOR 4,586 SQ FT

FOURTH FLOOR 2,192 SQ FT



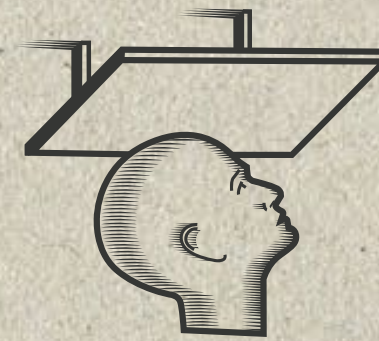
SUMMARY SPECIFICATION



Floor to ceiling windows



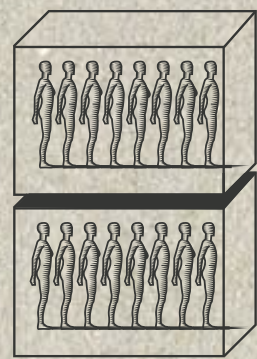
VRV air conditioning



Contemporary suspended ceiling system



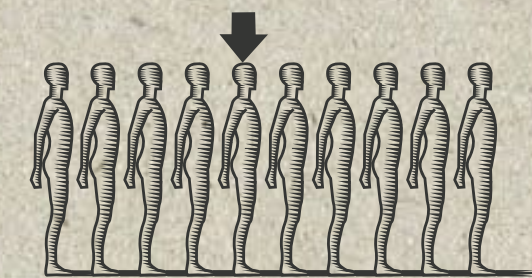
Typical finished ceiling height 2.6m



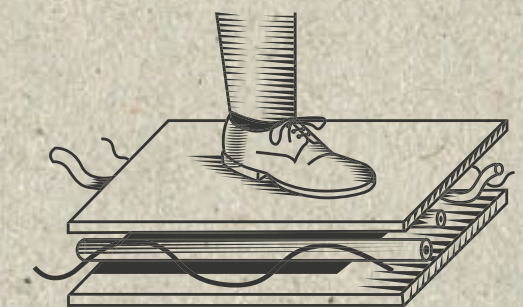
2x 8-Person passenger lifts



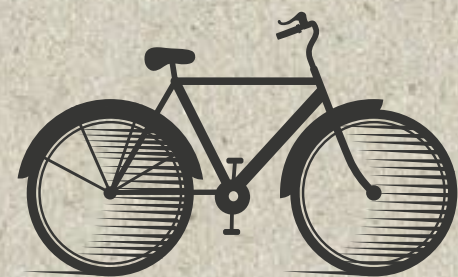
Private terrace (4th floor)



Occupancy density 1:10



Fully accessible raised floor with 70-100 mm void



30x Dedicated cycle spaces, lockers and drying room



7x Showers

ESG CREDENTIALS



BREEAM
Excellent



GREEN ROOF



FITWEL
1 Star



AIR RATED
Gold



LANDSCAPED
TERRACE



EPC
A



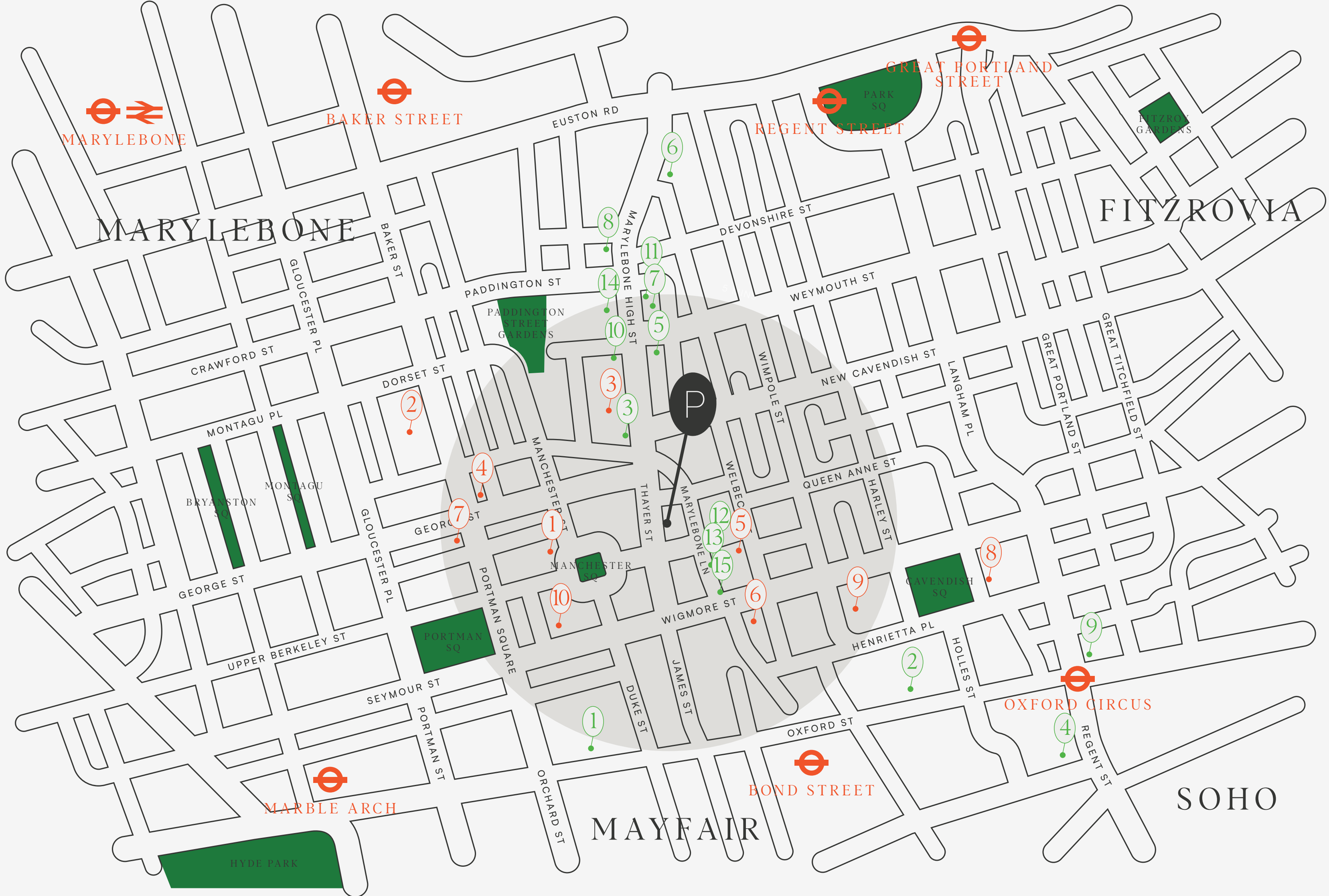
LOCATION & LIFESTYLE

OUT & ABOUT

Experience the best of the West End at this fashionable hub.

With pubs, fine dining, and trendy new restaurants led by top chefs, it's a hotspot for culinary delights. Whatever your taste and requirements, you'll never need to venture too far.

MEET MARYLEBONE



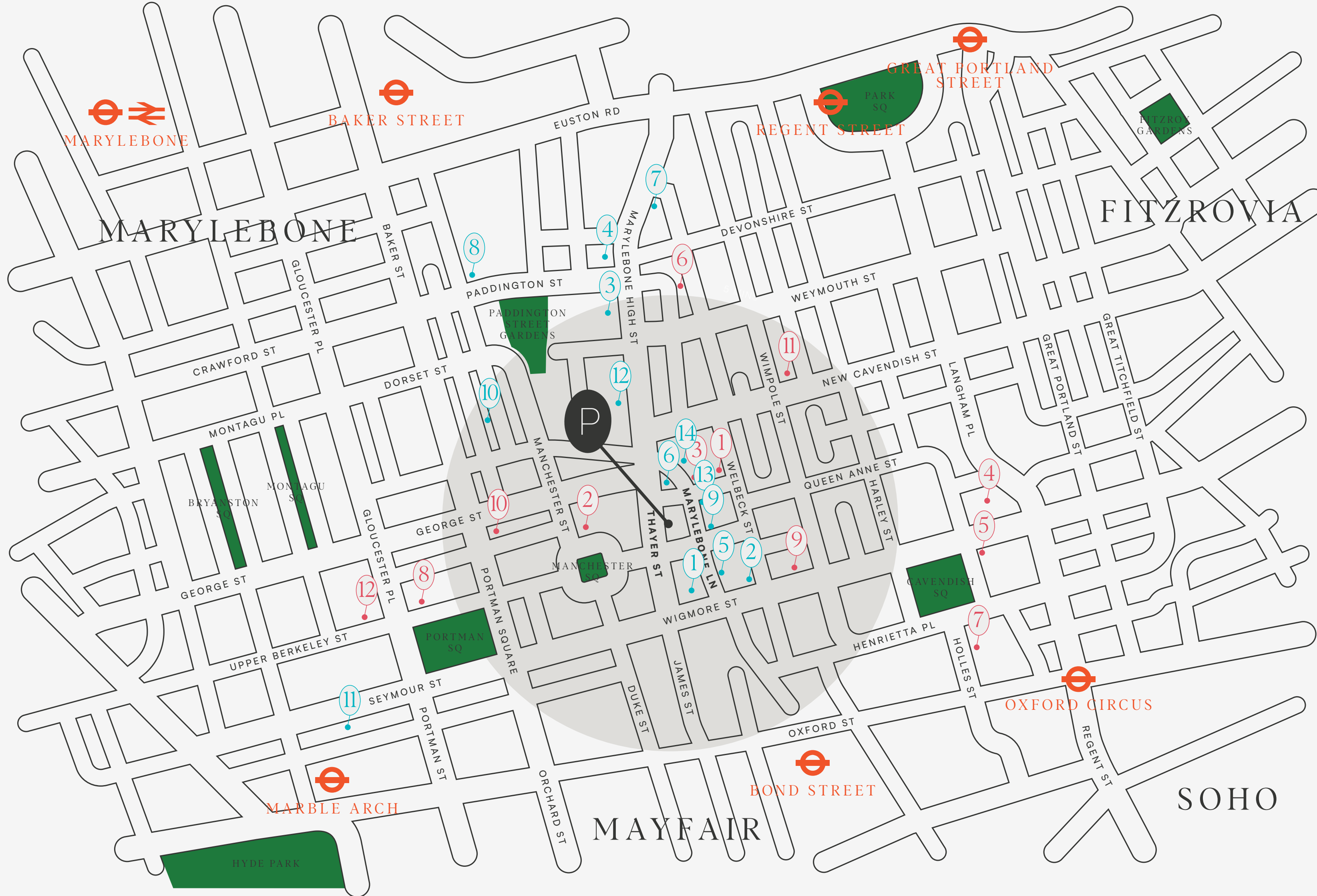
RETAIL

- 1 Selfridges
- 2 John Lewis
- 3 Luca Faloni
- 4 Apple
- 5 Rixo
- 6 The Conran Shop
- 7 Maje
- 8 Lululemon
- 9 Nike
- 10 Wyse London
- 11 Bayley & Sage
- 12 Creative Picture Framing
- 13 Pentons
- 14 Daunt Books
- 15 Koi Bird

OCCUPIERS

- 1. Lazard (2024)
- 2. BDO
- 3. Sequioa Capital
- 4. Forsters LLP (2024)
- 5. TDR Capital
- 6. AIMCo
- 7. Pimco (2025)
- 8. HCA International
- 9. Coca Cola
- 10. Union Bancaire Privee

MEET MARYLEBONE



RESTAURANTS, CAFES & BARS

- 1 Lina Stores
- 2 Cavita
- 3 Hagen
- 4 Carlotta
- 5 Delamina
- 6 Ottolenghi
- 7 Fischers
- 8 Chotto Matte
- 9 The Coach Makers Arms
- 10 The Chiltern Firehouse
- 11 KOL
- 12 Granger & Co
- 13 St. JOHN
- 14 108 Brasserie

LEISURE

- 1 The Marylebone Hotel
- 2 Wallace Collection
- 3 Third Space
- 4 The Langham Hotel
- 5 Barcore
- 6 AMP Athletic
- 7 iRebel
- 8 Home House
- 9 Wigmore Hall
- 10 Kobox Marylebone
- 11 Club 51
- 12 Nobu



SPLASH OUT

The Village is home to designer clothes shops, unique artisan creators and all the shopping your heart desires can be found on nearby Oxford Street and Bond Street.

A little bit of Paris will soon be arriving in Marylebone with the opening of fashion retailer Sezane this summer.



LOCATION & LIFESTYLE

ATTRACTIVE COLLECTIONS

The Wallace Collection in London displays 5,500+ artworks collected by Marquesses of Hertford and Sir Richard Wallace. Its exhibits comprise paintings by artists such as Rembrandt, Titian, and Velázquez, making it an essential stop for art lovers in London.

EAT OUT

Try the goulash at Paul Rothe & Son and shop at The Farmer's Market, perhaps the best in London. St. JOHN is perfect for evenings of wine and fine food, and 28-50 by Night offers a speakeasy feel and cool jazz. The Coach Makers Arms is a proper pub with food curated by Ben Tish.





LOCATION & LIFESTYLE

GREEN SPACES

Regent's Park and Paddington Street Gardens are on the doorstep of Marylebone Village meaning occupiers can take advantage of the outdoor spaces available.





LOCATION & LIFESTYLE



WORK OUT

Third Space Marylebone is an urban sanctuary of a stylish gym, while Club 51 is a private health and fitness club with programmes designed to drive optimal performance in all areas of your life.



CONNECTIVITY

LINKS

The Pulman's location offers easy access to the rest of London, the UK, and beyond. Nearby Baker Street tube is serviced by multiple lines, and Bond Street, which has the Jubilee and Elizabeth lines, provides connections to Heathrow and the Eurostar. Marylebone Station serves Chilterns and Birmingham.

[OVERVIEW](#)

[BUILDING](#)

[ACCOMMODATION](#)

[LOCATION & LIFESTYLE](#)

[CONNECTIVITY](#)

[CONTACT](#)

WALK & CYCLE TIMES





CONNECTIVITY

TUBE TIMES

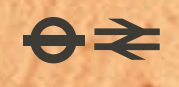


Travel Times
from

BOND
STREET



PADDINGTON BANK LONDON BRIDGE EUSTON KING'S CROSS HEATHROW



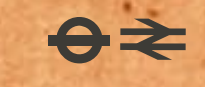
From
Paddington



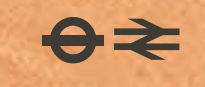
From
Bank



From
London Bridge



From
Euston



From
King's Cross



From
Heathrow

90
MINS

Bristol

110
MINS

Cardiff

4
MINS

Liverpool St

13
MINS

Stratford

29
MINS

Gatwick Airport

50
MINS

Luton Airport

76
MINS

Birmingham

126
MINS

Manchester

132
MINS

Leeds

262
MINS

Edinburgh

100
MINS

Berlin

480
MINS

New York



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