YORK HOUSE

LONDON, W1

4,808 SQ FT AVAILABLE

British Land | Work Ready

BY BRITISH LAND



4,808 SQ FT
SPACE AVAILABLE NOW

YORK HOUSE, LONDON W1

Work Ready

FULLY FITTED, FURNISHED AND CONNECTED.

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

WORK READY

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

or

MANAGED BY STOREY

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

Options to suit you	Work Ready	Managed by Storey
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Dedicated workplace support team		•
Fixed monthly cost		•
Fully managed WiFi connectivity		•
Health and Safety Support		•
M&E maintenance		•
Waste Removal and Recycling		•
Cleaning incl WC consumables and Utilities		•







YORK HOUSE, LONDON, W1

STEP INTO A STUNNINGLY RENOVATED RECEPTION WITH ON-SITE CAFÉ





The recently renovated reception area welcomes visitors into the light-filled atrium. An independent coffee shop on the ground floor caters to tenants and visitors alike.



AN ELEGANT SPECIFICATION

GROUND FLOOR COFFEE SHOP

FULL ACCESS RAISED FLOOR

BREEAM®

'EXCELLENT' RATING ACHIEVED

24/7 SECURITY

COMMUNAL BIKE RACKS, SHOWERS AND LOCKERS

B

EPC RATING ACHIEVED

3.3M FLOOR-TO-CEILING HEIGHT

FULLY ELECTRIC BUILDING

Work Ready

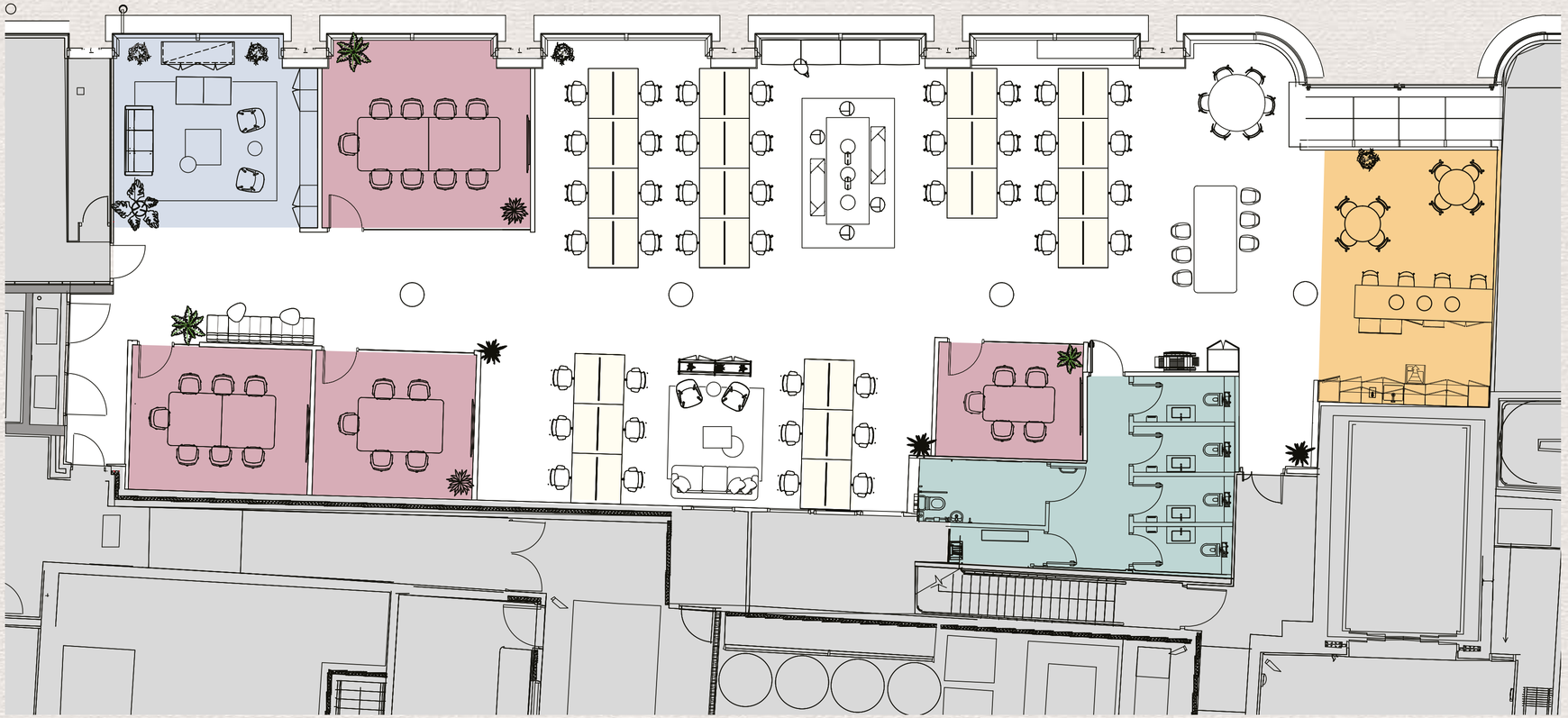
BY BRITISH LAND

YORK HOUSE, LONDON, W1

GROUND FLOOR

4,808 SQ FT / 447 SQ M

SEYMOUR STREET



- 42 x WORKSTATIONS
- TEA POINT
- 5 x DEMISED WCS
- RECEPTION
- CORE
- MEETING ROOMS
  - 1 X 9 PERSON
  - 1 X 7 PERSON
  - 2 X 5 PERSON

NOT TO SCALE. INDICATIVE ONLY.

YORK HOUSE, LONDON, W1

RECEPTION



INDICATIVE CGI

BREAKOUT AREA



INDICATIVE CGI

TEAPOINT

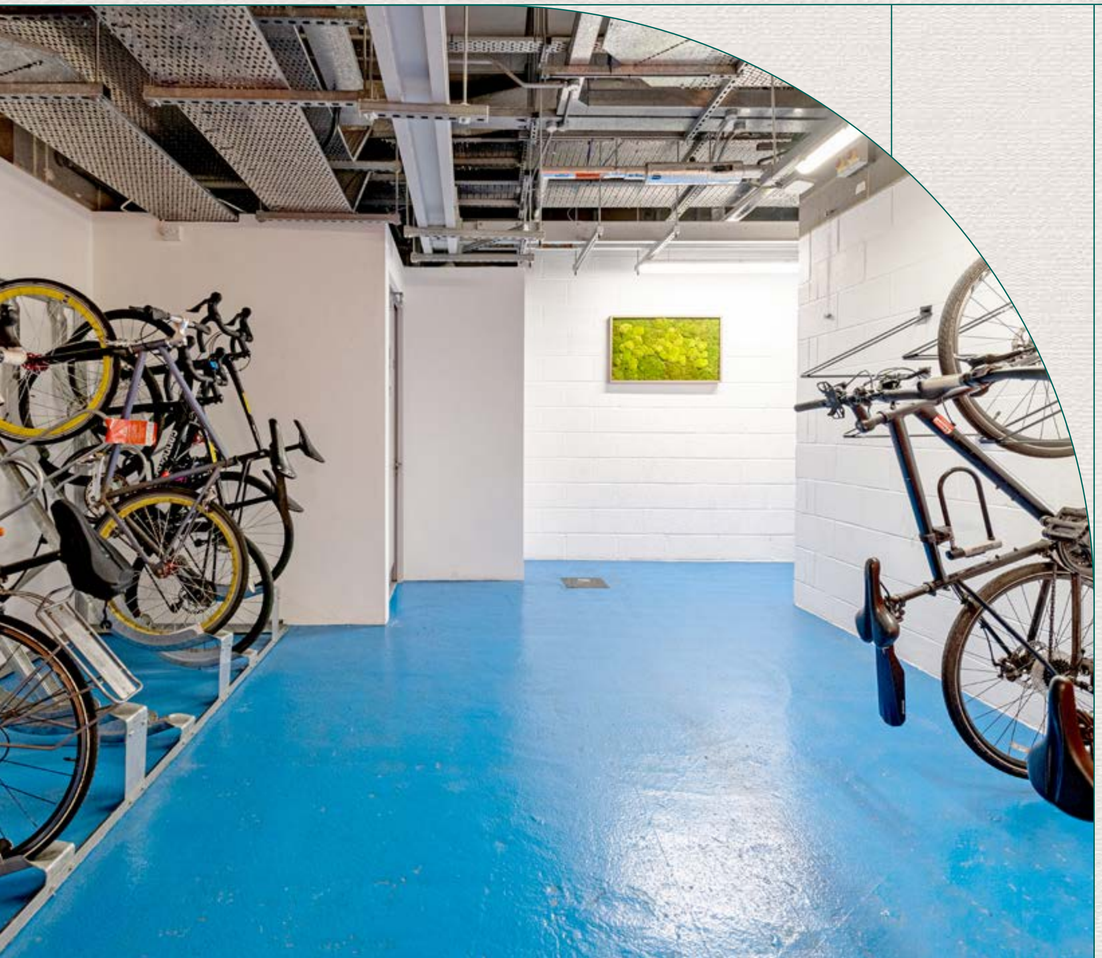


YORK HOUSE, LONDON, W1

INDICATIVE CGI

A SEAMLESS END OF JOURNEY EXPERIENCE

End-of-trip facilities include male and female changing, showers and lockers, bike storage and a drying room.



31

BIKE SPACES

4

SHOWERS

1

DRYING ROOM



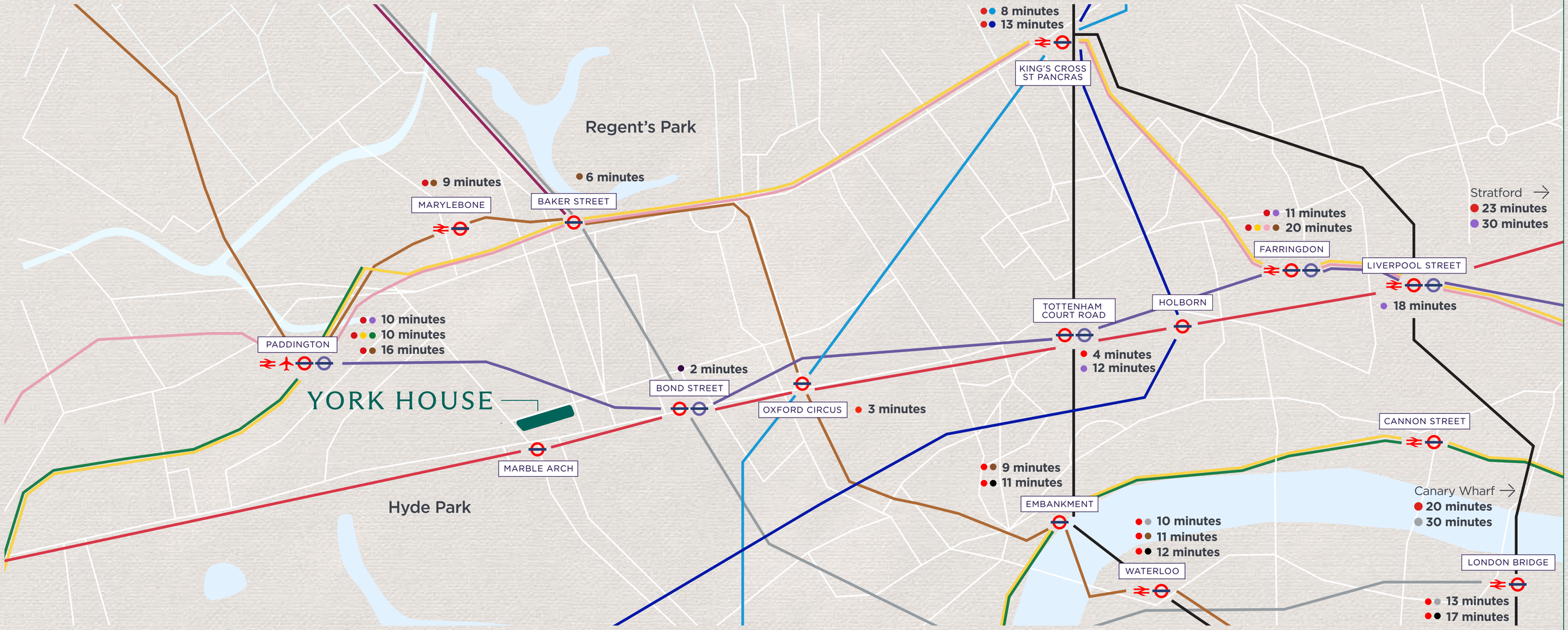
CYCLE TIMES

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

IDEALLY LOCATED FOR A QUICK COMMUTE

York House is a 2 minute walk from Marble Arch Underground Station and 10 minute walk to Bond Street, which is served by the new high-speed Elizabeth Line.

3 min	10 min	10 min	8 min	18 min	13 min
OXFORD CIRCUS DIRECT	PADDINGTON VIA BOND STREET	WATERLOO VIA BOND STREET	KING'S CROSS VIA OXFORD CIRCUS	LIVERPOOL STREET DIRECT	LONDON BRIDGE VIA BOND STREET



YORK HOUSE, LONDON, W1

SUSTAINABILITY & WELLNESS

10+ GYMS WITHIN 10 MINS WALK

350
ACRES OF OUTDOOR SPACE

BREEAM®
'EXCELLENT' ACHIEVED

B
EPC RATING ACHIEVED

SWIMMING IN THE SERPENTINE ALL YEAR ROUND

ALL ELECTRICITY PURCHASED AS 100% RENEWABLE SOURCES

MARBLE ARCH LONDON

PART OF THE MARBLE ARCH BUSINESS IMPROVEMENT DISTRICT (BID)

CENTRED IN A CALM OASIS

Located in the West End, York 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

14

RESTAURANTS IN A 5 MIN WALK



Connaught Village



Watch House



Daisy Green



The Italian Greyhound



Gail's



Nobu Hotel



BloomsYard



The Carpenters Arms

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. Hell's Kitchen

LUNCH

10. Roti Chai
11. Abasto
12. Ranoush Juice
13. Zayna
14. So French
15. Burger & Lobster
16. Mercato Mayfair
17. Colbeh
18. Itsu
19. Salad Project
20. Uli
21. Wagamamas
22. Atis
23. Grazing Goat

DRINKS

24. The Three Tuns
25. Seymour's Parlour
26. Home House
27. Duke of Kendal
28. Vinoteca Marylebone
29. City of Quebec
30. Purl London
31. Devonshire Arms
32. The Portman

COFFEE

33. Daisy Green
34. Starbucks
35. GAIL's Bakery
36. Pret a Manger
37. PAUL Marble Arch
38. The Monocle Café
39. Boxcar Baker
40. Chiltern Street Deli
41. BloomsYard
42. Feya
43. Blank Street
44. Watch House coffee shop
45. Joe & the juice

HOTELS

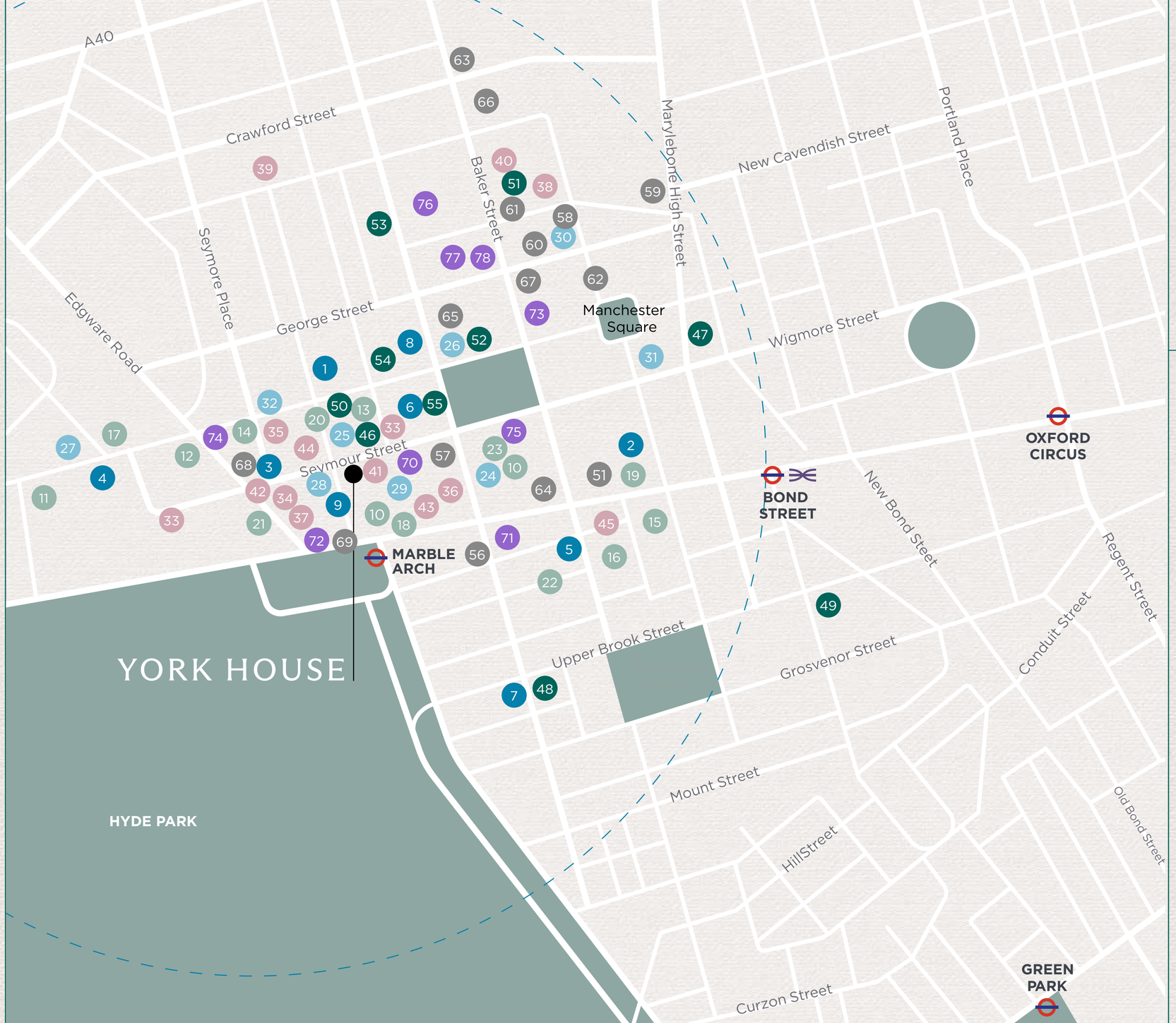
46. The Zetter Townhouse
47. The Mandeville Hotel
48. 47 Park Street
49. Claridge's
50. The Montcalm Hotels
51. Chiltern Firehouse
52. Home House
53. Z at Gloucester Place
54. Nobu Hotel
55. Hyatt Regency london

LIFESTYLE

56. Virgin Active
57. The Gym Way
58. Fitness First
59. Third Space
60. The Gallery of Everything
61. Atlas Gallery
62. The Wallace Collection
63. Everyman Cinema
64. Selfridges
65. Nobu Gym
66. BXR
67. KoBox
68. Tesco
69. Sainsbury's

OCCUPIERS

70. BMO Real Estate
71. Elliott Advisors
72. Bridgepoint
73. Aramco
74. Fulcrum Asset Management
75. The Portman Estate
76. Knight Frank
77. Pimco
78. Cushman & Wakefield



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British Land | PIMCO

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