

MARYLEBONE PLACE

1 WYNDHAM ST. W1



PLAY FLY-THROUGH



AN INDICATIVE VIEW OF MARYLEBONE PLACE

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Alp's Antique Market



MARYLEBONE



DORSET SQUARE

Total Chi Yoga



Shellock Holmes Museum



Phoenix Palace



BAKER STREET

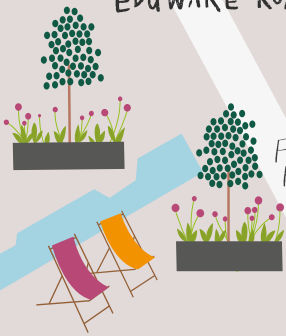
REGENT'S PARK



EUSTON



EDGWARE ROAD



Flooding Pocket Park



Dinings



PADDINGTON



EDGWARE RD



BRYANSTON SQUARE

MONTAGU SQUARE



Nobu Hotel

BAKER ST



La Fromagerie

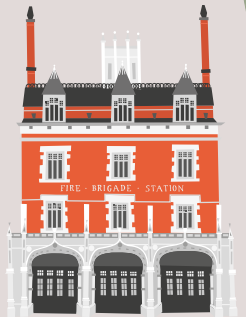


BXR Gym

The Ginger Pig

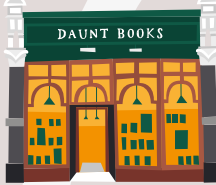


PADDINGTON STREET GARDENS



Chiltern Firehouse

MANCHESTER SQUARE



The Cavendish



WARREN STREET

TOTTENHAM COURT RD

NEW CAVENDISH ST



Treehouse Hotel



Charlotte Street Hotel



GOODGE STREET

WIGMORE ST



Delamina

CAVENDISH SQUARE



William Crabtree



Seymour's Parlour

PORTMAN SQUARE



Seltridges

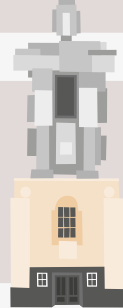
OXFORD ST



BOND STREET



MERCATO MAYFAIR



The Beaumont Hotel



NEW BOND ST



HANOVER SQUARE



OXFORD CIRCUS

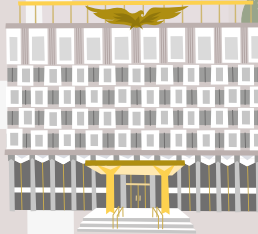


HYDE PARK



Brisdale

PARK ST



GROSVENOR SQUARE

The Chancery Rosewood



Claridges



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
TOTAL	70,049

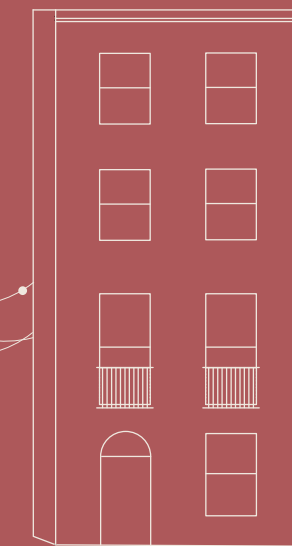


Terraces

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
TOTAL	3,949



Ground Floor



Office NIA

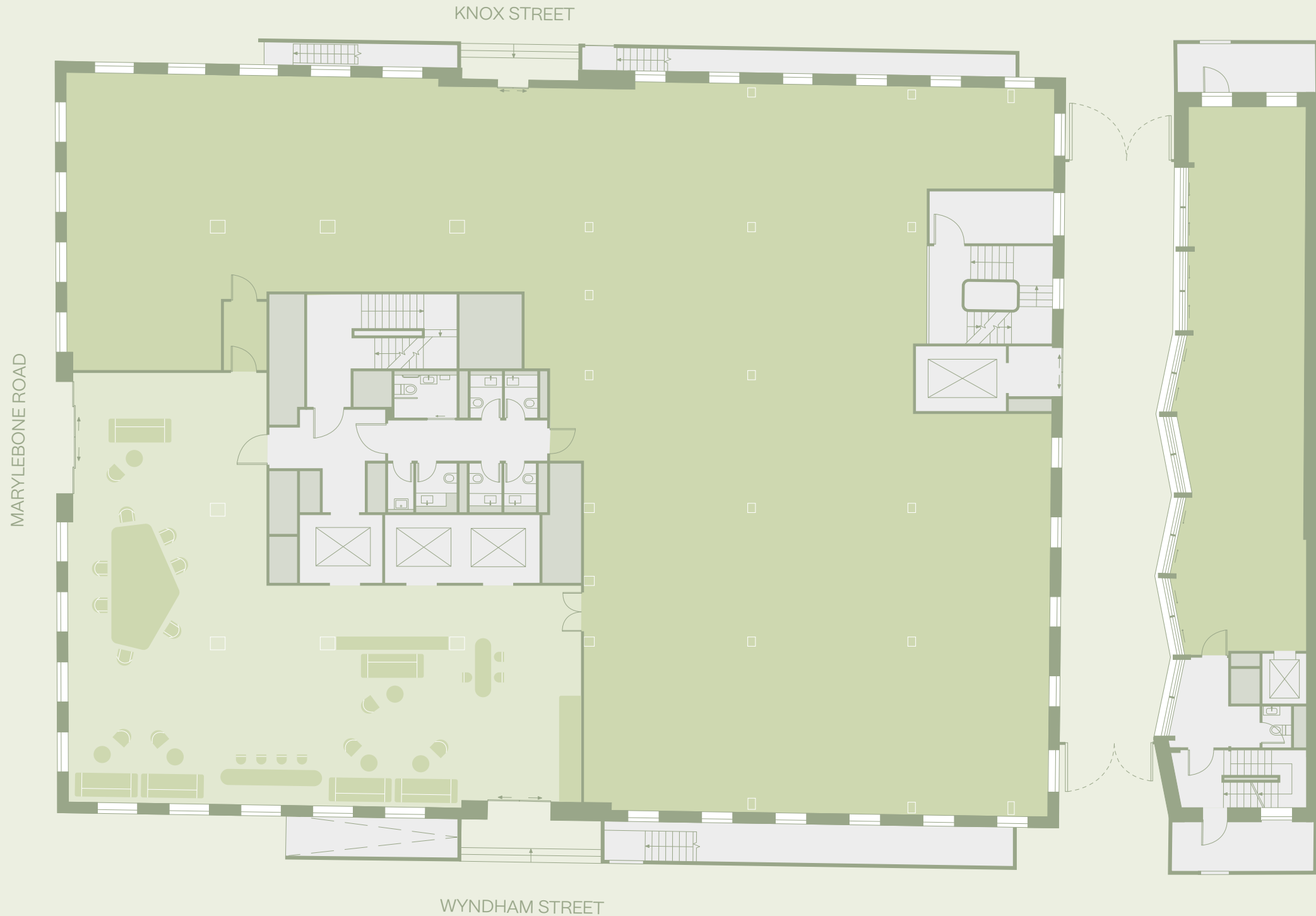
6,910 sq. ft

642 sq. m

Mews NIA

1,119 sq. ft

104 sq. m



First Floor



Office NIA

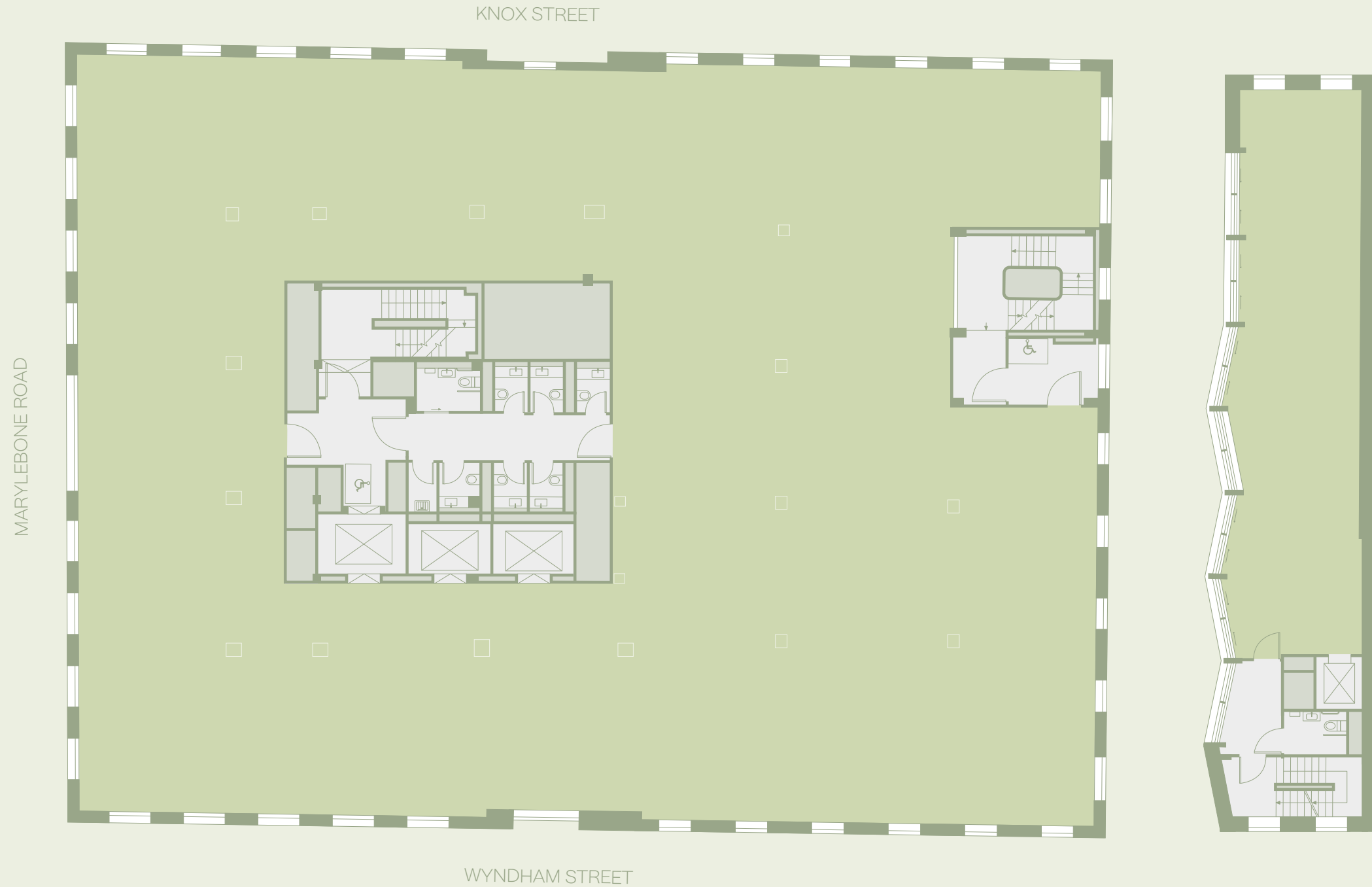
8,331 sq. ft

774 sq. m

Mews NIA

1,119 sq. ft

104 sq. m



Second Floor



Office NIA

8,277 sq. ft

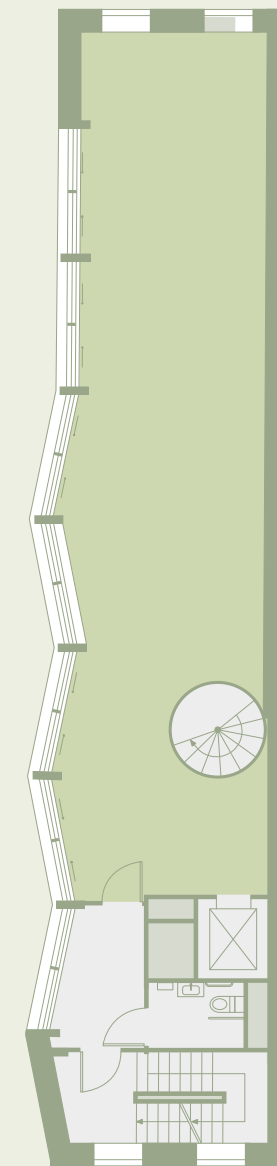
769 sq. m



Mews NIA

1,119 sq. ft

104 sq. m



Third Floor



Office NIA

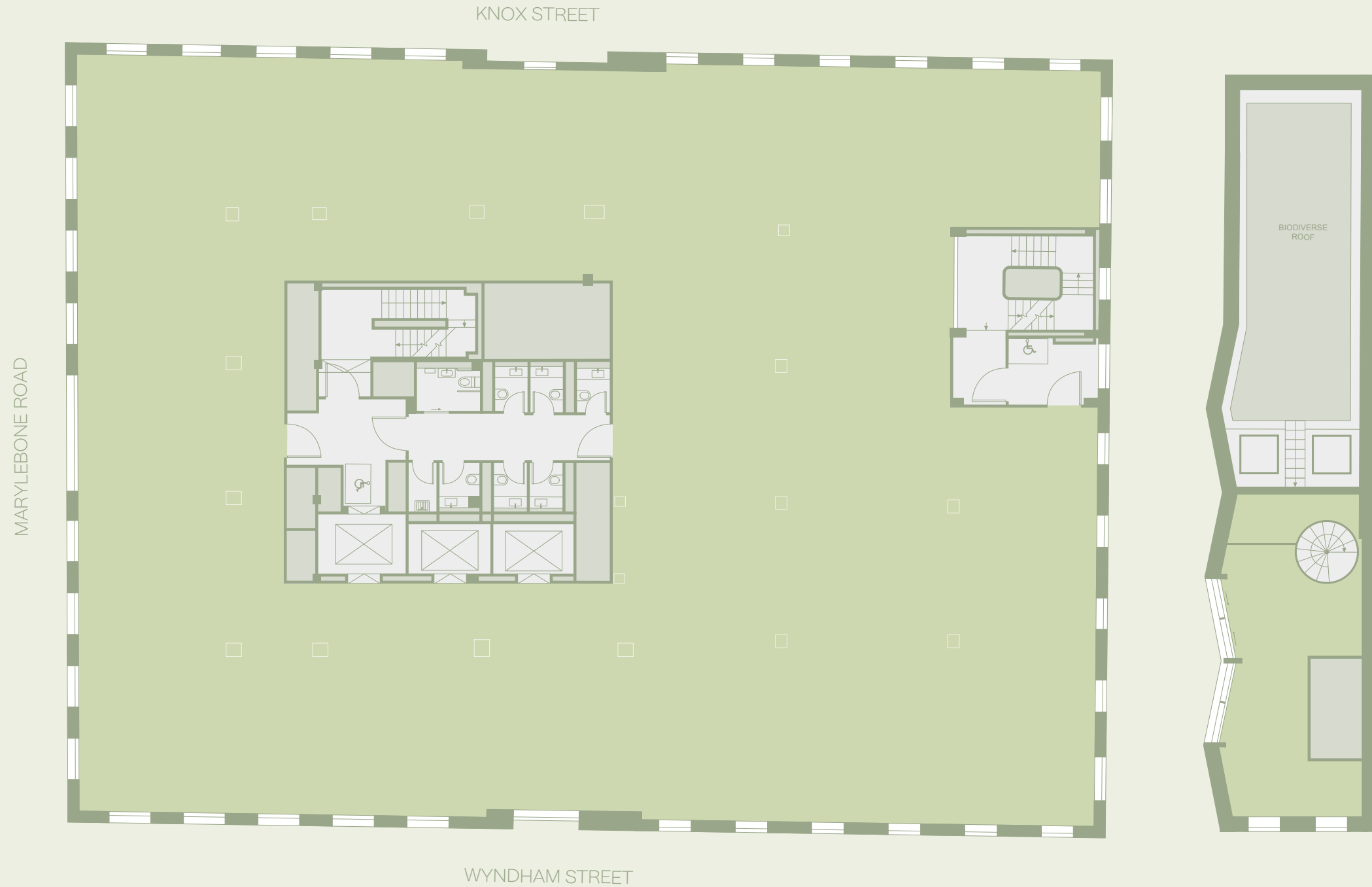
8,331 sq. ft

774 sq. m

Mews NIA

592 sq. ft

55 sq. m



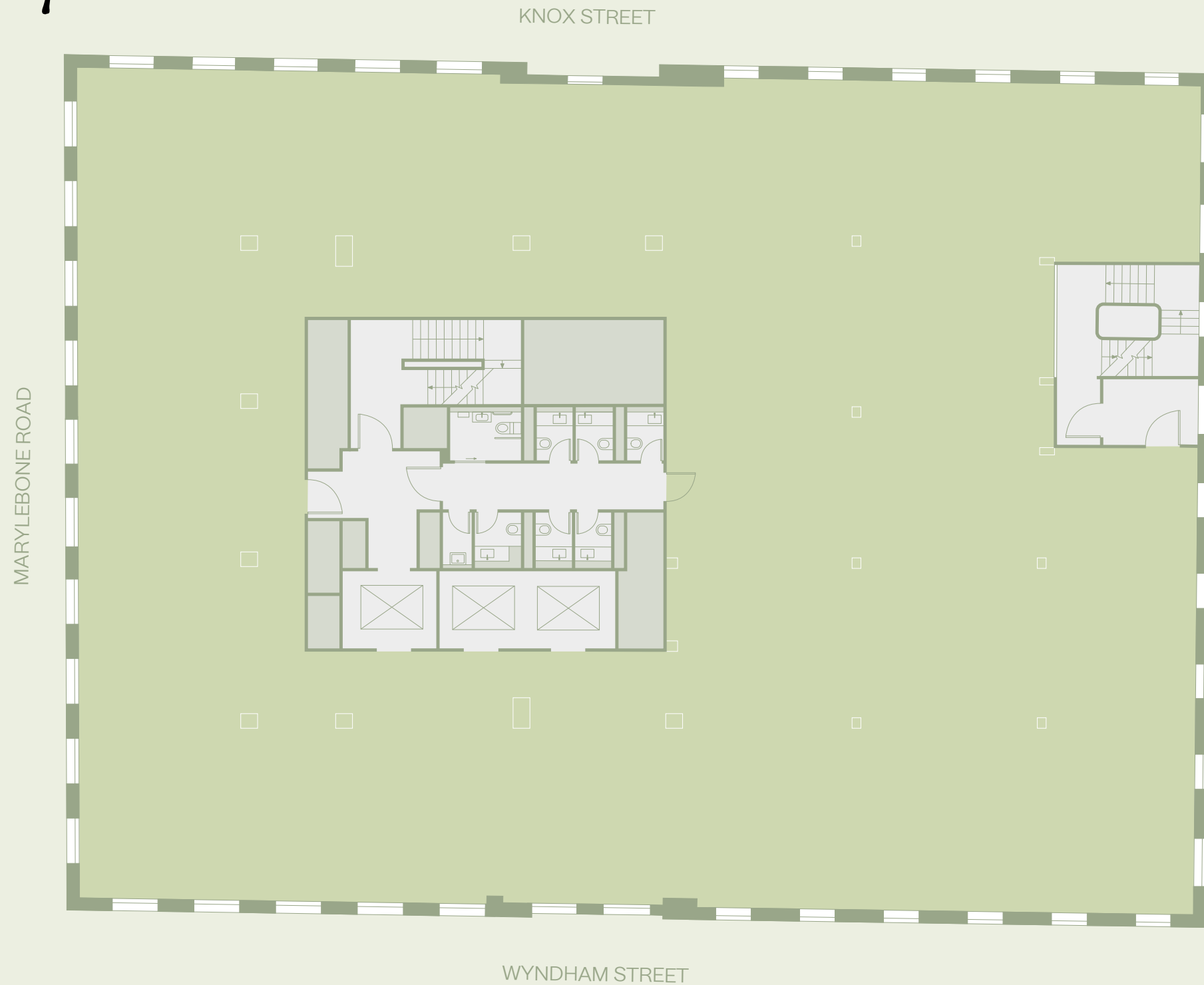
Fourth Floor



Office NIA

8,342 sq. ft

775 sq. m



KNOX STREET

MARYLEBONE ROAD

WYNDHAM STREET

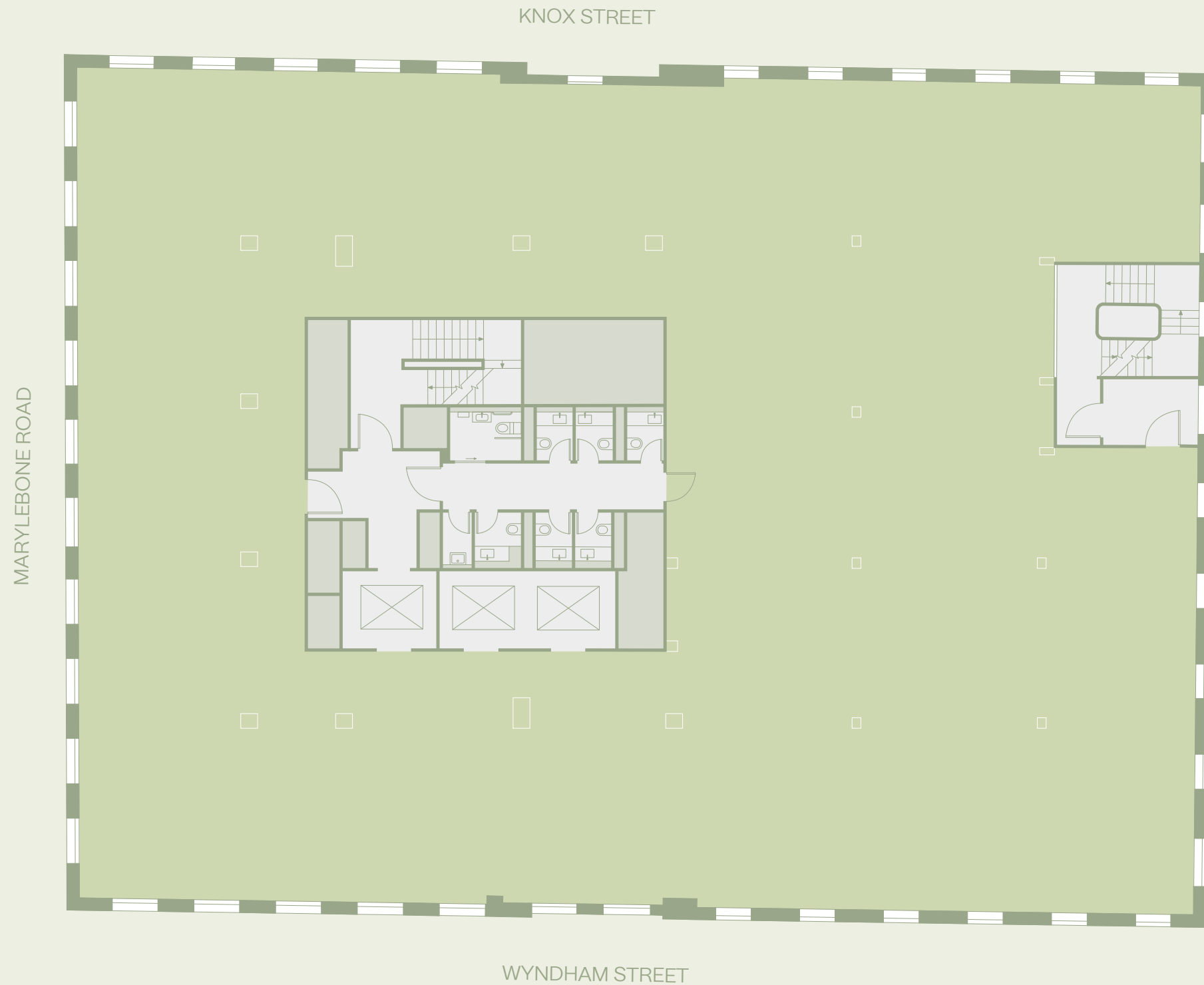
Fifth Floor



Office NIA

8,342 sq. ft

775 sq. m



Sixth Floor



Office NIA

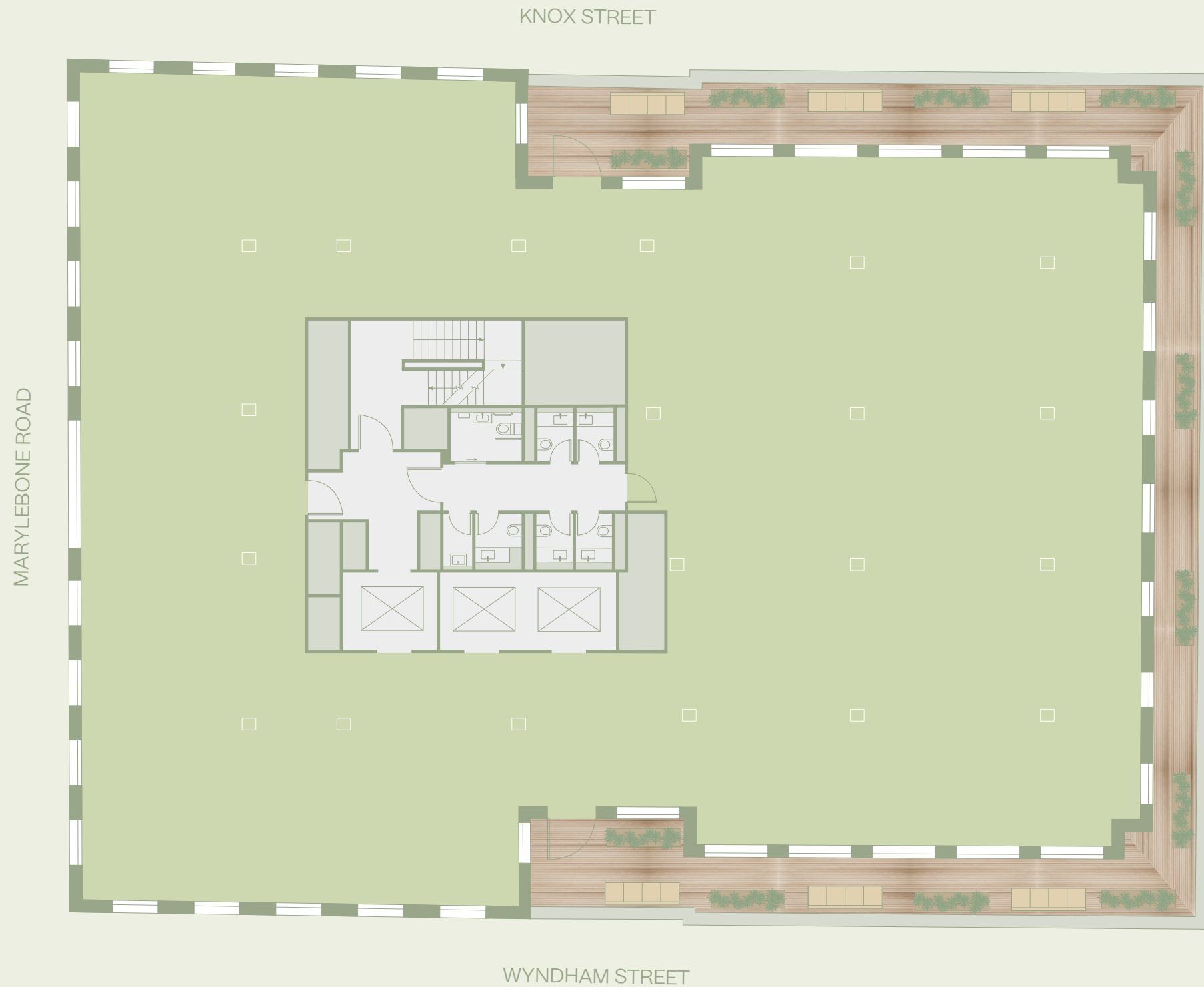
7,233 sq. ft

672 sq. m

Terrace

1,356 sq. ft

126 sq. m

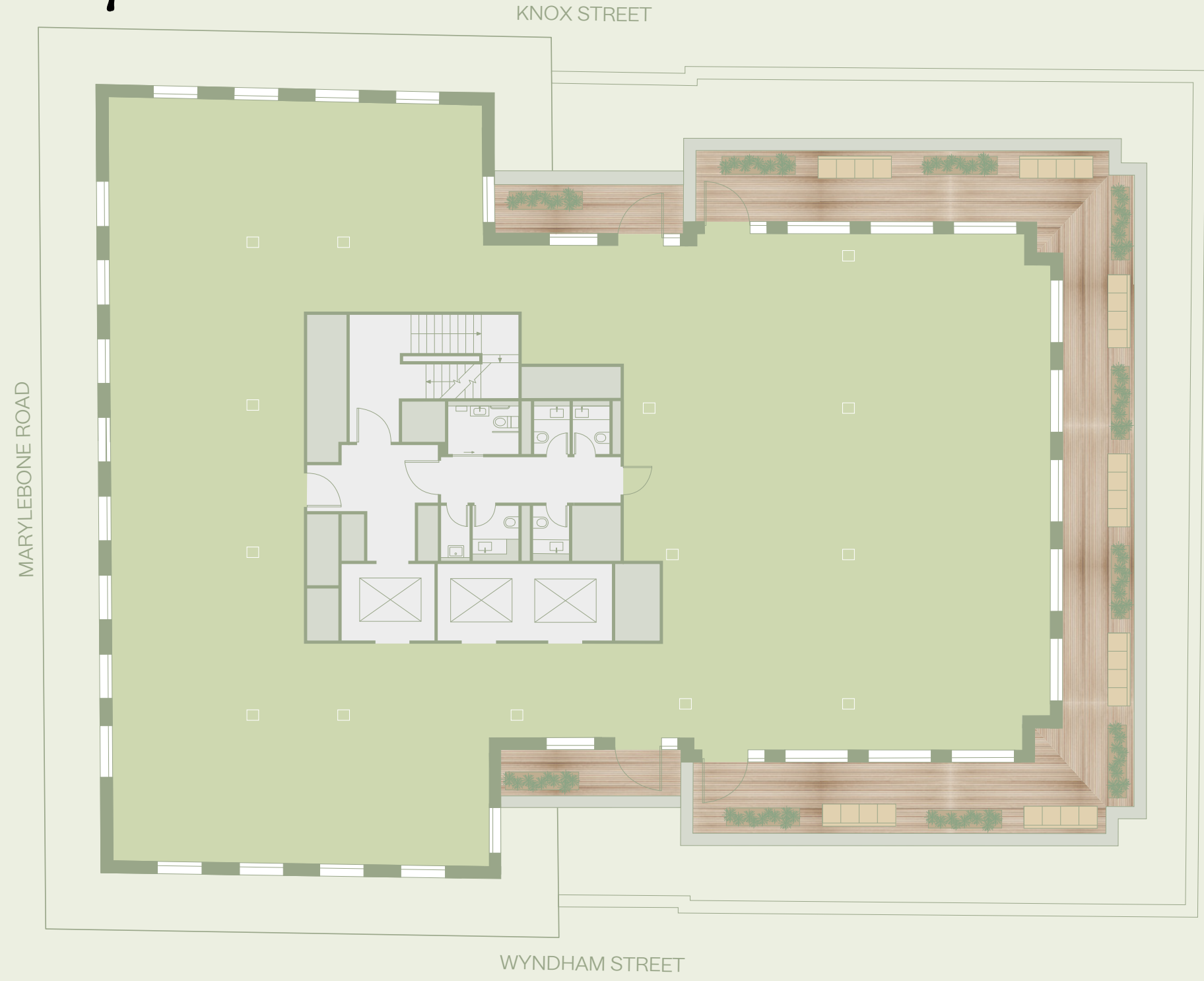


Seventh Floor



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

Terrace
1,367 sq. ft
126 sq. m



Eighth Floor



Office NIA

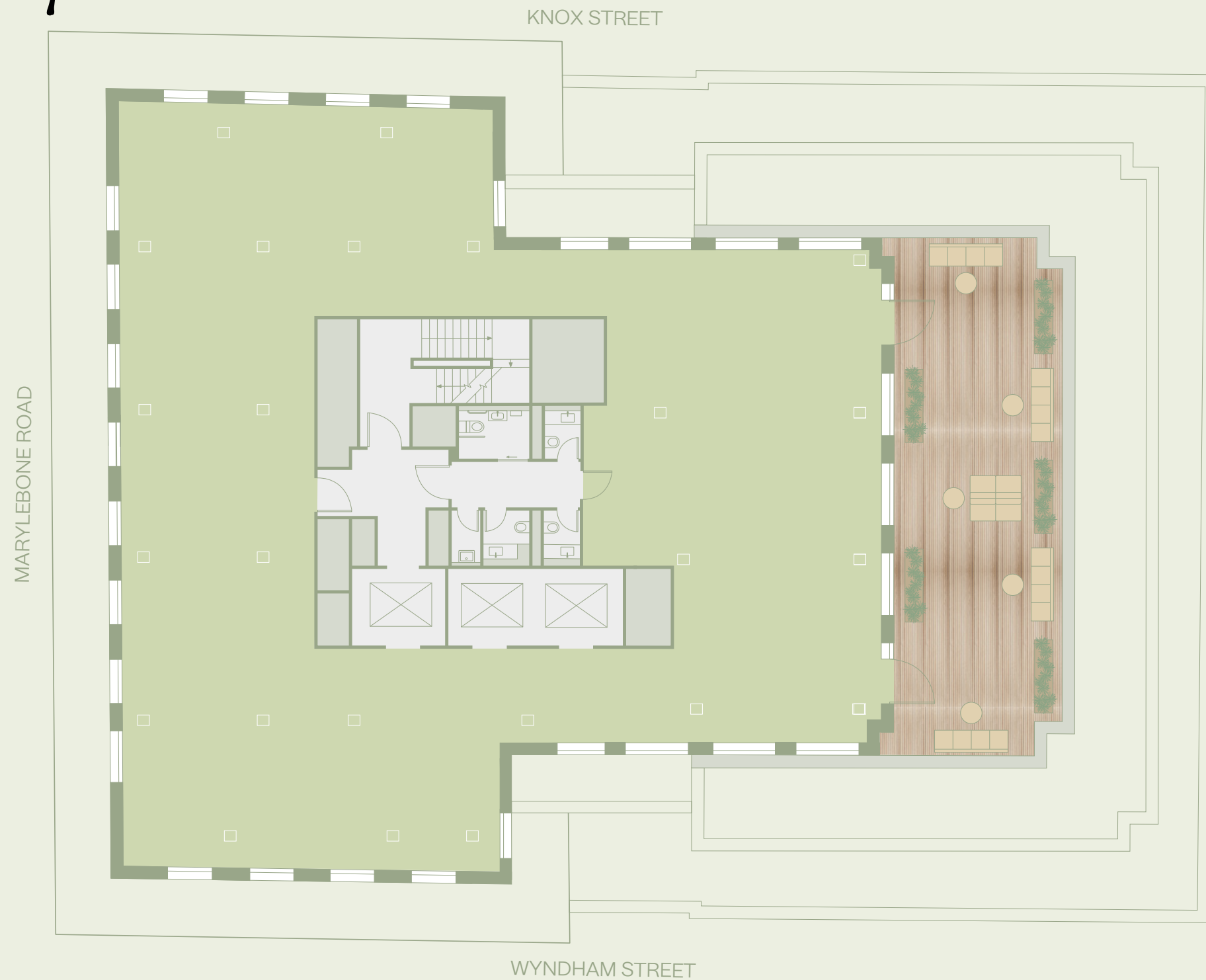
3,950 sq. ft

367 sq. m

Terrace

969 sq. ft

90 sq. m

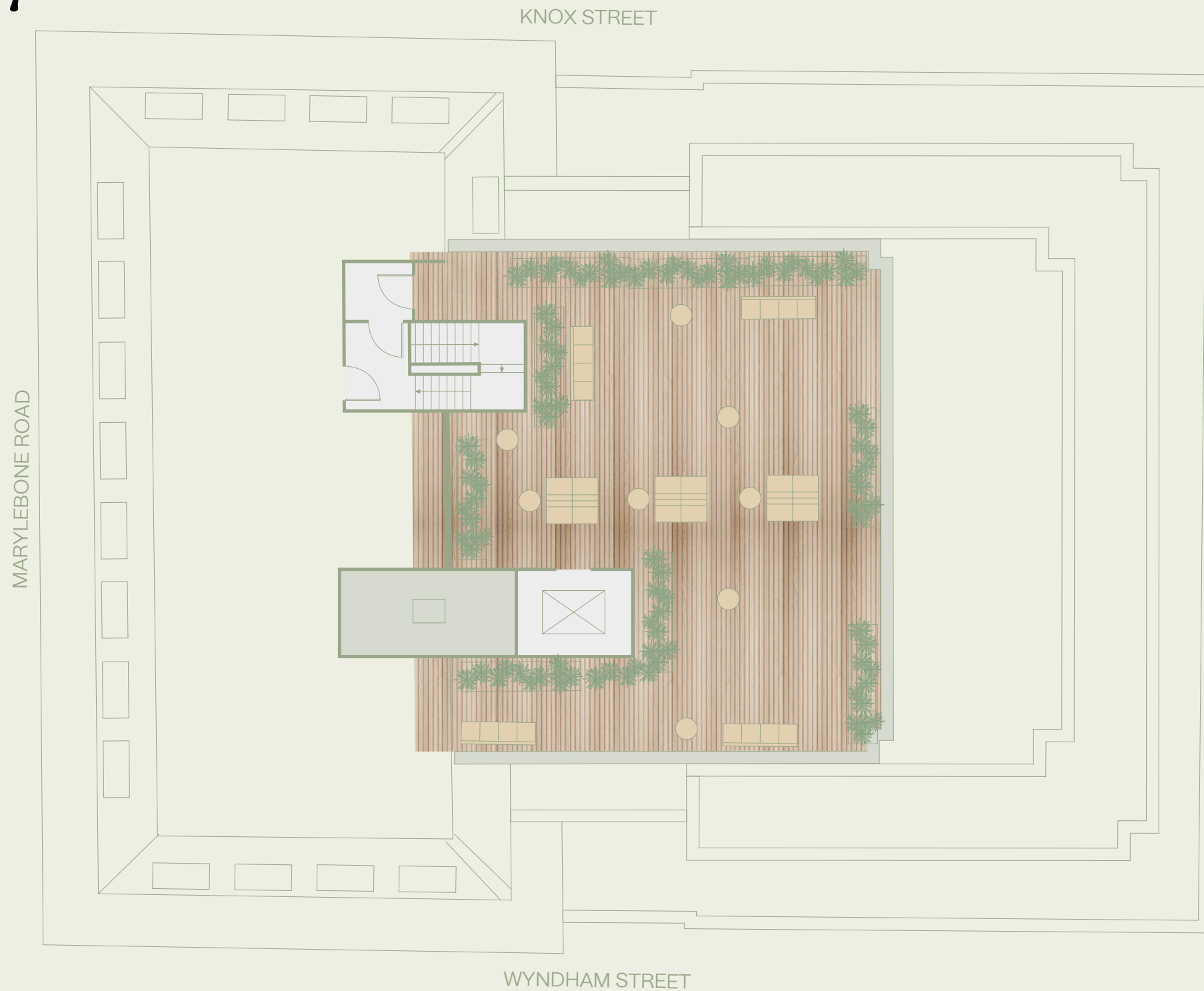


Roof Terrace

Communal Terrace

2,045 sq. ft

190 sq. m





Lower Ground Floor

Office NIA

5,134 sq. ft

477 sq. m

Amenities

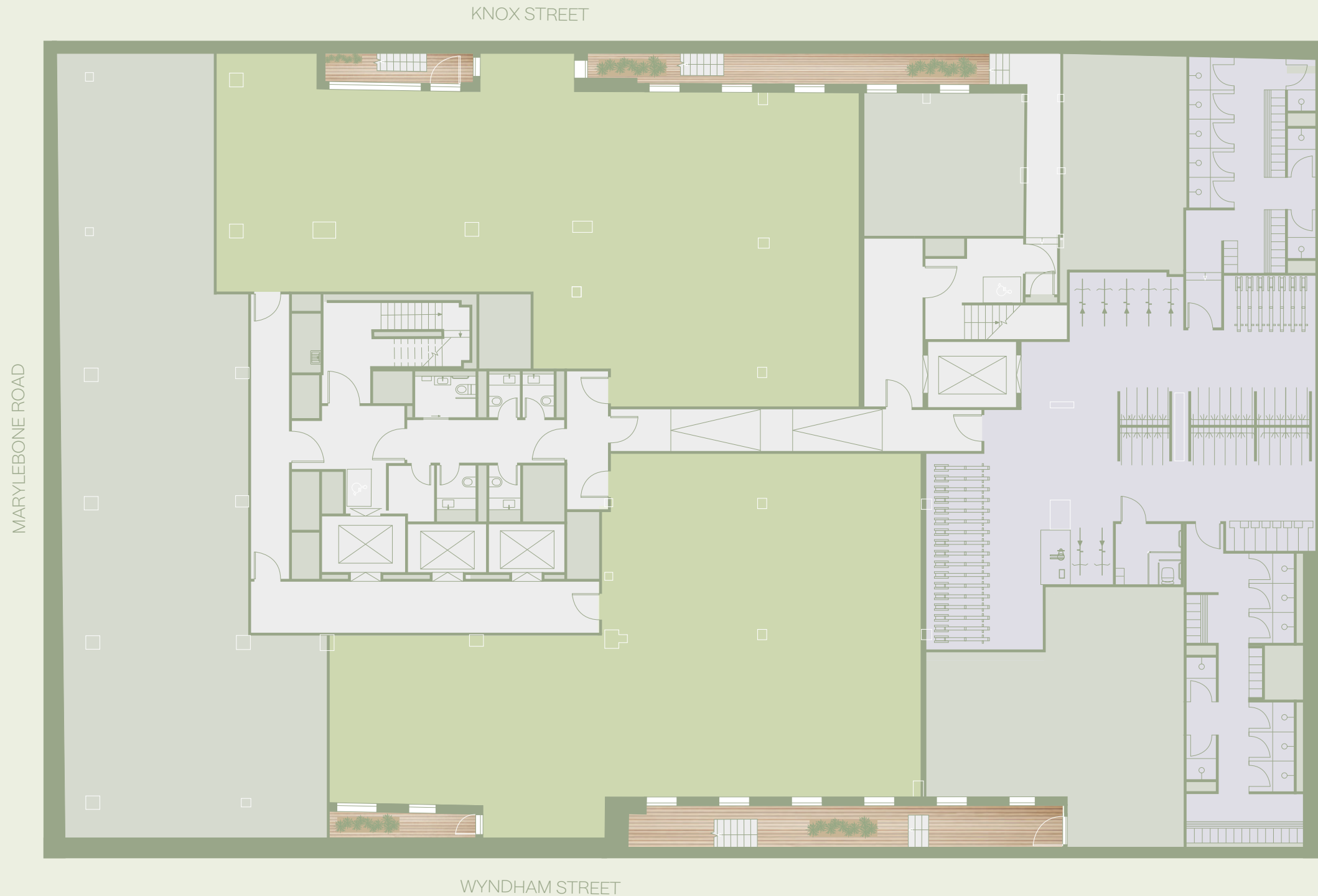
145 cycle spaces

15 e-bike
charge points

17 showers

141 lockers

Hair drying stations



KNOX STREET

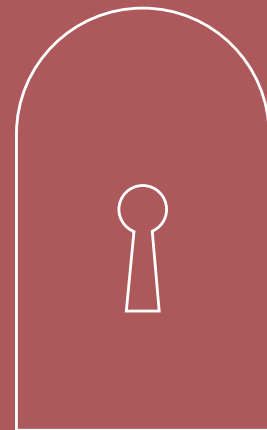
MARYLEBONE ROAD

WYNDHAM STREET

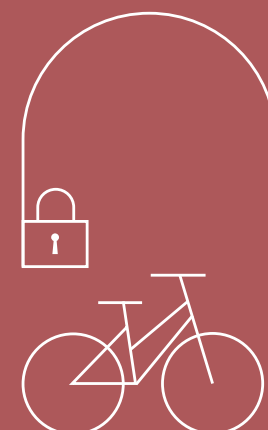
Summary Specification



Dynamic arrival experience with activated reception & collab workspace



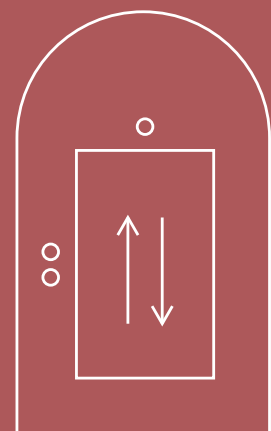
Dual entrances at Marylebone Road & Wyndham Street



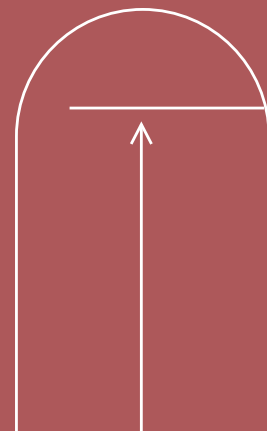
145 secure cycle spaces at a ratio of 1:468 sq ft



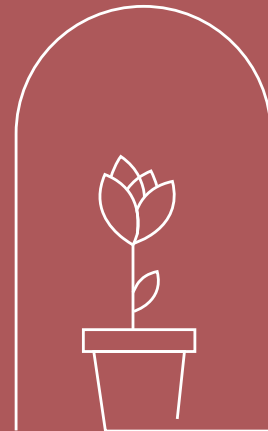
Energy efficient ventilation, cooling & heating



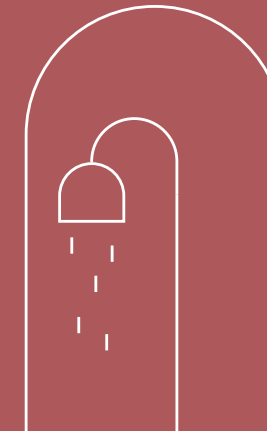
x 3 passenger lifts & x 1 cycle/goods lift



Floor-to-ceiling height: 2.8m average



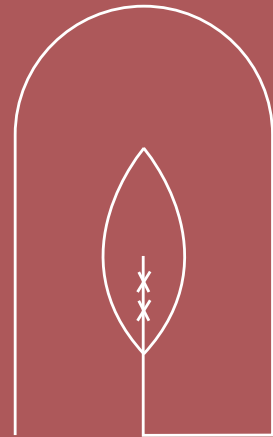
1 communal roof terrace & 3 private terraces



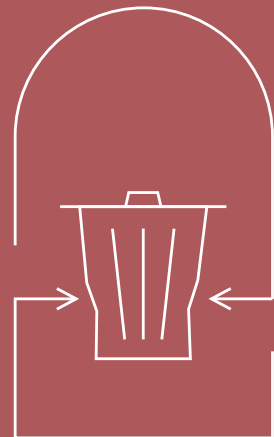
17 showers, 141 lockers & end of journey facilities



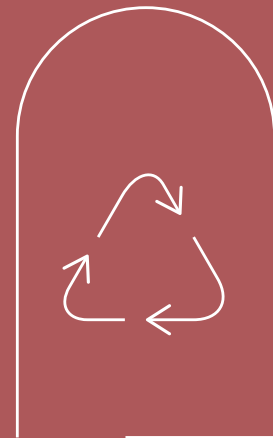
Sustainability & Wellness



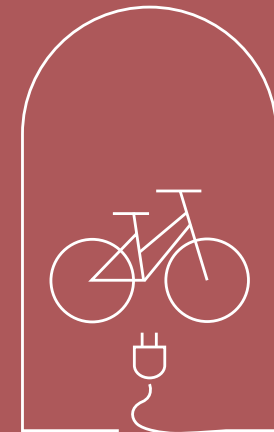
Targeting BREEAM
"Excellent"



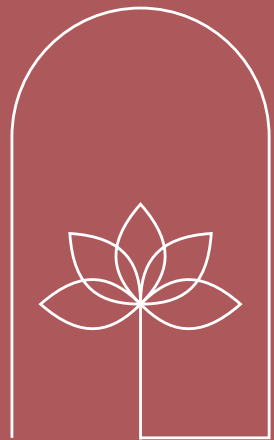
Waste reduction
& recycling



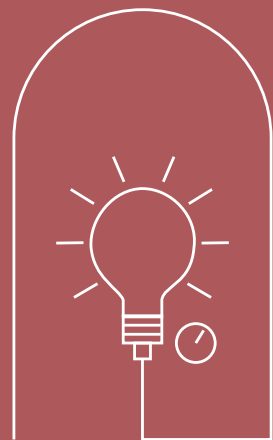
Reuse existing
structure & use of
recycled & recyclable
materials where
possible



Encouraging greener
commuting with 15
e-bike charging points



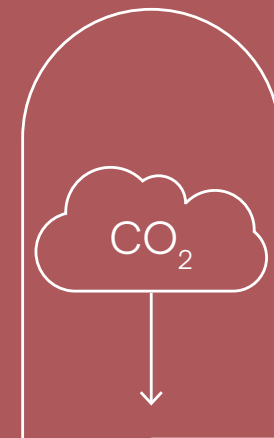
Roof terrace
yoga &
fitness classes



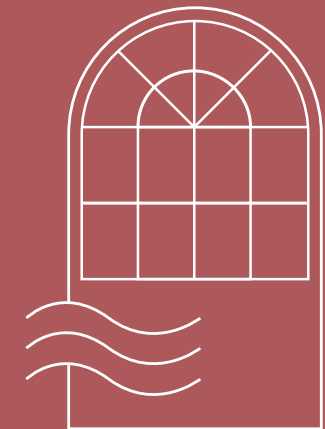
Low energy lighting
& automatic
lighting control
systems



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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