



58 Queen Anne Street
W1

7,500 sq ft of beautifully restored offices



1st



Craft & Heritage

◇ After a meticulous restoration, 58 Queen Anne Street has been transformed into exemplary office space that blends historic character with contemporary craftsmanship in the charming heart of Marylebone.



G

Modern & Elegant

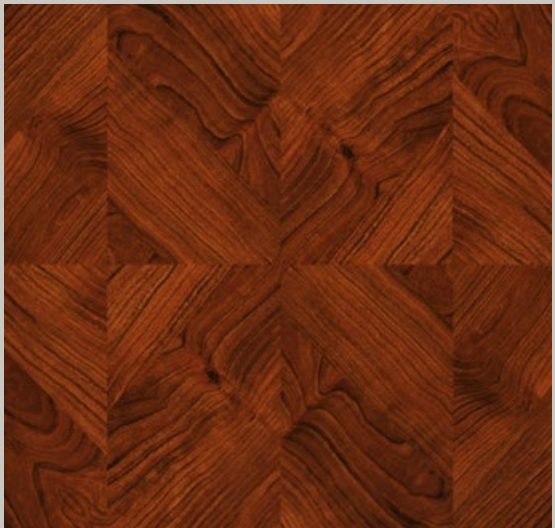
◇ The building's architectural integrity has been sensitively preserved, while high-quality modern finishes have been introduced to create elegant, light-filled, luxury workspaces in preparation for its next exciting phase.



A calm and characterful working environment designed to inspire focus, creativity, and provide a comfort for your staff.

Finishes

The refurbishment of 58 Queen Anne Street has placed exceptional emphasis on material quality and authenticity to elevate the building’s original character. The incredible attention to detail can be evidenced throughout the building, from the wrought iron staircase, to the aged parquet flooring, finely detailed mouldings or dark bronze furnishings.



High-quality materials

Rich, natural materials have been carefully selected to bring warmth, longevity, and understated elegance to every space.



Craftsmanship

Expert restoration has preserved the building’s intricate detailing, celebrating the craftsmanship of its original design.

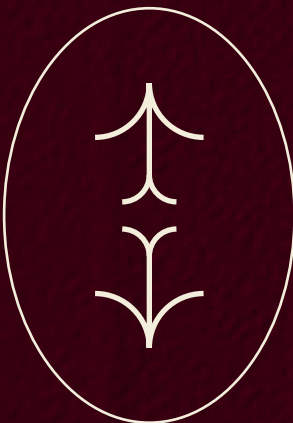


Tactile finishes

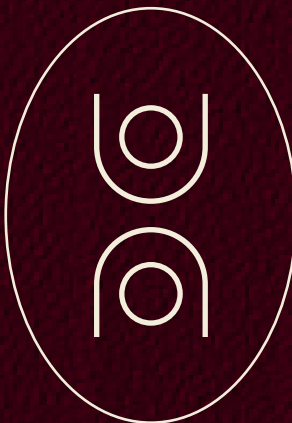
Soft textures and refined finishes create comfortable, welcoming spaces designed for everyday ease.



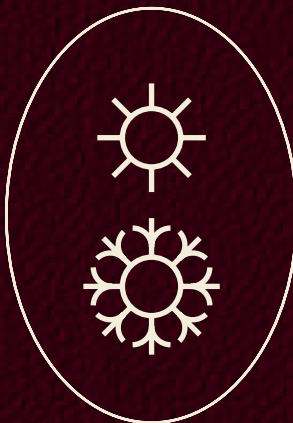
Remarkably elegant



EXCEPTIONAL FLOOR-TO-CEILING HEIGHTS OF UP TO 4.5M

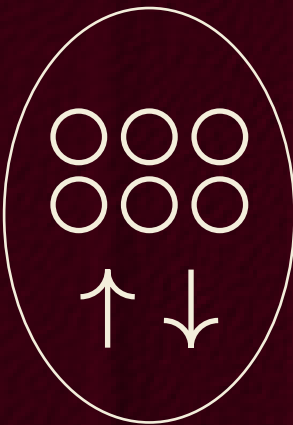


OCCUPATIONAL DENSITY 1:10 SQ M

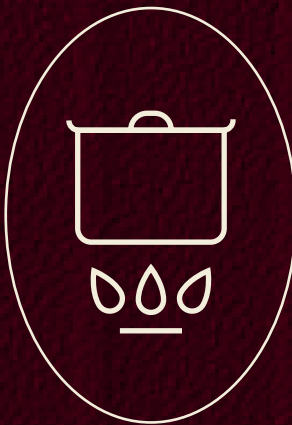


VRV HEAT PUMP HEATING AND COOLING

HELPING TO REDUCE ENERGY CONSUMPTION

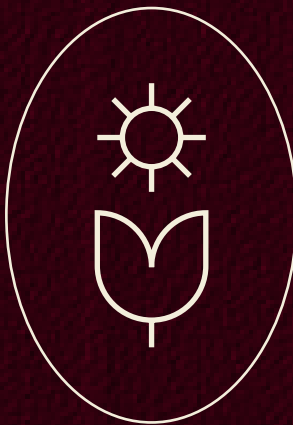


NEW 6 X PERSON PASSENGER LIFT

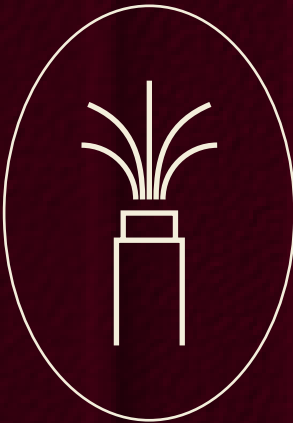


FULLY FITTED COMMERCIAL KITCHEN

CAPACITY OF 120 COVERS FOR ENTERTAINING

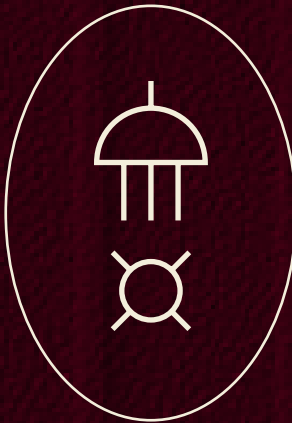


PRIVATE OUTDOOR TERRACE



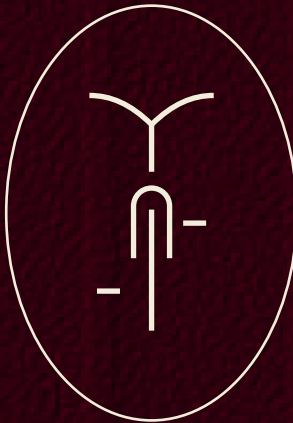
FLOOD WIRED WITH CAT 6 AND FIBRE ENABLED

1GB LINE



END-OF-TRIP FACILITIES

INCLUDING LOCKERS & SHOWERS



END-OF-TRIP: 8 X CYCLE RACKS

TO PROMOTE ACTIVE COMMUTING



Floor	Workspace	
	sq ft	sq m
4	876	81
3	1,055	98
2	1,056	98
1	1,055	98
Mezzanine	153	14
G	1,675	156
Lower Ground	1,076	100
Stores	401	37
Total (NIA)	7,347	682



LOWER GROUND

1,477 SQ FT // 137 SQ M

Wimpole Street



KEY

- Work space
- Showers
- Kitchen
- Bike Store
- WCs
- Vault stores
- Core

Queen Anne Street

Welbeck Street

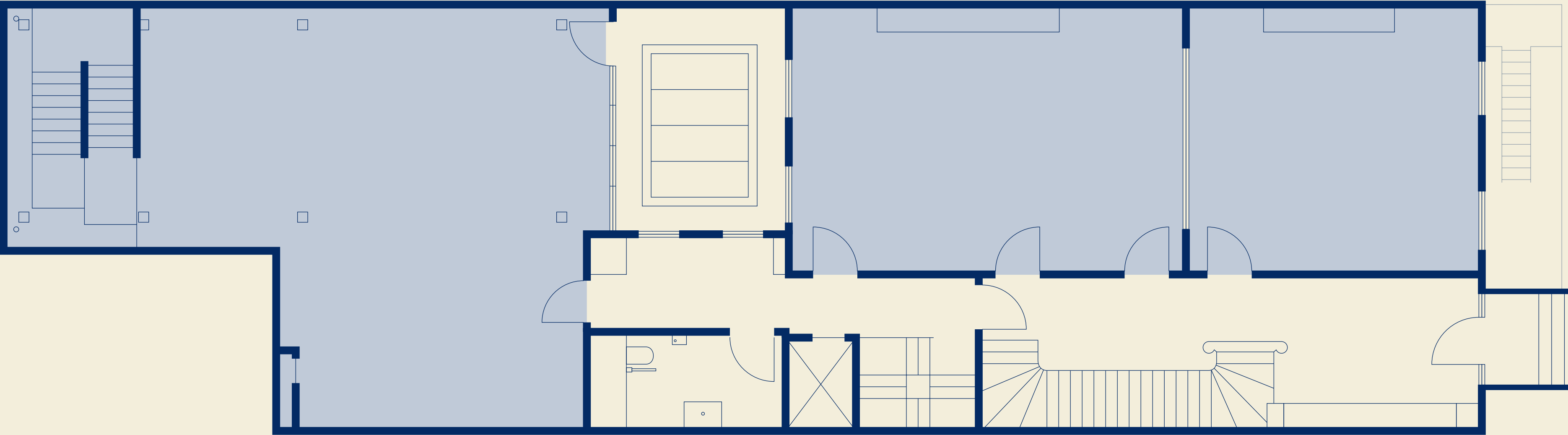




GROUND FLOOR

1,675 SQ FT // 156 SQ M

Wimpole Street



Queen Anne Street



KEY

- Workspace
- Core

Welbeck Street

58 Queen Anne Street Marylebone 7,500 sq ft



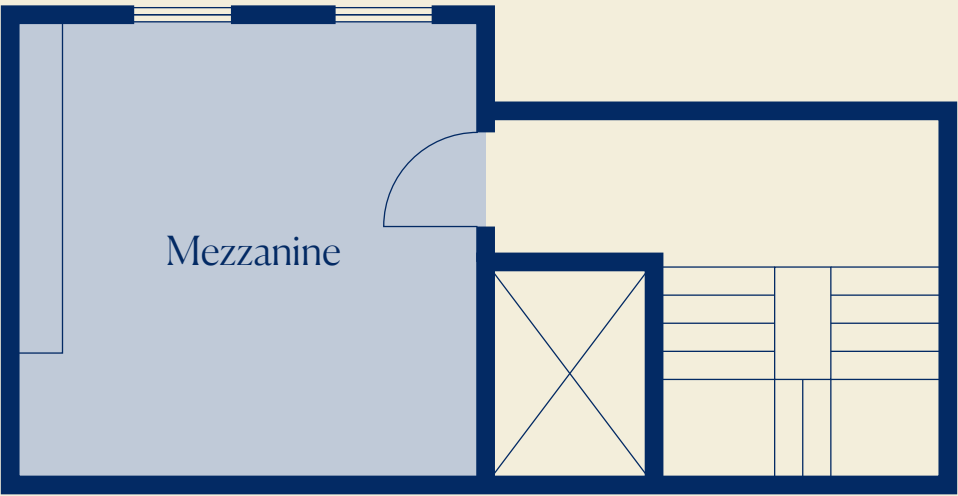
FIRST FLOOR

1,055 SQ FT // 98 SQ M

MEZZANINE

153 SQ FT // 14 SQ M

Wimpole Street

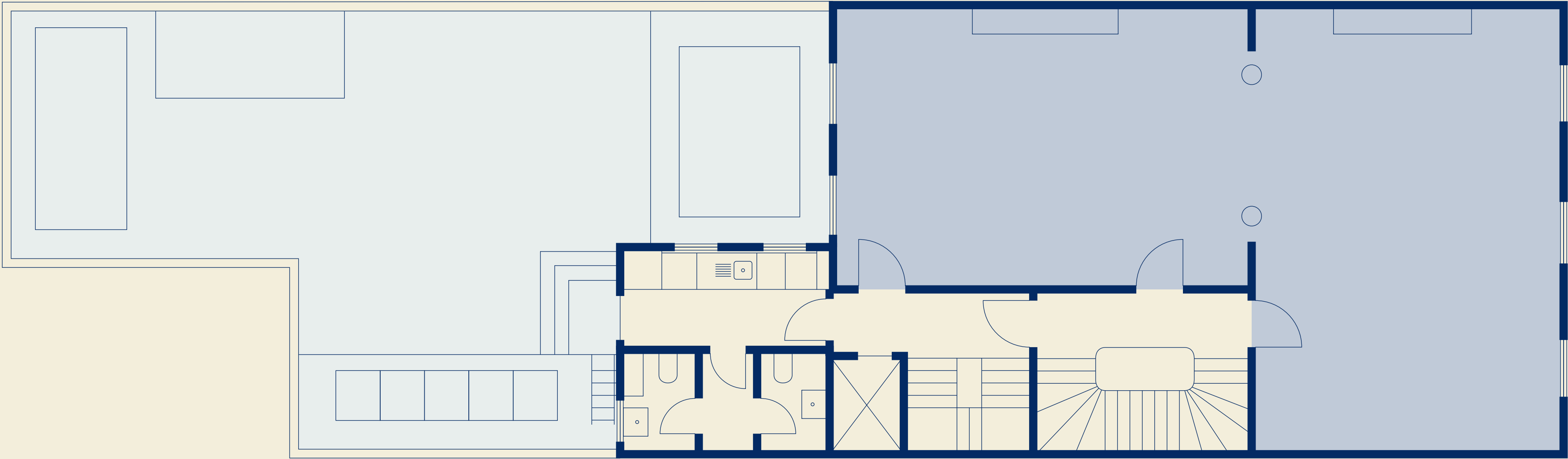


North

KEY

- Work space
- Terrace
- Core

Queen Anne Street



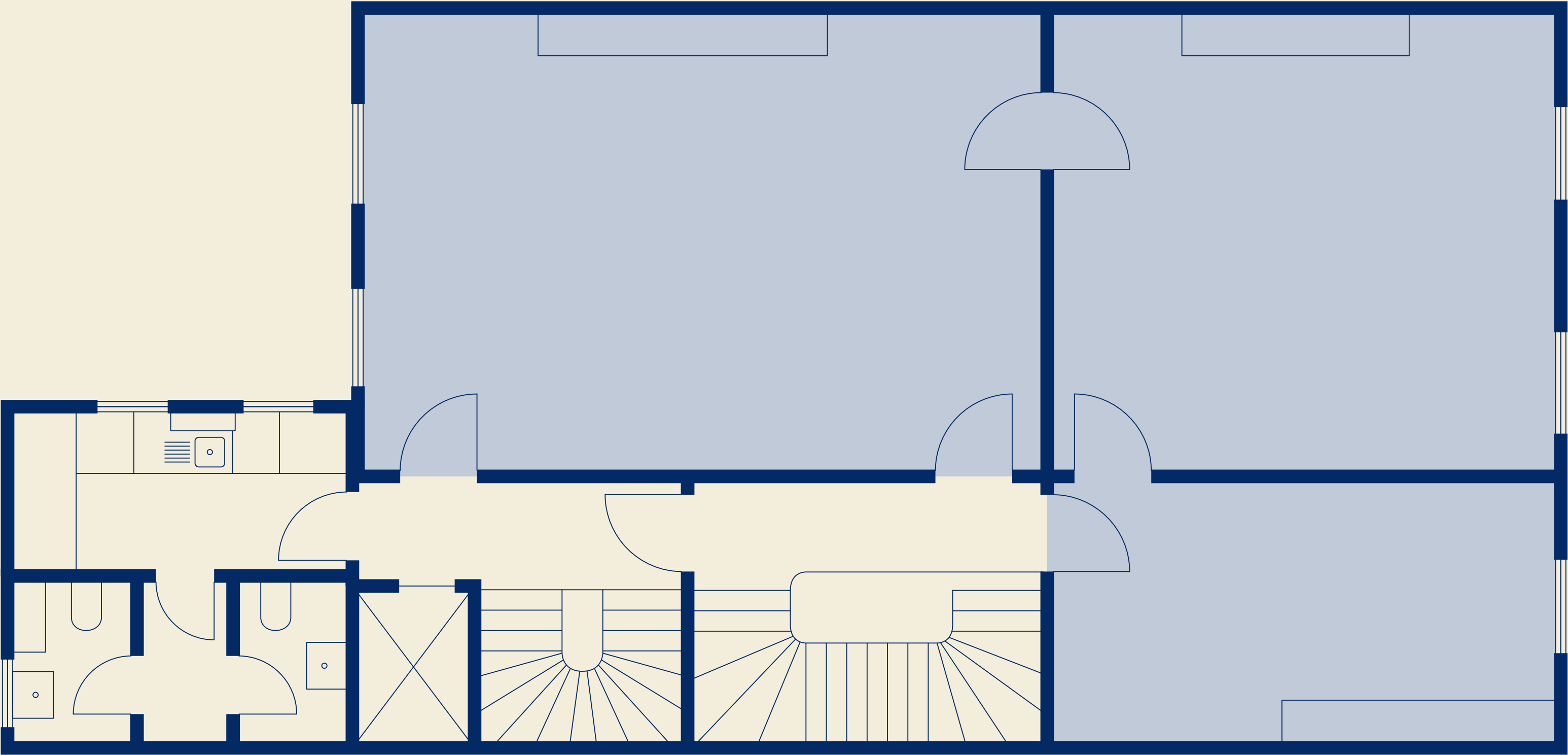
Welbeck Street





SECOND FLOOR

1,056 SQ FT // 98 SQ M



North

KEY

- Workspace
- Core

Queen Anne Street

Wimpole Street



Welbeck Street

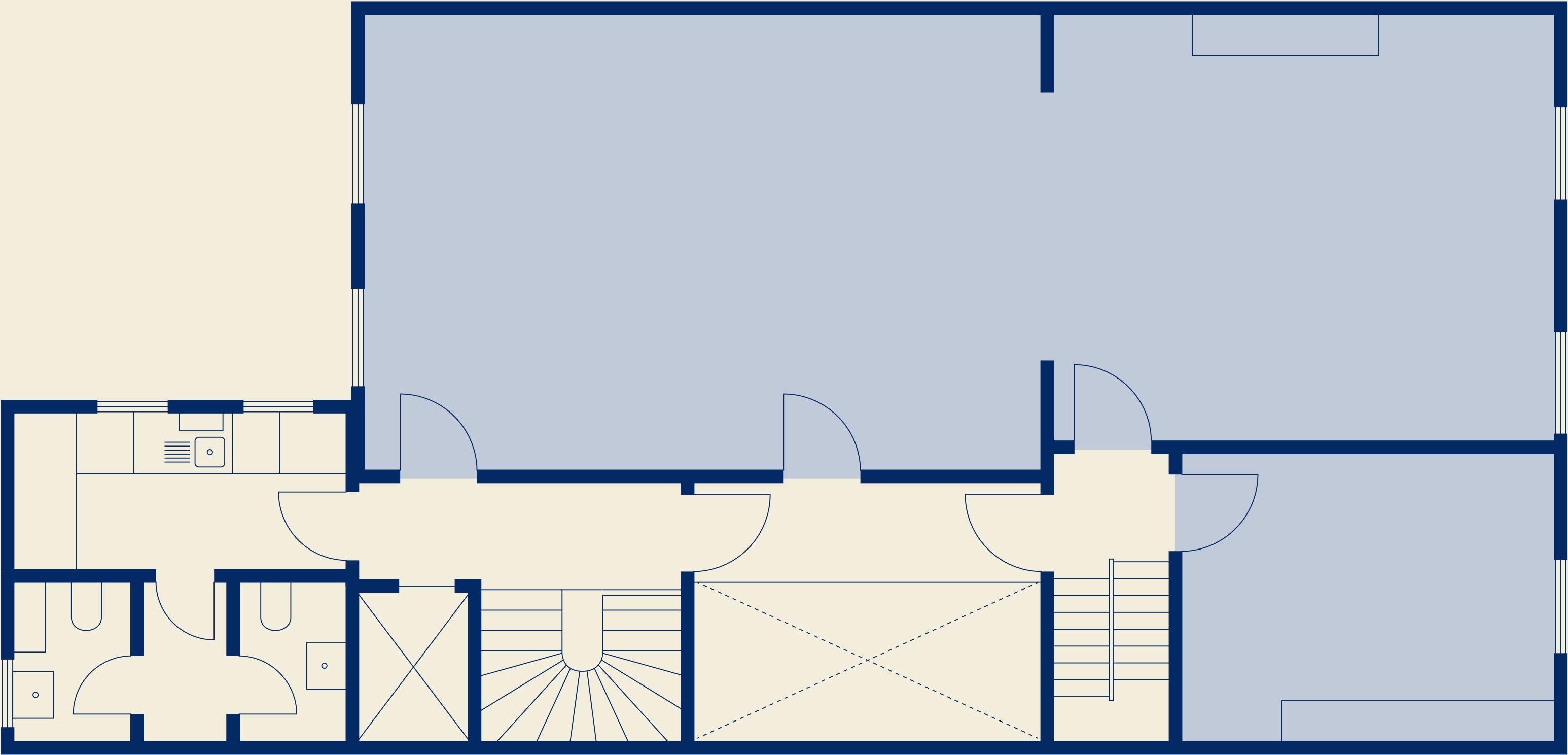




THIRD FLOOR

1,055 SQ FT // 98 SQ M

Wimpole Street



North

KEY

- Work space
- Core

Queen Anne Street

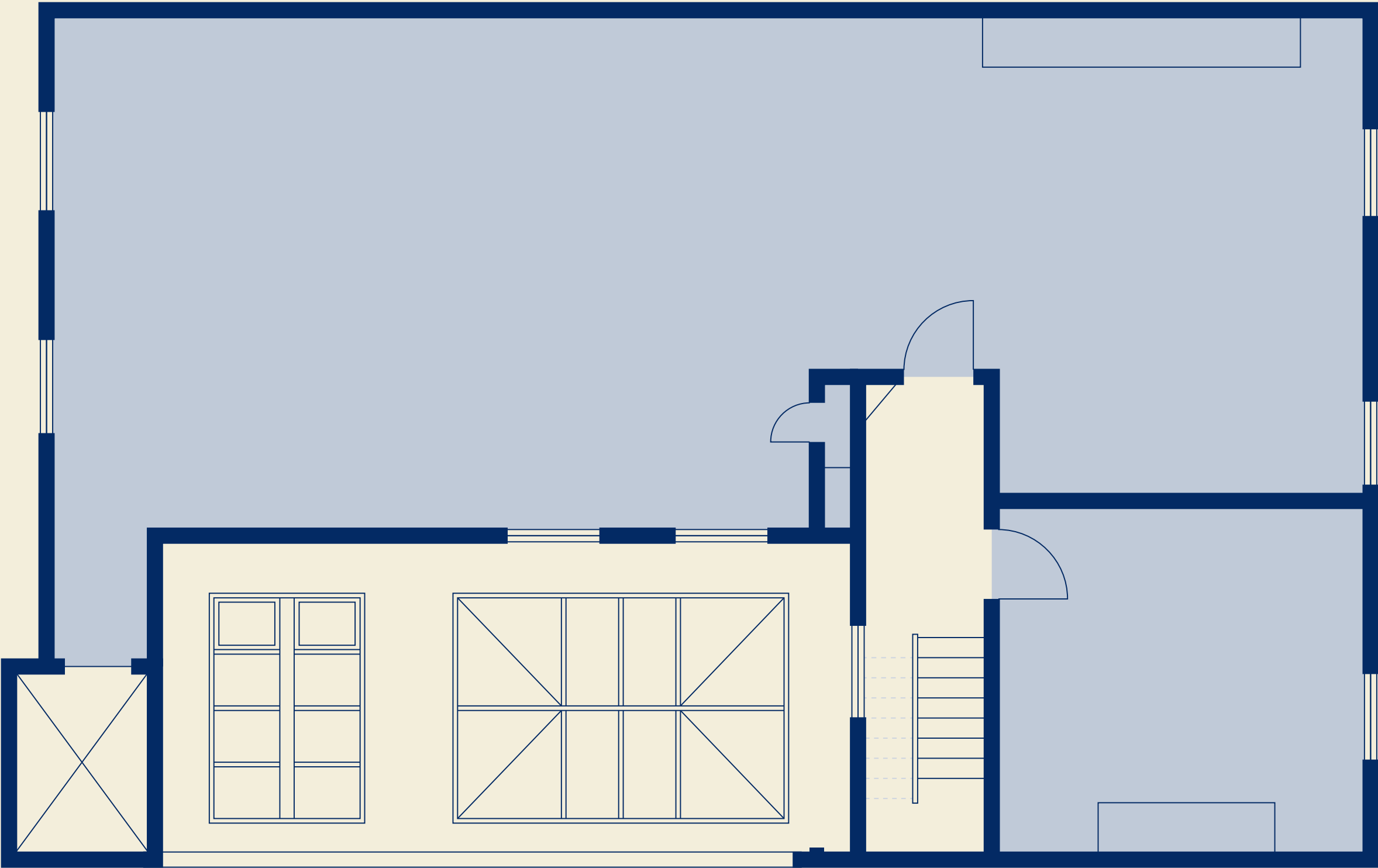
Welbeck Street



FOURTH FLOOR

876 SQ FT // 81 SQ M

Wimpole Street



KEY

- Workspace
- Core

Queen Anne Street

Welbeck Street



The area

Marylebone is one of London’s most desirable and characterful neighbourhoods, combining a refined village atmosphere with the energy of the West End.

Moments from 58 Queen Anne Street, a strong café culture is reflected in nearby favourites such as Nkora Coffee, The Watchhouse and The Ivy Café Marylebone, alongside established dining and social destinations including 108 Brasserie and The Wigmore.

Green spaces such as Cavendish Square Gardens and Paddington Street Gardens are close at hand, with Hyde Park also nearby, creating a balanced setting that supports both work and wellbeing.

LOCATION

The Centrepiece

Cafes

1. Nkora Coffee – 3 mins
2. The Watchhouse – 3 mins
3. Special Guest Coffee – 8 mins
4. The Monocle cafe – 9 mins
5. Hagen Espresso bar – 7 mins

Restaurant, pubs & bars

1. 108 Brasserie – 2 mins
2. The Ivy Cafe Marylebone – 2 mins
3. Kudu – 5 mins
4. Lita – 7 mins
5. Kitchen at Holmes – 13 mins
6. The Malt Lounge Bar – 13 mins
7. The Wigmore – 7 mins

Parks

1. Cavendish Square Garden – 6 mins
2. Paddington Street Gardens South – 8 mins
3. Portman Square Gardens – 8 mins
4. Park Square – 15 mins
5. Regent’s Park – 18 mins

Wellness

1. Third Space – 3 mins
2. 1Rebel – 8 mins
3. Nobu Pilates – 10 mins

Hotels

1. The Marylebone – 1 min
2. Nobu – 10 mins
3. The Langham – 6 mins





Connections

58 Queen Anne Street is superbly connected, positioned within easy walking distance of Bond Street, Oxford Circus and Baker Street stations. These provide access to the Elizabeth, Central, Victoria, Bakerloo and Jubilee lines, offering swift connections across central London and direct services to Heathrow Airport. Further afield, Marylebone Station is also close by for services to Oxford and Birmingham.





Terms

The long leasehold interest is for sale with full vacant possession.
A letting of the whole might be considered.

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

Mark Phillips
mphillips@edwardcharles.co.uk
0776 885 7003

Sean Cunningham
scunningham@edwardcharles.co.uk
0782 798 5858

Edward Charles & Partners, on its behalf and for the lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers of leases and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants 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. (iii) no person in the employment of Edward Charles & Partners have any authority to make or give any representation of warranty whatever in relation to these properties.
1015779. Siren | +44 (0)20 7478 4300 | sirendesign.co.uk