



# North West House

119 Marylebone Road,  
London,  
NW1 5PU

**wework**

# Contents

---

BUILDING OVERVIEW >>

SCHEDULE OF AREAS >>

LOCATION >>

CONNECTIVITY >>

AMENITIES & SPECIFICATION >>

OPERATIONS >>

FLOOR PLANS >>

CONTACTS >>







# Grow your business at Marylebone

---

THE OFFICE SPACE OF TOMORROW  
IN THE HEART OF LONDON

WeWork offers flexible workspace space across all floors at historic North West House. Presenting a mixture of coworking areas and private offices, sociable shared lounges and collaborative meeting rooms.

There are numerous facilities and amenities including a complimentary barista, an honesty market, communal pantries, a games area and showers.

Centrally located, it is one of London's most important thoroughfares, within walking distance of two Underground stations - Marylebone and Baker Street. The building is also conveniently located for the shops, restaurants and other amenities of the fashionable Marylebone neighbourhood.



3,209 SQ FT / 298 SQ M

**7th Floor**

4,101 SQ FT / 380 SQ M

**6th Floor**

4,765 SQ FT / 443 SQ M

**5th Floor**

5,485 SQ FT / 510 SQ M

**4th Floor**

5,486 SQ FT / 510 SQ M

**3rd Floor**

5,491 SQ FT / 510 SQ M

**2nd Floor**

5,496 SQ FT / 511 SQ M

**1st Floor**

4,873 SQ FT / 453 SQ M

**Ground Floor**

3,027 SQ FT / 281 SQ M

**Lower Ground Floor**

**41,933 SQ FT**  
**3,892 SQ M**



## Marylebone (North West House)

At a glance

Available now

Located between Marylebone  
and Baker Street stations

Complimentary barista







**Marylebone.**  
A pocket of calm  
moments away  
from the action.



---

With several Michelin-starred restaurants and nearly 20 5-star hotels within its confines, Marylebone ranks among London's most upmarket neighbourhoods while retaining a cosy, village-like ambience. It is also home to the vast green space of Regent's Park, where attractions range from tennis to open-air theatre.

# The city at your doorstep

Located on Marylebone Road and a short stroll from two London Underground stations, North West House is ideally located to enjoy the abundance of amenities in Marylebone, as well as those in other central London neighbourhoods including Paddington, Mayfair, Soho and Fitzrovia. Just a 10-minute walk away, Marylebone High Street is particularly popular for its shopping, restaurants and bars.

## FOOD & BEVERAGE

- 01 . Sushi Moca
- 02 . Thornbury Castle
- 03 . The Royal Oak
- 04 . Junsei
- 05 . Winter Garden
- 06 . The Mirror Bar
- 07 . Patisserie Valerie - Marylebone Station
- 08 . Gino's Coffee Bar
- 09 . Allsop Arms
- 10 . Phoenix Palace

## WELLNESS & CULTURE

- 11 . Paddington Street Gardens
- 12 . Regent's Park
- 13 . Sherlock Holmes Museum

- 14 . Madame Tussauds London
- 15 . Seymour Leisure Centre
- 16 . PureGym London Marylebone

## HOTELS

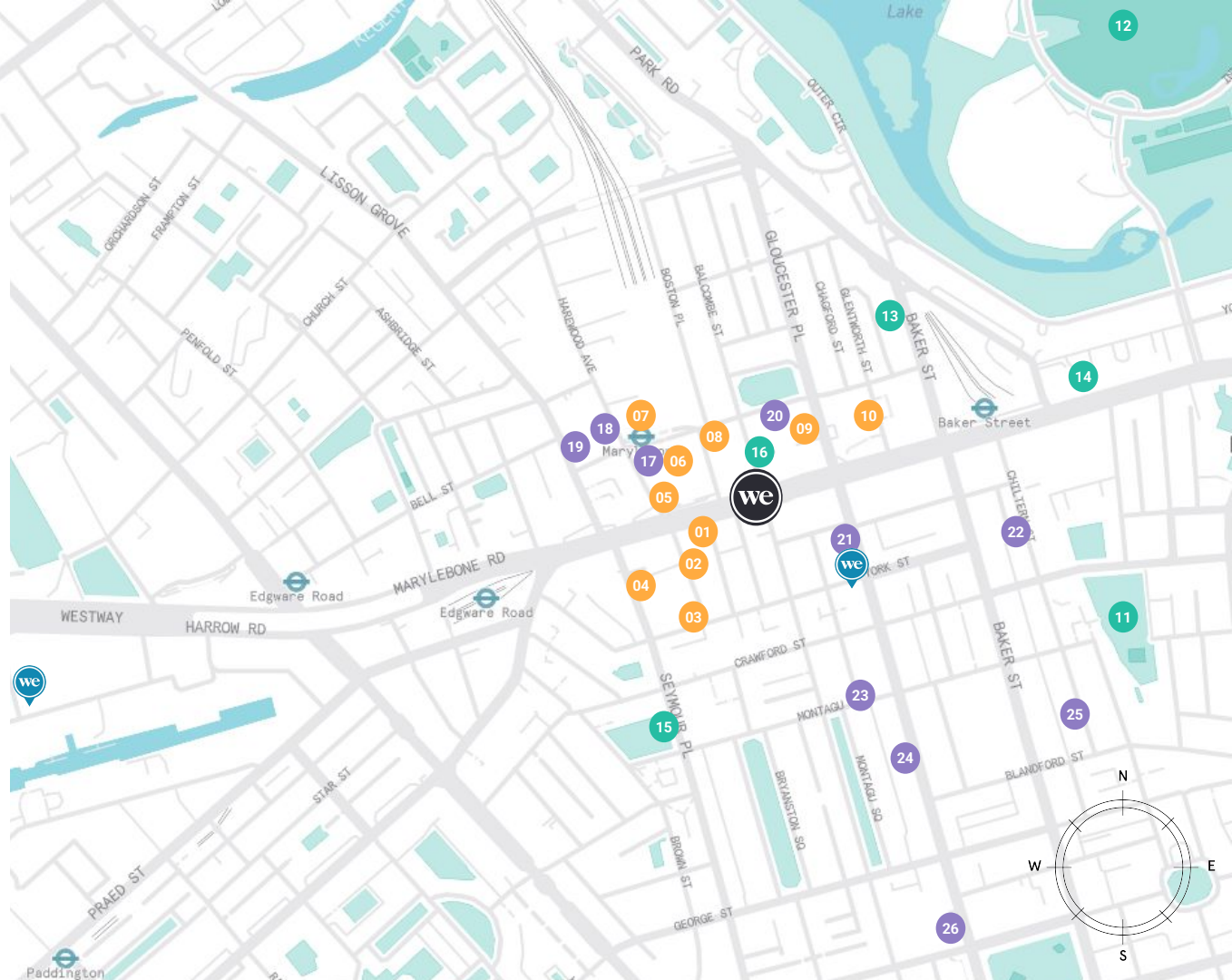
- 17 . The Landmark London
- 18 . Travelodge London Central Marylebone
- 19 . Marylebone Lodge
- 20 . Dorset Square Hotel
- 21 . Marylebone Inn Hotel
- 22 . Holmes Hotel London
- 23 . Montagu Place Hotel
- 24 . Z Hotel at Gloucester Place
- 25 . Chiltern Firehouse
- 26 . Nobu Hotel London Portman Square



Marylebone (North West House)



Other WeWork Locations





# Connectivity

Much of Marylebone and the surrounding central neighbourhoods are walkable on foot, putting their amenities and attractions within easy reach of North West House.

Buses navigate Marylebone Road in both directions, with direct services to major transport hubs including Paddington Station, Euston Station, King's Cross and St Pancras International.

You are also positioned between two London Underground Stations: Baker Street, Marylebone and Edgware Road.



## WALK FROM NORTH WEST HOUSE



MARYLEBONE TRAIN  
STATION  
4 MINS

BAKER STREET  
UNDERGROUND STATION  
5 MINS

REGENT'S PARK  
8 MINS

OXFORD STREET  
17 MINS



## BUS FROM NEAREST STOPS (ON MARYLEBONE ROAD)



PADDINGTON STATION  
6 MINS

KING'S CROSS &  
ST PANCRAS  
INTERNATIONAL  
20 MINS



## UNDERGROUND FROM BAKER STREET STATION



PICCADILLY CIRCUS  
5 MINS

EUSTON  
8 MINS

WATERLOO  
11 MINS

HEATHROW AIRPORT  
54 MINS



# Inspired spaces

---



# Building Highlights

---



2 passenger lifts  
(no access to LG floor)



1 goods lift  
(no access to LG floor)



3 showers  
(on LG floor)



Bike storage  
20 spaces



Games &  
Recreation Rooms



Barista



Honesty Market







# Specification & Technical Highlights

---

## DDA + Building Access

One disabled bathroom per floor (excluding the basement); intercom placed in every stair lobby.  
Basement accessible lift available

## Lighting

Lighting LUX LEVEL Range 200 - 250 LUX

## IT Closet

3 IT Closets (1MDF+2IDF).  
Dedicated Rack space within WeWork IT Closet is feasible - subject client requirements, availability & pricing

## Network

WeWork, WeWork Guest & WeWorkWiFi available. Both 2.4Ghz and 5Ghz frequency



# Operations Summary

---



## Cleaning

- Nightly waste removal from offices, conference rooms, and common areas
- Daily upkeep of bathrooms, pantries, conference rooms, and common areas
- Deep clean of offices on a weekly basis
- Post-event cleaning
- Exterior Window Cleaning



## Productivity

- High-speed wifi
- Printers & Copiers
- Paper & Pens
- Stapler
- Paper Shredding (certified partner)
- Tape & Paper Clips
- Sticky Notes
- Envelopes



## Base Building

- Utilities
- Property Insurance (details on insurance) - HVAC Maintenance
- Lift Maintenance
- Fire Alarm Testing and Maintenance
- Base Building System Maintenance
- Pest Extermination



## Meeting Rooms

- Conference Rooms
- Meeting booths & nooks
- Phone booths
- Classrooms
- A/V Capability
- White boards & dry erase markers



## Office Space

- Desks & office chairs
- Filing Cabinets



**Space to do  
your best  
work**

---



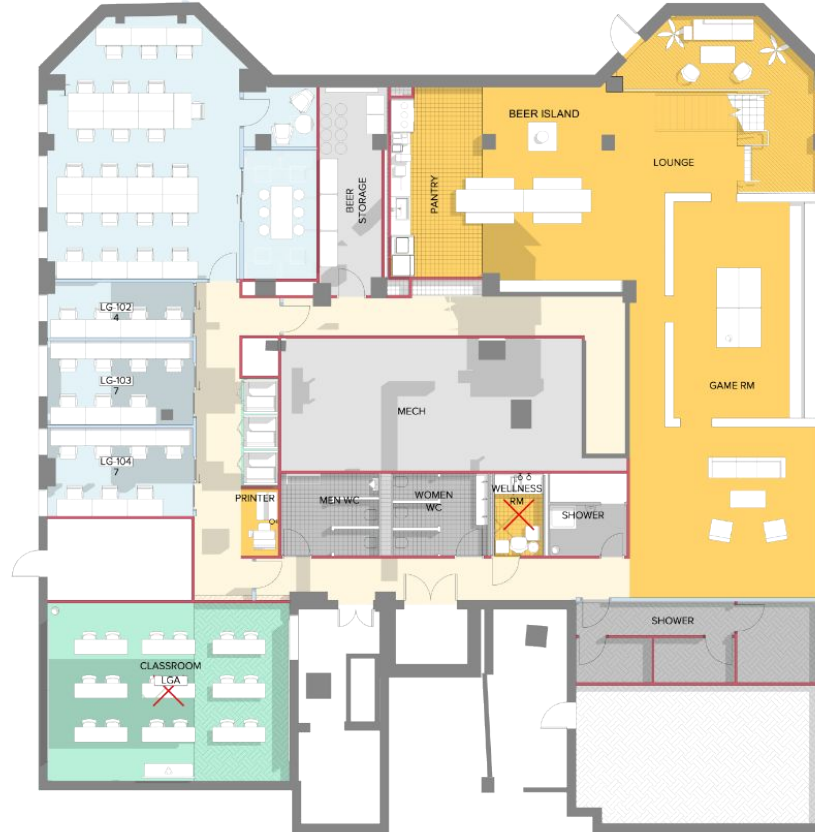
# Lower Ground Floor

3,027 SQ FT  
281 SQ M

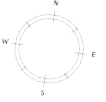
- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street







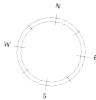
# Ground Floor

4,873 SQ FT  
453 SQ M

- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street







Upper Montagu Street

# 1<sup>st</sup> Floor

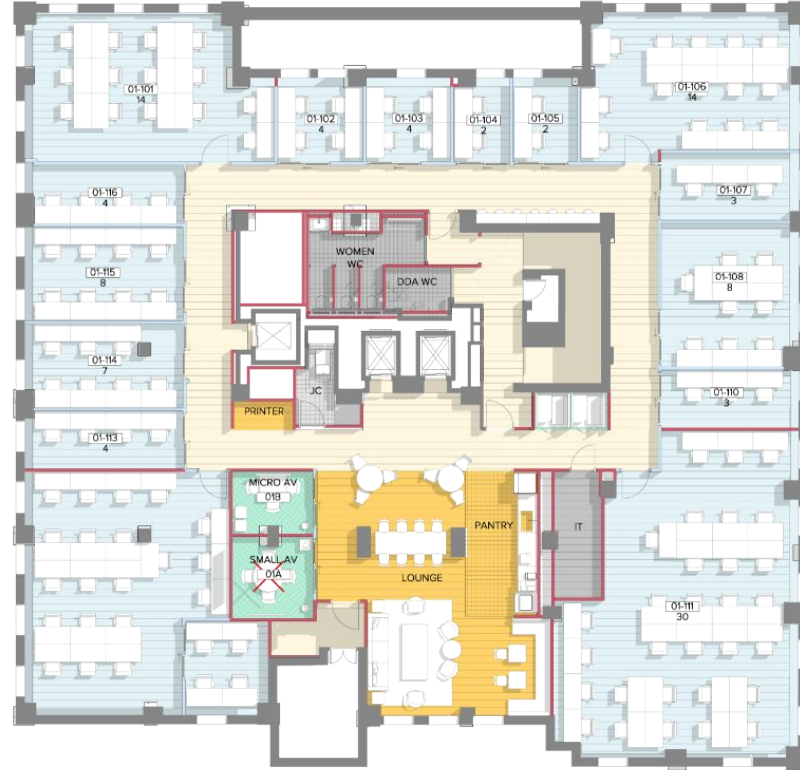
5,496 SQ FT

511 SQ M

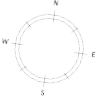
-  CONFERENCE ROOMS
-  PRIVATE OFFICES
-  WORKSTATIONS
-  PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street



5,491 SQ FT  
510 SQ M

- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street

Upper Montagu Street





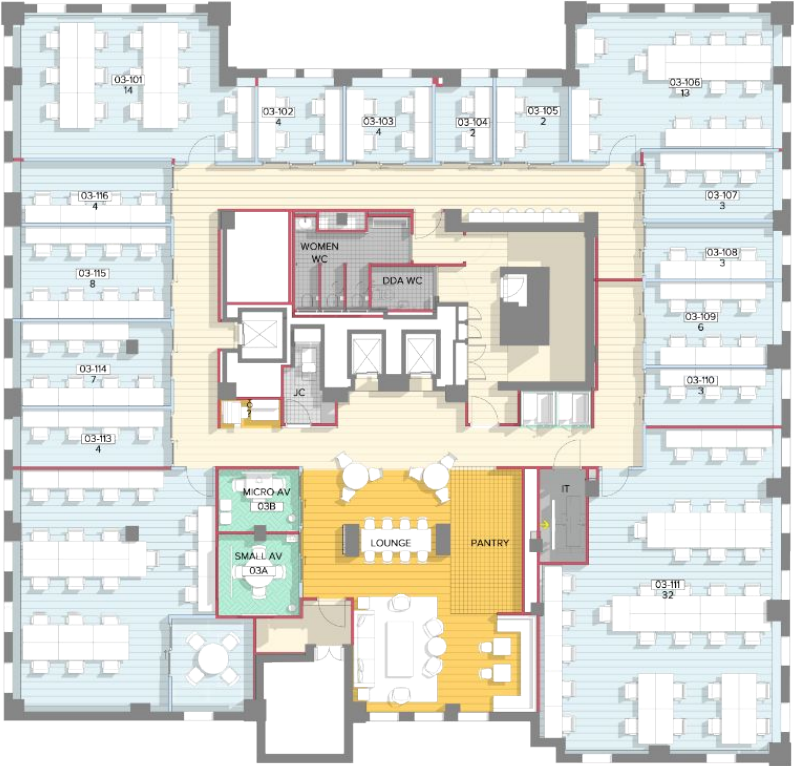
# 3<sup>rd</sup> Floor

5,486 SQ FT  
510 SQ M

- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street





# 4<sup>th</sup> Floor

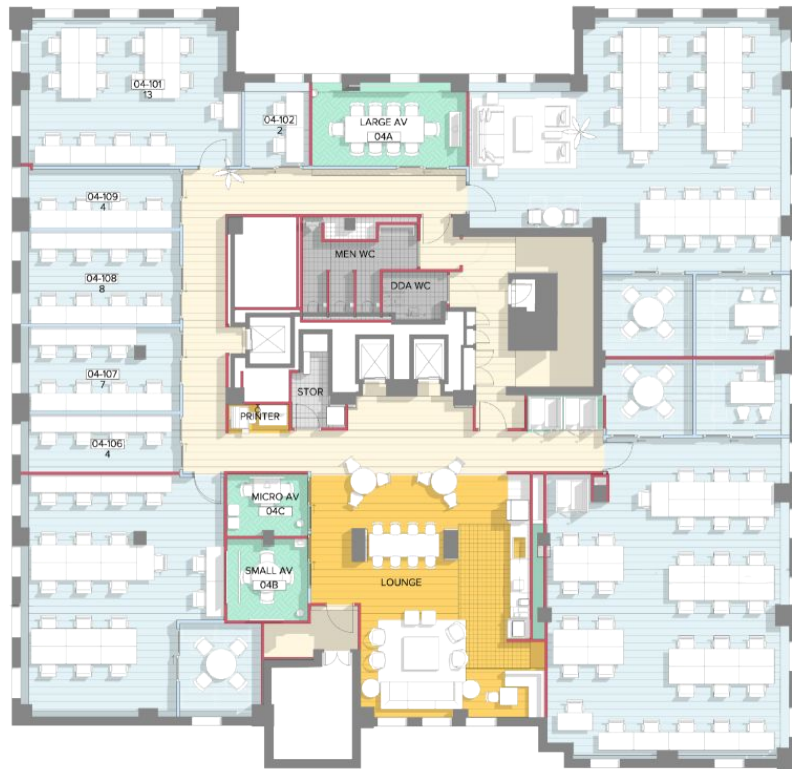
5,485 SQ FT

510 SQ M

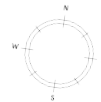
- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street





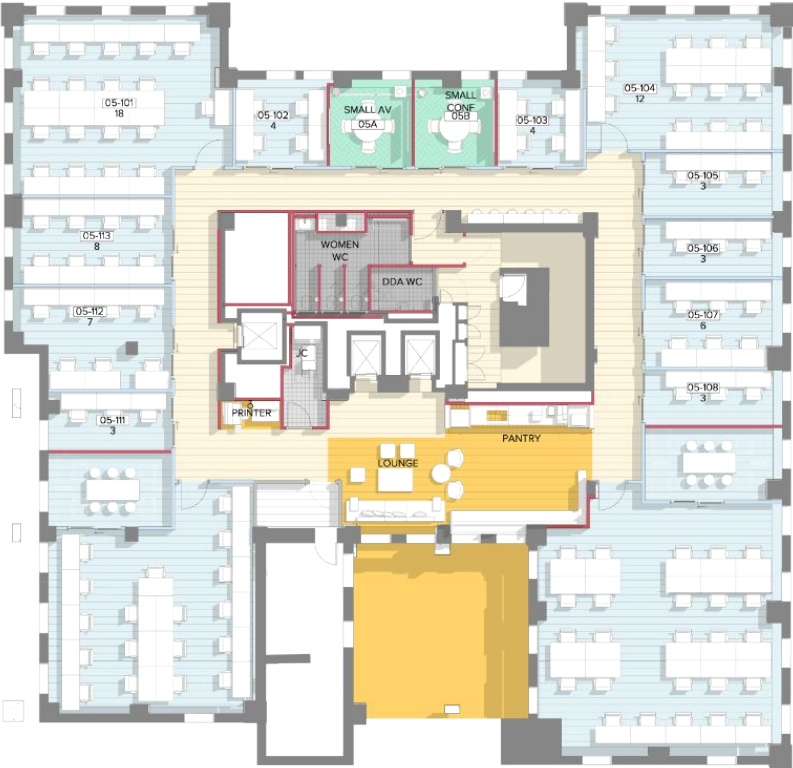
# 5<sup>th</sup> Floor

4,765 SQ FT  
443 SQ M

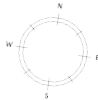
- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street







# 6<sup>th</sup> Floor

4,101 SQ FT  
380 SQ M

- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street

# 7<sup>th</sup> Floor

Marylebone Road

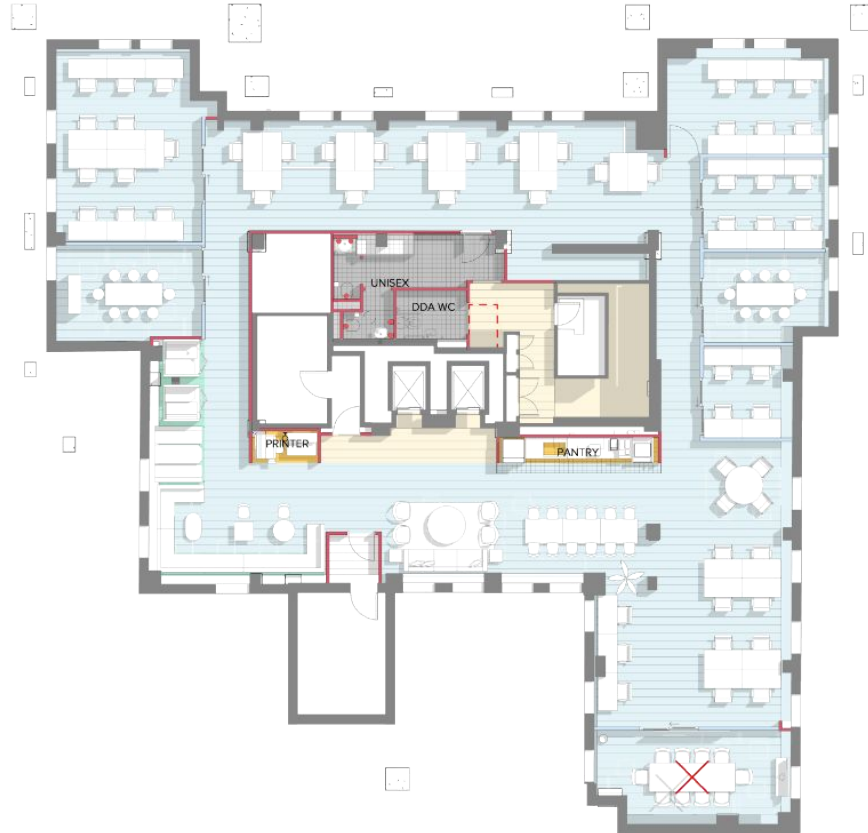


3,209 SQ FT  
298 SQ M

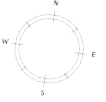
- CONFERENCE ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



Knox Street



Upper Montagu Street





# Contact

---

**For enquiries and availability  
please contact the WeWork London Broker team**

**Email:** [londonbrokers@wework.com](mailto:londonbrokers@wework.com)



© 2021 WeWork. The WeWork trademark and related logos are the property of WeWork Companies LLC. Photographs contained herein may be representative examples of various WeWork locations and do not necessarily depict the WeWork location referenced in the brochure. While reasonable efforts have been made to check the accuracy of the information contained here, WeWork, its officers, employees, directors, and representatives make no warranty, express or implied, regarding the accuracy of the information and disclaim any liability arising from the use of the information contained herein. All dimensions are approximate and subject to variances. It is your obligation to independently verify particulars of the property. WeWork reserves the right to make changes.