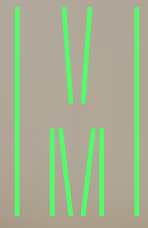


METROPOLIS

START

169,000 sq ft of design-led,
human-centric workspace

MARYLEBONIE



OVERVIEW
MARYLEBONE
THE BUILDING
AMENITY
PLANS
SUSTAINABILITY
SPECIFICATION
THE TEAM
GALLERY

OVERVIEW



CONSIDERED DESIGN

CHECK SQ FT



Market leading design

169,000 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

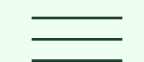
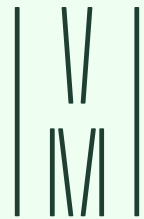


LOCATION



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







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

VM

MARYLEBONE INTRO

CONNECTIVITY

LOCAL AREA

MAP

MARYLEBONE

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

MARYLEBONE

THE TEAM

<

>



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.



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

LOCAL AREA

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.

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.



THE POTTING SHED

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



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.



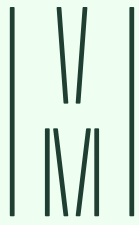
KNOTS & DYE HAIR

Beautifully floral independent hair salon specialising in detailed colours and precision cuts.

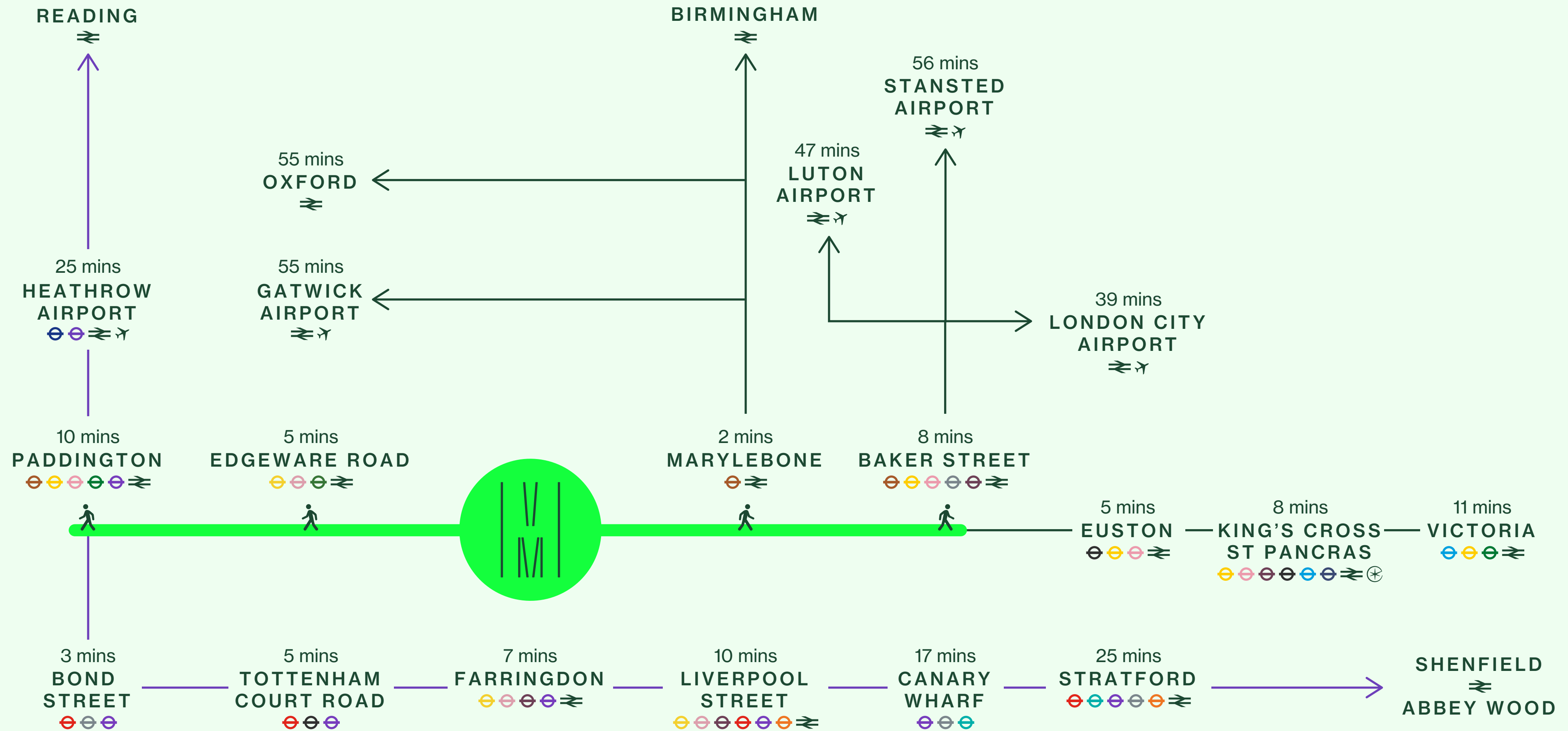


CHURCH STREET ANTIQUES MARKET

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



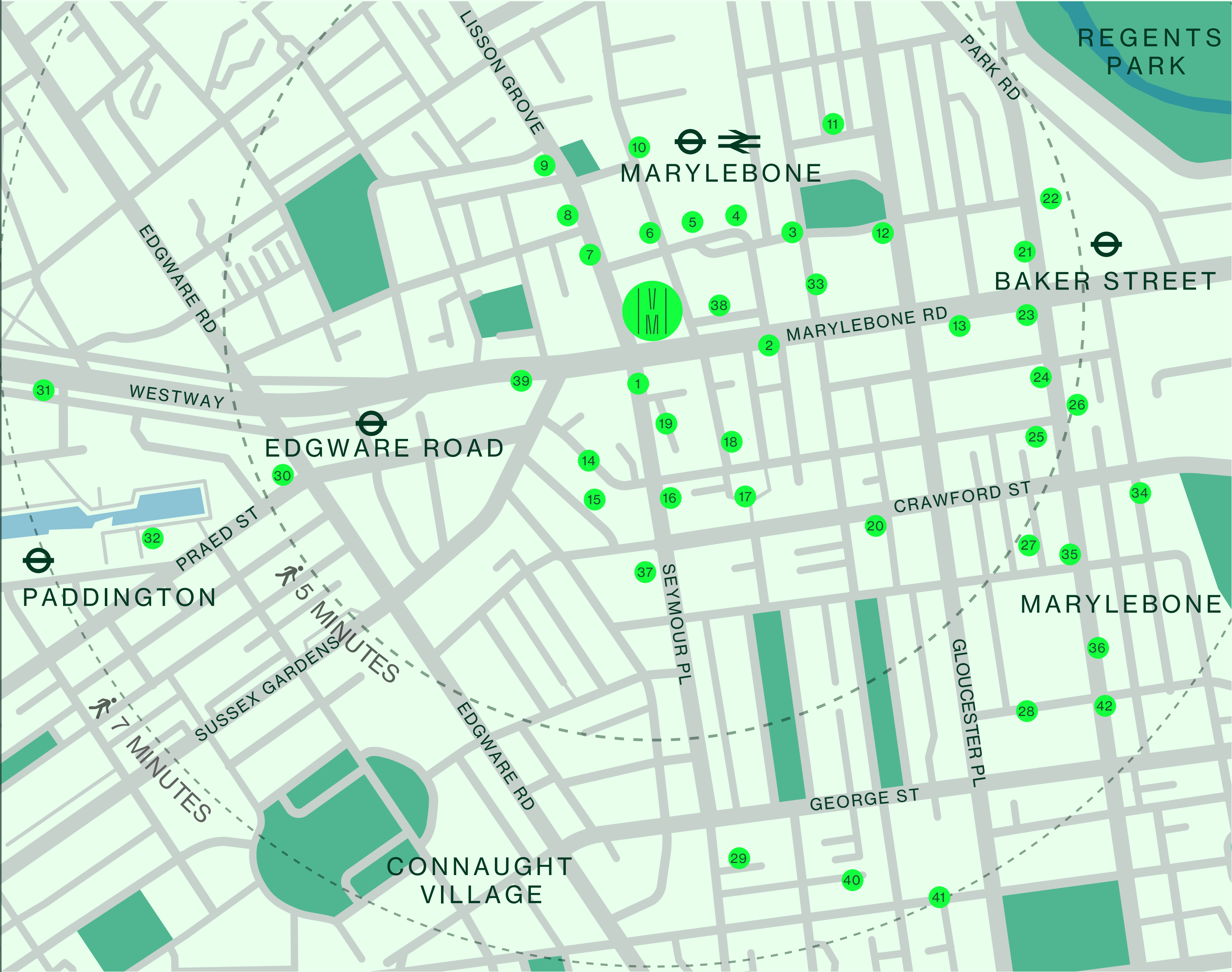
CONNECTIVITY



Less than
100
metres from Marylebone Station

Connection to
10
underground lines within 6 minutes

Less than
15
minutes to all major mainline stations



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 view

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

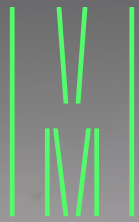
SPECIFICATION

MARYLEBONE

THE TEAM







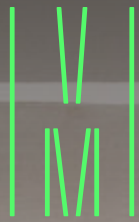
Main entrance on Harewood Avenue



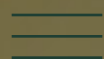


CHECK ALL IMAGE CAPTIONS



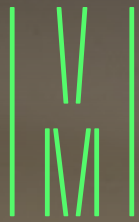














Rear terraces

VM

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

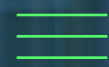
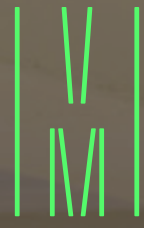
MARYLEBONE

THE TEAM

<

>





METROPOLIS AMENITY

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

MARYLEBONE

THE TEAM



OUR AMENITIES

AMENITIES REDEFINED

CHECK SQ FT



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

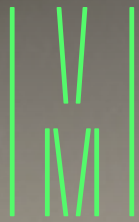
12,000 sq ft of private terraces direct and open access to nature on every floor



Cycle friendly

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









Reception



OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

MARYLEBONE

THE TEAM





METROPOLIS





Rear terraces

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

MARYLEBONE

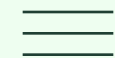
THE TEAM





PLANS

ACCOMMODATION

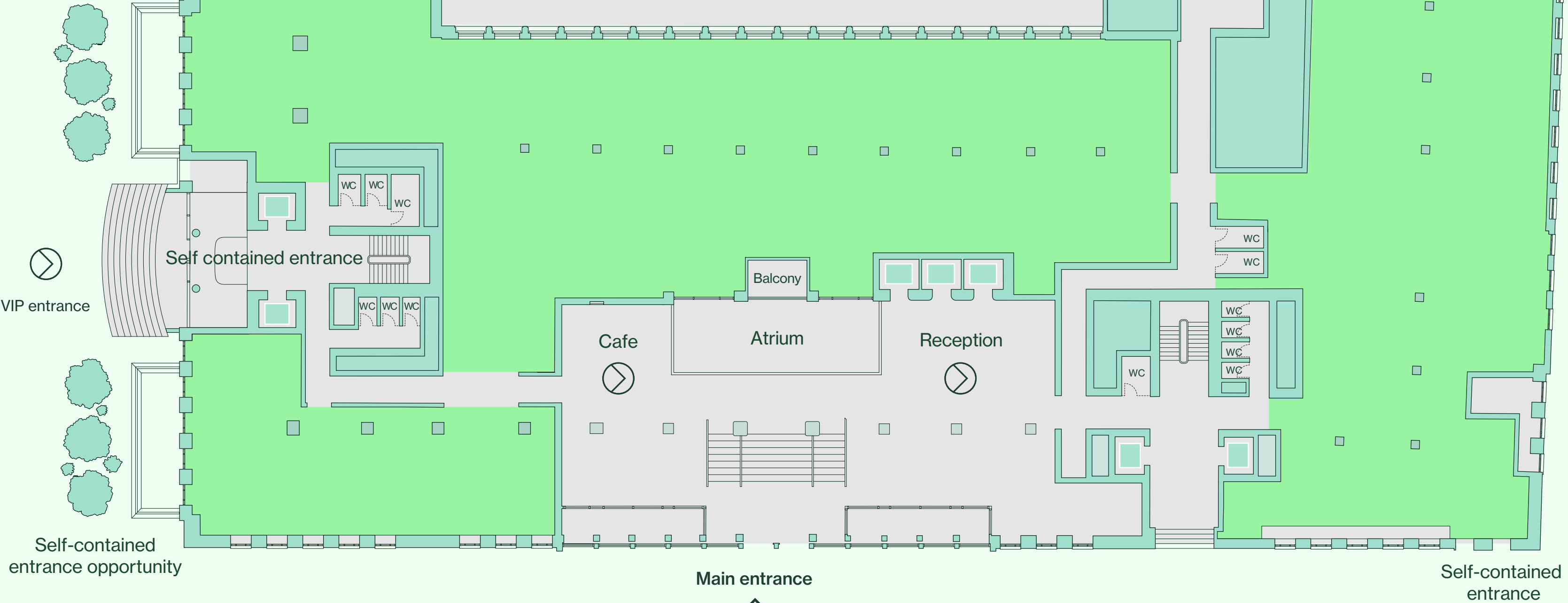


Floor plan
Ground

NIA	15,034 sq ft
Amenity Including café and VIP entrance	4,235 sq ft

CHECK SQ FT

Marylebone Road



Main entrance

Harewood Avenue



Not to scale.
For indicative
purposes only



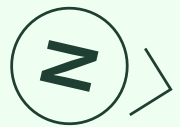
Floor plan
First

NIA	25,462 sq ft
Terrace	705 sq ft

CHECK SQ FT

Marylebone Road

Harewood Avenue



Not to scale.
For indicative
purposes only

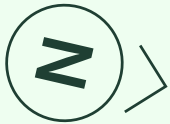
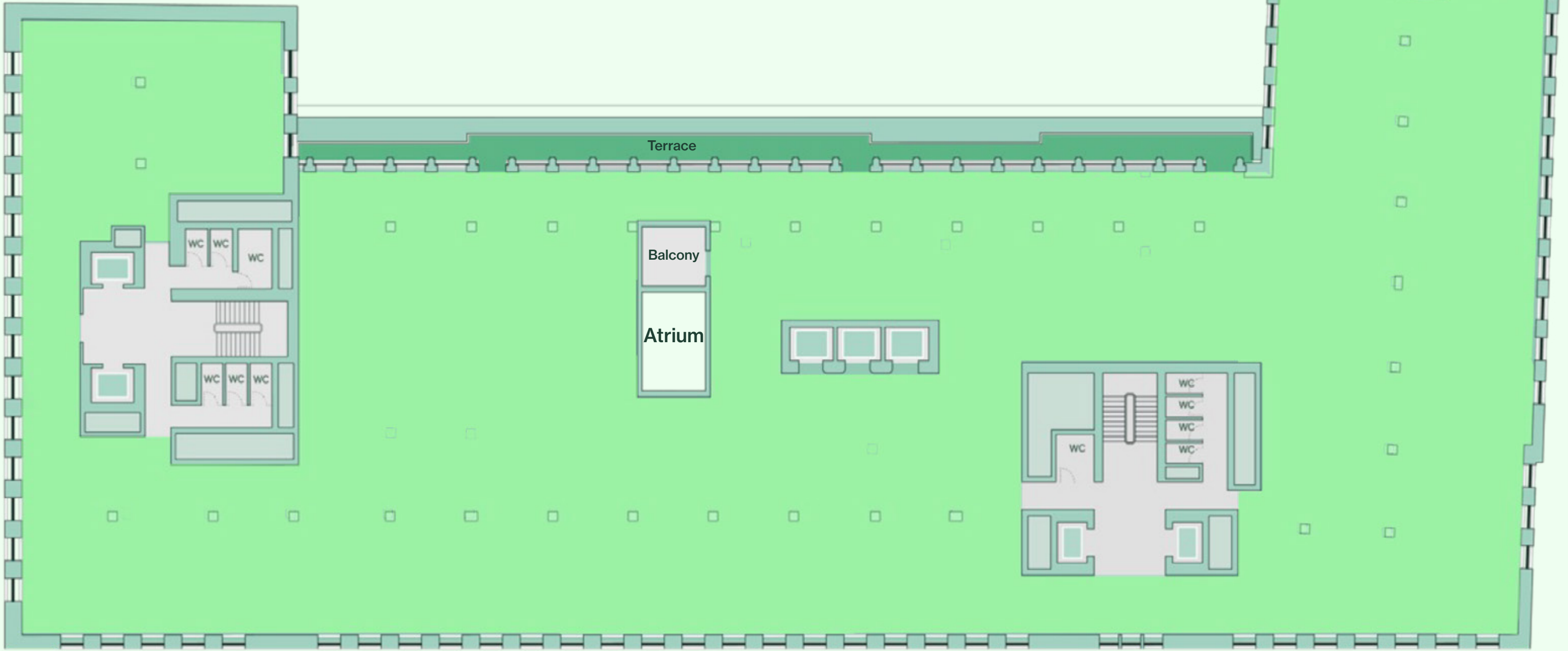
Floor plan
Second

NIA	24,410 sq ft
Amenity	860 sq ft

CHECK SQ FT

Marylebone Road

Harewood Avenue



Not to scale.
For indicative
purposes only

Space plan
Second

NIA	24,410 sq ft
Amenity	860 sq ft

CHECK SQ FT



Not to scale.
For indicative
purposes only

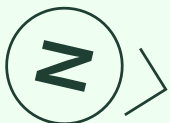
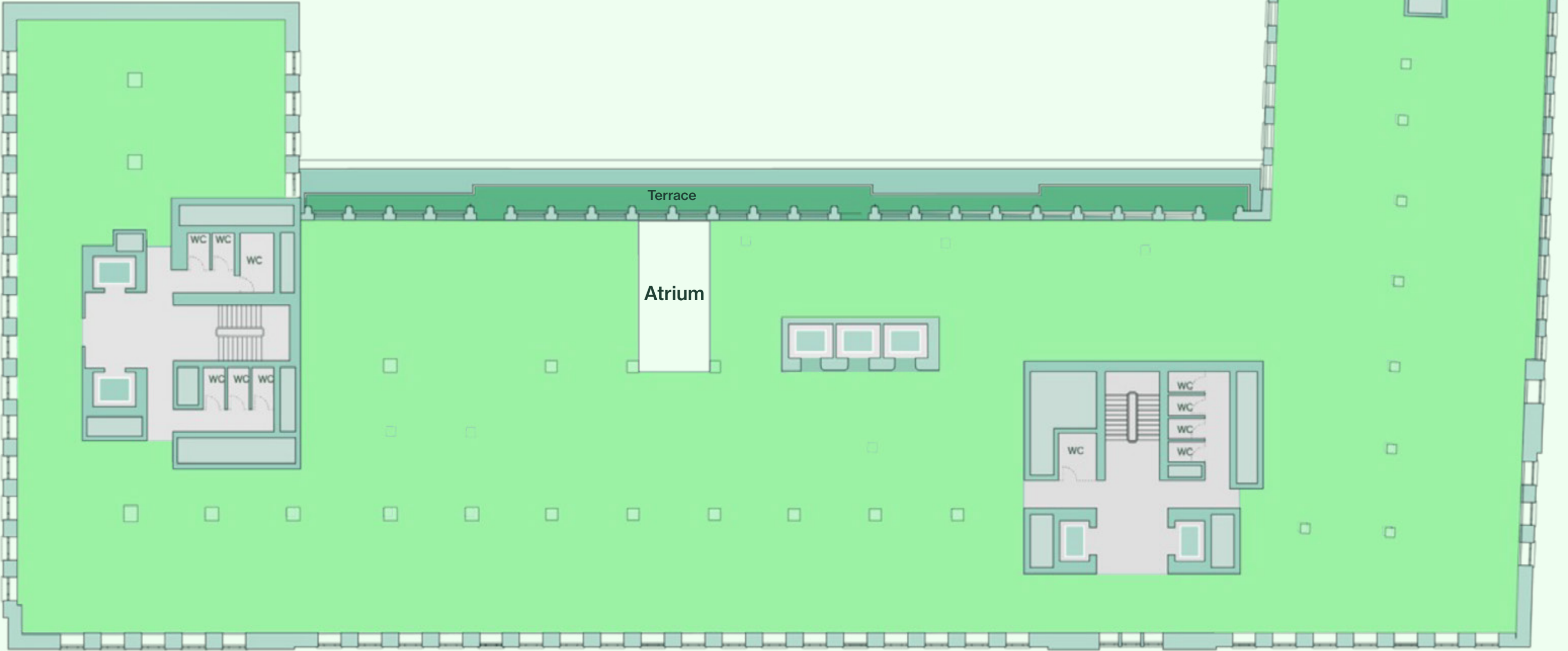
Floor plan
Third

NIA	23,008 sq ft
Amenity	700 sq ft

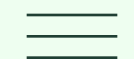
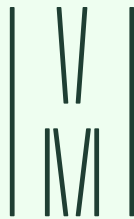
CHECK SQ FT

Marylebone Road

Harewood Avenue



Not to scale.
For indicative
purposes only



Floor plan
Fourth

NIA	21,770 sq ft
Amenity	710 sq ft

CHECK SQ FT

Marylebone Road

Harewood Avenue



Not to scale.
For indicative
purposes only



Space plan
Fourth

NIA	21,770 sq ft
Amenity	710 sq ft

CHECK SQ FT



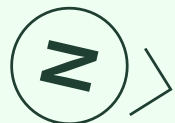
Not to scale.
For indicative
purposes only



Floor plan
Fifth

Office	14,877 sq ft
Amenity	690 sq ft

CHECK SQ FT



Not to scale.
For indicative
purposes only

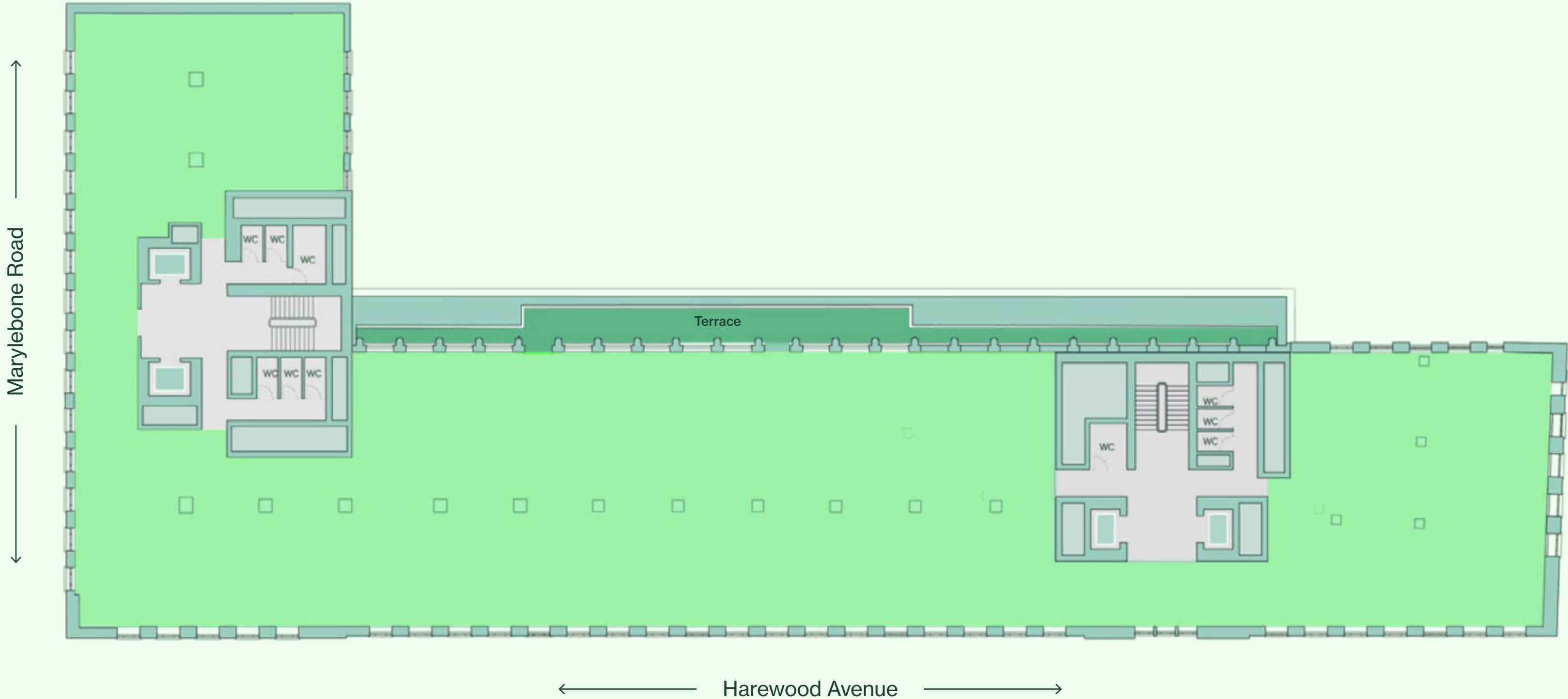
Space plan
Fifth

Office	14,877 sq ft
Amenity	690 sq ft

CHECK SQ FT



Not to scale.
For indicative
purposes only

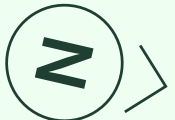
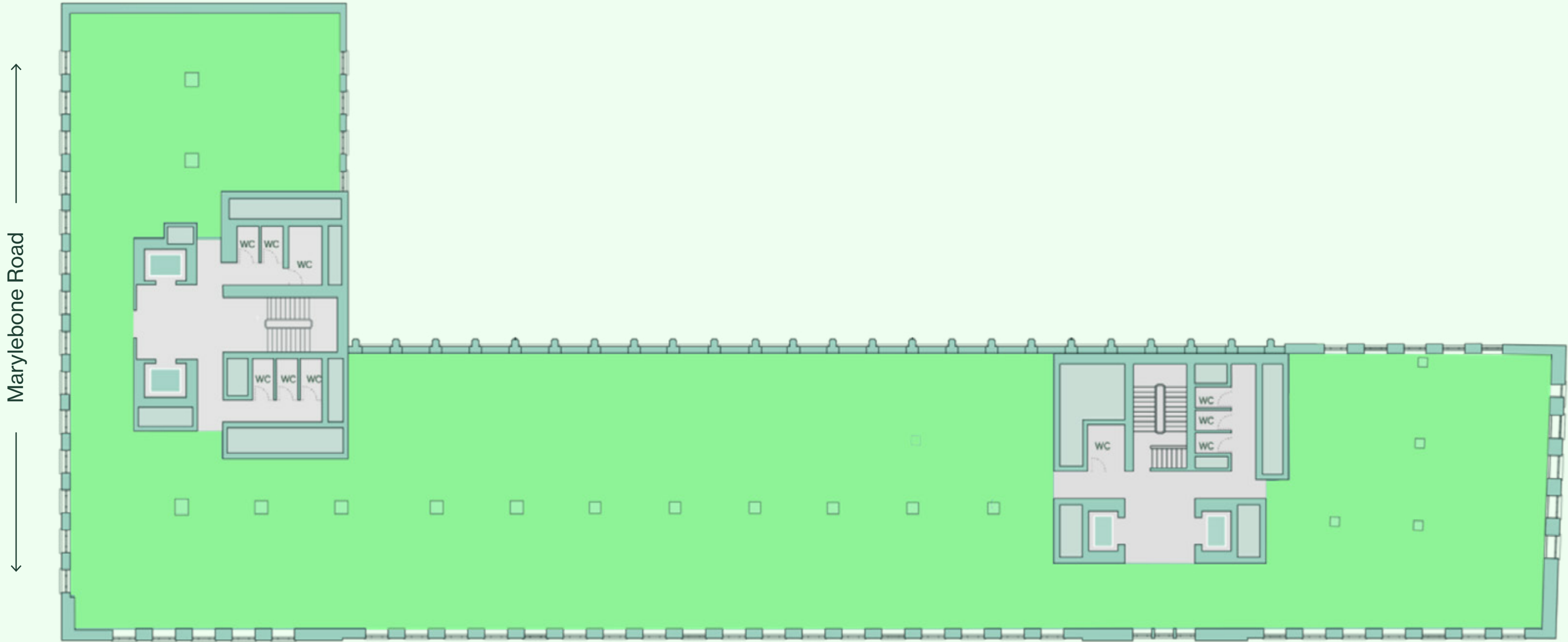


Not to scale.
For indicative
purposes only



Floor plan
Seventh

NIA 11,976 sq ft



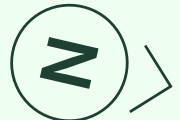
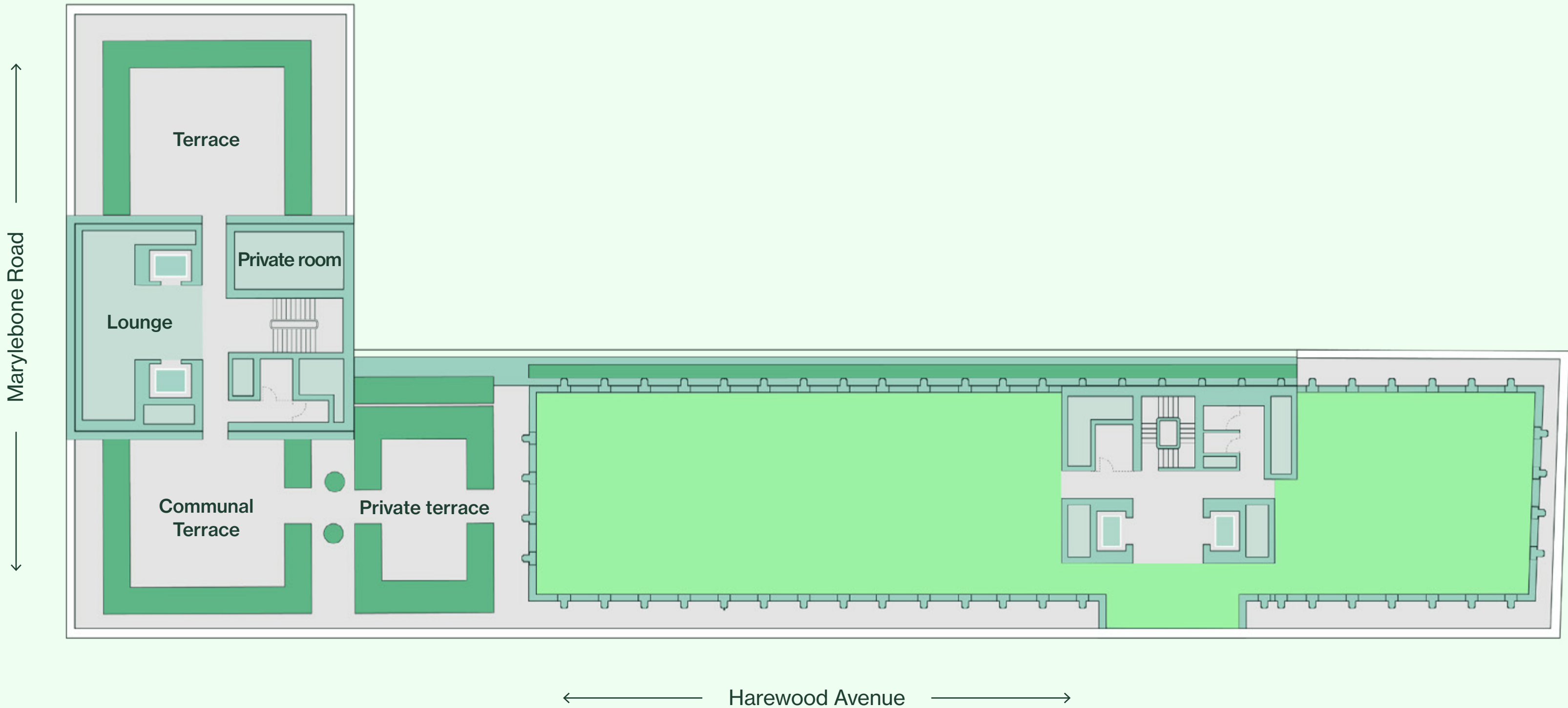
Not to scale.
For indicative
purposes only

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

CHECK SQ FT



Not to scale.
For indicative
purposes only

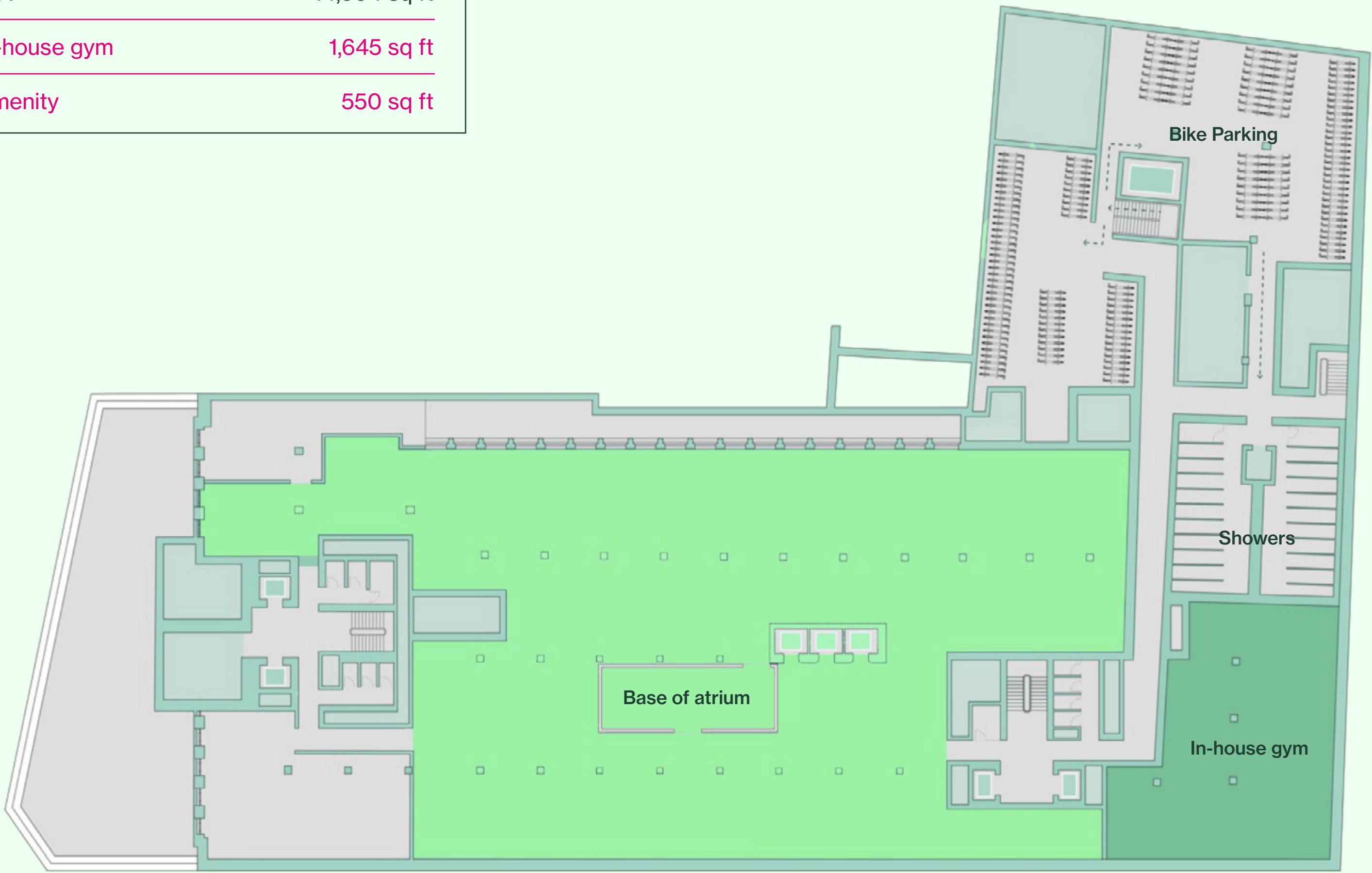
Floor plan

Lower Ground

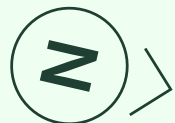
NIA	14,504 sq ft
In-house gym	1,645 sq ft
Amenity	550 sq ft

CHECK SQ FT

Marylebone Road



Harewood Avenue



Not to scale.
For indicative
purposes only

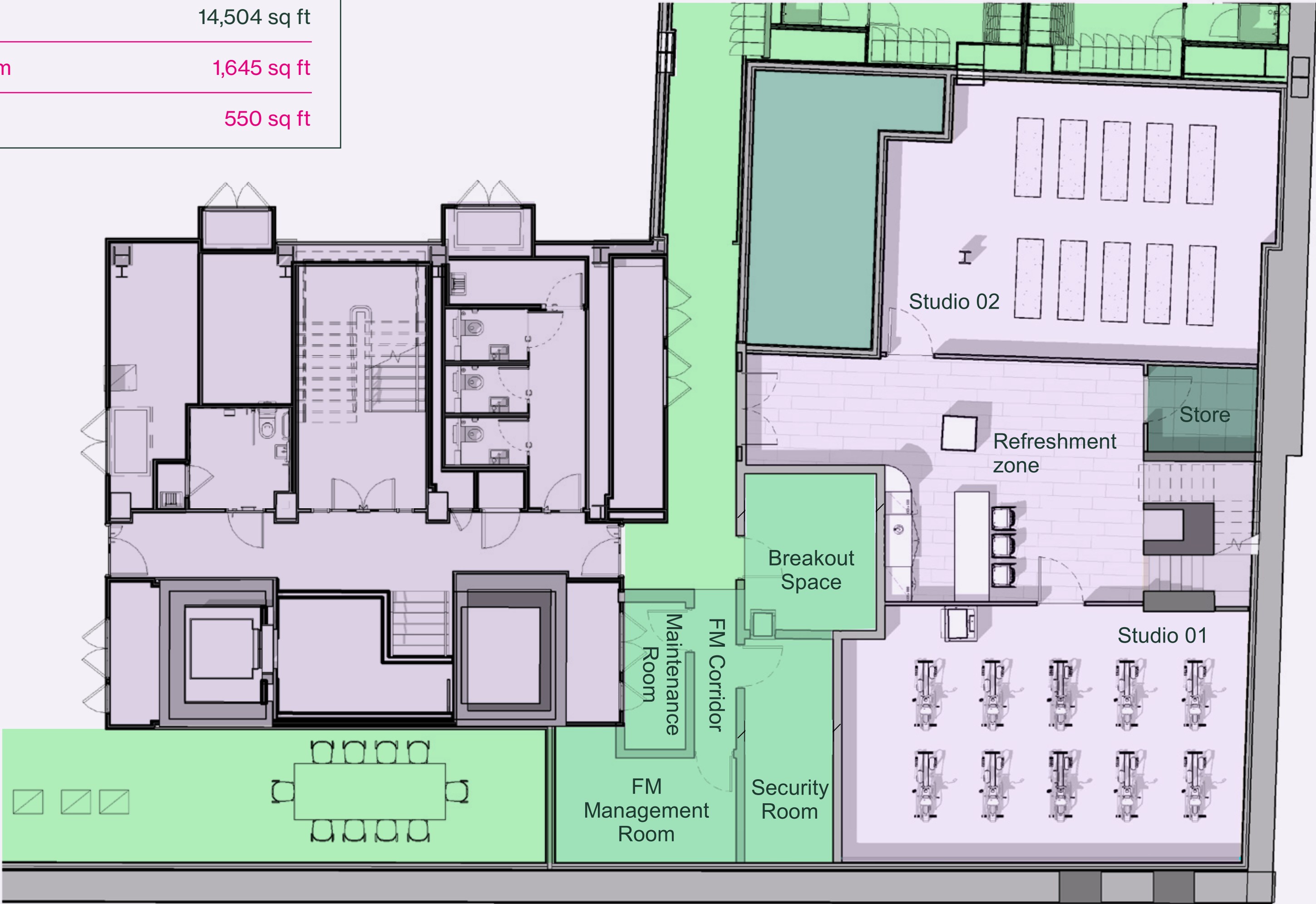
Space plan
Lower Ground

CHECK SQ FT

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



Detail



Not to scale.
For indicative
purposes only

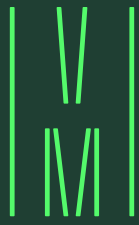
SUSTAINABILITY



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.

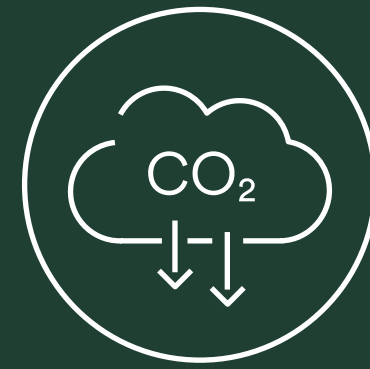


THE FUTURE IS GREEN



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



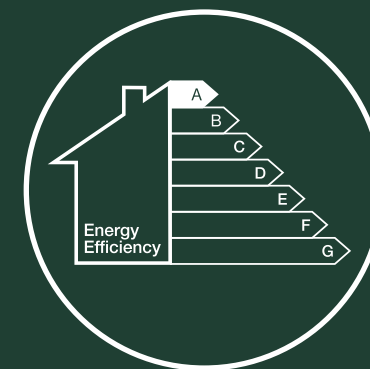
Renewable energy

Powered solely by clean energy,
REGO certified



Two trees planted for every one harvested

Click through for more



EPC performance

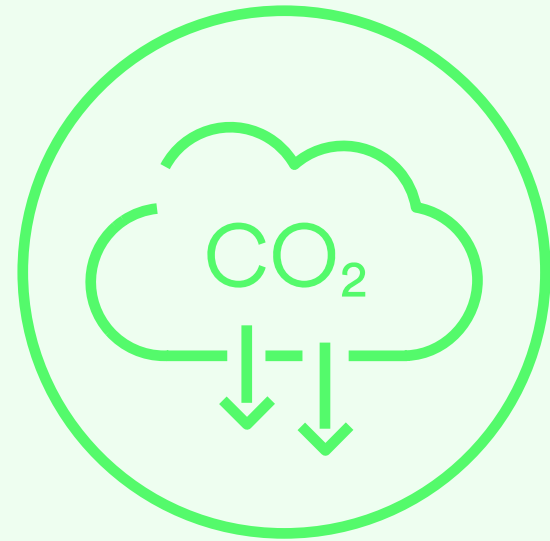
Energy Performance
Certificate (EPC) rating of A



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.

1,113 tonnes

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

780 tonnes

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

4,239 tonnes

of carbon saved by the retaining the existing building.

5,244 tonnes

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

14,388 tonnes

of carbon saved through reuse rather than demolishing and building anew.

25,764 tonnes

of carbon saved at Metropolis.

*Based on 590 kgCO₂e per flight



BREEAM OUTSTANDING



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





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

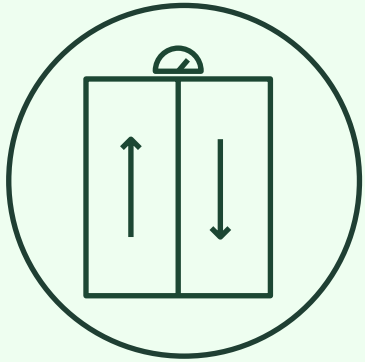
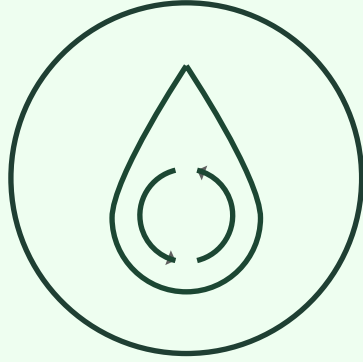
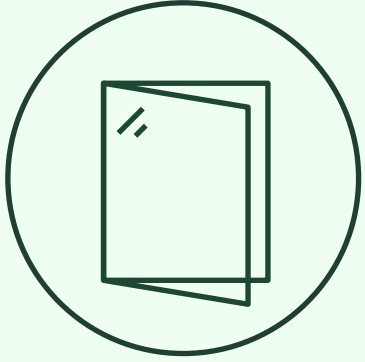
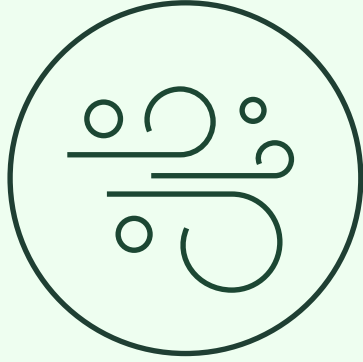
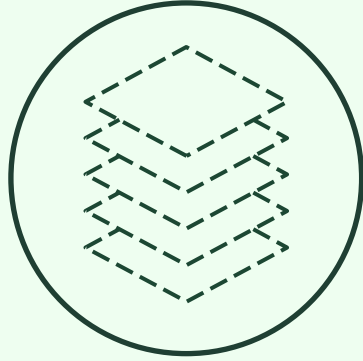
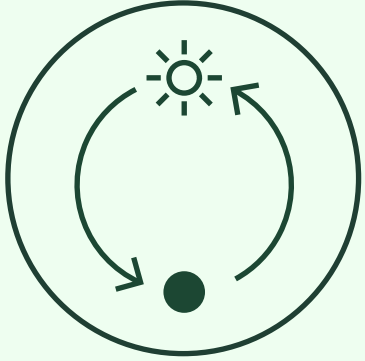
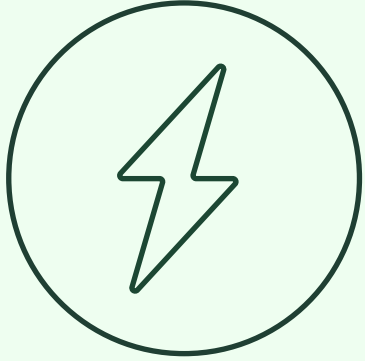
sourced for the timber structure

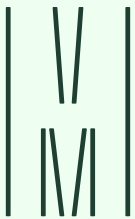
Carbon Impact:

-961.5t of CO₂

Grown back in less than 13 minutes!

SPEED EFFICIENCY

V M	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
	OVERVIEW — THE BUILDING — AMENITY — PLANS — SUSTAINABILITY — SPECIFICATION — MARYLEBONE — THE TEAM	< >		



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/m²
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

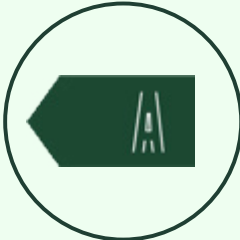
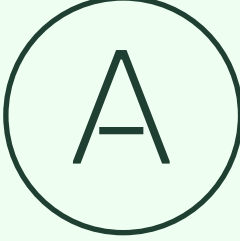
Security

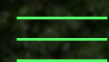
Provision for access control and CCTV provided.

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

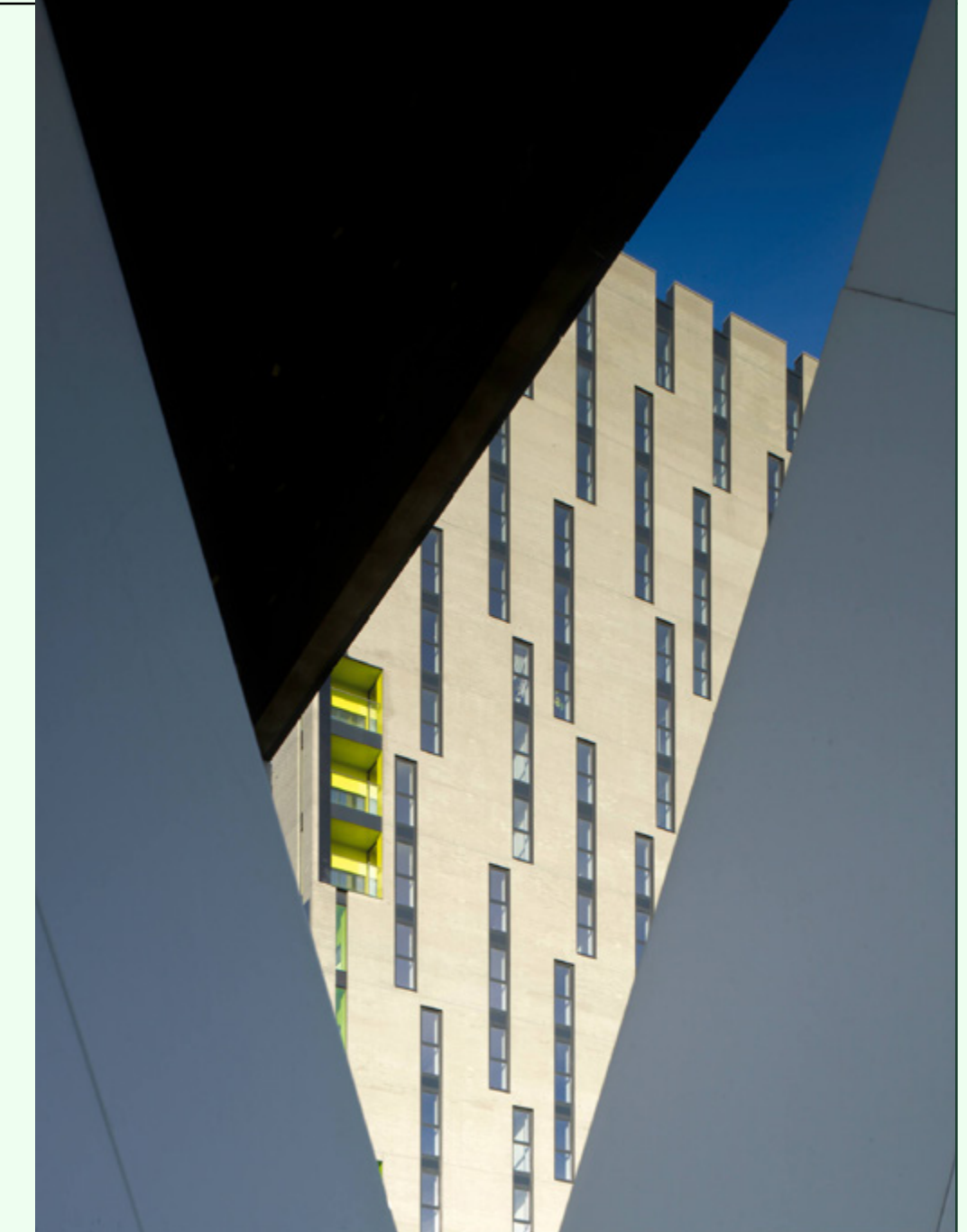


THE TEAM



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.



GENERAL PROJECTS

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



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.

CONTACTS

William Foster

william.foster@knightfrank.com
+44 7748 985 951

Katie White

katie.white@knightfrank.com
+44 7974 096 734

Jonny Lee

jonny.lee@knightfrank.com
+44 7885 389 426

Craig Norton

cnorton@edwardcharles.co.uk
+44 7818 424 764

Ian Bradshaw

ibradshaw@edwardcharles.co.uk
+44 7468 525 486

Andrew Okin

aokin@edwardcharles.co.uk
+44 7887 714 491



A Henderson Park & General Projects production

Disclaimer
Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed as a broad indicative guide only and JLL and Edward Charles reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. Computer generated images in this brochure are intended to be a general guide to the appearance of the development, and occasionally it may be necessary for us to make architectural or design changes. Layouts may vary from those shown as we have a process of continuous development and therefore features may change. This information does not constitute a contract or warranty and prospective purchasers should check the latest plans and specifications with our sales team. Maps are not to scale and approximate distances and journey times are taken from Google Maps. September 2025.



|||



GALLERY

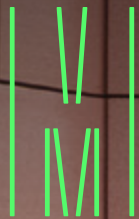






Ground Floor Retail unit

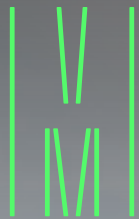




Rear terraces





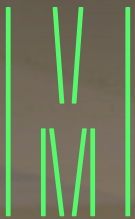










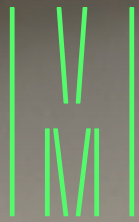












Main reception area







In-house gym

