

An aerial photograph of a city block in Marylebone, London. The central focus is a courtyard HQ building with a prominent rooftop garden. The garden is lush with various plants and flowers, and includes a paved area with tables and chairs where people are seen sitting. The building has a modern design with large windows and a curved corner. Surrounding the courtyard are older brick buildings with traditional architecture. A street with parked cars and a few pedestrians is visible on the left side of the image. The overall scene is bright and sunny, suggesting a clear day.

FIFTY GEORGE

Marylebone

A courtyard HQ providing 35,000 sq ft of refined workspace
Ready Q4 2024.



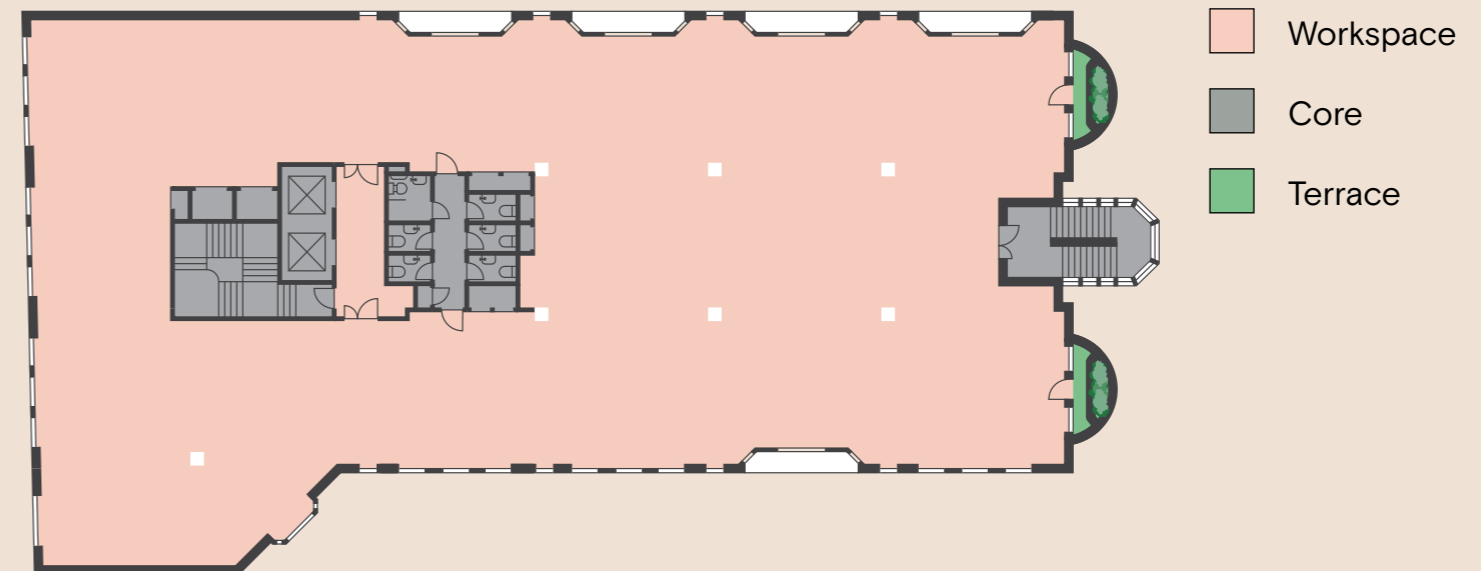
An elegant
c.35,000 sq ft
refurbishment
with remarkable
outdoor space
in the middle of
Marylebone.

Floor	Workspace		Terraces / outdoor spaces	
	sq ft	sq m	sq ft	sq m
Fourth	861	80	1,805	168
Third	5,760	535	1,345	124
Second	7,737	719	54	5
First	7,868	731	172	16
Ground	7,342	682	3,743	492
Reception	861	80		
Lower Ground	3,085	287	—	—
TOTAL	34,333	3,190	6,893	640

Approx NIA to be measured at completion.
Figures showing lettable areas.



Typical floorplan levels 1 - 3



Specification

- ◆ Grade A offices
- ◆ Designed by Anomaly Architects
- ◆ BREEAM Excellent
- ◆ EPC: A
- ◆ 6,893 sq ft of dedicated outdoor space
- ◆ Fresh air rate: 14 litres/second/person
- ◆ Office occupancy 1:8 sq m
- ◆ 82 cycle spaces, 6 showers, 92 lockers and drying lockers
- ◆ Bike workstation
- ◆ Ironing / steaming facilities
- ◆ Openable windows to ensure fresh air



Ed Arrowsmith
ed.arrowsmith@cushwake.com
+44 (0)7736 869 320

Andy Tyler
andy.tyler@cushwake.com
+44 (0)7973 836 236



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

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

Important notice relating to the misrepresentation act 1967 and the property misdescriptions act 1991
Cushman & Wakefield and RX and on behalf and for the lessors of this property whose agents they are,
give notice that: the particulars are set out as a general outline only for guidance of intending lessees
and do not constitute, nor constitute part of, an offer or contract. October 2023. Subject to contract.