



LONDON W1



THE BUILDING

- SCHEDULE OF AREAS
- SUMMARY SPECIFICATION
- ESG SPECIFICATION
- GALLERY

THE AREA

- INTRODUCTION
- CONNECTIONS
- NEIGHBOURHOOD
- LONDON, W1

FLOORPLANS

- GROUND FLOOR – RECEPTION
- LEVEL 2
- LEVEL 3
- LEVEL 4
- SKY PAVILION

SPACEPLANS

- LEVEL 2
- LEVEL 4

THE TEAM

- PROFESSIONAL TEAM
- CONTACT

*94,000 sq ft headquarters
opportunity with outstanding
views from the private
roof garden and pavilion.*

ARRIVING Q2 2026





THE BUILDING

LONDON W1

YOUR SPACE



Flexible by design, offering expansive floor plates flooded with natural light, 40 Argyll offers an exclusive island site.



Schedule of Areas

<i>Terrace</i>	<i>Sky Pavilion</i>
2,835 SQ FT	581 SQ FT

<i>Level Four</i>
29,504 SQ FT

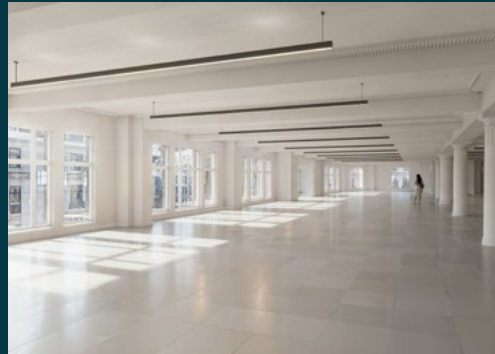
<i>Level Three</i>
30,307 SQ FT

<i>Level Two</i>
31,592 SQ FT

<i>Ground Floor – Reception</i>
1,776 SQ FT

<i>Total</i>
93,760 SQ FT







An outstanding arrival
experience with an
exceptional 9m ceiling
height and stunning
finishes throughout.

LONDON W1





LONDON W1



The second floor opens
up into the vast triple height
atrium, creating the perfect
interconnectivity between floors.



A view of the atrium and
breakout space looking
out towards Argyll Street.





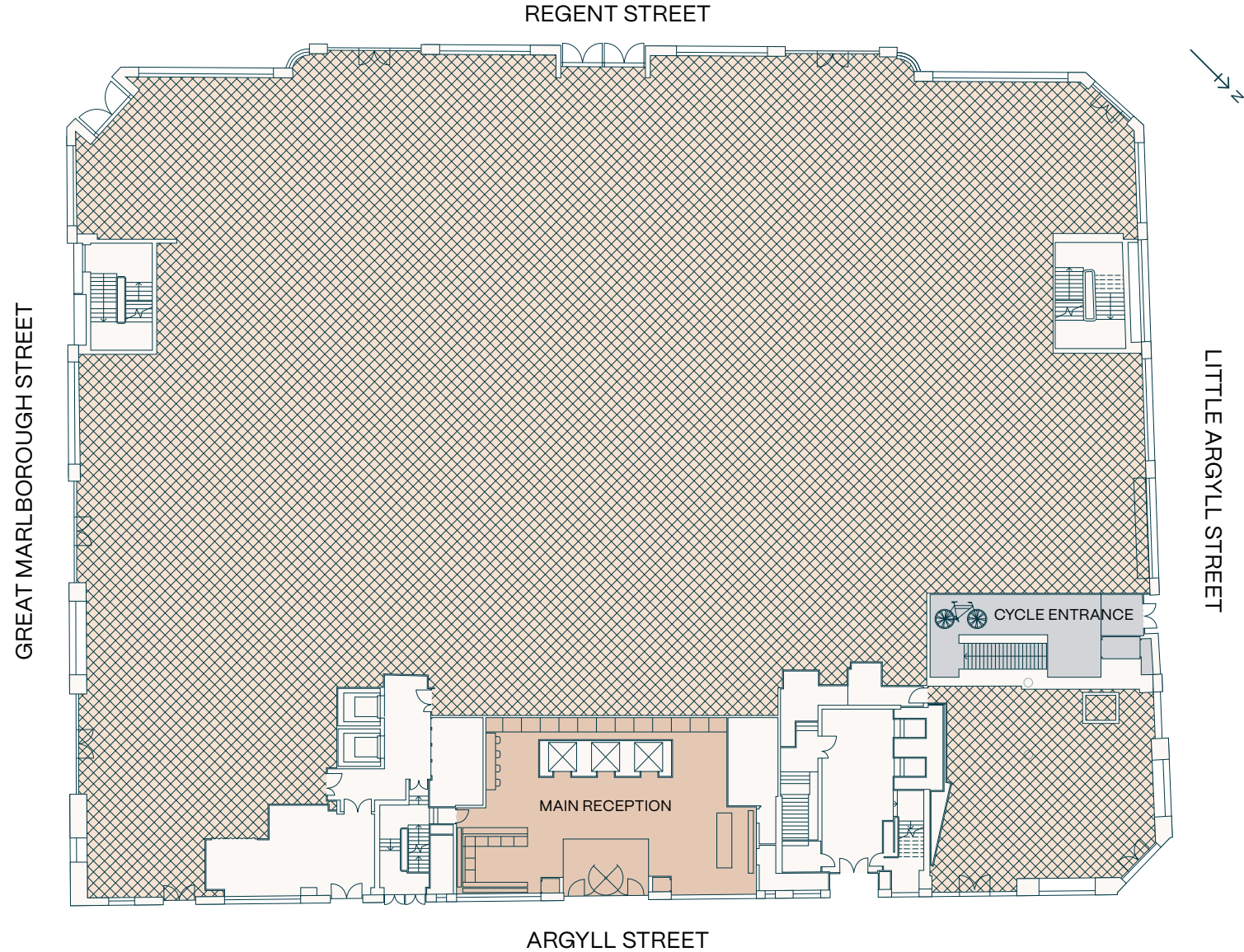


Ground Floor — Reception

1,776 SQ FT

- Main Reception
- Cycle Entrance
- Workspace
- Core

LONDON W1

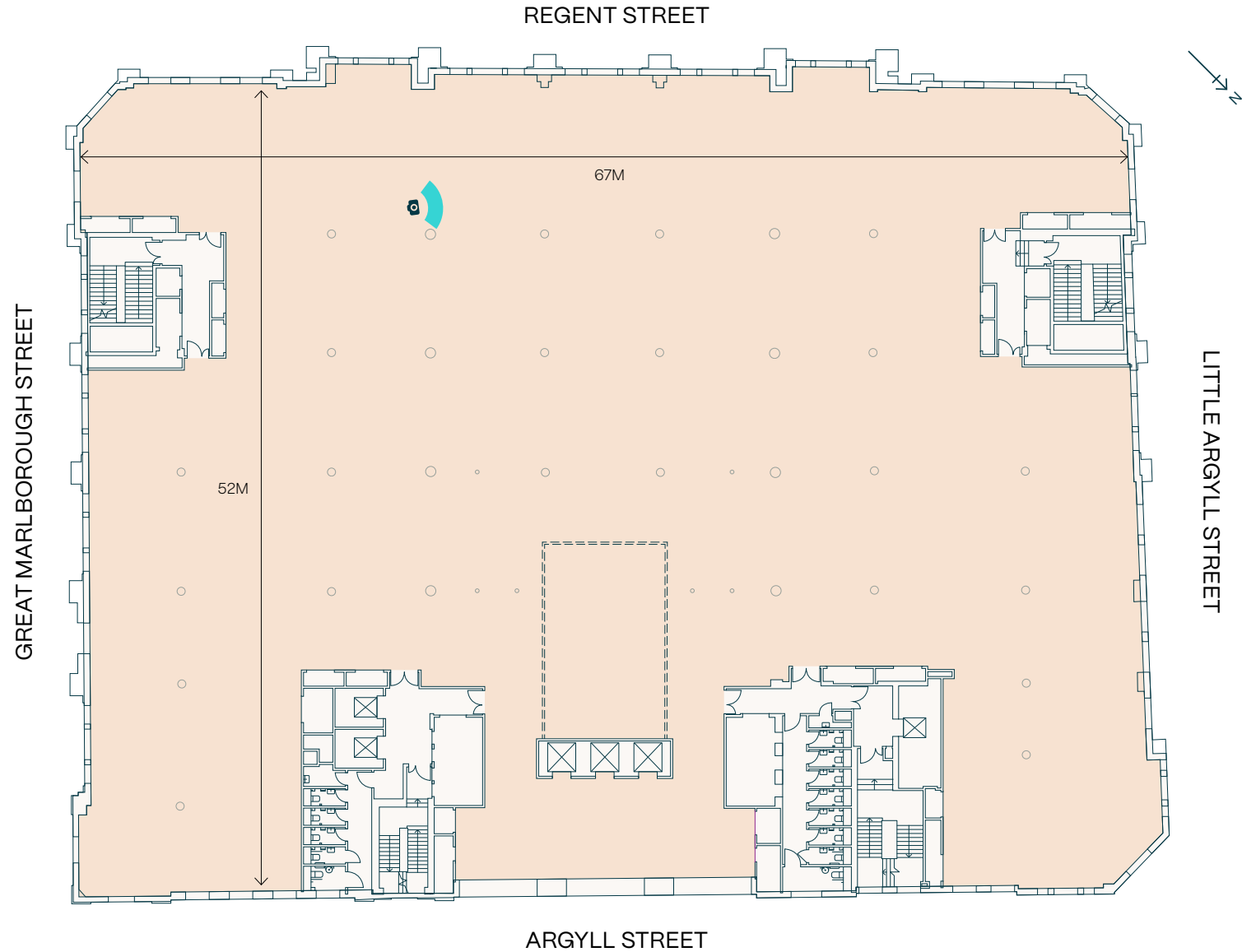


Level Two

31,592 SQ FT

Workspace
Core

LONDON W1





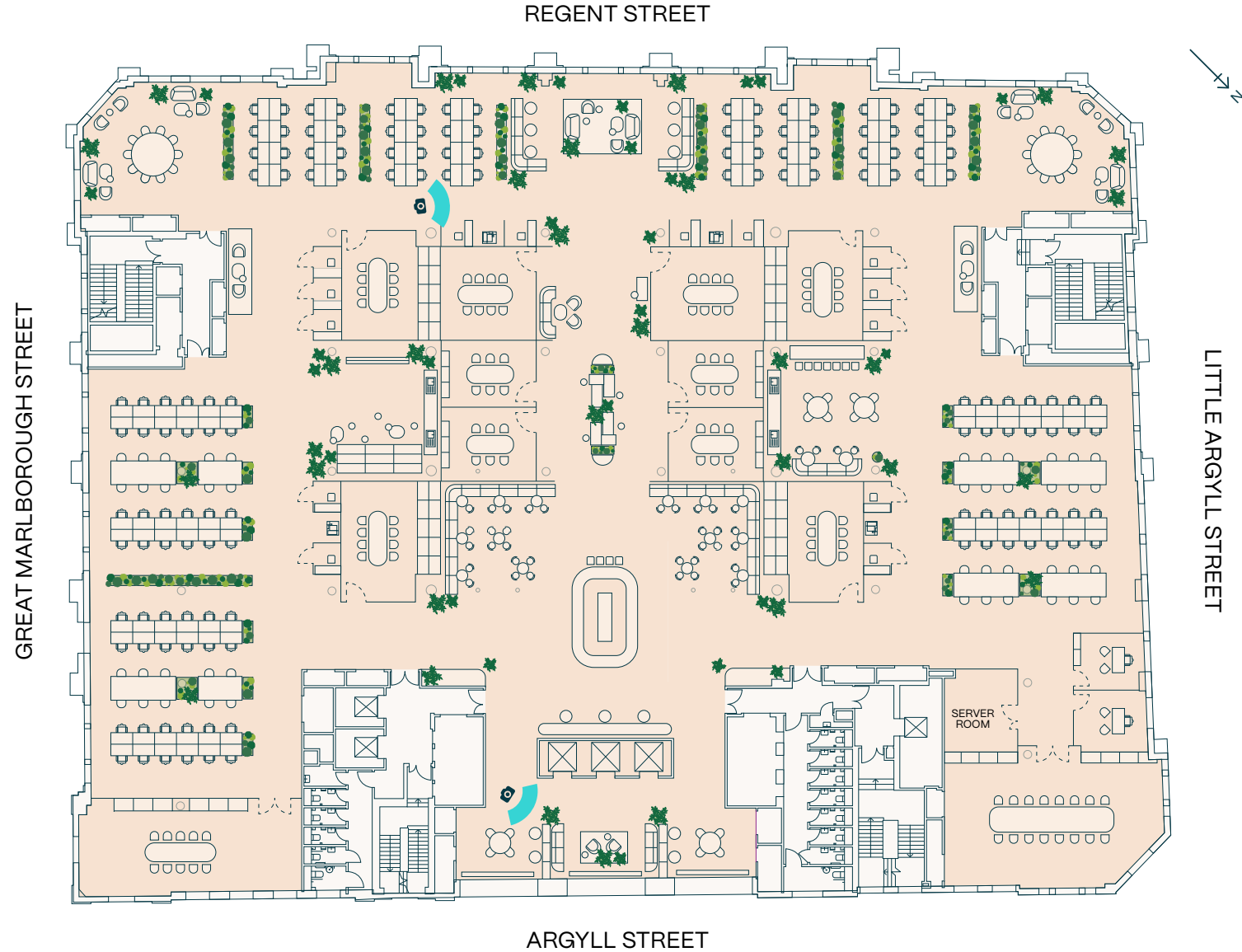
Level Two

OPEN PLAN FITOUT

31,592 SQ FT

Occupational Density	1:15
Desks	184
1-2P Zoom Room	14
4-6P Meeting Room	4
8+P Meeting Room	8
Kitchen Hub	1
Break Out Zones	6
Café / Breakout	1
Private Offices	2

 Workspace
 Core





LONDON W1

Indicative view of the CAT B fit out on level two



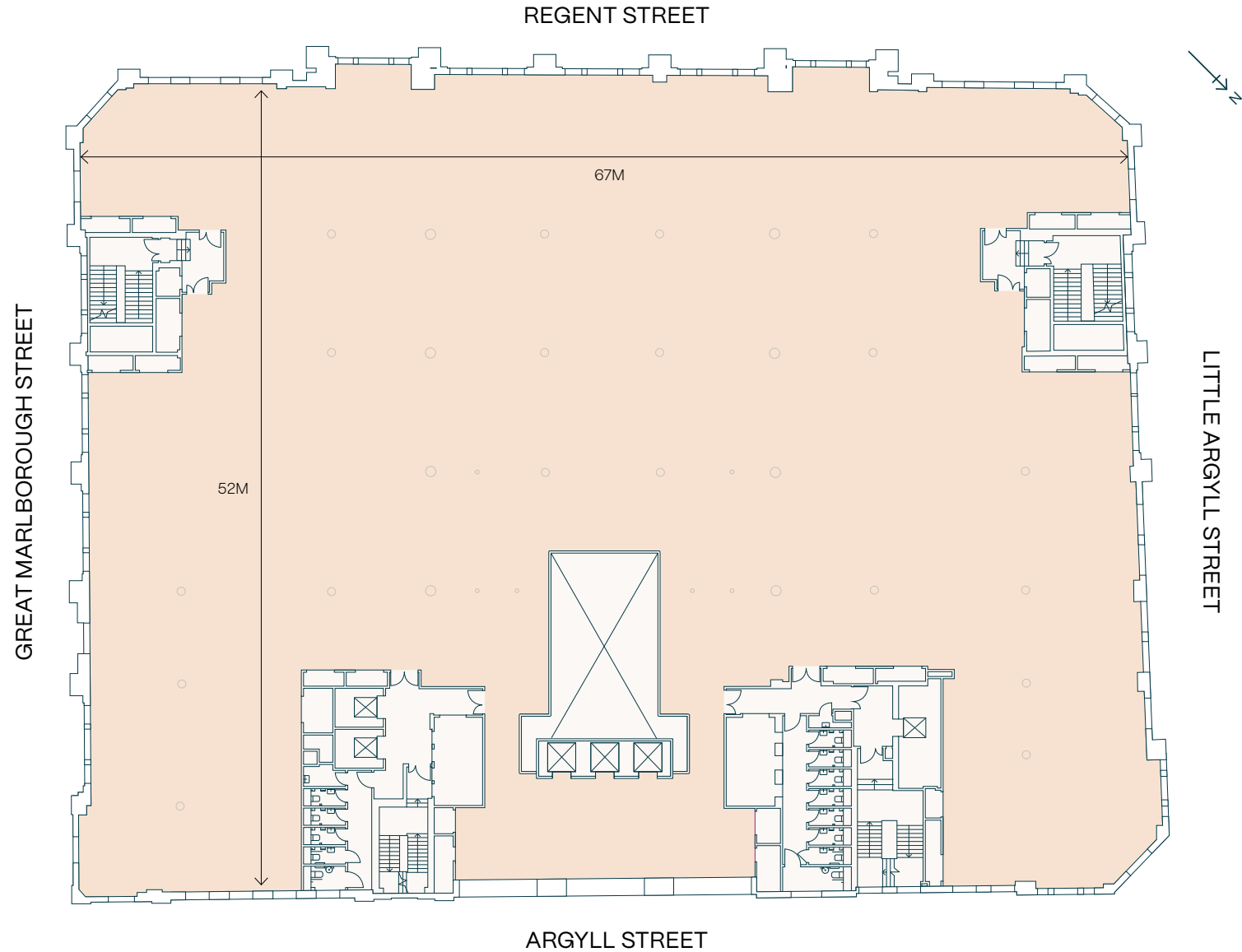


Level Three

30,307 SQ FT

Workspace
Core

LONDON W1



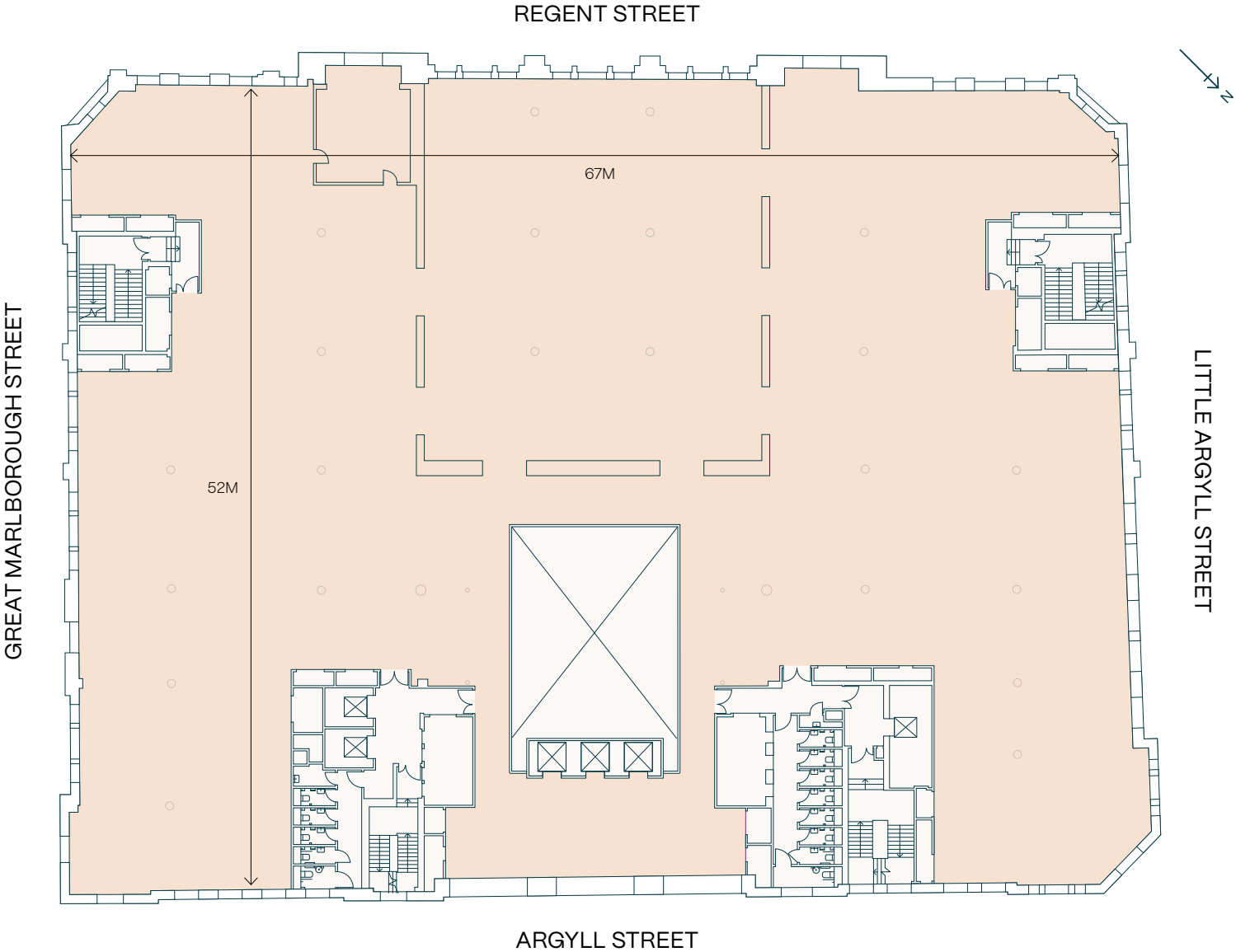


Level Four

29,504 SQ FT

-  Workspace
-  Core

LONDON W1





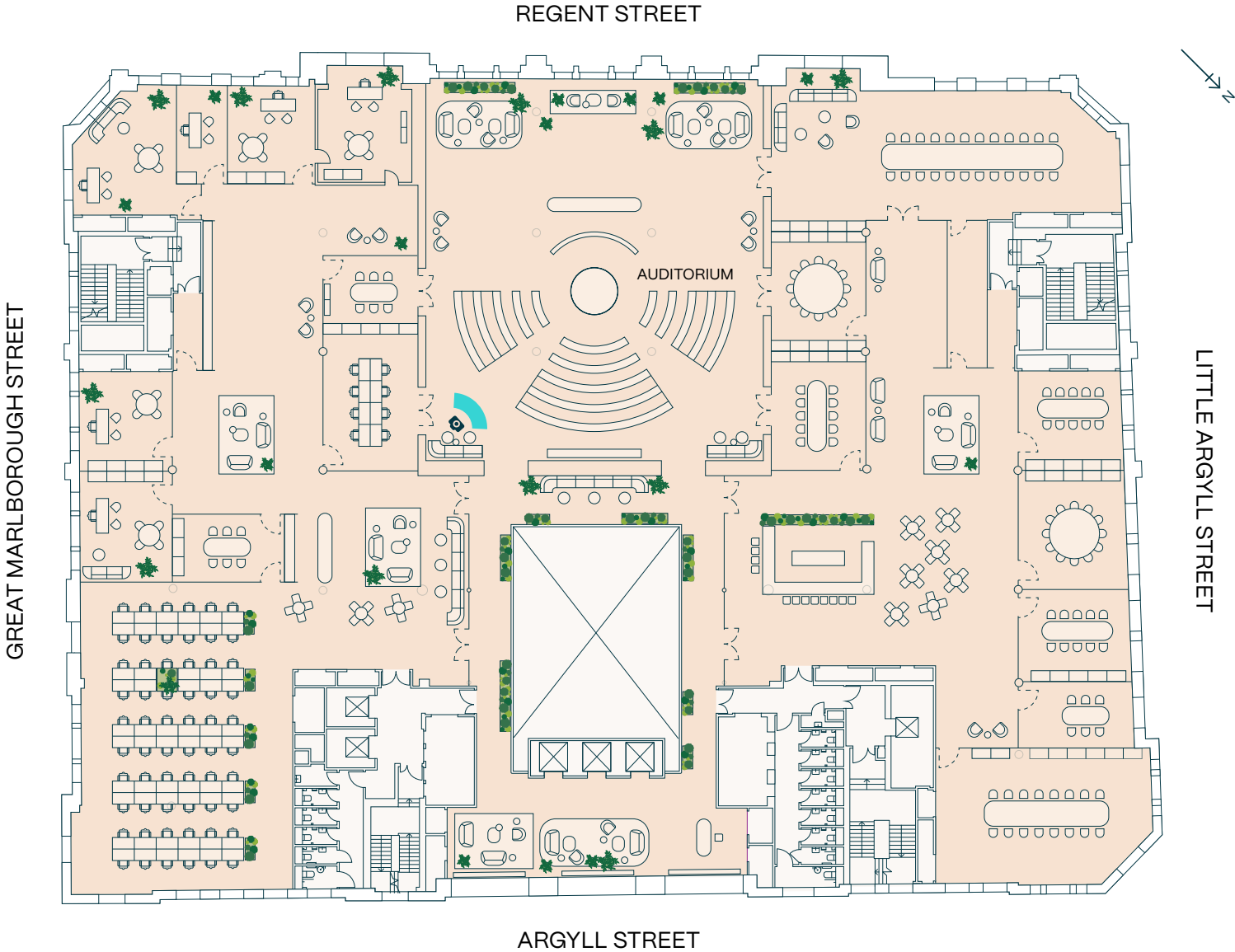
Level Four

EXECUTIVE FLOOR FITOUT

29,504 SQ FT

Desks	65
4-6P Meeting Room	3
8+P Meeting Room	7
Kitchen Hub	1
Teapoint	1
Café / Breakout	1
Offices	6

- Workspace
- Core





Sky Pavilion & Terrace

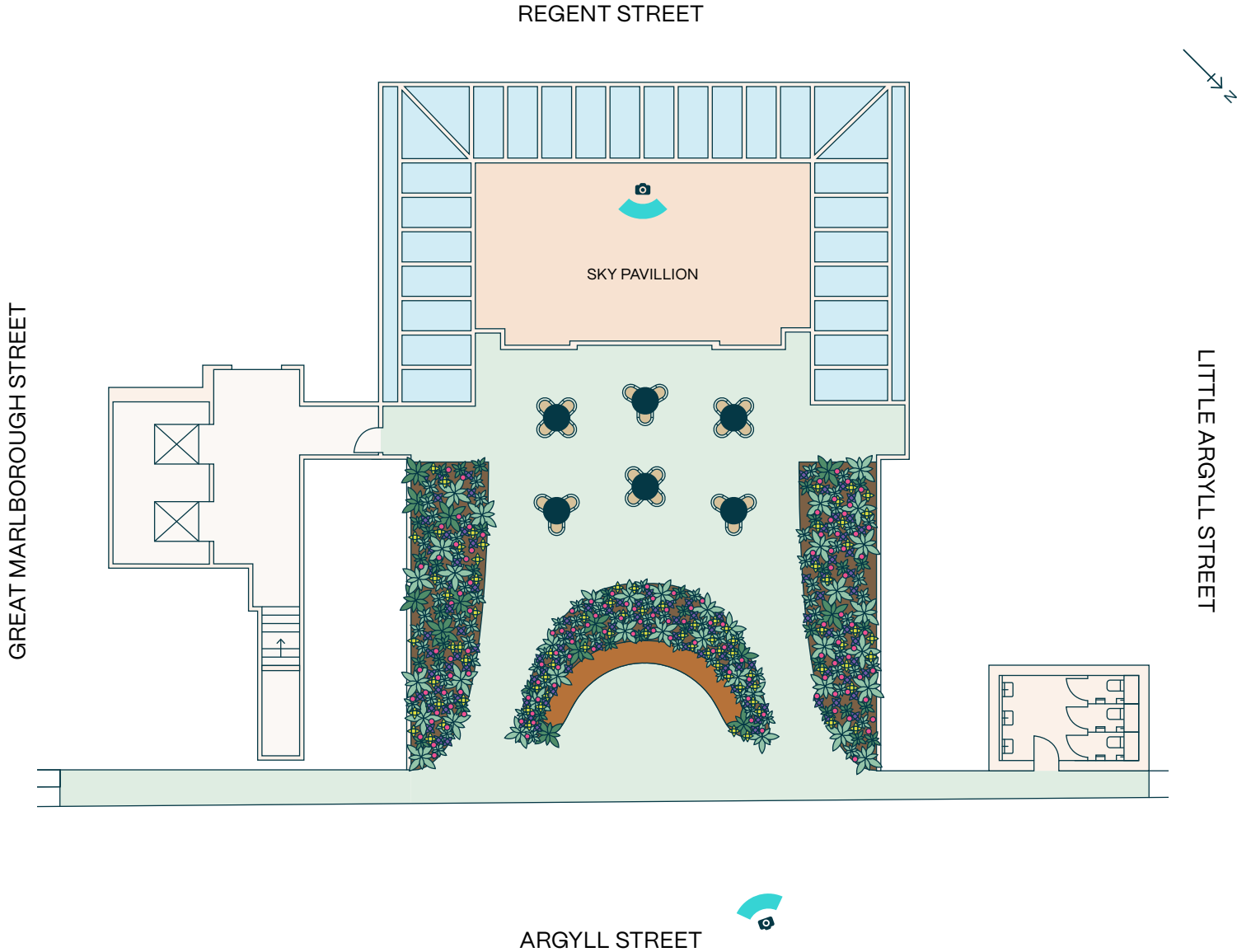
SKY PAVILION

581 SQ FT

TERRACE

2,835 SQ FT

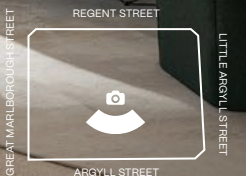
-  Sky Pavillion
-  Terrace
-  Bench Seating
-  Skylights
-  Provision for WC
-  Core





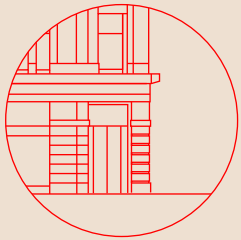
LONDON W1

Indicative view from the Sky Pavilion

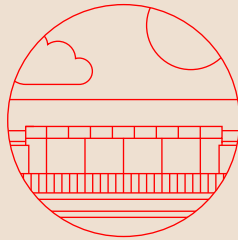




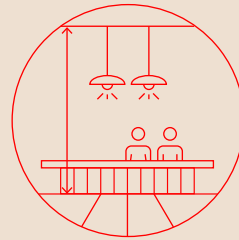
Summary Specification



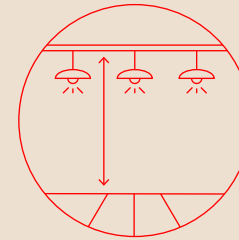
Island site



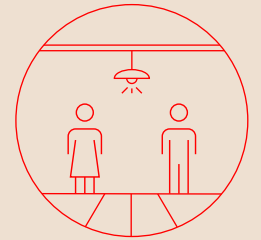
Sky Pavilion and Terrace



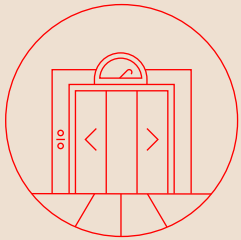
Triple height reception
with 9m volume



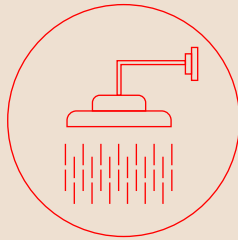
Office floor-to-ceiling
heights of 3.4m – 5.0m



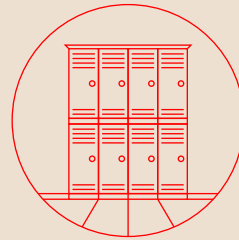
Occupational density 1:10



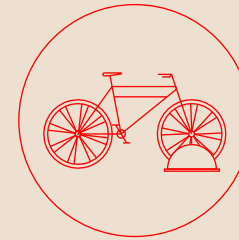
3 passenger lifts
& 2 goods lifts



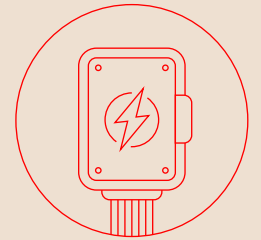
12 showers and
luxury changing facilities



150 lockers



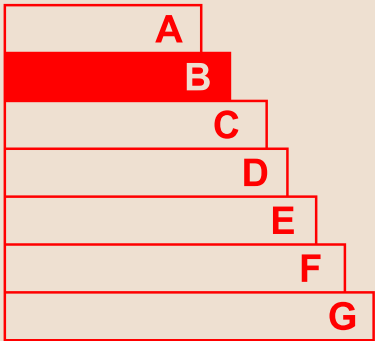
116 cycle spaces



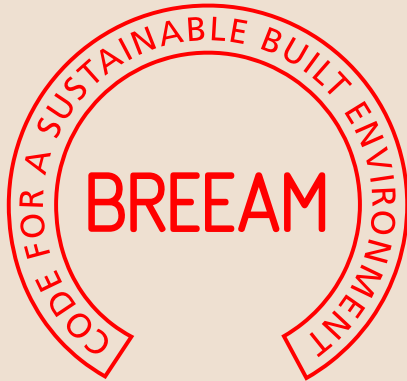
Offices 100% electric



Targeted ESG
Specification



EPC B



BREEAM Excellent

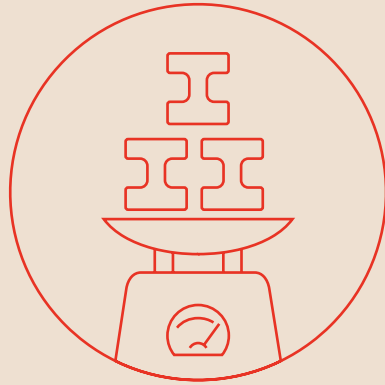


NABERS 4.5

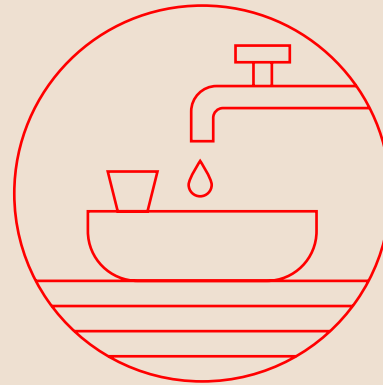
Embodied Carbon Story



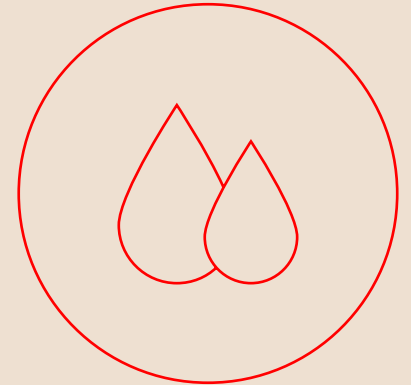
Up to 30% primary steelwork material saved due to optimised structural design.



850 ceiling panel acoustic pads sent for direct reuse. 3.5 tonnes of metal ceiling panels recycled.



1,500 carpet tiles and 46 sanitary items sent for resale.



Designed to save 50% water compared to a baseline office building.



THE AREA

LONDON W1

LONDON W1



*The epicentre of London W1
- the best of Mayfair, Soho,
Fitzrovia and Marylebone*



Hyde Park

Regent's Park

Marylebone

Berkeley Sq

Cavendish Sq

Hanover Sq

Oxford Circus
1 min

Mayfair

Bond Street
2 mins
from Hanover Sq

Fitzrovia

Soho

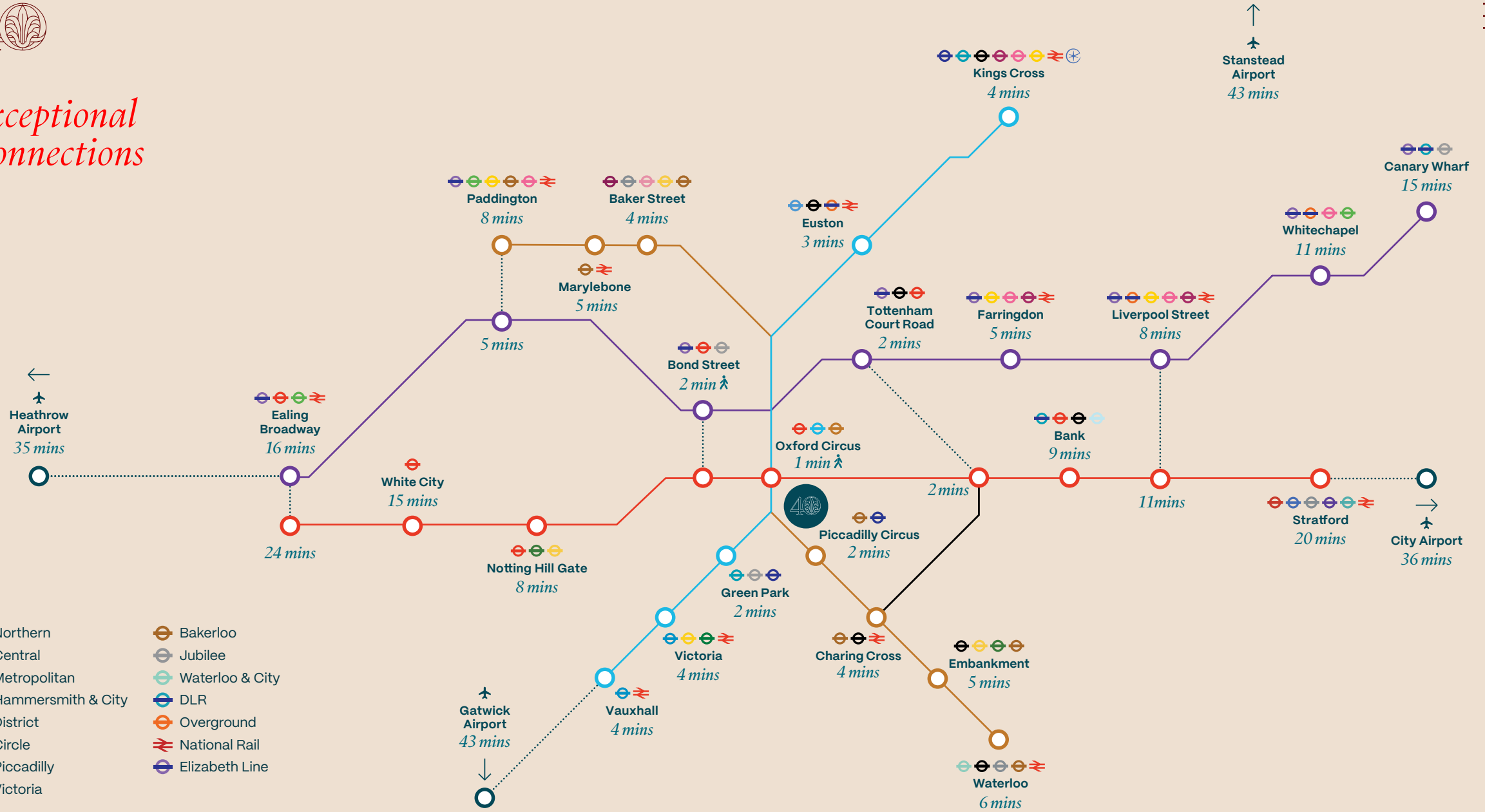
LONDON W1

Golden Sq



Exceptional Connections

- Northern
- Central
- Metropolitan
- Hammersmith & City
- District
- Circle
- Piccadilly
- Victoria
- Bakerloo
- Jubilee
- Waterloo & City
- DLR
- Overground
- National Rail
- Elizabeth Line





Marylebone

Fitzrovia

Covent Garden

Soho

Mayfair

St. James's



Wallace
Collection

MANCHESTER
SQUARE



Wigmore
Hall

CAVENDISH
SQUARE
GARDENS

MARKET
HALLS



OXFORD
CIRCUS

BOND
STREET



Selfridges

OXFORD ST

MARBLE
ARCH



Mercato
Mayfair

SOUTH MOLTON
STREET W1

South Molton St.



Claridges



Mandarin
Oriental



Sotheby's



The
Connaught

GROSVENOR
SQUARE

GROSVENOR ST

PARK LN

HYDE PARK

LONDON W1



Shepherd Market

GREEN
PARK



PICCADILLY

Fortnum
& Mason
F&M

PICCADILLY
CIRCUS



Trafalgar
Square

CHARING
CROSS



34

GOODGE
STREET



Charlotte
Street Hotel

TOTTENHAM
COURT ROAD



Outernet
London

SOHO
SQUARE
GARDENS



Ronnie
Scott's



Seven Dials
Market

COVENT
GARDEN

CHARING CROSS RD

SHAFTESBURY AVE



Chinatown

LEICESTER
SQUARE

National
Gallery &
Portrait
Gallery



- Bars, Restaurants & Cafés

1. 108 Brasserie
2. San Carlo
3. Beast
4. Les 110 de Taillevent
5. The Cocktail Club
6. The Oxford Market
7. Scarlett Green
8. ROKA
9. The Ivy Asia
10. The Maine
11. Sketch
12. Sucre
13. The Ivy
14. 34 Mayfair
15. Scott's
16. Piccolino
17. Cecconi's
18. Bebe Bob
19. Kingly Court
20. INKO NITO



Neighbourhood

● Culture

1. Wallace Collection
2. Cinema at Selfridges
3. London Palladium
4. Halcyon Gallery
5. The Royal Institution
6. Royal Academy of Arts
7. National Portrait Gallery

● Hotels

- | | |
|---------------------------|----------------------|
| 1. The Mandeville | 8. Claridges |
| 2. BoTree Hotel | 9. Mandarin Oriental |
| 3. The Langham | 10. The Biltmore |
| 4. The Treehouse | 11. The Dorchester |
| 5. The Mandrake | 12. The Connaught |
| 6. Charlotte Street Hotel | 13. The Dilly |
| 7. The Beaumont | 14. Ham Yard |

● Gyms

1. 1Rebel
2. Fitness First
3. SweatBox
4. SoulCycle Soho
5. Barry's
6. Topnotch Gym
7. F45
8. Third Space
9. 24N





New Bond Street

MAXFAR





LONDON W1

Mount Street

Claridges



South Molton Street



Carlos Place



Cartier



Berkeley Square



Grosvenor Square

LONDON W1



Hanover Square



Kingly Street



Carnaby Street



Beak Street



Foubert's Place



LONDON W1

Great Marlborough Street



Meard Street



Poland Street



Soho's vibrant charm shines through its famed shopping and Carnaby Street's Kingly Court, a hub for acclaimed global cuisine and a perfect workday escape.



Kingly Court



Rathbone Square

FLITZROVIA





Charlotte Street



Ted's Grooming Room



Lima





Daunt Books

MARYLEBONE





LONDON W1



Thayer Street



Lina Stores



ARGYLE

Professional Team

Architects

**ALLFORD
HALL
MONAGHAN
MORRIS**

Development Advisor



Main Contractor



Structural Engineer

ARUP

Project Managers

B&CO

MEP Engineer

ARUP





ARGYLL

Get in Touch



**CUSHMAN &
WAKEFIELD**

Andy Tyler

andy.tyler@cushwake.com

+44 (0)7973 836 236

Joel Randall

joel.randall@cushwake.com

+44 (0)7525 897 012

40ARGYLL.COM

**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

Craig Norton

cnorton@edwardcharles.co.uk

+44 (0)7818 424 764

Ollie Mitchell

omitchell@edwardcharles.co.uk

+44 (0)7769 310 206

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Q3 2025.