METROPOLITAN

START

162,000 sq ft of design-led,
human-centric workspace

MARYLEBONE



OVERVIEW
MARYLEBONE
THE BUILDING
AMENITY
PLANS
SUSTAINABILITY
SPECIFICATION
THE TEAM



OVERVIEW

CONSIDERED DESIGN



Market leading design

162,000 sq ft of intelligently re-purposed workspace



Best-in-class

The first in a new breed of experience-first, health-led workspace



Space to grow

Expansive floor plates of up to 25,462 sq ft NIA



Great outdoors

12,000 sq ft of private terraces providing direct and open access to nature on every floor



Everything considered

Over 20,000 sq ft of amenity including an in-house coffee shop, hospitality-led reception space, gym, events space, member's lounge & end-of-trip



Your own front door

Options for multiple dedicated entrances

LOCATION







The best of London's eating, drinking, walking, running and sleeping – all on the doorstep.






OXFORD STREET
HYDE PARK
MARYLEBONE HIGH STREET
PORTMAN VILLAGE
5 MINUTES
CHILTERN STREET
METROPOLIS
BAKER STREET
8 MINS
REGENT'S PARK
PADDINGTON
15 MINS
DORSET SQUARE
MARYLEBONE
EDGWARE ROAD
HAREWOOD AVENUE
LISSON GROVE
CHURCH STREET ANTIQUES MARKET

BREEAM Outstanding

One of only four office refurbishments in the UK to achieve this accolade

AirRated Platinum

Designed to AirRated Platinum

Renewable energy

Powered solely by clean energy, REGO certified

Two trees planted for every one harvested

4,000 trees planted to replenish the 2,000 sourced for the timber structure

Ethical materials

The highest quality, most ethically sources materials. Designed to be long-life and low maintenance

Net Zero Carbon

A zero carbon in operation building

FOR PEOPLE AND PLANET



MARYLEBONE

MARYLEBONE INTRO
CONNECTIVITY
LOCAL AREA
MAP





EVERYTHING YOU NEED RIGHT HERE

Immediate access to London's most exciting cultural, retail and food and beverage offerings and minutes away from both Regent's Park and Hyde Park, providing access to over 750 acres of greenspace.

LOCAL AREA



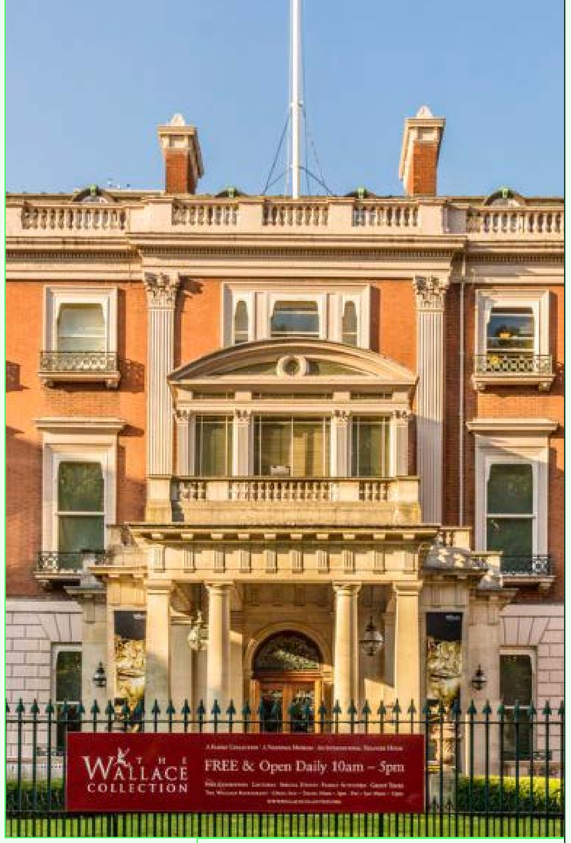
CHILTERN STREET

An upscale London haven, offering high-end boutiques, Michelin-starred dining, and cultural charm in a timeless, elegant setting.

THE GALLERY OF EVERYTHING

The Gallery of Everything is a fascinating destination for art lovers to see alternative, neuro-diverse and non-academic work.





THE WALLACE COLLECTION

This prestigious museum is home to a stunning array of European art and exquisite decorative pieces.



THE HARCOURT

Light-filled pub with whitewashed panelling, wooden floor, British menu and pavement tables.



THE POTTING SHED

Part of the Dorset Square Hotel and open all day for breakfast, brunch, lunch, Afternoon Tea, drinks and dinner.

BOXCAR

The Baker & Deli is perfect for specialist coffee and lunch on the go. Boxcar's Bar & Grill on New Quebec St offers a more formal dining menu using the very best fresh ingredients.





MARYLEBONE HIGH STREET

Offers village-like charm while offering a collection of boutique shops, luxury name brand stores, cafés and restaurants close to bustling Oxford Street.

TITANIA'S GARDEN
Creative florist serving local residents and London's Michelin-starred restaurants, five star hotels and offices.





CHURCH STREET MARKET
An authentic London street market experience with everything from hot food to clothing, accessories, household goods, jewellery and leather goods.

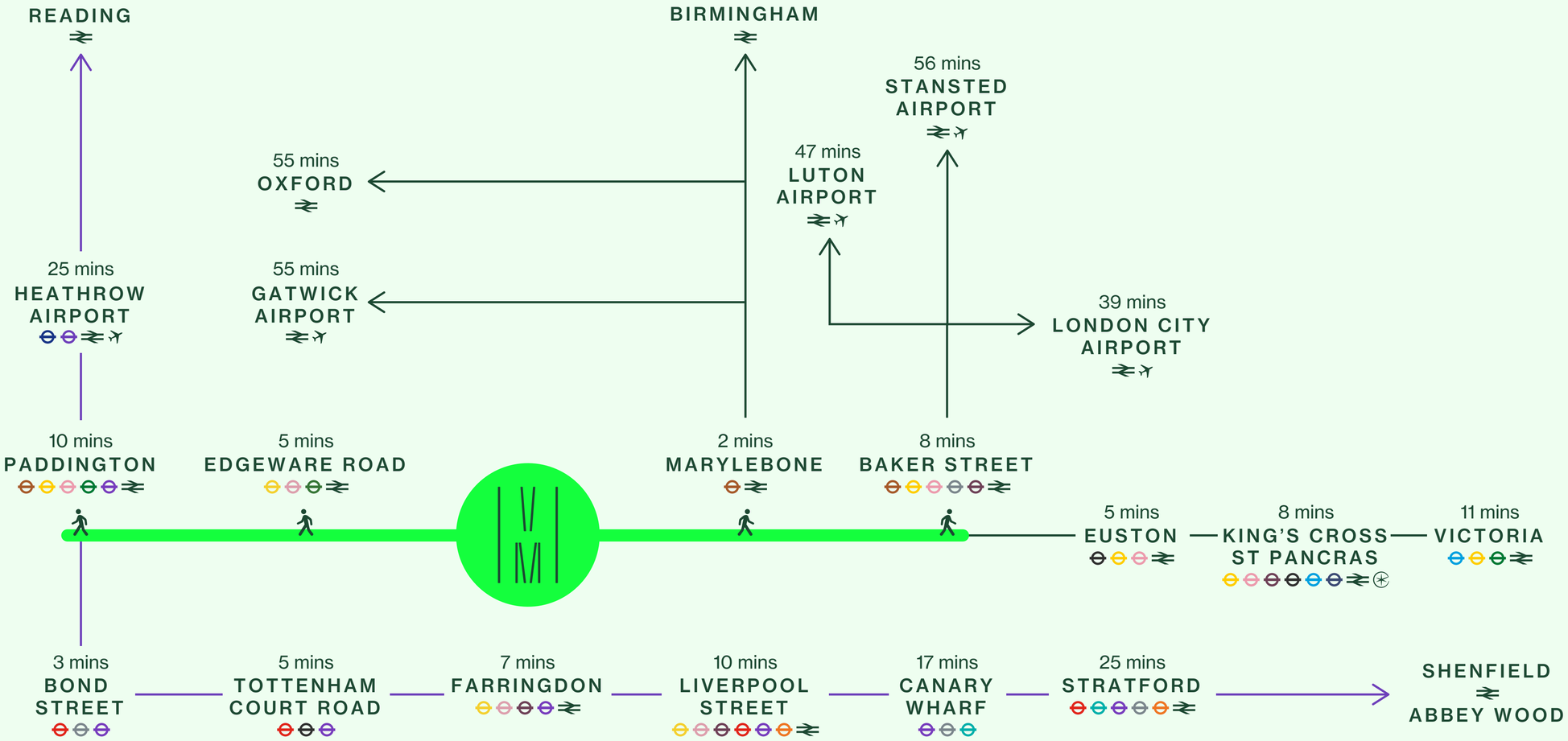


KNOTS & DYE HAIR
Beautifully floral independent hair salon specialising in detailed colours and precision cuts.



CHURCH STREET ANTIQUES MARKET
Boasting 15 antique shops and Alfies Antique Market, Church Street is a one-stop destination for high-calibre art, antiques and design.

CONNECTIVITY



Less than

100

metres from Marylebone Station

Connection to

10

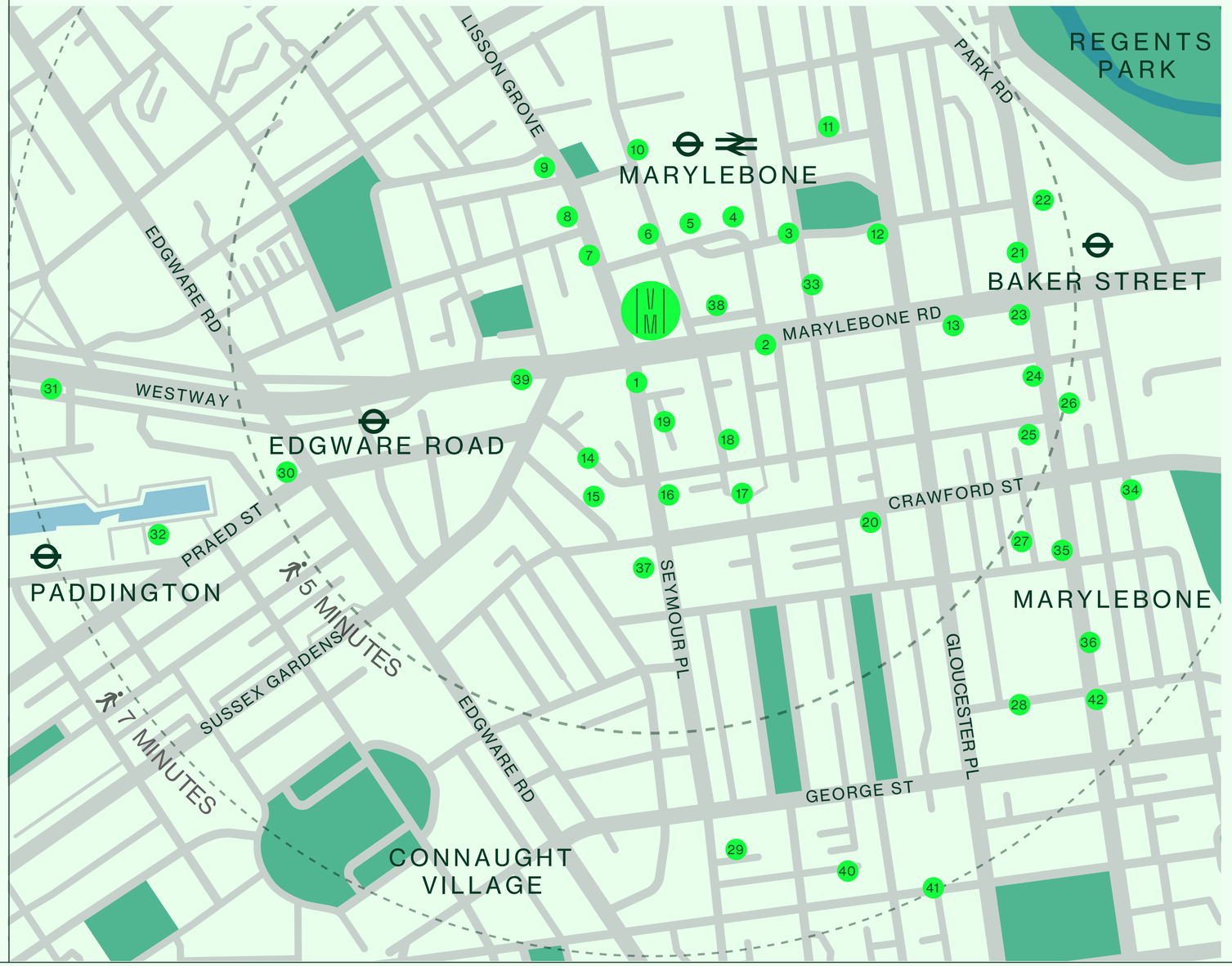
underground lines within 6 minutes

Less than

15

minutes to all major mainline stations

AMENITIES



FOOD & BEVERAGE

1. Junsei
2. Sushi Moka
3. The Potting Shed
4. Hotel Chocolat
5. Starbucks
6. Filli Cafe
7. Nep Nep
8. The Perseverance
9. The Seashell of Lisson Grove
10. Pret a Manger
11. Sir John Balcombe
12. The Potting Shed
13. Pizza Express
14. Dinings
15. The Harcourt
16. L' Angolo Bianco
17. Boxcar Baker and Deli
18. Twist Connubio
19. The Royal Oak
20. Monkey and Me
21. L' Antica Pizzeria Da Michelle
22. Saint Espresso
23. Bill's
24. Nando's
25. Chipotle
26. Honest Burger
27. Reubens
28. Santo Mare
29. Lurra
30. Smith's Bar and Grill
31. Bondi Green

FITNESS

32. F45 (Paddington)
33. Pure Gym
34. BXR London
35. Fitness First
36. Kobox
37. Seymour Leisure Centre

HOTELS

38. The Landmark
39. Hub
40. Home House
41. Nobu Hotel
42. Chiltern Firehouse



BUILDING

A MODERN MASTERPIECE





Welcome to Metropolis.

Metropolis is an intelligent and multi-sensory building, designed to nourish health as well as productivity.

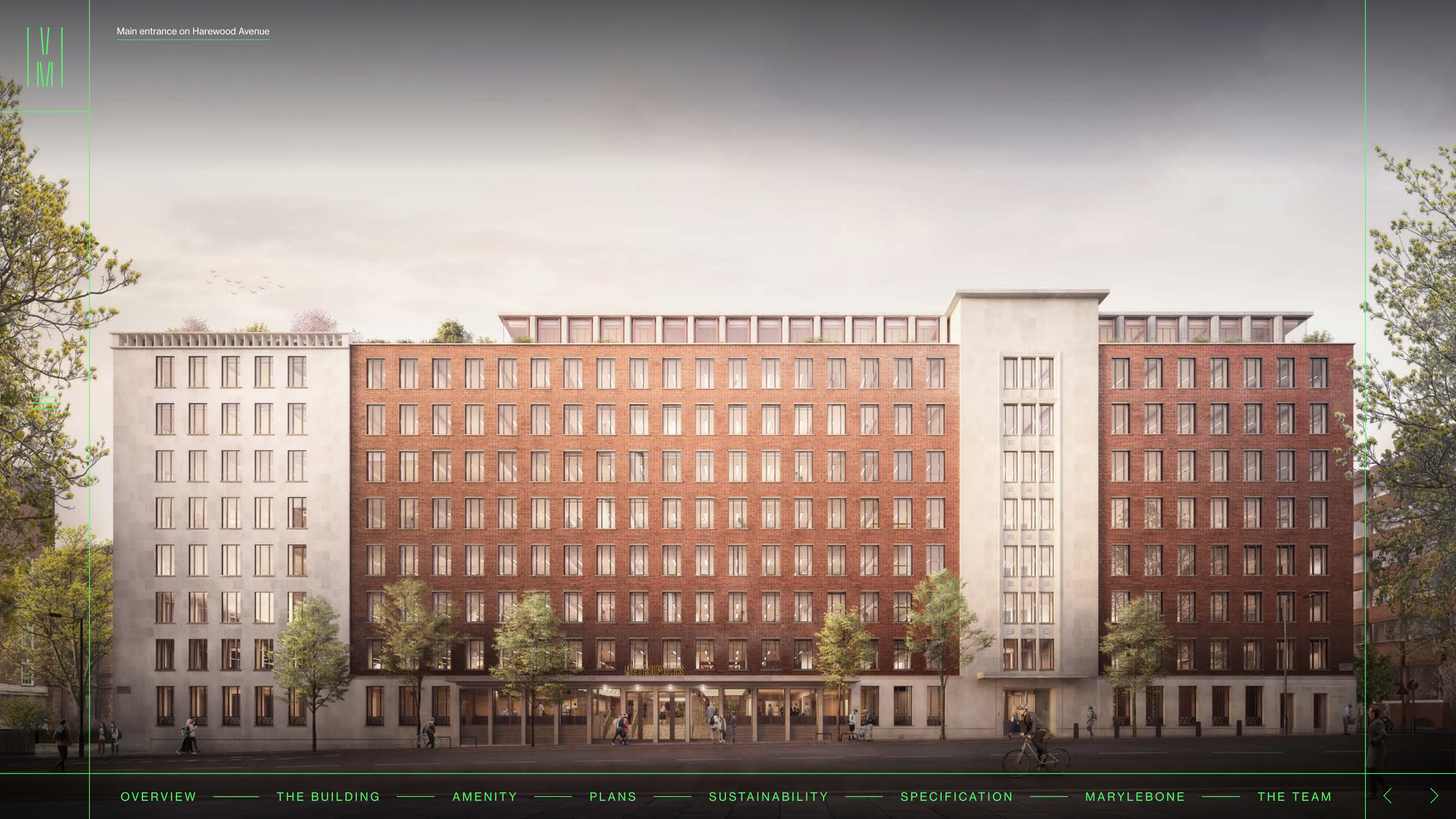
Born from a design philosophy that balances efficiency and experience, to promote wellbeing and happiness.

Designed by Stirling Prize winning architects Allford Hall Monaghan Morris.


Aerial vie



VIP entrance on Marylebone Road



Main entrance on Harewood Avenue



Main reception area



Light-filled Lower Ground workspace





Workspace breakout area and terrace / Typical floor


CITY
OUNTRY
COAST





Communal roof terrace



METROPOLIS AMENITY

AMENITIES REDEFINED

Refresh

In-house coffee shop

Social

Communal rooftop terrace, events space and members lounge

Collaborate

Multi-purpose reception offering informal collaborative space

Stay active

In-house gym

Fresh air

12,000 sq ft of private terraces direct and open access to nature on every floor

Cycle friendly

End-of-trip with 329 cycle spaces, 21 showers and 321 lockers




Reception


METROPOLIS



End of journey

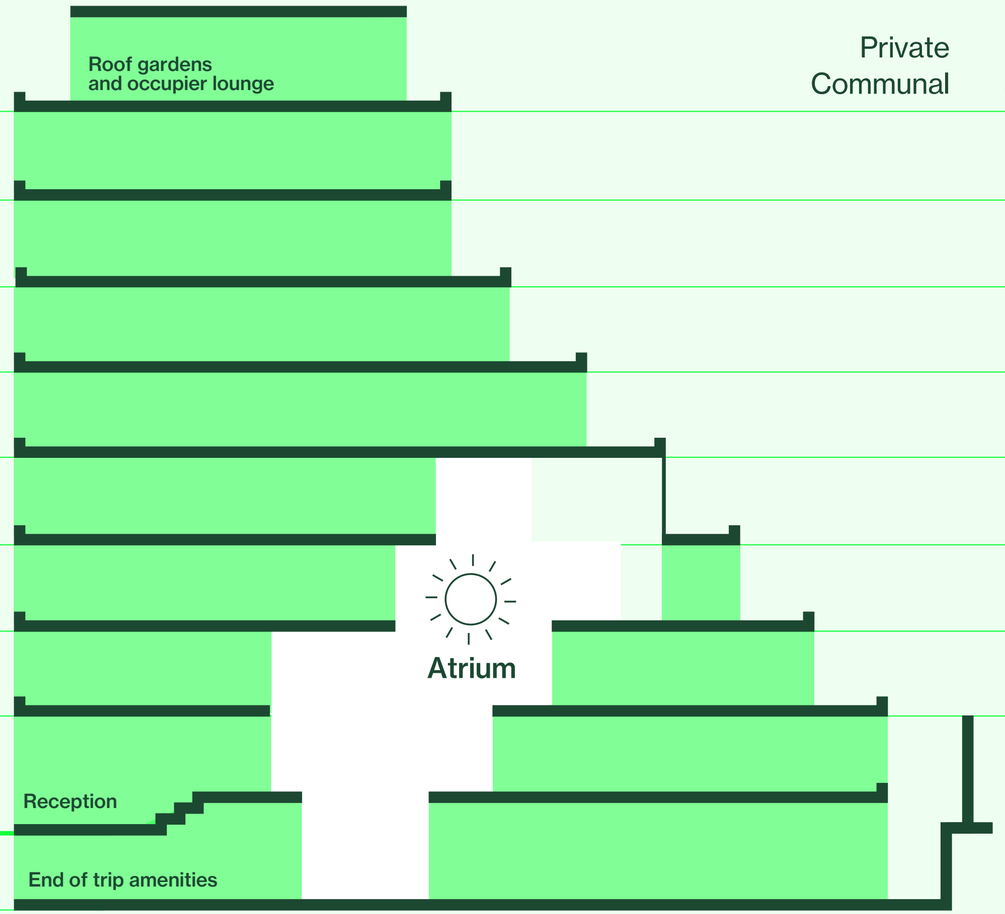




PLANS

ACCOMMODATION

Floor	NIA*				Terrace	
					Private	1,090 sq ft
8	5,341 sq ft	Office			Communal	3,330 sq ft
7	11,976 sq ft	Office				
6	LET					605 sq ft
5	14,877 sq ft	Office				713 sq ft
4	21,770 sq ft	Office				769 sq ft
3	23,008 sq ft	Office				748 sq ft
2	24,410 sq ft	Office				811 sq ft
1	25,462 sq ft	Office				635 sq ft
G	15,034 sq ft	Office	2,787 sq ft	Retail		
LG	14,504 sq ft	Office				
Total	**160,955 sq ft**					



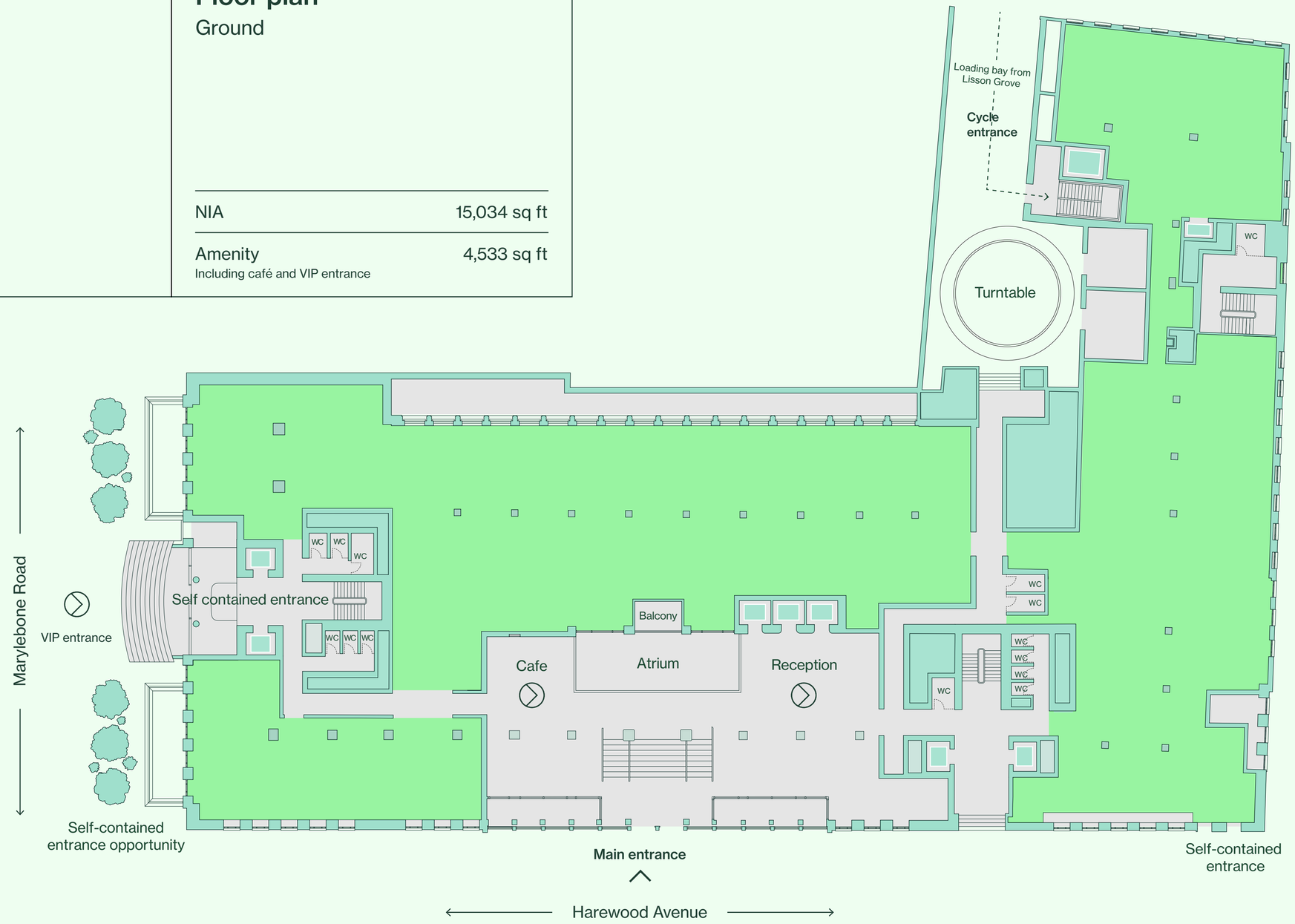
Click to jump to relevant level

*Floor areas are subject to final measurement post completion

Floor plan

Ground

NIA	15,034 sq ft
Amenity Including café and VIP entrance	4,533 sq ft



N

Not to scale.
For indicative purposes only

Floor plan

First

NIA	25,462 sq ft
Terrace	635 sq ft



Not to scale.
For indicative purposes only

2F

Floor plan

Second

NIA	24,410 sq ft



Not to scale.
For indicative purposes only

2F

Space plan

Second

NIA	24,410 sq ft



Not to scale.
For indicative purposes only

3F

Floor plan

Third

NIA	23,008 sq ft
Terrace	748 sq ft

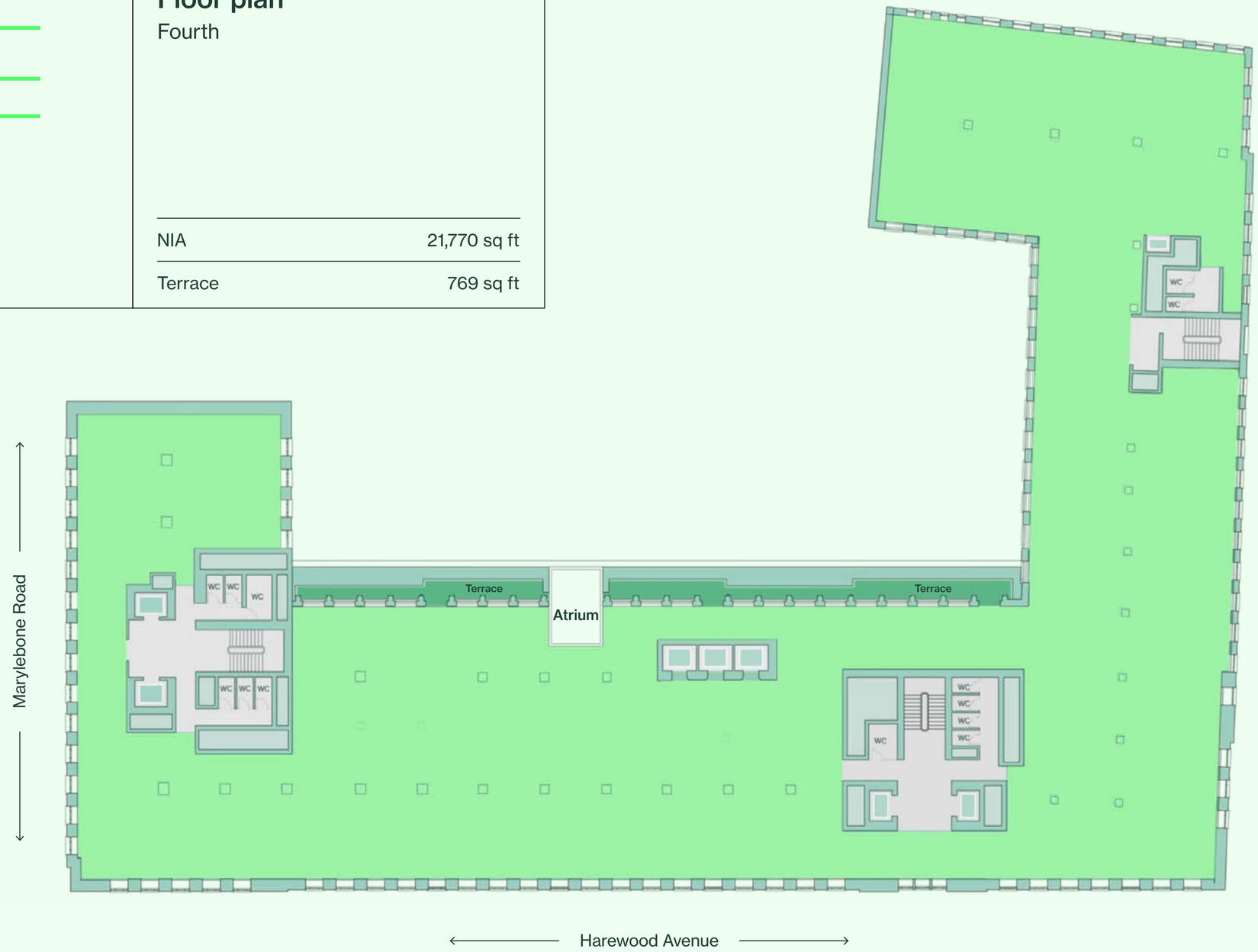


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For indicative purposes only

Floor plan

Fourth

NIA	21,770 sq ft
Terrace	769 sq ft



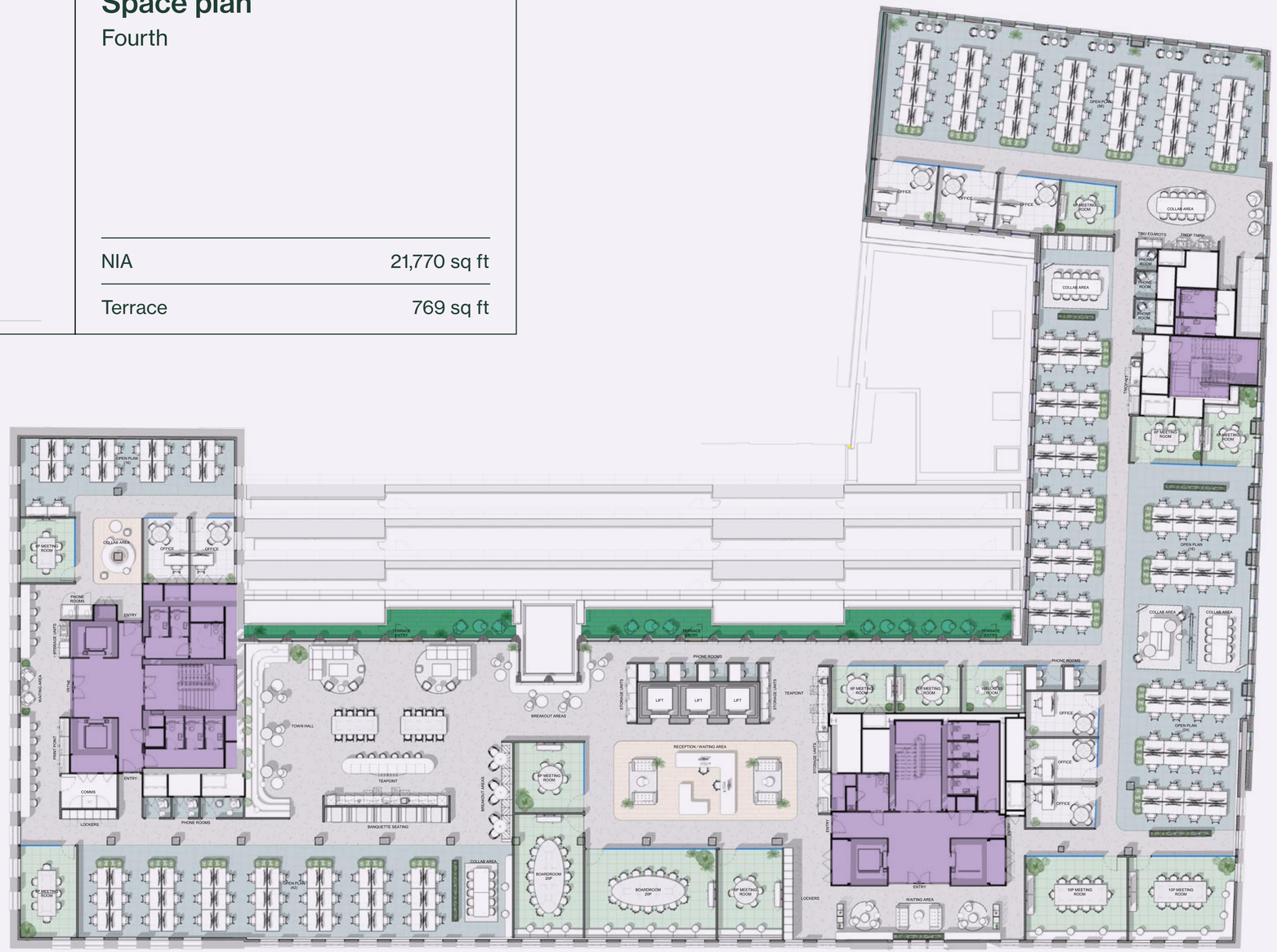
Not to scale.
For indicative
purposes only

4F

Space plan

Fourth

NIA	21,770 sq ft
Terrace	769 sq ft



Not to scale.
For indicative purposes only

5F

Floor plan

Fifth

Office	14,877 sq ft
Terrace	713 sq ft



Not to scale.
For indicative purposes only

5F

Space plan

Fifth

Office	14,877 sq ft
Terrace	713 sq ft



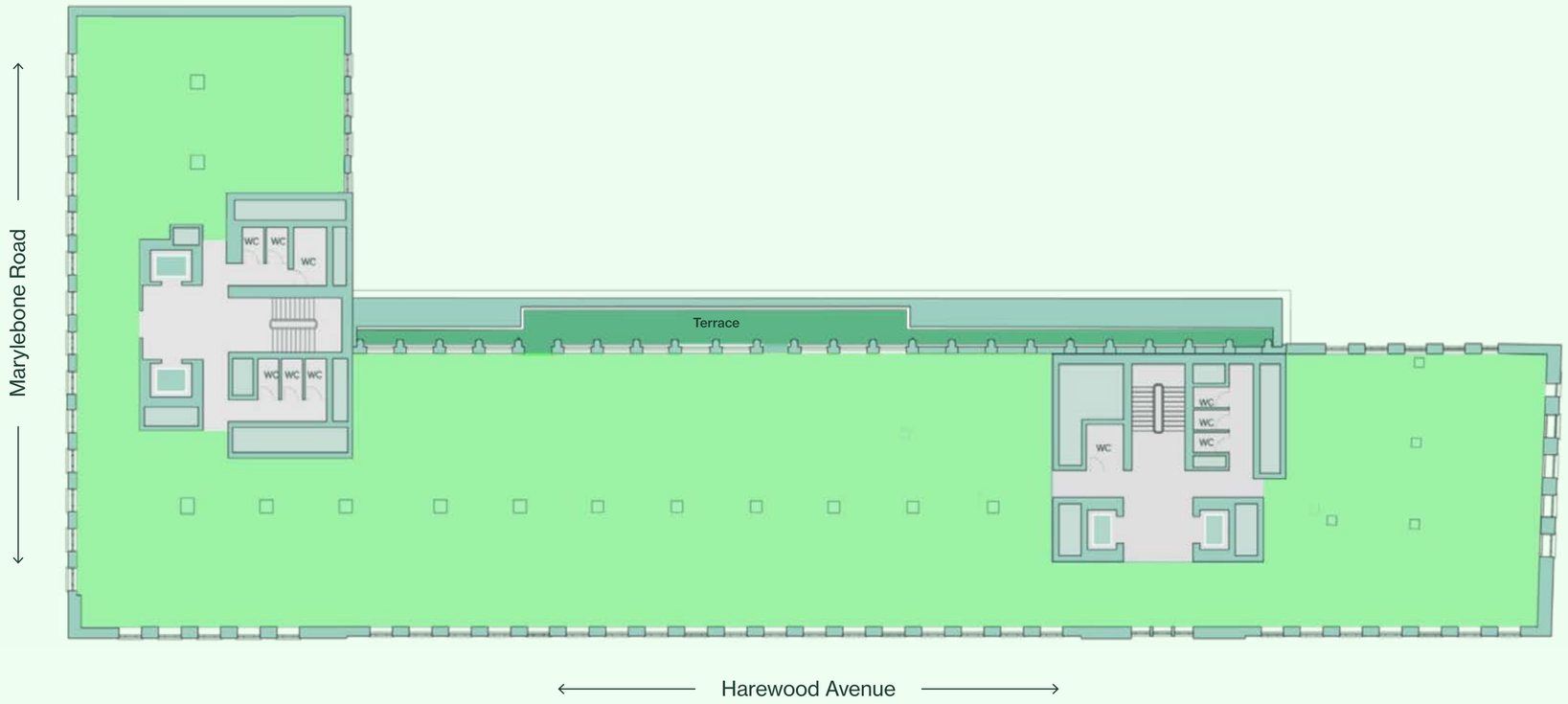
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6F

Floor plan

Sixth

LET



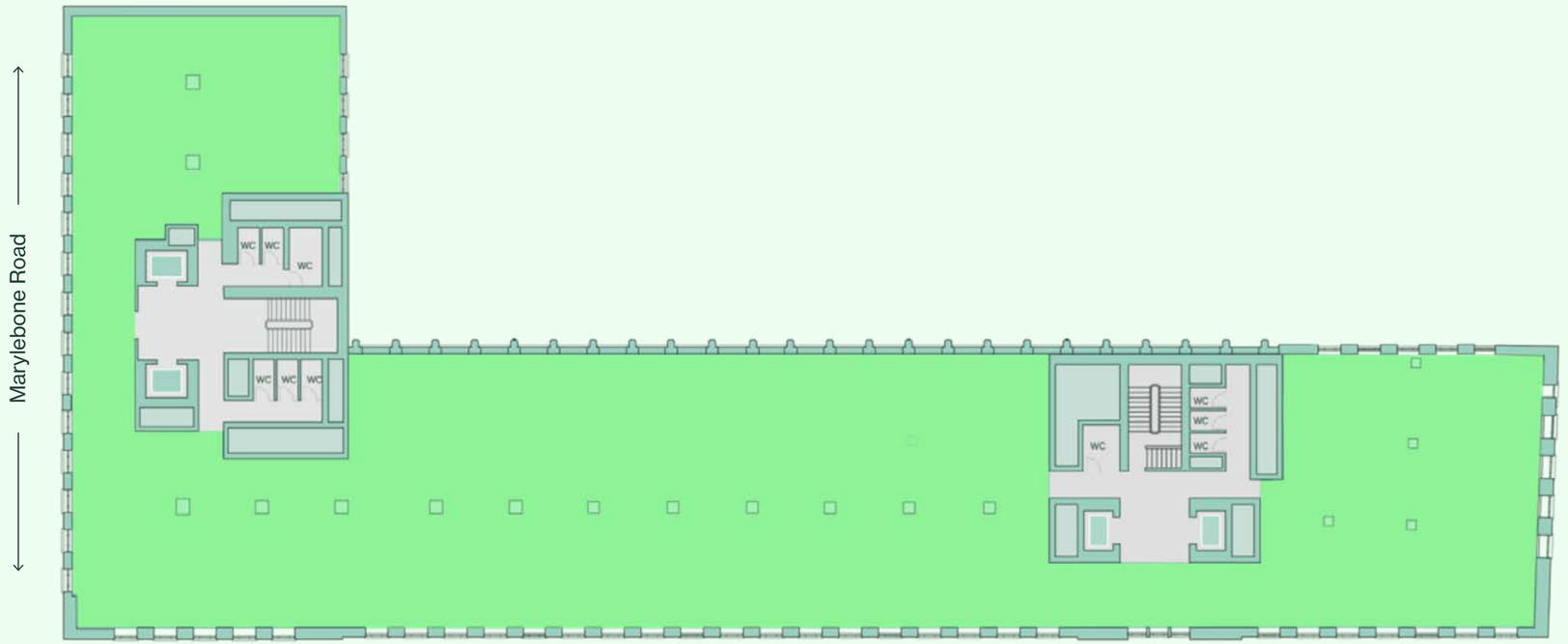
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For indicative
purposes only

7F

Floor plan

Seventh

NIA	11,976 sq ft



N

Not to scale.
For indicative purposes only

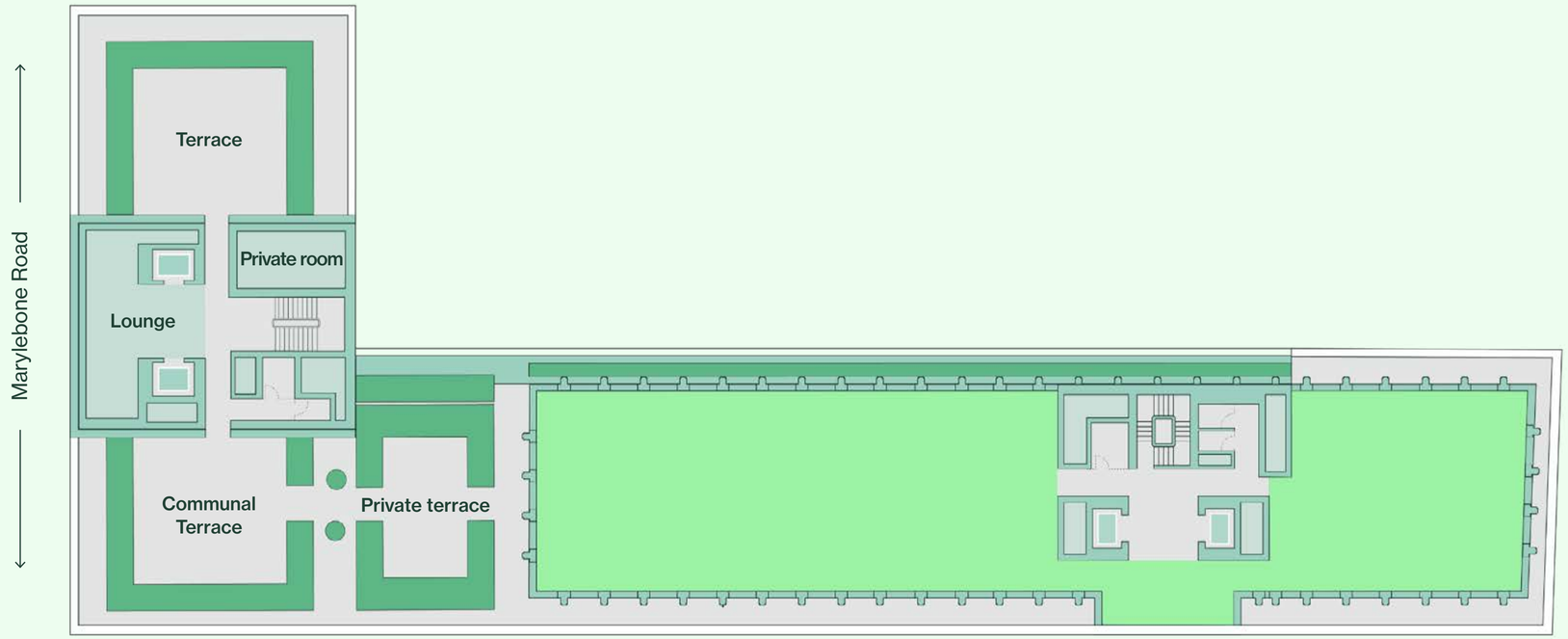
8F

Floor plan

Eighth

NIA	5,341 sq ft
Lounge	360 sq ft
Private room	190 sq ft
Communal Terrace	3,330 sq ft*
Private Terrace	1,090 sq ft*

*Usable areas



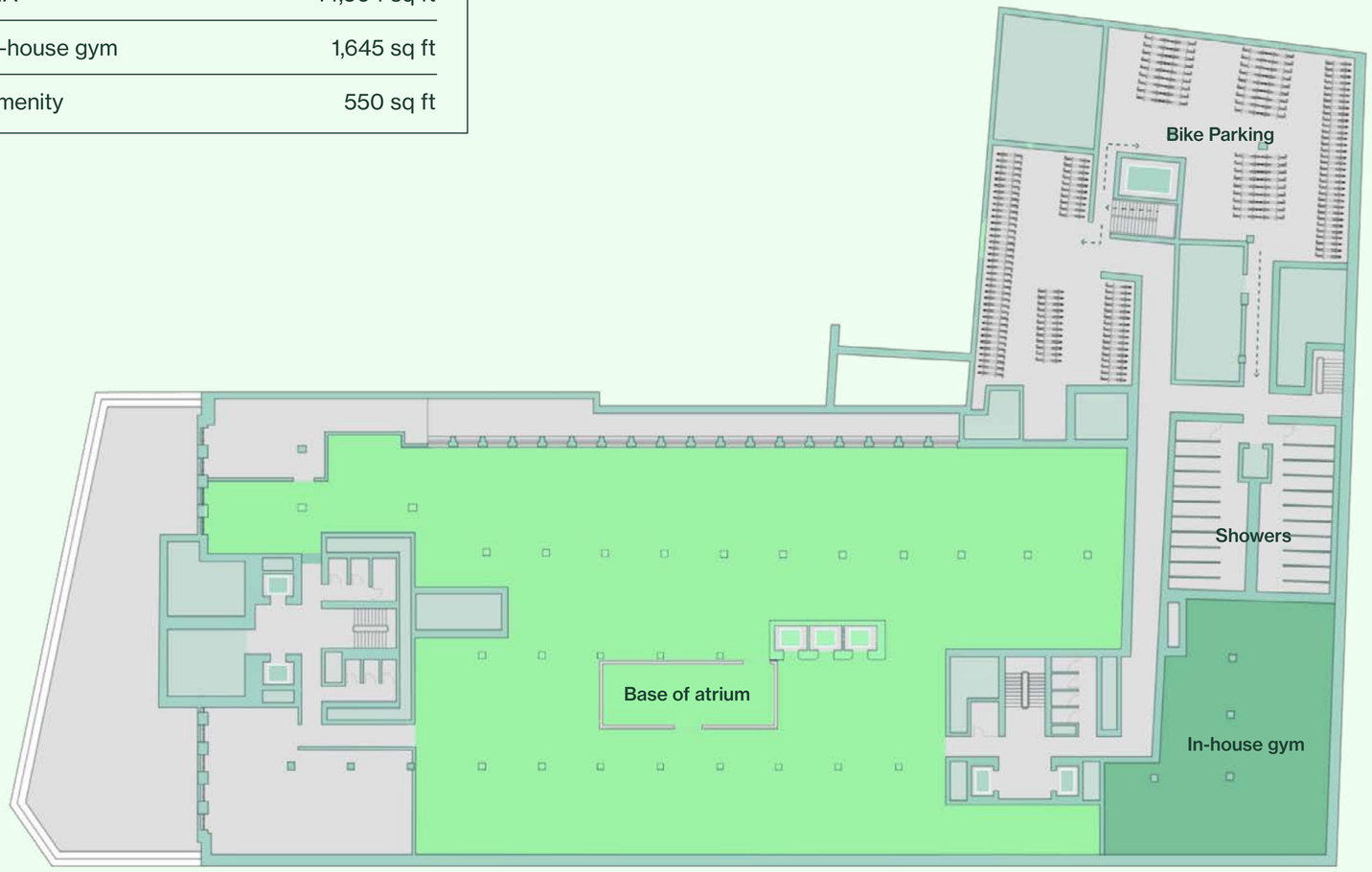
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LG

Floor plan

Lower Ground

NIA	14,504 sq ft
In-house gym	1,645 sq ft
Amenity	550 sq ft



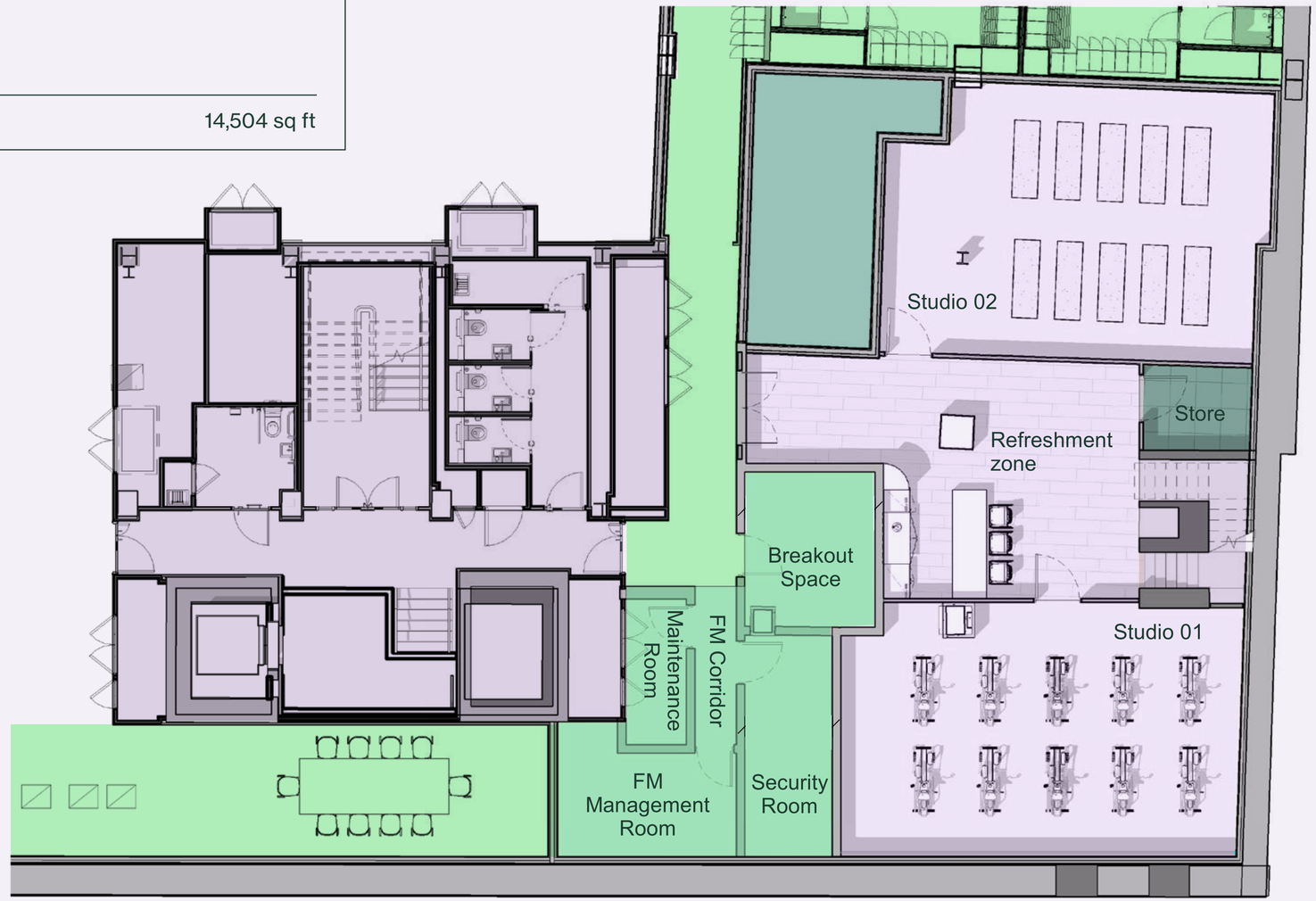
Not to scale.
For indicative purposes only

LG

Space plan

Lower Ground

NIA	14,504 sq ft





Detail

Not to scale.
For indicative purposes only



SUSTAINABILITY



Atrium

A NEW WORLD OF WORK. NOW IN GREEN.

An operationally net-zero building that has world-leading sustainability credentials and 100% renewable energy, creating one of the most environmentally responsible developments in London.

Original marble, timber and concrete finishes are being saved, reclaimed, and re-used throughout the building to eliminate waste and recycle precious resources.

THE FUTURE IS GREEN



Net Zero Carbon

A zero carbon in operation building



Carbon reduction

Click through for more



100% electric

All electric building



BREEAM Outstanding

Click through for more



Designed to AirRated Platinum

Click through for more



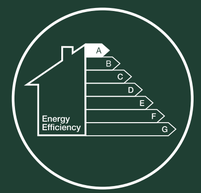
Renewable energy

Powered solely by clean energy, REGO certified



Two trees planted for every one harvested

Click through for more



EPC performance

Energy Performance Certificate (EPC) rating of A



Natural biophilic design

Design prioritising human-nature connection

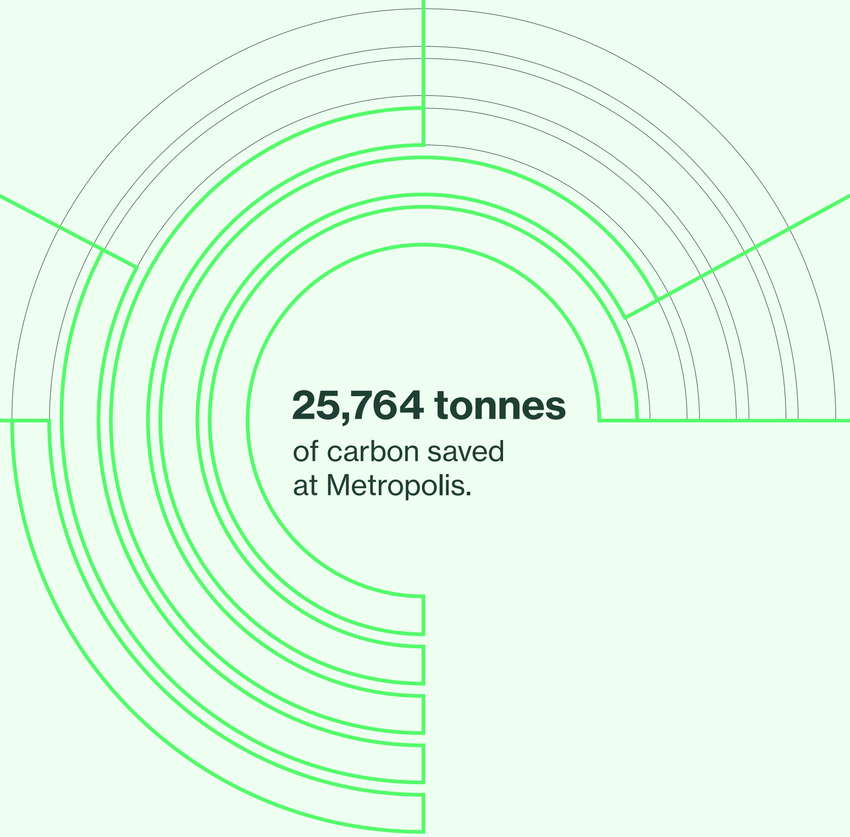
CARBON REDUCTION

The amount of carbon saved at Metropolis equates to **43,667** flights from London to New York.

4,239 tonnes
of carbon saved by the retaining the existing building.

1,113 tonnes
of carbon sequestered from the atmosphere, removed and stored in the timber structure.

5,244 tonnes
of carbon saved in operation, thanks to an all electric supply powered by renewables.



25,764 tonnes
of carbon saved at Metropolis.

780 tonnes
of carbon saved through the use of timber rather than steel or concrete.

14,388 tonnes
of carbon saved through reuse rather than demolishing and building anew.

*Based on 590 $kgCO^2e$ per flight

BREEAM OUTSTANDING



BREEAM

One of only four office refurbishments in the UK to achieve this accolade

AIRRATED PLATINUM

Metropolis is the first AirRated Platinum development in London

AirRated certified buildings “make the invisible visible” by quantifying the quality of indoor air within the building, helping users better understand how healthy a building is.

Platinum classification demonstrates that Metropolis goes above and beyond design performance levels across six key areas; airborne particulates, organic and inorganic gases, levels of carbon dioxide, humidity control and thermal comfort.



66% reduction in cooling demand

Sophisticated outdoor air quality monitoring system advising building users when to open and close windows



10% increase in productivity

CAM-V units fitted with integrated fine particle filters provide 35% more fresh air than a conventional workplace HVAC system



99.9% of nasty stuff eliminated

Through pioneering carbon filters on the air handling units

TWO TREES PLANTED FOR EVERY ONE HARVESTED



London’s largest mass timber workplace.

Existing building extended by 50% - constructed entirely from cross-laminated timber

4,000 trees
planted to replenish the

2,000 trees
sourced for the timber structure

Carbon Impact:

-961.5t of CO_2
Grown back in less than 13 minutes!



SPECIFICATION

SPECIFICATION



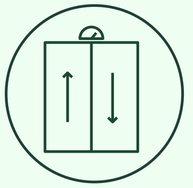
Toilets

14 WCs on lower ground to level 4, including three accessible toilets. 10 WCs on levels 5 to 7, including two accessible toilets. 3 WCS on level 8, including one accessible toilet.



Security

Provision for access control and CCTV



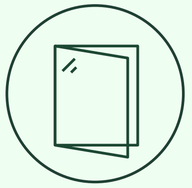
Lifts

4 passenger lifts serving all floors 3 central passenger lifts servicing LG – Level 4. Average wait time of no more than 25s



Water

Blue roof reduces flow into sewers. Reduced flow fittings in washrooms to meet BREEAM



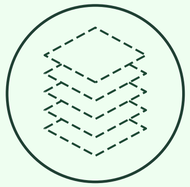
Circulation

Openable traffic light system windows (cooling demand -60%)



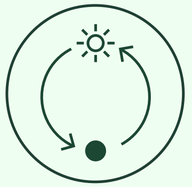
Air filtering

Triple stage particle air filtering



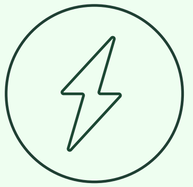
Atrium

Internal atrium spread over five floors



Lighting

Intelligent Circadian lighting system (-38% consumption)



Power and data

Space for back up generator and provision for local UPS on each level

SERVICES

Lighting

Intelligent circadian lighting to create organic, natural environment and reduce energy consumption by 38%

Mixed mode ventilation

Openable windows with “traffic light” system. Reducing cooling demand by 60%.

Roof space

For supplementary cooling and tenant plant

Space for back up generator

Provision for local UPS on each floor

Blue roof rainwater harvesting and greywater recycling

Blue roof reduces flow into sewers. Reduced flow fittings in washrooms to meet BREEAM

FACILITIES

Main reception

The main reception is accessed from Harewood Avenue and comprises two wings separated by a staggered four storey atrium and a skyward view via a large rooflight at level 4

Separate entrance on Marylebone Road provides the ability to create self contained entrance

Stair access

The building has two stair cases to all levels and a further one running from lower ground to level four

WCs

14 WCs on lower ground to level 4, including three accessible toilets. 10 WCs on levels 5 to 7, including two accessible toilets. 3 WCs on level 8 including one accessible toilet.

Ground floor and Basement units

One flexible A1/B1 retail unit is provided on the ground floor and basement to the corner of Harewood Avenue

Lifts

4 passenger lifts serving all floors
3 lifts in centre core serving lower ground to level four
Average wait time of no more than 25s

PERFORMANCE

Structure

The existing structural frame is comprised of loadbearing external brickwork and a mixture of in-situ and hollow core reinforced concrete floor slabs supported by reinforced concrete members. The structure of the new extension will be CLT slabs supported on exposed steel frame.

Floor Loadings

Plant Areas – 5.0 kN/m²
Office Areas – 3.75 kN/m_2
Terrace Areas – 2.5 kN/m²

Grids

Planning grid – 2.6m/4.2m
Structural grid varies – nom. 4.3m x 6.5m/8.0m

Acoustics

Office: NR 38
Toilets: NR 40-45
Common areas: NR 40

Occupancy standards

Office Zones: 1 person per 8m²
A1/B1 Zones: Shell and Core only
Reception and lift lobby zones:
1 person per 10m²
WC provision: 1 person per 8m²
(with 80% utilisation factor)
Means of escape: 1 person per 8m²

Air conditioning system

CAM – V system allows for maximum flexibility. Underfloor supply via raised access floor, high level return.
No division in floor plenum means unrivalled future reconfiguration.

Fresh air rate

15 l/s/p based on 1:8 with 20% absenteeism

Security

Provision for access control and CCTV provided.

Floor to ceiling heights

Main Reception	2.45m
Secondary Reception	5.5m
Typical Floor	2.5/2.6m
Basement	3.2m

Accreditations

BREEAM Outstanding

EPC A

REGO energy supply

Designed to AirRated Platinum


THE TEAM

THE TEAM



GENERAL PROJECTS

General Projects is a contemporary real estate developer. We design and deliver creative, inspiring and experiential buildings for an ambitious new generation.

HENDERSON PARK

Henderson Park is a private equity real estate manager headquartered in London. Our investment strategy focuses exclusively on real estate investments, primarily in Western European capital and gateway cities.





ALLFORD HALL MONAGHAN MORRIS

The principal focus of AHMM has been the design of everyday buildings in the city. It is their belief that such buildings can, through intelligent design and a professional methodology, be made extraordinary.

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Knight Frank

EDWARD CHARLES & PARTNERS W 1
CHARTERED SURVEYORS

A Henderson Park & General Projects production

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