

MARBLE ARCH HOUSE



66-68
SEYMOUR STREET
LONDON, W1

10,226 - 21,730 SQ FT AVAILABLE



The entrance has been transformed into a serene gateway. With soft seating introduced to foster collaborative spaces, providing a perfect setting for occupiers and their guests to engage.

REFURBISHED RECEPTION AREA





EXCEPTIONAL OFFICE SPACE AVAILABLE WITH PRIVATE TERRACES AND EXCELLENT NATURAL LIGHT

Level 4 has been refurbished to Cat A condition, whilst Level 3 benefits from a brand new, premium fit out by British Land. The green spaces of Hyde Park, amenities of Connaught Village and the luxuries of Marylebone are all just moments away.

Designed by Bennett's Associates Architects, the building offers premium office space with floor to ceiling windows to allow plenty of natural light to flood the offices. Occupiers will also benefit from exclusive access to The Orchard private clubspace at One Great Cumberland Place.

AVAILABILITY

Floor	Size (sq ft)
4th Floor - Cat A	10,226
3rd Floor - Work Ready	11,504
1st Floor	Under offer
Total	21,730





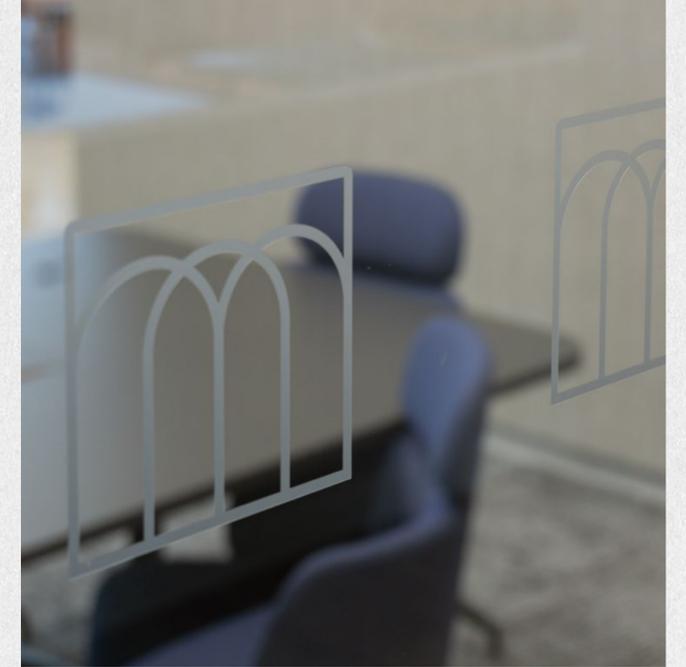
Work Ready

FULLY FITTED, FURNISHED AND CONNECTED.

Work Ready, available on Level 3, offers effective & sustainable workspaces. So you can focus on your business and settle into your new home swiftly and smoothly.

Options to suit you

	Fitted	Fully Managed
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Fixed monthly cost		•
Fully managed WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•



READY TO GO

Fitted, furnished & connected. Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.

OPTIONS TO SUIT YOU

FITTED

All of the usual building services plus the ability to use our 1GB fibre connection.

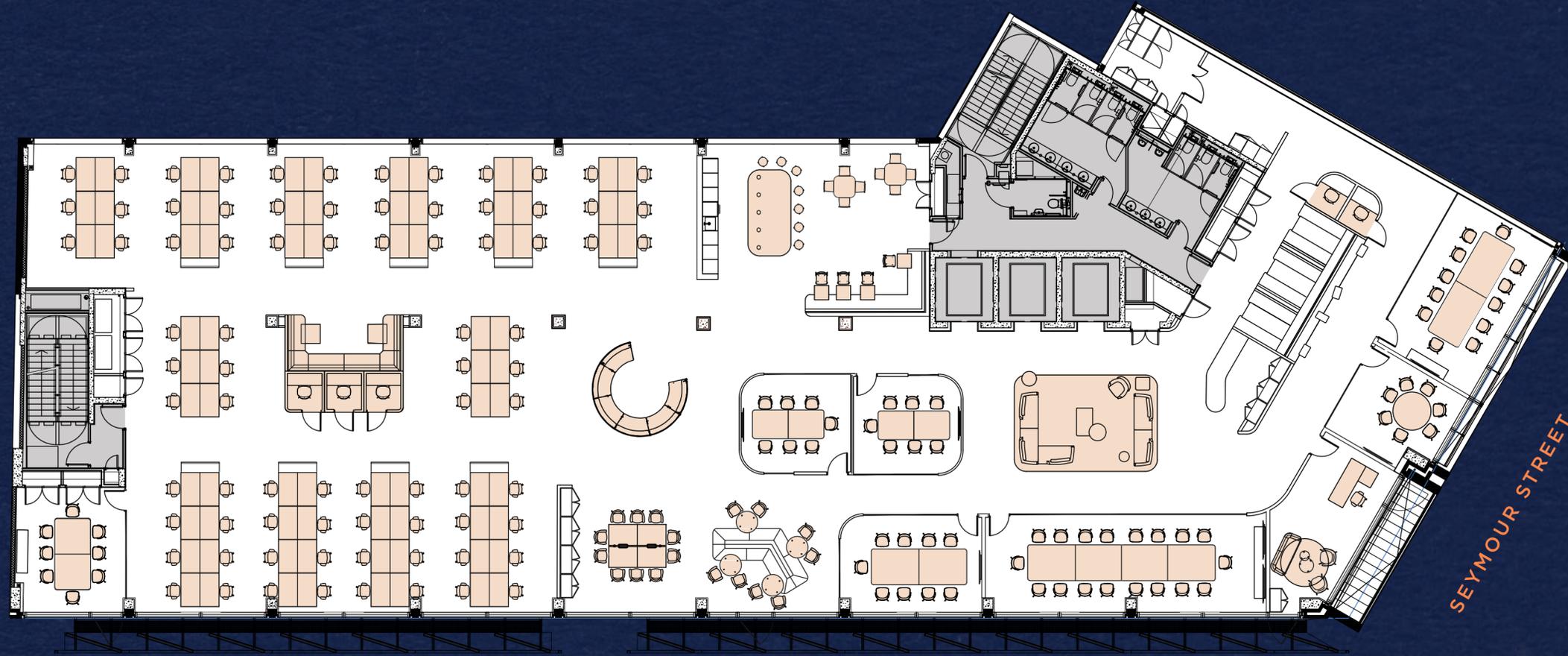
FULLY MANAGED

Get all the services you need to run your workspace for one monthly price.



3RD FLOOR WORK READY

11,504 SQ FT
1,069 SQ M



SEYMOUR STREET

80 x desks
1 x 18 person board room
1 x 12 person meeting room
1 x 9 person meeting room

1 x 8 person meeting room
3 x 7 person meeting room
5 x phone booths
1 x private office

8 x collaboration areas
1 x teapoint
1 x reception
1 x comms room

● CORE ● AVAILABLE SPACE

NOT TO SCALE. INDICATIVE ONLY.







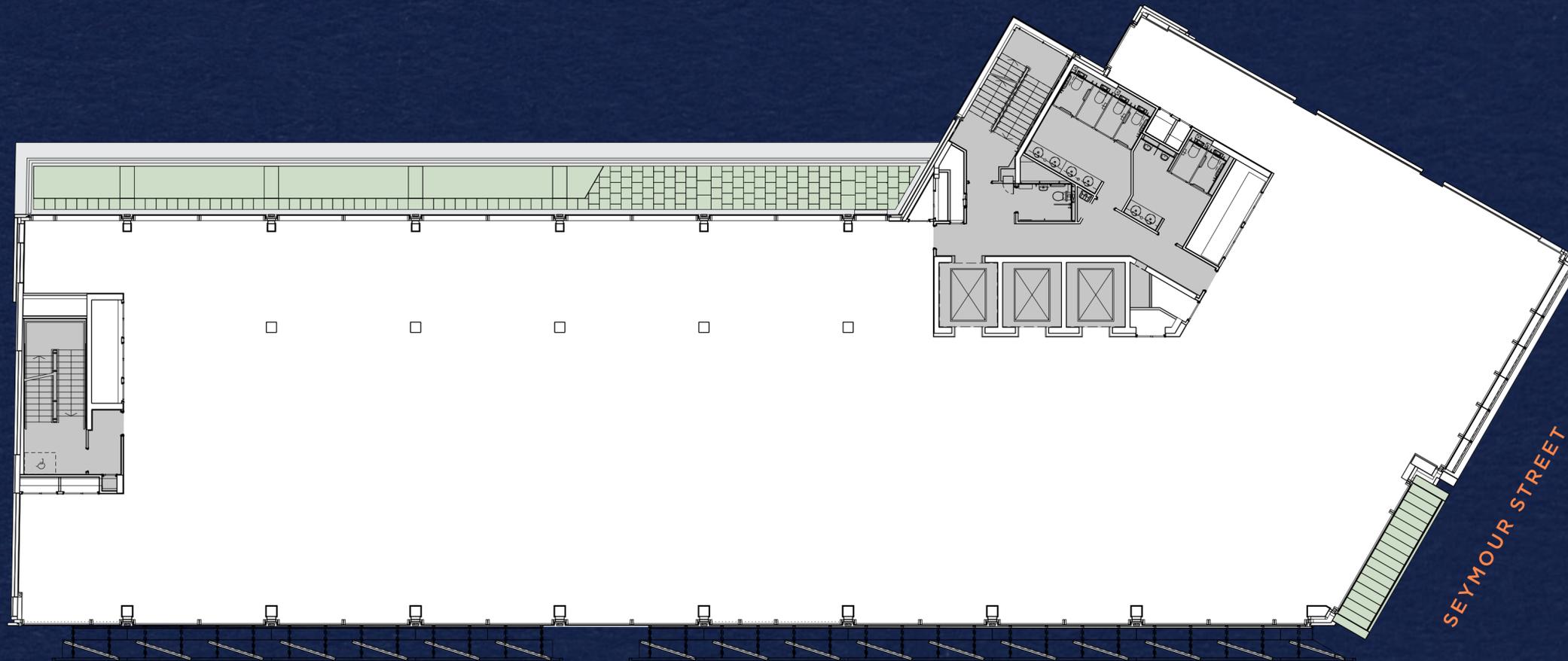






4TH FLOOR CAT A

10,226 SQ FT
950 SQ M



● CORE ● AVAILABLE SPACE ● TERRACE

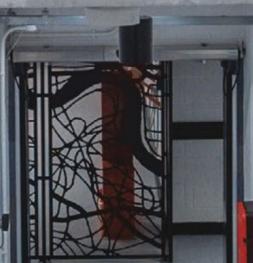
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SEAMLESS END OF JOURNEY EXPERIENCE



Newly refurbished end-of-trip facilities will include male and female changing, showers and lockers, secure bike storage and a drying room.

74

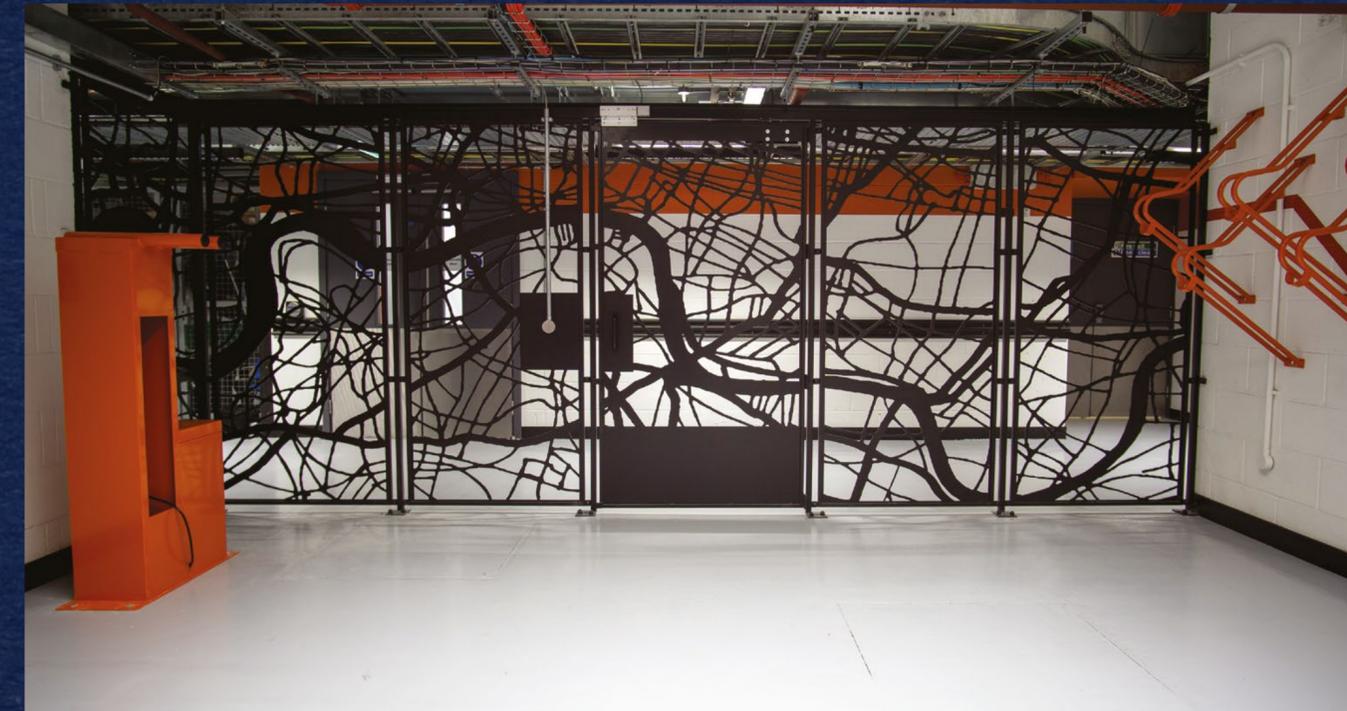
BIKE SPACES

44

LOCKERS

4

SHOWERS



CYCLE TIMES TO MAIN LINE STATIONS

5 MINUTES	MARYLEBONE
7 MINUTES	PADDINGTON
10 MINUTES	VICTORIA
13 MINUTES	CHARING CROSS
16 MINUTES	WATERLOO



AN EXCEPTIONAL SPECIFICATION

Work Ready

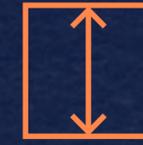
FITTED, FURNISHED
AND CONNECTED



4 PIPE FAN COIL
CEILING MOUNTED AIR-CON



2.75M FLOOR-TO-CEILING
HEIGHT



FULL ACCESS
RAISED FLOOR



1 PERSON PER
8 SQ M OCCUPANCY

BREEAM[®]

BREEAM 'VERY GOOD'
RATING

C

EPC 'C' RATING
TARGET EPC B IN 2025



HIGH SPEC
LED LIGHTING



15W PER SQ M ADDITIONAL
CATEGORY 'B'
POWER ALLOWANCE



ESSENTIAL SERVICES
BACKUP GENERATOR



3 x 17 PERSON
PASSENGER LIFTS



ALL ELECTRICITY
PURCHASED AS 100%
RENEWABLE SOURCES

BREEAM[®]

BREEAM
'EXCELLENT'

B

TARGETING
EPC 'B'
IN 2025

350

ACRES OF OUTDOOR SPACE
ON YOUR DOORSTEP,
OFFERING YEAR ROUND
LEISURE ACTIVITIES



PROUDLY PART OF THE MARBLE
ARCH BUSINESS IMPROVEMENT
DISTRICT (BID)



10+ GYMS
WITHIN 10
MINUTES WALK

939

SQ FT OF PRIVATE
TERRACE SPACE



SWIMMING IN THE
SERPENTINE ALL
YEAR ROUND

WELLNESS & SUSTAINABILITY CHOICES





CENTRED IN A CALM OASIS

Located in the West End, Marble Arch House is ideally placed to enjoy a varied range of local amenities, with a boutique offering of restaurants and pubs, surrounded by a mass of green spaces and Marylebone to offer a village feel within Central London.

21

SHOPS IN A
10 MIN WALK

8

GREEN SPACES
IN A 10 MIN WALK

14

RESTAURANTS
IN A 5 MIN WALK



The Italian Greyhound, located next door



Connaught Village, just 4 mins away



Hyde Park, only 2 mins walk away



Portman Square, just 7 mins walk away



Nobu Hotel, Restaurant and Gym, just 5 mins walk away

The Carpenters Arms, less than 1 mins away





FINE DINING

1. TOKii
2. Brasserie of Light
3. The Italian Greyhound
4. Casa Mavelo
5. Roka Mayfair
6. Locanda Locatelli
7. Le Gavroche
8. Nobu
9. Feya

DRINKS

18. The Three Tuns
19. Seymour's Parlour
20. Home House
21. Duke of Kendal
22. Vinoteca Marylebone
23. City of Quebec
24. Purl London
25. Devonshire Arms

HOTELS

36. The Zetter Townhouse
37. The Mandeville Hotel
38. 47 Park Street
39. Claridge's
40. The Montcalm Hotels
41. Chiltern Firehouse
42. Home House
43. Z at Gloucester Place
44. Nobu Hotel

OCCUPIERS

58. Columbia Threadneedle
59. British Land
60. Elliott Advisors
61. Bridgepoint
62. Aramco
63. Hunter Boot Ltd
64. Fulcrum Asset Management
65. The Portman Estate
66. Knight Frank
67. Pimco

LUNCH

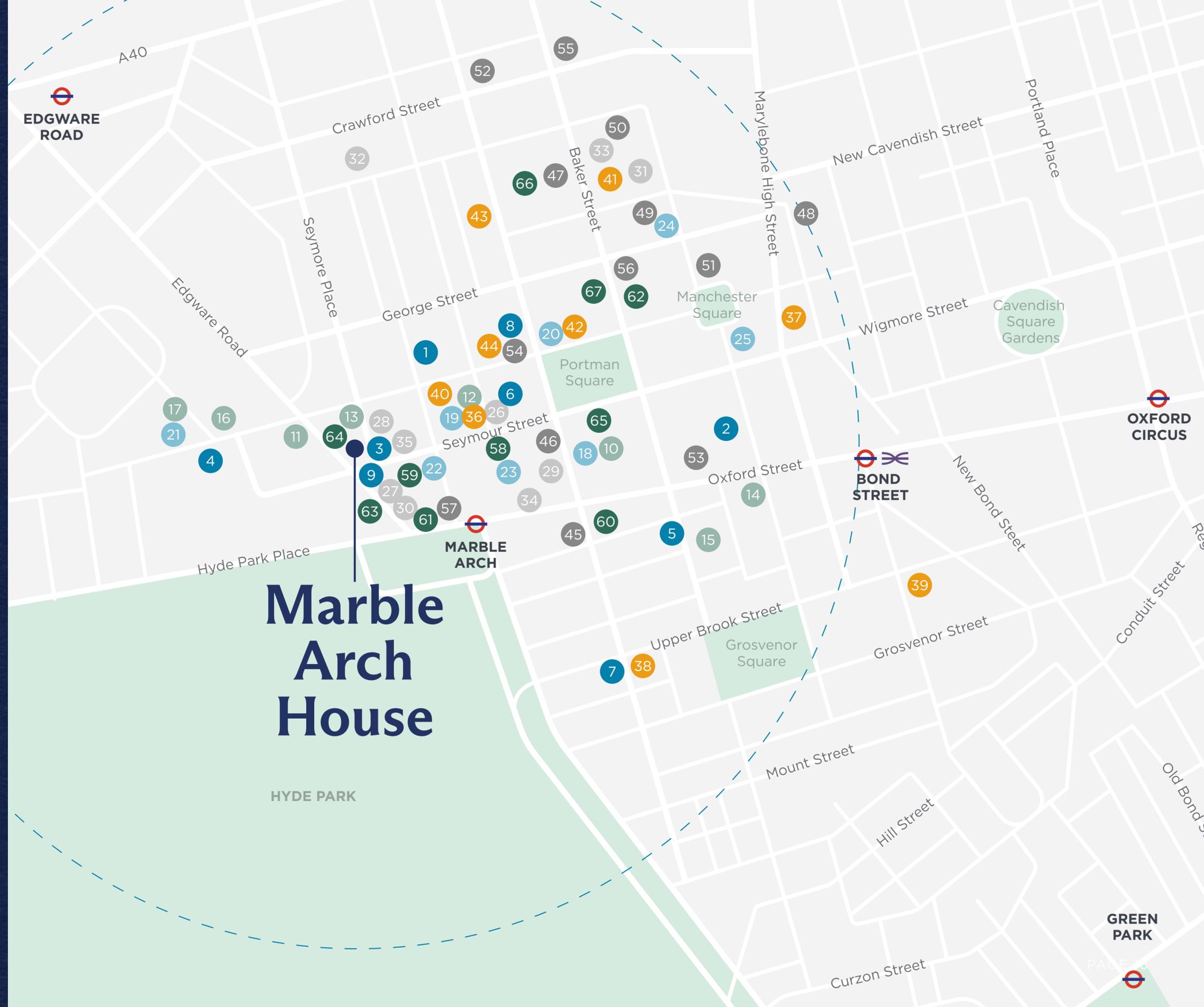
10. Roti Chai
11. Ranoush Juice
12. Zayna
13. So French
14. Burger & Lobster
15. Mercato Mayfair
16. Colbeh
17. Buchanans Cheesemonger

COFFEE

26. Daisy Green
27. Starbucks
28. GAIL's Bakery
29. Pret a Manger
30. PAUL Marble Arch
31. The Monocle Café
32. Boxcar Baker
33. Chiltern Street Deli
34. BloomsYard
35. WatchHouse

LIFESTYLE

45. Virgin Active
46. The Gym Way
47. Fitness First
48. Third Space
49. The Gallery of Everything
50. Atlas Gallery
51. The Wallace Collection
52. Everyman Cinema
53. Selfridges
54. Nobu Gym
55. BXR
56. KoBox
57. The Orchard Clubspace



Marble Arch House

HYDE PARK



GET IN TOUCH



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W1H 5BW, LONDON