



ONE  
GREAT  
CUMBERLAND  
PLACE





UP TO 57,000 SQ FT OF NEW  
GRADE A OFFICE SPACE  
NEXT TO MARBLE ARCH,  
COMING Q3 2022

Situated in a prominent position at the gateway to Marylebone's most vibrant and carefully curated corner, The Portman Estate, One Great Cumberland Place is more than just a workplace.

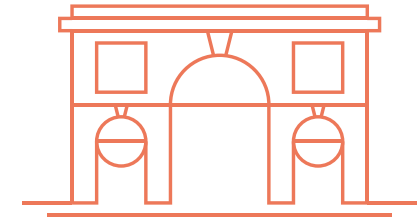
A transformation is underway to provide up to 57,000 sq ft of contemporary office space within a stunning Art Deco landmark, presenting dynamic businesses with the opportunity to be part of a thriving community.



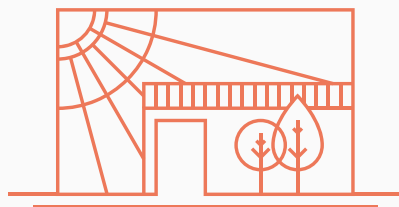
# Overview



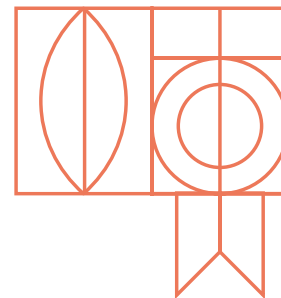
Up to 57,000 sq ft of new, contemporary office space over eight floors



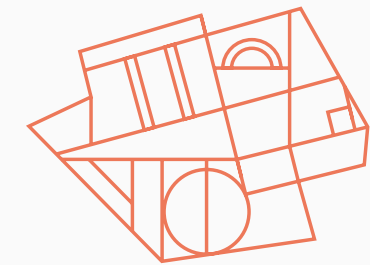
Prime location next to Marble Arch station and Hyde Park, just 9 minutes' walk from Bond Street Crossrail



Terraces on floors 6, 7 and 8



Designed by renowned architects AHMM, targeting BREEAM Excellent



In the heart of The Portman Estate's vibrant and enriching business community





## Choose 57,000 sq ft Enjoy 110 Acres

Home to quality boutiques, restaurants, coffee shops and hotels, The Portman Estate is an independent retail and leisure destination spanning 110 acres of Marylebone in London's West End.

Taking space in one of the Estate's prime properties goes far beyond the bricks and mortar.

With a considered approach to improving the experiences and environments of its occupiers, residents and visitors, you'll be joining a vibrant connected neighbourhood unlike any other in London.



# The cherry on top

The Portman Estate plans to invest £250m over the next 10 years to further improve and evolve its portfolio. One Great Cumberland Place represents the gateway to this special corner of the West End.





Location



The Building



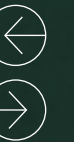
Accommodation



The Team



# LOCATION



# Expand your horizons

  
OXFORD CIRCUS STATION

  
BOND STREET STATION

GROSVENOR SQUARE

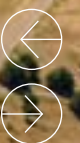
MANCHESTER SQUARE

  
MARBLE ARCH STATION

PORTMAN SQUARE

 ONE GREAT CUMBERLAND PLACE

HYDE PARK



# More Marylebone

Surrounded by vast green spaces of the relaxing parks nearby, Marylebone is known for being an area of calm and serenity.

Explore the variety of many independent eateries and boutiques, and uncover your new favourite place to eat, shop or unwind.

A bustling neighbourhood with a boutique village feel, discover the best kept secrets of Marylebone.



## More Marylebone

- [Map](#)
- [Green Space](#)
- [Dining + Socialising](#)
- [Wellness + Lifestyle](#)
- [Retail + Hotels](#)
- [Arts + Culture](#)
- [Public Realm](#)
- [Walking](#)
- [Connections](#)
- [Cycling](#)



# Find a new favourite

## FINE DINING

- 01 TOKii
- 02 Brasserie of Light
- 03 The Italian Greyhound
- 04 Hankies Marble Arch
- 05 Roka Mayfair
- 06 Locanda Locatelli
- 07 Le Gavroche
- 08 Nobu
- 09 Lurra
- 10 Trishna
- 11 KOL
- 12 Jikoni

## DRINKS

- 01 The Three Tuns
- 02 Seymour's Parlour
- 03 Home House
- 04 Duke of Kendal
- 05 Vinoteca Marylebone
- 06 City of Quebec
- 07 Purl London
- 08 Devonshire Arms
- 09 The Portman Pub
- 10 The Churchill
- 11 The Grazing Goat
- 12 Clarette
- 13 The Carpenters Arms
- 14 Abasto

## COFFEE

- 01 Daisy Green
- 02 Starbucks
- 03 GAIL's Bakery
- 04 Pret a Manger
- 05 PAUL Marble Arch
- 06 The Monocle Café
- 07 Boxcar Baker
- 08 Chiltern Street Deli

## LUNCH

- 01 Roti Chai
- 02 Pret a Manger
- 03 Ranoush Juice
- 04 Zayna
- 05 So French
- 06 Burger & Lobster
- 07 Mercato Mayfair
- 08 Seymour Store
- 09 Selfridges Food Hall
- 10 La Petite Poissonnerie

## HOTELS & MEMBERS CLUBS

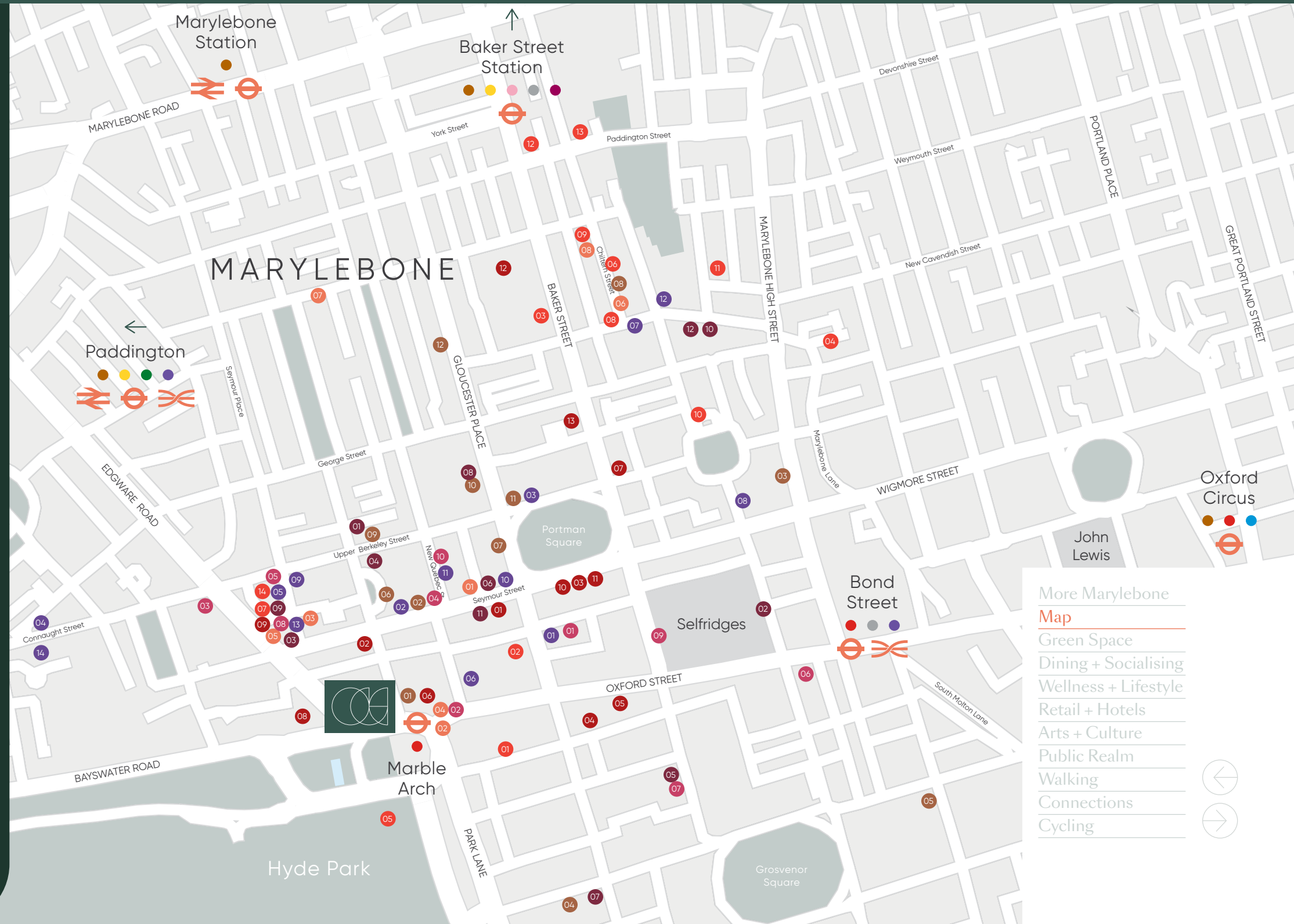
- 01 Hard Rock Hotel London
- 02 The Zetter Townhouse
- 03 The Mandeville Hotel
- 04 47 Park Street
- 05 Claridge's
- 06 The Montcalm Hotels
- 07 Hyatt Regency London
- 08 Chiltern Firehouse
- 09 Home Grown
- 10 Nobu Hotel London Portman Square
- 11 Home House
- 12 Z at Gloucester Place

## LIFESTYLE & WELLNESS

- 01 Virgin Active
- 02 The Gym Way
- 03 Fitness First
- 04 The Space Marylebone
- 05 Hyde Park
- 06 Bharti Vyas
- 07 London Grace
- 08 The Gallery of Everything
- 09 Atlas Gallery
- 10 The Wallace Collection
- 11 Marylebone Farmers Market
- 12 Everyman Cinema
- 13 BXR
- 14 Thompson's Gallery

## OCCUPIERS

- 01 BMO Real Estate
- 02 British Land
- 03 CPPIB
- 04 Elliott Advisors
- 05 TPG Capital
- 06 Bridgepoint
- 07 Aramco
- 08 Hunter Boot Ltd
- 09 Fulcrum Asset Management
- 10 The Portman Estate
- 11 Invesco
- 12 Knight Frank
- 13 Pimco



### More Marylebone

#### Map

- Green Space
- Dining + Socialising
- Wellness + Lifestyle
- Retail + Hotels
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- Cycling



## Perks of the job

*Want outdoor space - how about 350 acres?*

Directly opposite One Great Cumberland Place, Hyde Park is Central London's largest park, home to Speaker's Corner, The Serpentine Lido and art gallery, lakeside cafés and acres of green space in which to relax and unwind.

[More Marylebone](#)

[Map](#)

[Green Space](#)

[Dining + Socialising](#)

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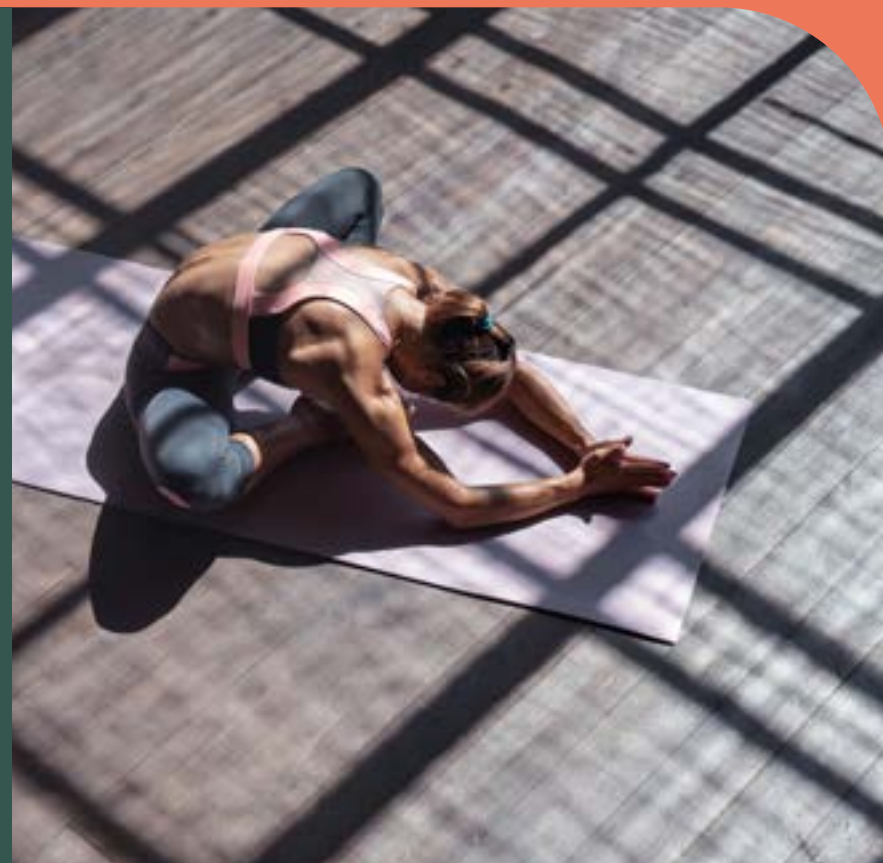
# Simply spoilt for choice

Whether you want a quick business lunch or a more relaxed evening affair, the biggest challenge you'll face is deciding where to dine. From the smoky chargrilled menu of Lurra, to the authentic taste of Nobu's Japanese dishes, or even the quirky afternoon tea and cocktail lounge of Seymour's Parlour, One Great Cumberland Place is within walking distance of the finest and most delectable experiences in London.



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## Mind, body, soul - sorted

Discover the holistic therapies of the East at Bharti Vyas, or pop into award-winning nail bar London Grace for some 'you time'. The prestigious Home House is London's most iconic members' club, offering exclusive events and a fitness suite for its members, and get involved in The Gym Way's many daily classes from HIIT to Boxfit or head to Nobu Pilates studio to try out one their signature classes.

[More Marylebone](#)[Map](#)[Green Space](#)[Dining + Socialising](#)[Wellness + Lifestyle](#)[Retail + Hotels](#)[Arts + Culture](#)[Public Realm](#)[Walking](#)[Connections](#)[Cycling](#)



## Beautifully boutique

The Portman Estate is the location of choice for some of the finest independent retailers in London, from anatomē apothecary's naturally sourced botanicals and essential oils, to the high-end, sustainably-sourced fashion of Ssōne.

After a day of exploring some of Marylebone's favourite boutiques, put your head down in The Zetter Townhouse, a unique 24 bedroom Georgian townhouse which feels more like a home away from home.

[More Marylebone](#)[Map](#)[Green Space](#)[Dining + Socialising](#)[Wellness + Lifestyle](#)[Retail + Hotels](#)[Arts + Culture](#)[Public Realm](#)[Walking](#)[Connections](#)[Cycling](#)

## Put yourself in the picture

Marylebone is home to inspiring art galleries and exhibitions by local and global artists alike. Enjoy the versatility of art on display at The Gallery of Everything, London's only space dedicated to showcasing private art-making. The stunning photography at the Atlas Gallery features exhibitions from esteemed and aspiring photographers. While away your time wandering The Wallace Collection's exquisite spaces brimming with the most significant ensembles of fine and decorative arts in the world or delight in the exhibitions on display at Thompson's Gallery.



[More Marylebone](#)  
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# A sustainable vision for Marble Arch

Marble Arch is the gateway where London's high street meets its greatest city park. Seen by millions each year it is a beloved landmark for both London and Marylebone. The Portman Estate (along with partners) has a vision to transform the area surrounding the arch into a high quality civic space for those living, working and visiting this bustling corner of the West End to enjoy. The plan highlights the area's potential as a place for activity and events and is closely aligned with the Estate's aspiration for a more sustainable future.

To find out more visit [portmanestate.co.uk](http://portmanestate.co.uk)



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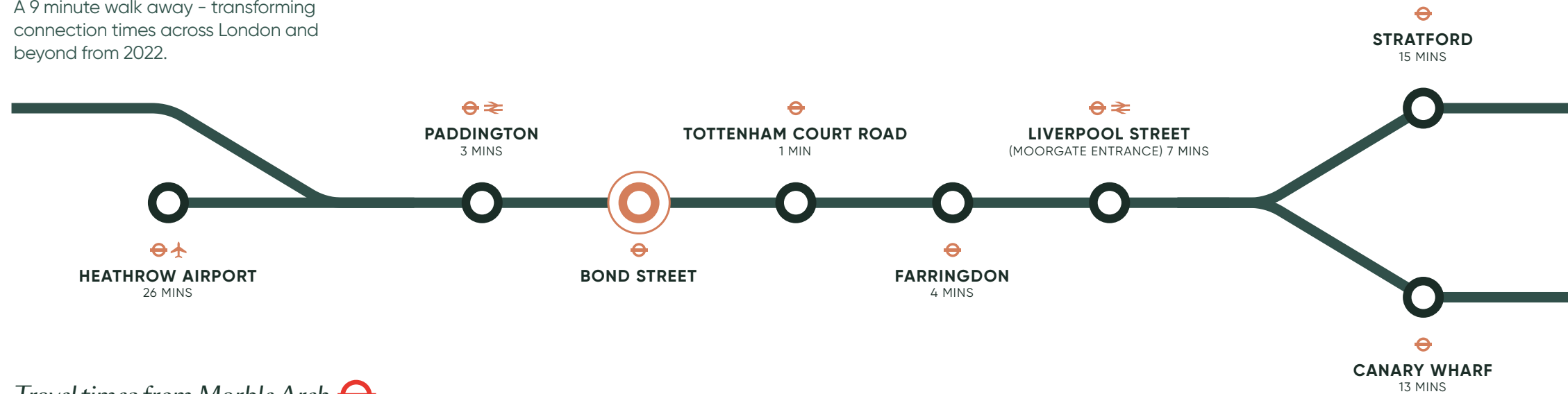


# Fast track the commute

## Travel times from Bond Street
















### Crossrail / Elizabeth Line

A 9 minute walk away - transforming connection times across London and beyond from 2022.



## Travel times from Marble Arch

Just a 1 minute walk away offering access to the Central Line.

<b>5</b> mins	<b>6</b> mins	<b>7</b> mins	<b>7</b> mins	<b>10</b> mins	<b>10</b> mins
<b>Victoria</b> Via Oxford Circus 	<b>Waterloo</b> Via Bond Street 	<b>King's Cross St. Pancras</b> Via Oxford Circus 	<b>Paddington</b> 	<b>London Bridge</b> Via Bond Street 	<b>Bank</b> 
 		 	 		

- More Marylebone
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Travel times taken from www.crossrail.co.uk

# Pedal to the metal

## Cycling times

Set up for cycling with fast and easy journey times to London's key commuting stations and beyond.

## Cycle Hire Docking Stations

5 Docking Stations  
86 Bikes



5 mins

Marylebone  


7 mins

Paddington  


10 mins

Victoria  


13 mins

Charing Cross  


16 mins

Waterloo  




## End of trip facilities

One Great Cumberland Place's best-in-class end of trip facilities include a drying room, male and female changing and showers and secure cycle storage, all accessed via a dedicated entrance and lift.



Drying room



Male and female changing rooms. 10 showers and 154 lockers



121 bike racks



Dedicated entrance

[More Marylebone](#)

[Map](#)

[Green Space](#)

[Dining + Socialising](#)

[Wellness + Lifestyle](#)

[Retail + Hotels](#)

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# THE BUILDING



# Beyond a building

Celebrating the building's rich heritage, the beautiful entrance lobby reimagines Art Deco for the modern day, with break out areas and a café creating a multifunctional space.



Virtual  
Tour

Indicative Reception CGI

Overview

Reception

Workspace

Terraces



# Workspace that means business

Eight floors of highly adaptable and open workspace, enjoying views across regal Marble Arch and into Hyde Park.

Indicative Workspace CGI

Overview

Reception

Workspace

Terraces





Virtual  
Tour

Indicative Workspace CGI

Overview  
Reception  
Workspace  
Terraces



# Blue sky working

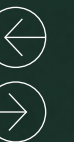
Take a moment to pause on the private terrace space on floors 6 and 7, plus floor 8's multiple terraces overlooking Hyde Park and the West End.

Indicative CGI showing terraces

Overview  
Reception  
Workspace  
Terraces



# ACCOMMODATION



# Schedule of Areas

FLOOR	USE	SQ FT	SQ M	TERRACES SQ FT
08	Office	5,207	484	635
07	Office	7,586	705	226
06	Office	8,119	754	95
05	Office	8,353	776	
04	Office	8,384	779	
03	Office	8,371	778	
02	Office	8,393	780	
01	Office	3,013	280	
G	Reception & Café	1,905	177	
<b>Total</b>		<b>59,331</b>	<b>5,511</b>	<b>956</b>

Approx NIA - subject to final confirmation of floor areas upon completion.

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans
- Space Plans



# Specification



Brand new Grade A offices behind a retained Art Deco façade



Designed by AHMM



BREEAM 'Excellent'



Raised access flooring 150mm



Four pipe fan coil air conditioning



Fresh Air Flow Rate 1.65l/s per m<sup>2</sup>



3.26m floor to soffit ceiling height



Exposed services with hybrid raft ceiling system



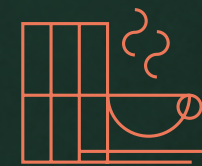
Office occupational density 1:8sqm



Terraces on floors 6, 7 and 8



3 x 24 person passenger lifts



Ground floor café with break out seating



Openable windows providing the opportunity for mixed mode operation

Schedule

**Specification**

Sustainability + Wellness

Floor Plans

Space Plans



# Smart building - green thinking

One Great Cumberland Place has been thoughtfully and carefully designed with its impact on the environment and the wellbeing of its occupants front of mind.

- BREEAM 'Excellent'
- Terrace space totalling 956 sq ft
- Adjacent to Hyde Park's 350 acres of greenery
- Green roof planting to improve the local ecology and habitat
- Smart lighting - low energy lighting fittings, photoelectric daylight dimming and presence detecting controls to reduce electricity use
- Filtered air intake at the roof to provide fresh air throughout the building
- Intelligent building management systems to control and measure energy use
- Smart servicing - heat recovery mechanical ventilation to reduce heating and cooling loads
- Renewable energy systems with photovoltaic panels on the roof
- High efficiency condensing gas boilers with weather compensation to minimise carbon and pollution emissions
- High performance glazing to reduce cooling energy and improved wall build up to improve performance of building fabric
- Low flow sanitary fittings to reduce water use



Schedule

Specification

Sustainability + Wellness

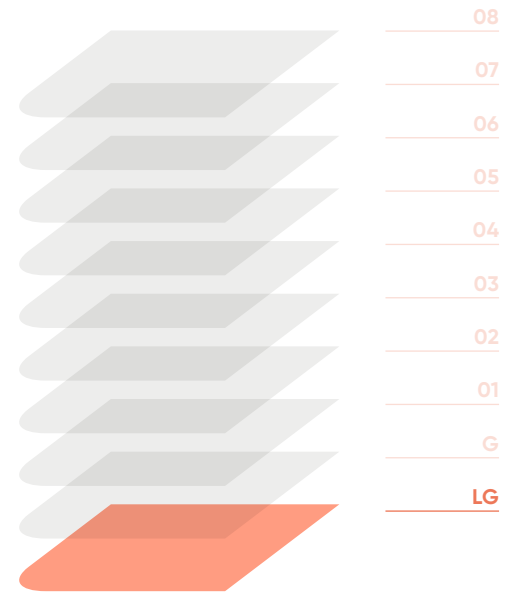
Floor Plans

Space Plans



**LOWER GROUND**

Male and Female Changing Facilities, 10 Showers, 154 Lockers, Cycle Repair and Electric Bike Charging Station.  
 121 Cycle Spaces



Marble Arch



Great Cumberland Place



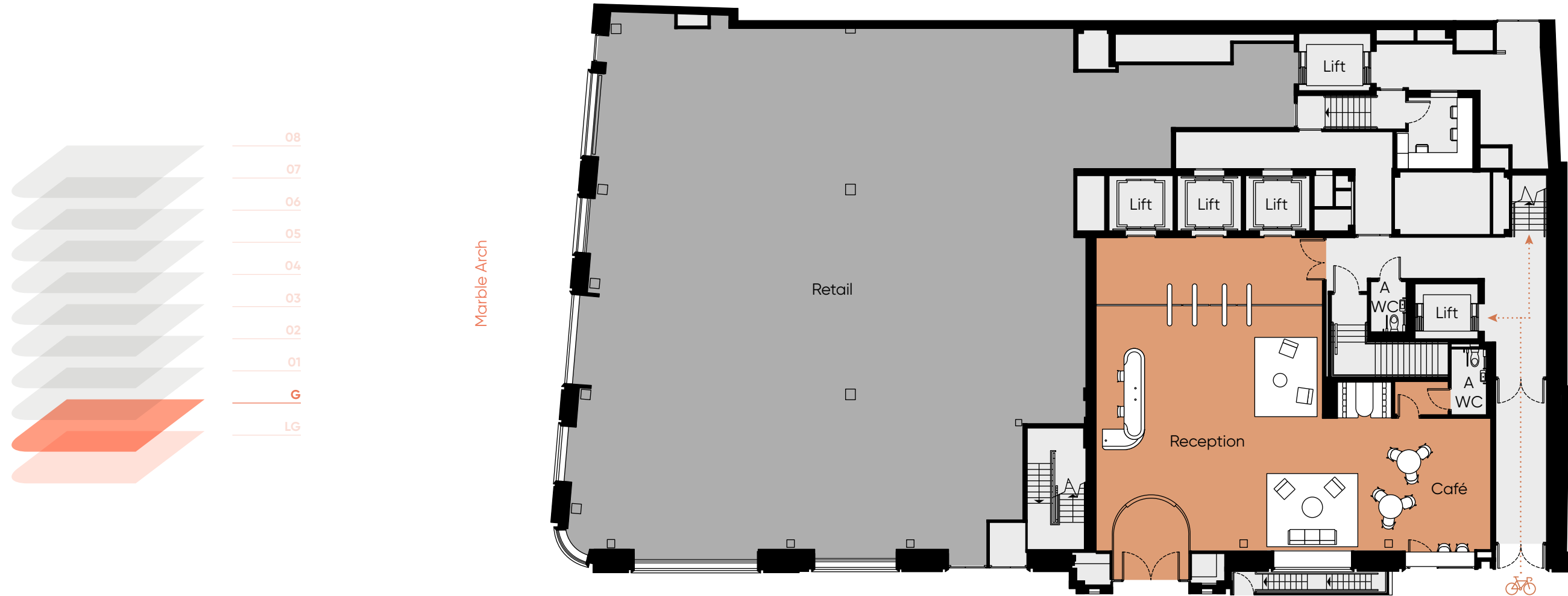
■ Changing/Cycle Store ■ Core Areas ..... Cycle Route

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans**
- Space Plans



**GROUND**

Reception/Café 1,905 sq.ft. 177 sq.m.



■ Reception/Café ■ Retail ■ Core Areas

Great Cumberland Place

Schedule

Specification

Sustainability + Wellness

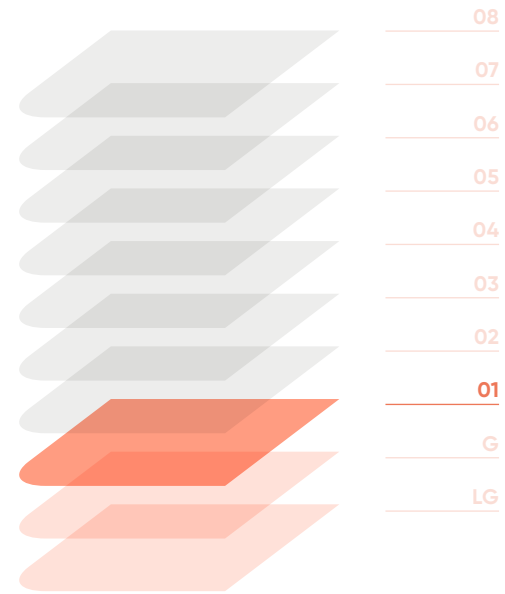
**Floor Plans**

Space Plans

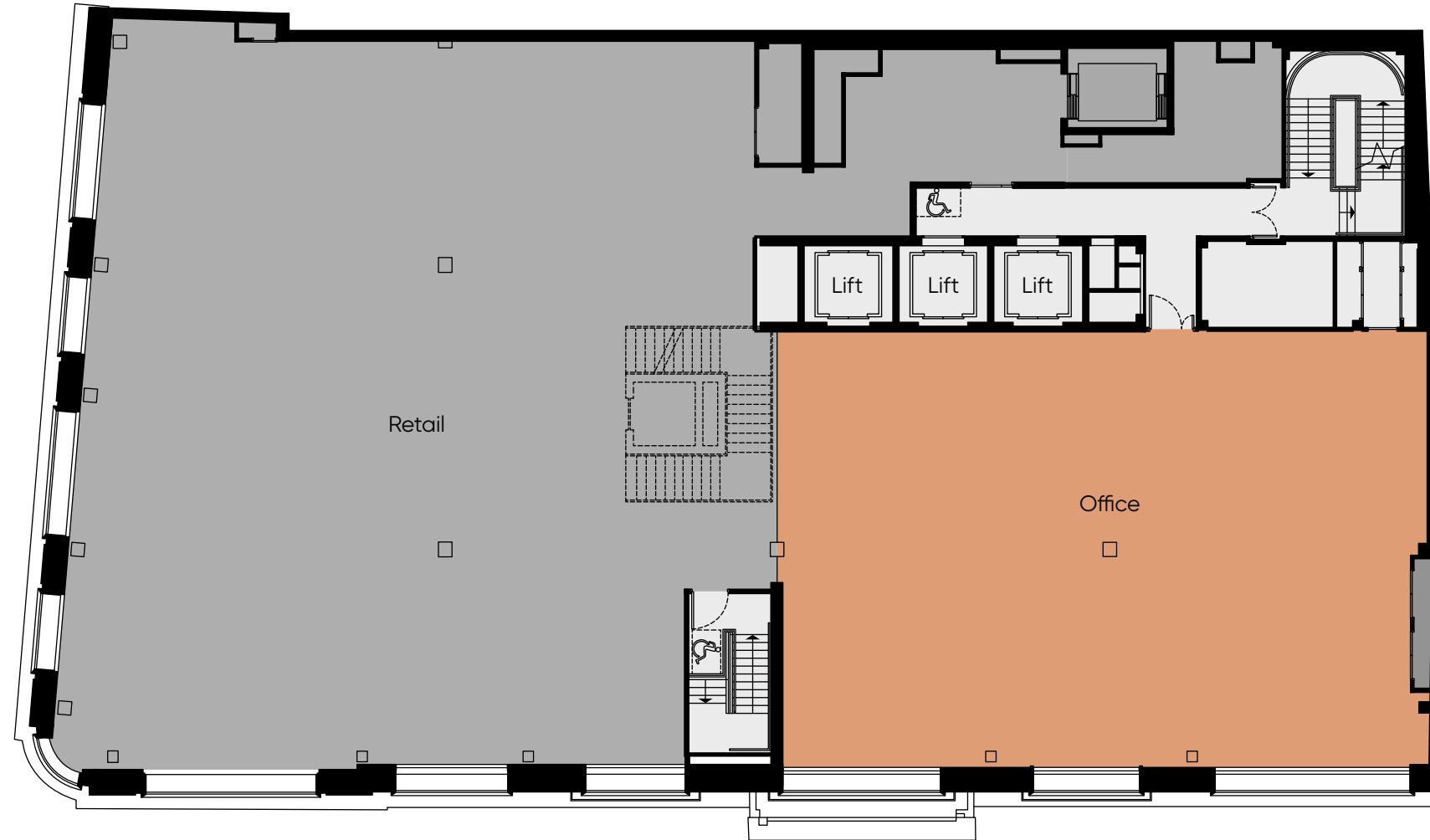


**FLOOR 01**

Office 3,013 sq.ft. 280 sq.m.



Marble Arch



Great Cumberland Place



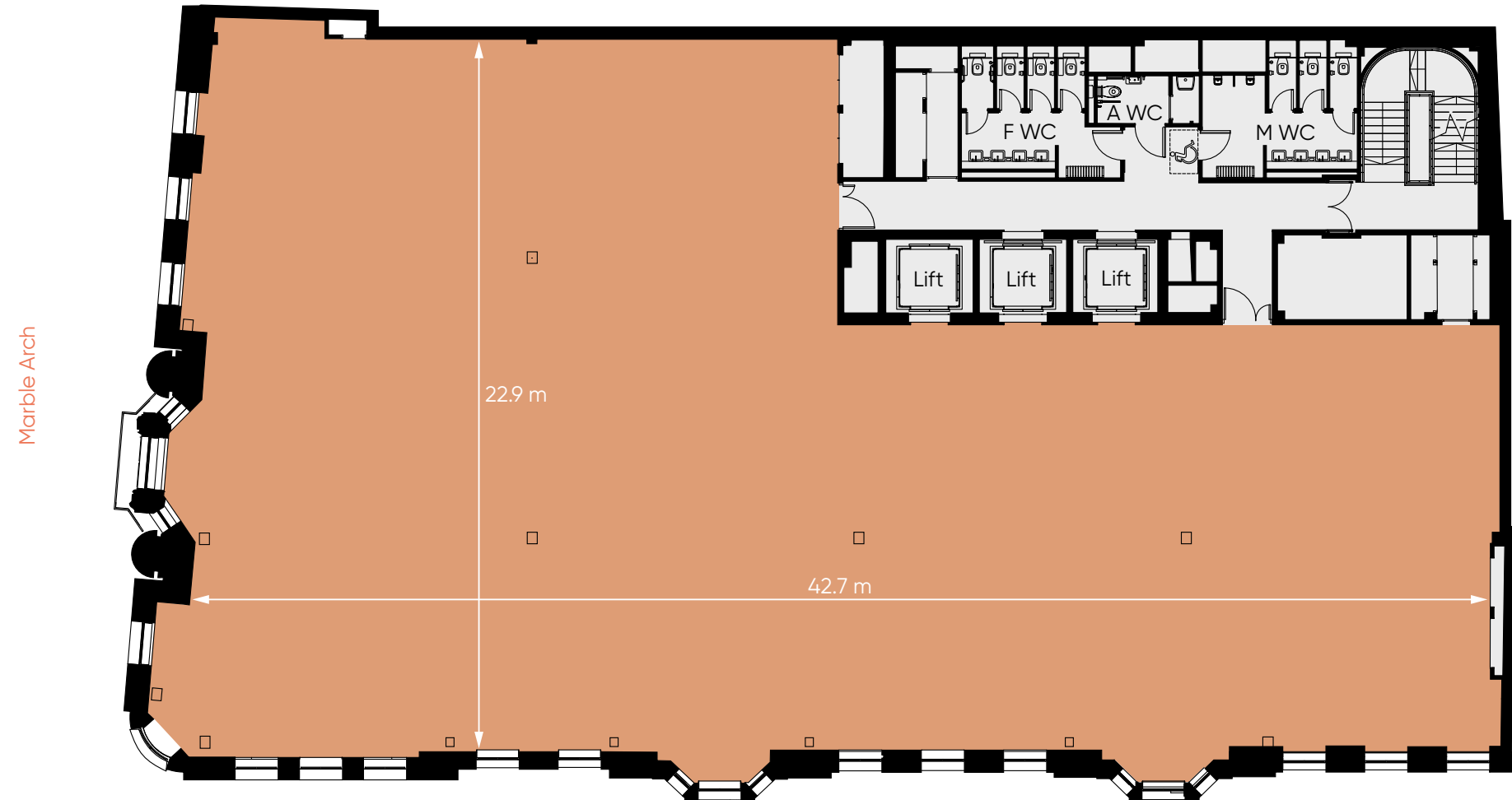
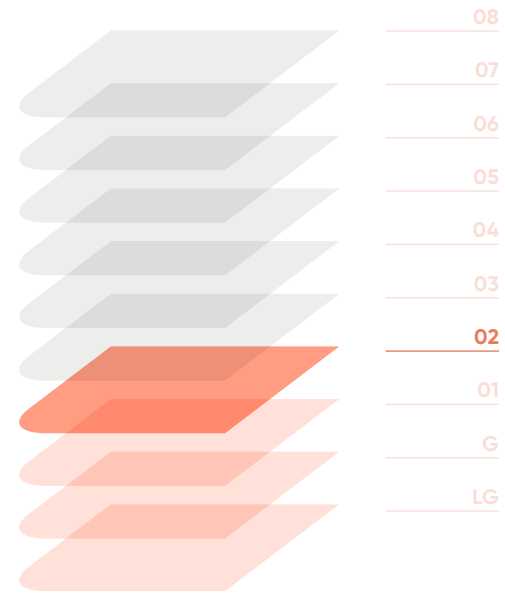
Office/Retail Retail Core Areas

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans**
- Space Plans



FLOOR 02

Office 8,393 sq.ft. 780 sq.m.



Office Core Areas

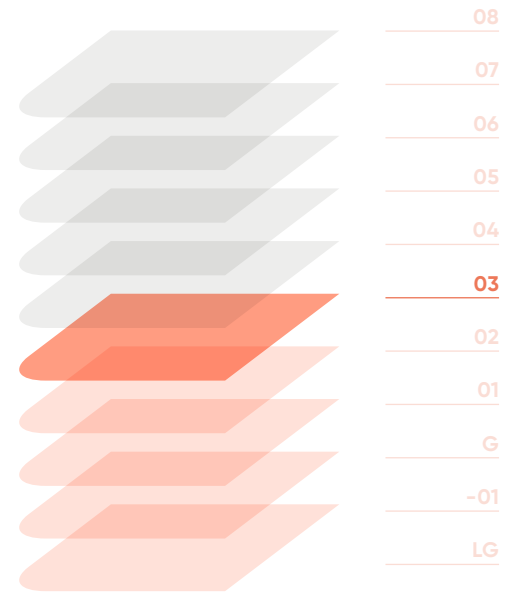
Great Cumberland Place

- Schedule
Specification
Sustainability + Wellness
Floor Plans
Space Plans



### FLOOR 03

Office 8,371 sq.ft. 778 sq.m



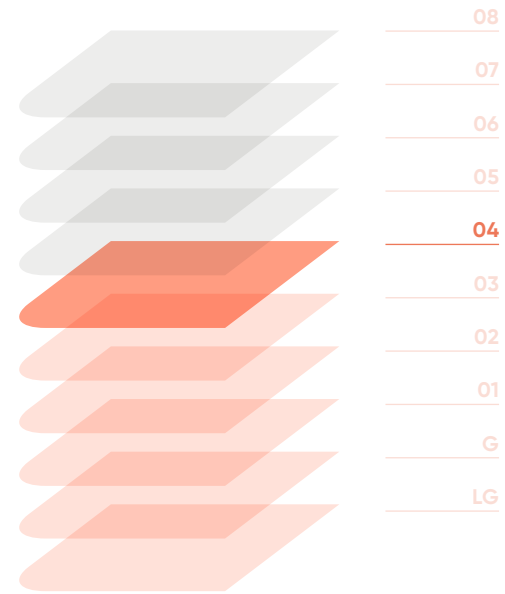
Office Core Areas

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans**
- Space Plans

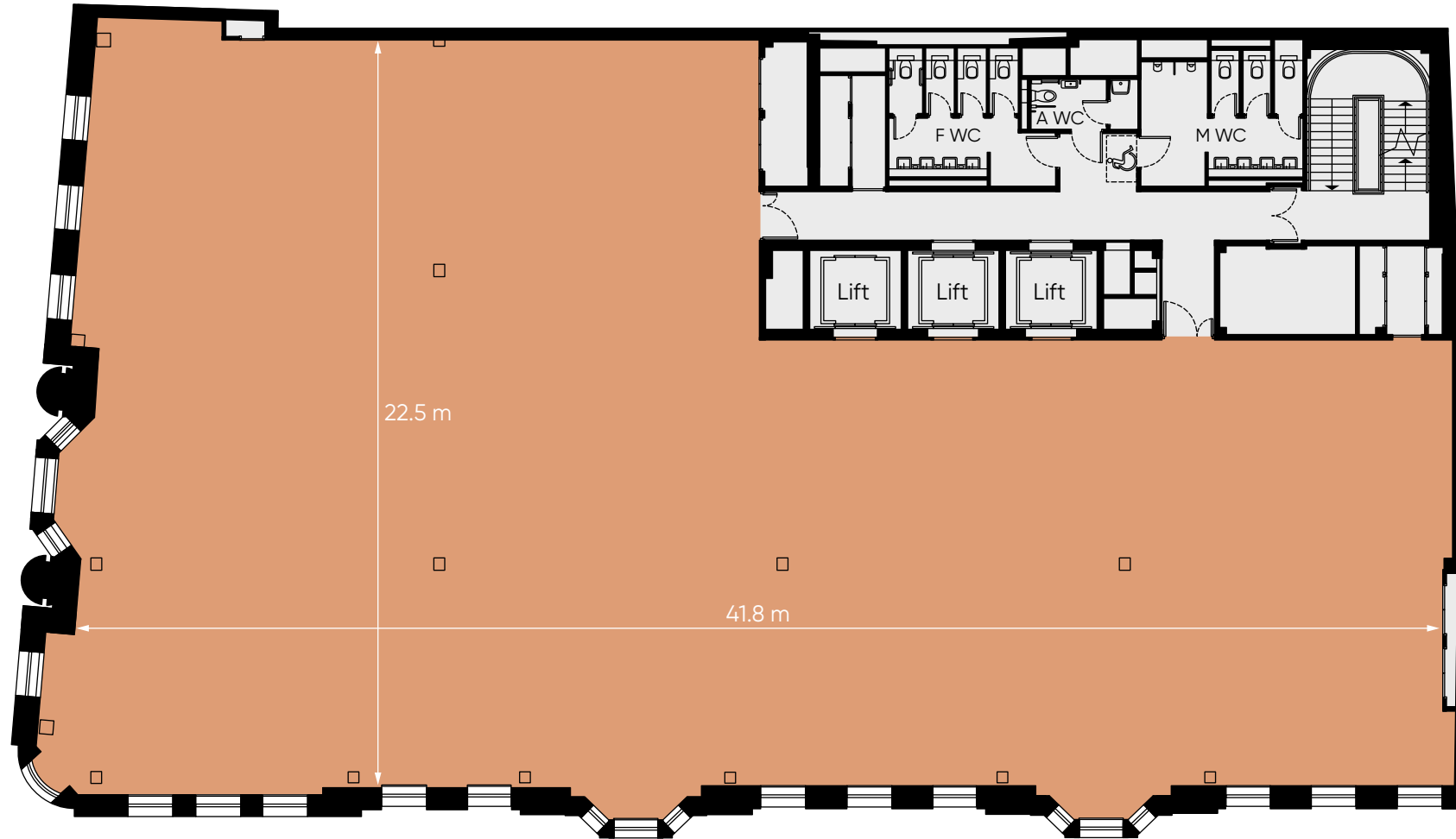


FLOOR 04

Office 8,384 sq.ft. 779 sq.m.



Marble Arch



Great Cumberland Place



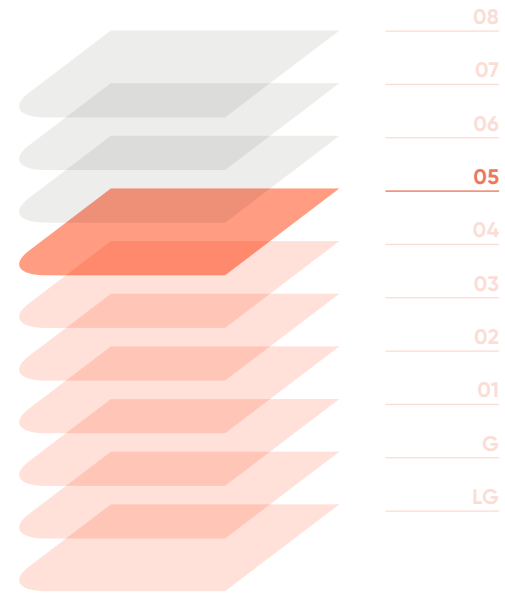
Office Core Areas

- Schedule
Specification
Sustainability + Wellness
Floor Plans
Space Plans



FLOOR 05

Office 8,353 sq.ft. 776 sq.m.



Office Core Areas

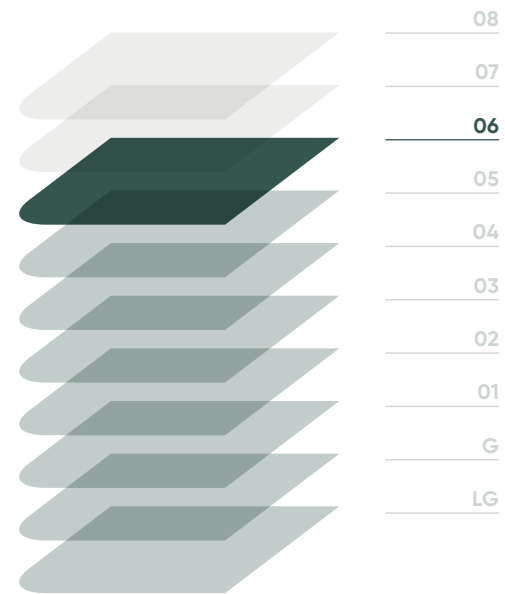
Great Cumberland Place

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans**
- Space Plans



**FLOOR 06**

Office	8,119 sq.ft.	754 sq.m.
Terrace	95 sq.ft.	8.8 sq.m.



Great Cumberland Place



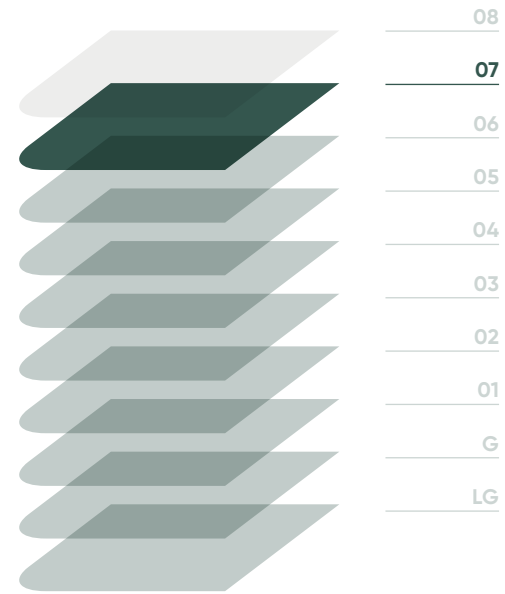
■ Terrace ■ Office ■ Core Areas

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans**
- Space Plans



**FLOOR 07**

Office	7,586 sq.ft.	705 sq.m.
Terraces	226 sq.ft.	21 sq.m.



Marble Arch



Great Cumberland Place



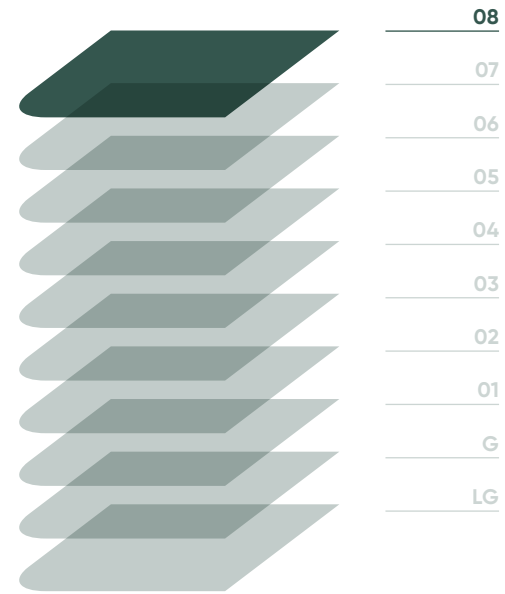
■ Terrace ■ Office ■ Core Areas

Schedule  
 Specification  
 Sustainability + Wellness  
**Floor Plans**  
 Space Plans

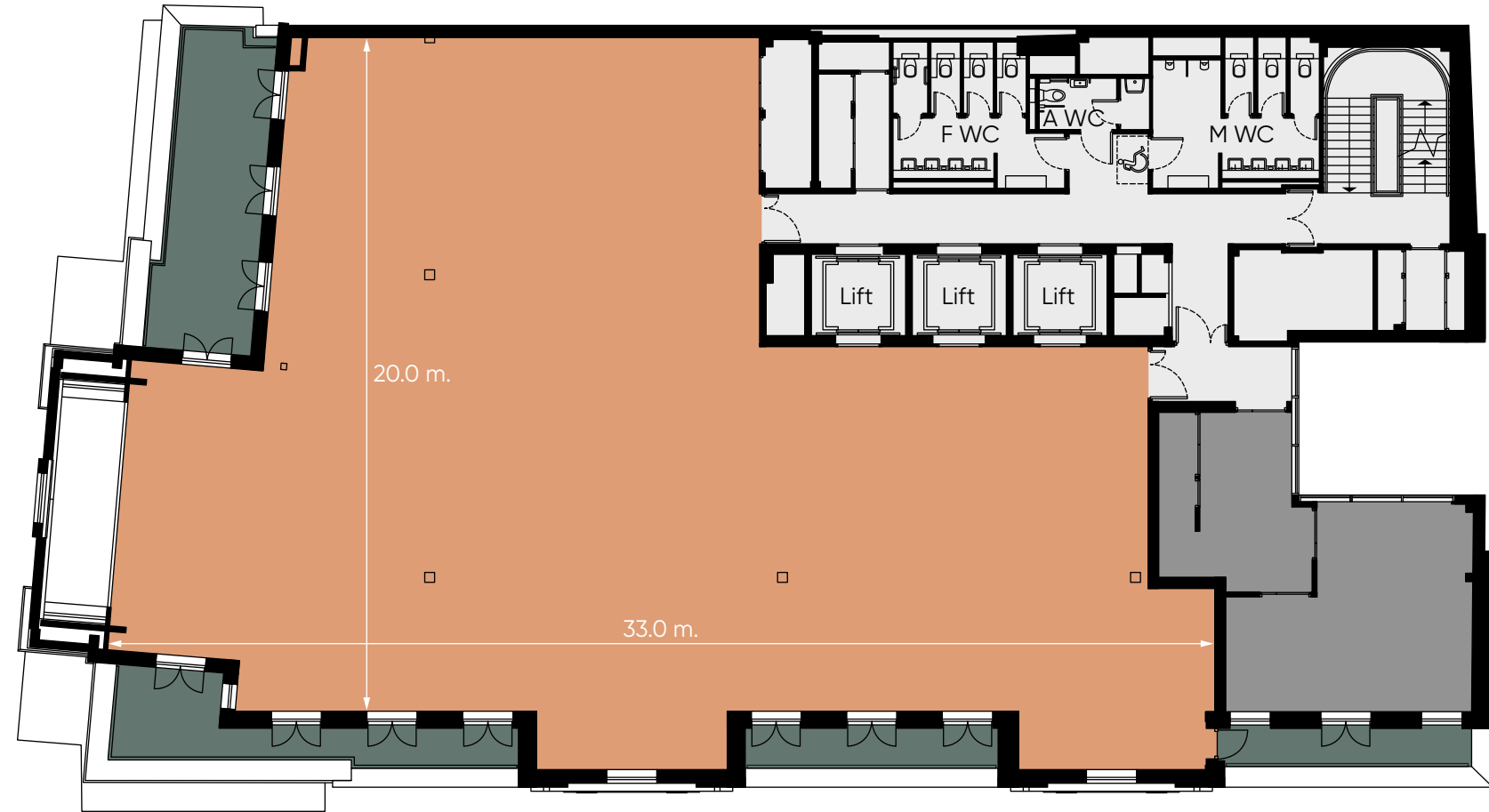


**FLOOR 08**

Office	5,207 sq.ft.	484 sq.m.
Terraces	635 sq.ft.	59 sq.m.



Marble Arch



Great Cumberland Place



■ Terrace ■ Office ■ Core Areas ■ Plant

Schedule  
Specification  
Sustainability + Wellness  
**Floor Plans**  
Space Plans





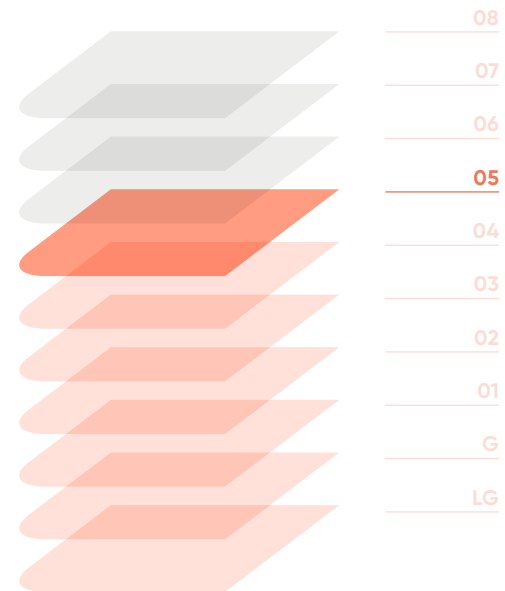
Virtual Tour

### FLOOR 05 – Space plan

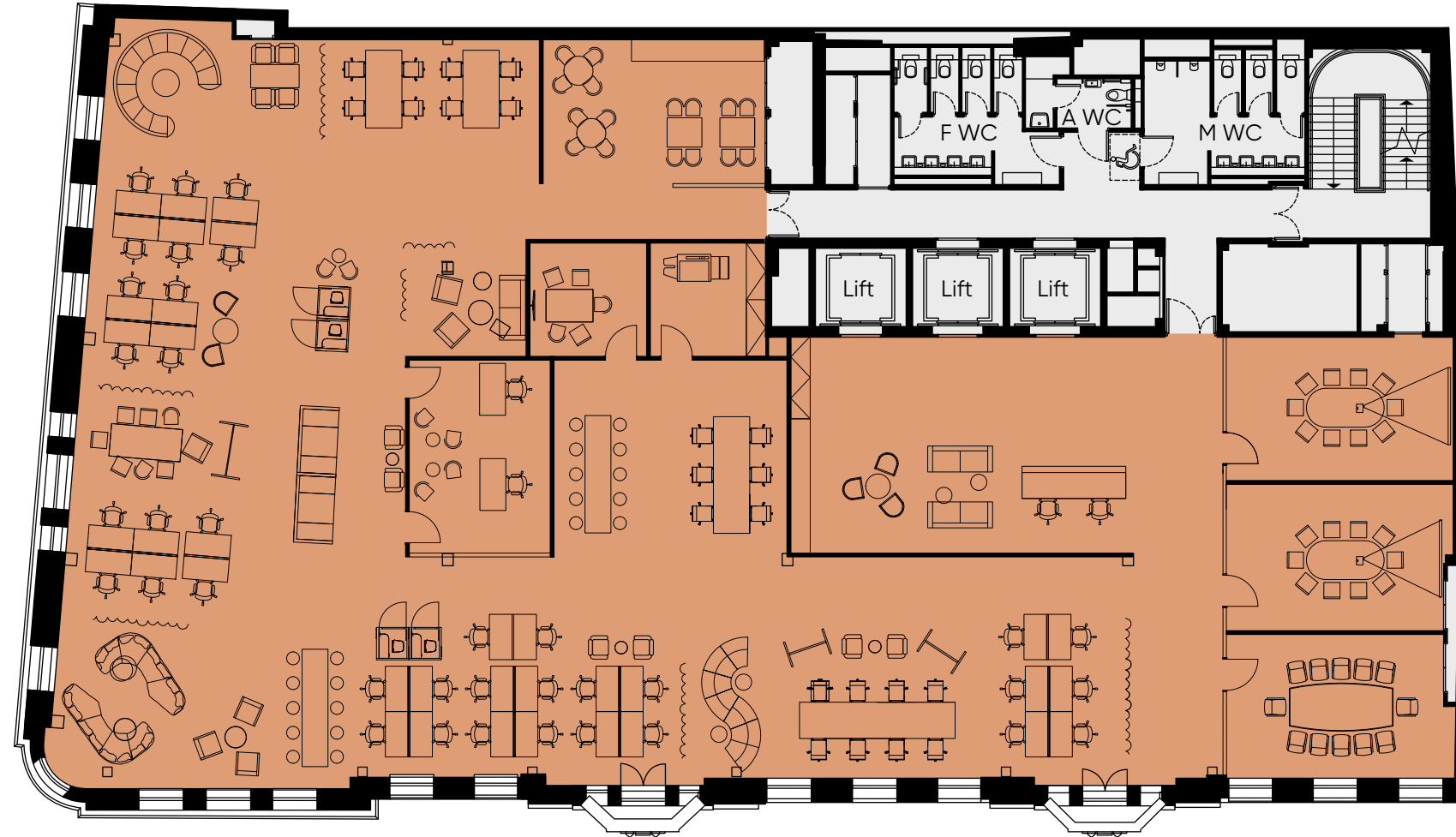
Office 8,353 sq.ft. 776 sq.m.

#### Density 1:14

Workstations	36
Hot Desks	22
Offices	2
Reception	2
<b>Total</b>	<b>62</b>



Marble Arch



Great Cumberland Place



Office Core Areas

- Schedule
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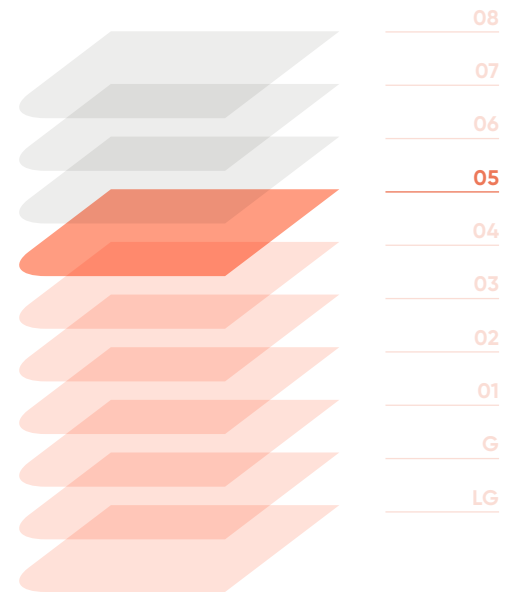


### FLOOR 05 – Space plan

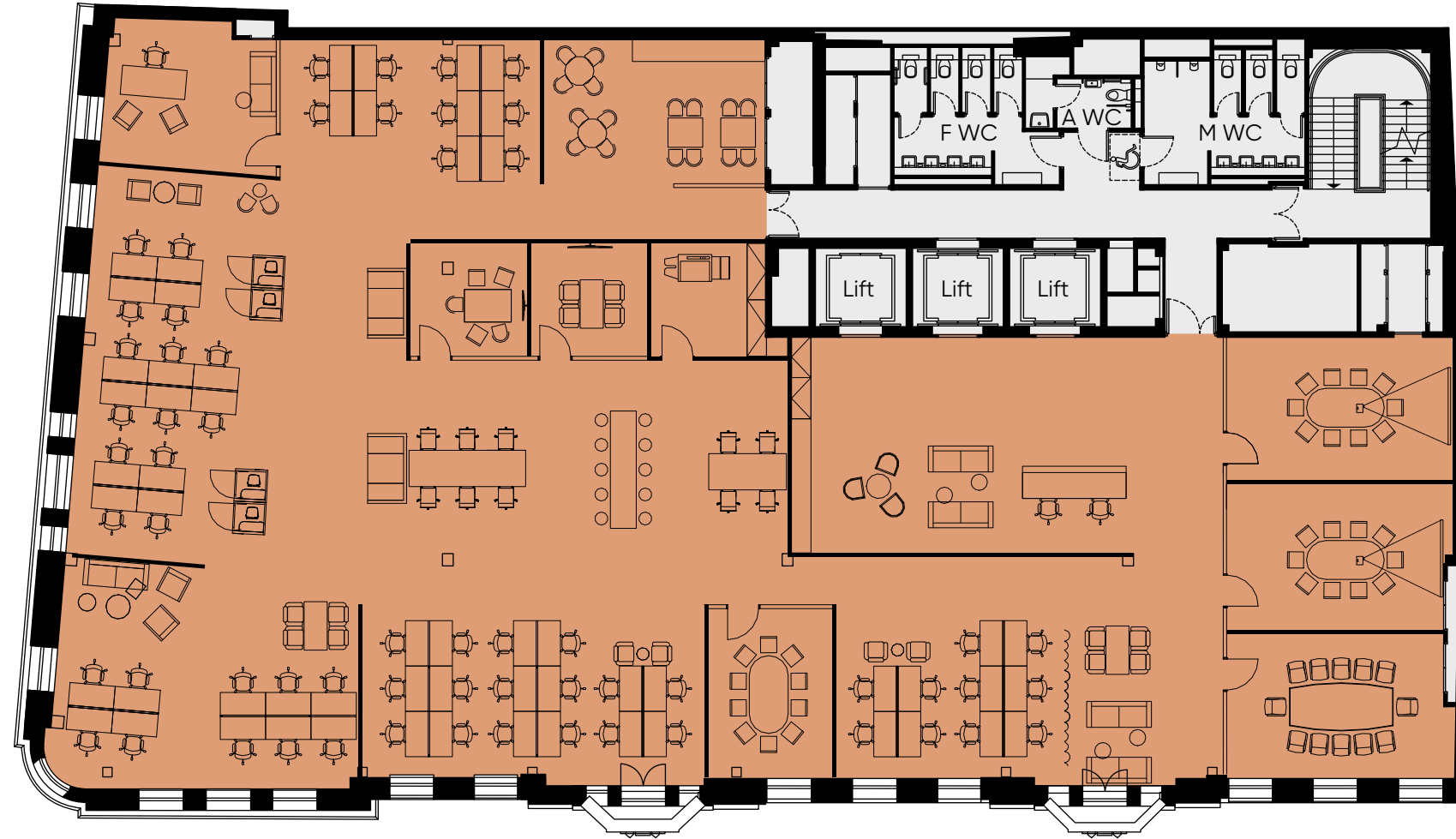
Office 8,353 sq.ft. 776 sq.m.

#### Density 1:10

Workstations	60
Hot Desks	10
Offices	1
Reception	2
<b>Total</b>	<b>73</b>



Marble Arch



Great Cumberland Place



Office Core Areas

- Schedule
- Specification
- Sustainability + Wellness
- Floor Plans
- Space Plans**



# THE TEAM



# Key Professional Team

*Developer*



*Contractor*



*Architect*



*M&E Consultant*



*Project Manager & Employer's Agent*



*Structural Engineer*





# The Portman Estate Vision

The Portman Estate is a forward thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone and London's West End.

It recognises its responsibility to provide a high quality, sustainable environment while

seeking to safeguard its community, manage responsibly and evolve its portfolio for the benefit of all.

The Portman Estate aims to do this with a Clean Heart and a Cheerful Spirit, as the family motto directs.

[The Team](#)  
[The Portman Estate](#)  
[Contact Details](#)



# A better environment for all

The Portman Estate works hard to create a thriving community and peaceful environment for all residents and occupiers, with ambitious sustainability principles at the forefront of its existing and future plans.

## *Increasing people's access to green space and supporting biodiversity across the Estate:*

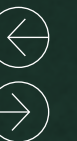
- Careful and considerate management of a number of public and private gardens throughout the Estate.
- Working closely with partners and garden committees to create spaces which maximise biodiversity, planting species that attract butterflies, bees and other insects, installing bug hotels and bird boxes, and creating leaf litter areas to increase bird and other wildlife numbers.
- Linking the Estate's green spaces with trees planted along the majority of streets as well as installing window boxes.
- Regularly reviewing opportunities to increase planting and work closely with residents groups and Westminster City Council in the process.

## *A commitment to sustainability*

The Portman Estate is proud to work with Bioregional, a charity and social enterprise, to deliver a holistic sustainability framework for the whole Estate using its One Planet Living framework. It is committed to addressing the 2040 net zero target set out by Westminster City Council and continually improving both the environment and the experience of everyone who lives and works in Marylebone. By the end of 2021 the Estate will have completed its One Planet Action plan which will set out goals and activities against each of the 10 principles for the next three years. Bioregional's One Planet Living sustainability framework was developed together with WWF and comprises ten simple principles underpinned with detailed goals and guidance. The framework aims to achieve a vision of a world where everyone, everywhere lives healthy, happy lives within the limits of the planet – leaving space for wildlife and wilderness.

To find out more visit [portmanestate.co.uk](https://portmanestate.co.uk)

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A development by:



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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991 CBRE and Cushman & Wakefield 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. September 2021. SUBJECT TO CONTRACT

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