

58 Queen Anne Street

W1

7,500 sq ft of beautifully restored offices

Style that has endured







Craft & Heritage

◇ After a meticulous restoration, the Grade II Listed 58 Queen Anne Street has been transformed into exemplary office space that blends historic character with contemporary craftsmanship in the charming heart of Marylebone.



Modern & Elegant

◇ The building's architectural integrity has been sensitively preserved, while high-quality modern finishes have been introduced to create elegant, light-filled, luxury workspaces in preparation for its next exciting phase.





Characterful finishes designed to inspire focus

◇ The refurbishment of 58 Queen Anne Street has placed exceptional emphasis on material quality and authenticity to elevate the building's original character. The incredible attention to detail can be evidenced throughout the building, from the wrought iron staircase, to the aged parquet flooring, finely detailed mouldings or dark bronze furnishings.







High-quality materials

Rich, natural materials have been carefully selected to bring warmth, longevity, and understated elegance to every space.



Craftsmanship

Expert restoration has preserved the building's intricate detailing, celebrating the craftsmanship of its original design.



Tactile finishes

Soft textures and refined finishes create comfortable, welcoming spaces designed for everyday ease.

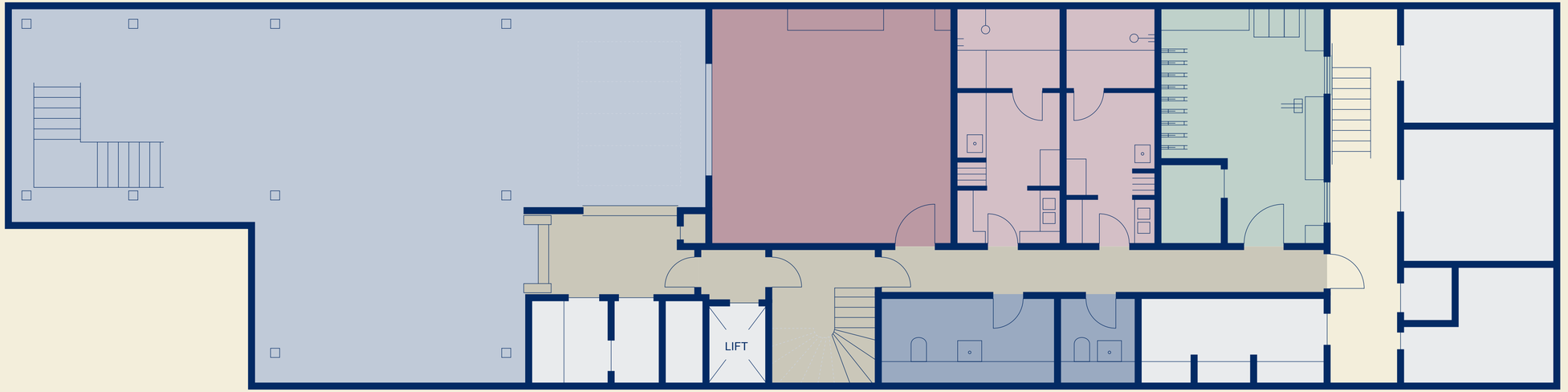


Floor	Workspace	
	sq ft	sq m
4	876	81
3	1,055	98
2	1,056	98
1	1,055	98
Mezzanine	153	14
G	1,675	156
Lower Ground	1,076	100
Stores	401	37
Total (NIA)	7,347	682

Wimpole Street

LOWER GROUND

1,477 SQ FT // 137 SQ M



Queen Anne Street

North

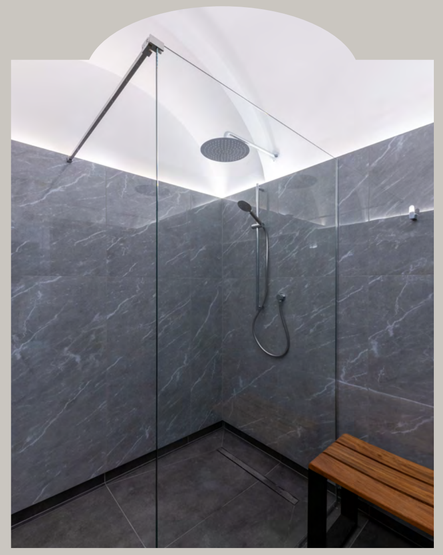
KEY

- Work space
- Showers
- Kitchen
- Bike Store
- WCs
- Vault stores
- Core

Welbeck Street

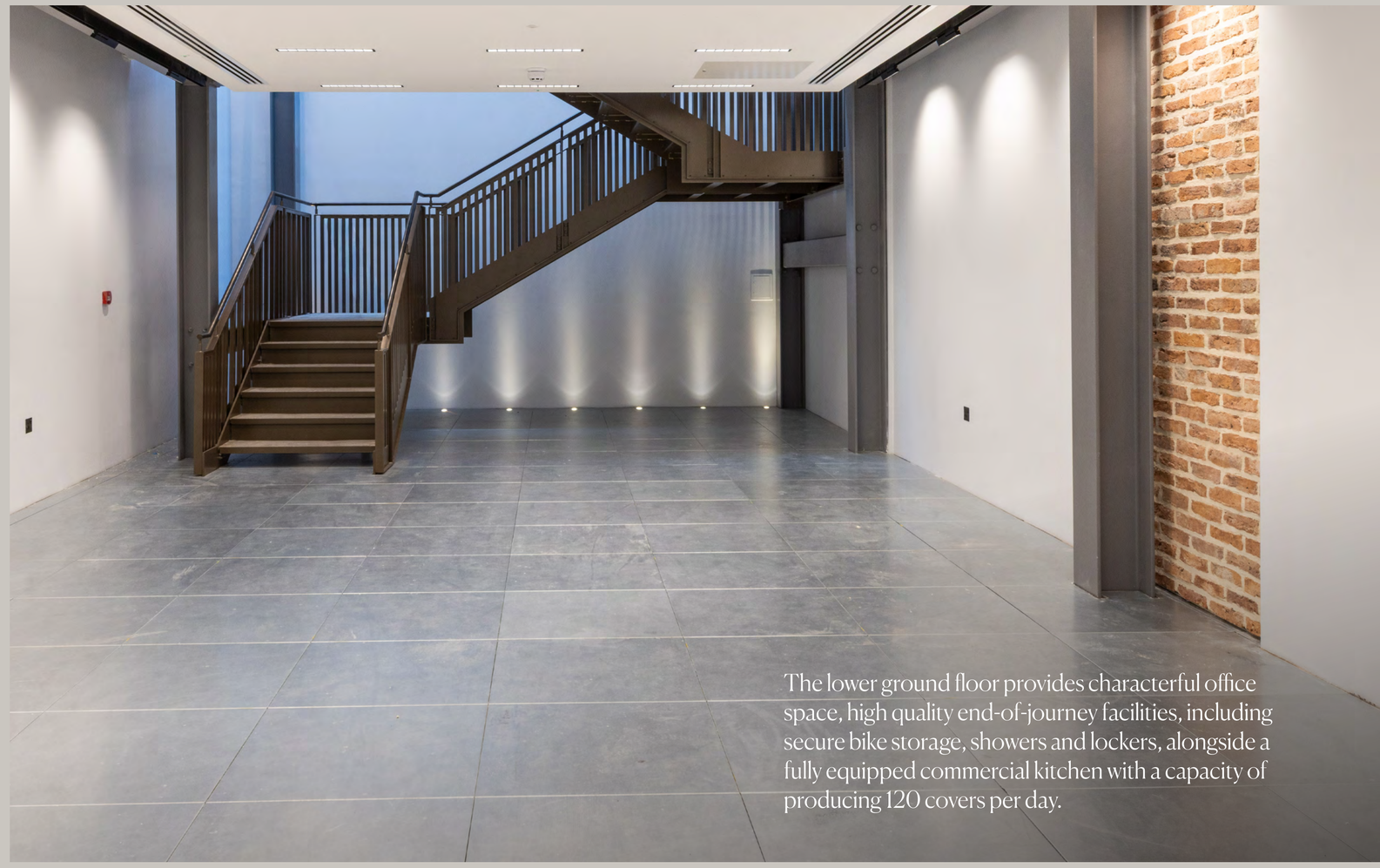
INDICATIVE ONLY. NOT TO SCALE

Refined routine









The lower ground floor provides characterful office space, high quality end-of-journey facilities, including secure bike storage, showers and lockers, alongside a fully equipped commercial kitchen with a capacity of producing 120 covers per day.





Wimpole Street

GROUND FLOOR

1,675 SQ FT // 156 SQ M



North

KEY

- Work space
- Courtyard
- WCs
- Core

Welbeck Street

INDICATIVE ONLY. NOT TO SCALE

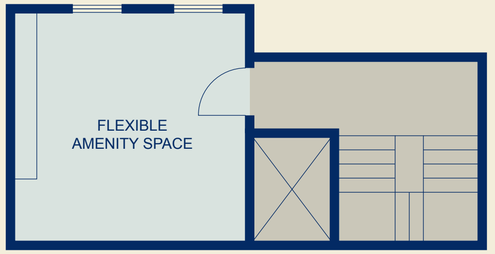
Wimpole Street

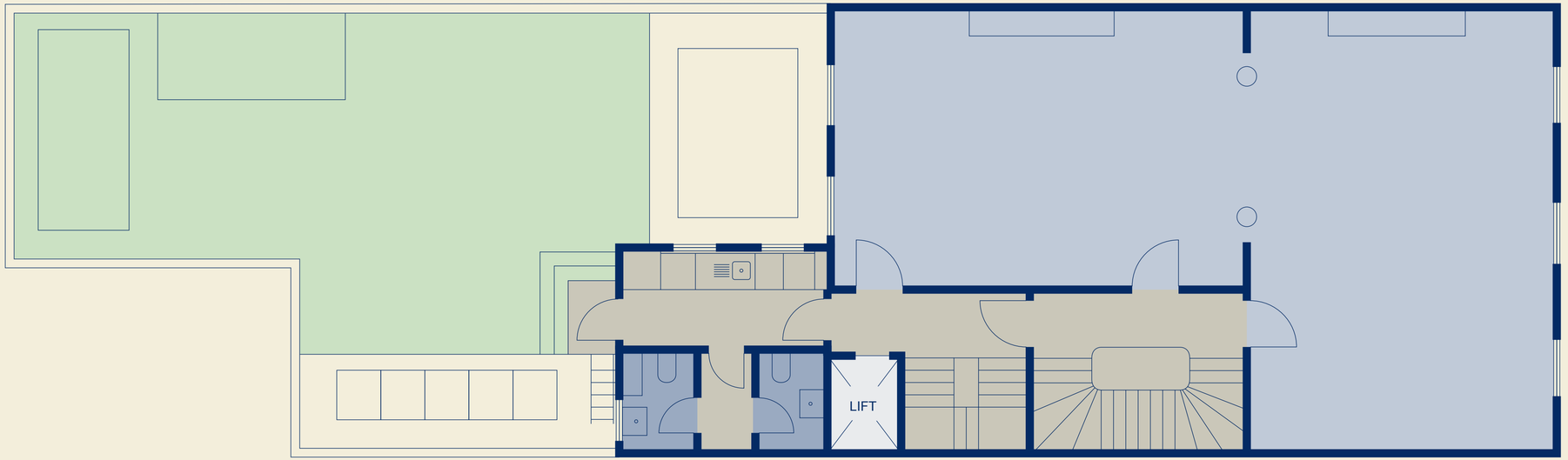
FIRST FLOOR

1,055 SQ FT // 98 SQ M

FLEXIBLE AMENITY SPACE

153 SQ FT // 14 SQ M





Queen Anne Street

North

KEY

- Work space
- Terrace
- Flexible amenity space
- WCs
- Core

Welbeck Street

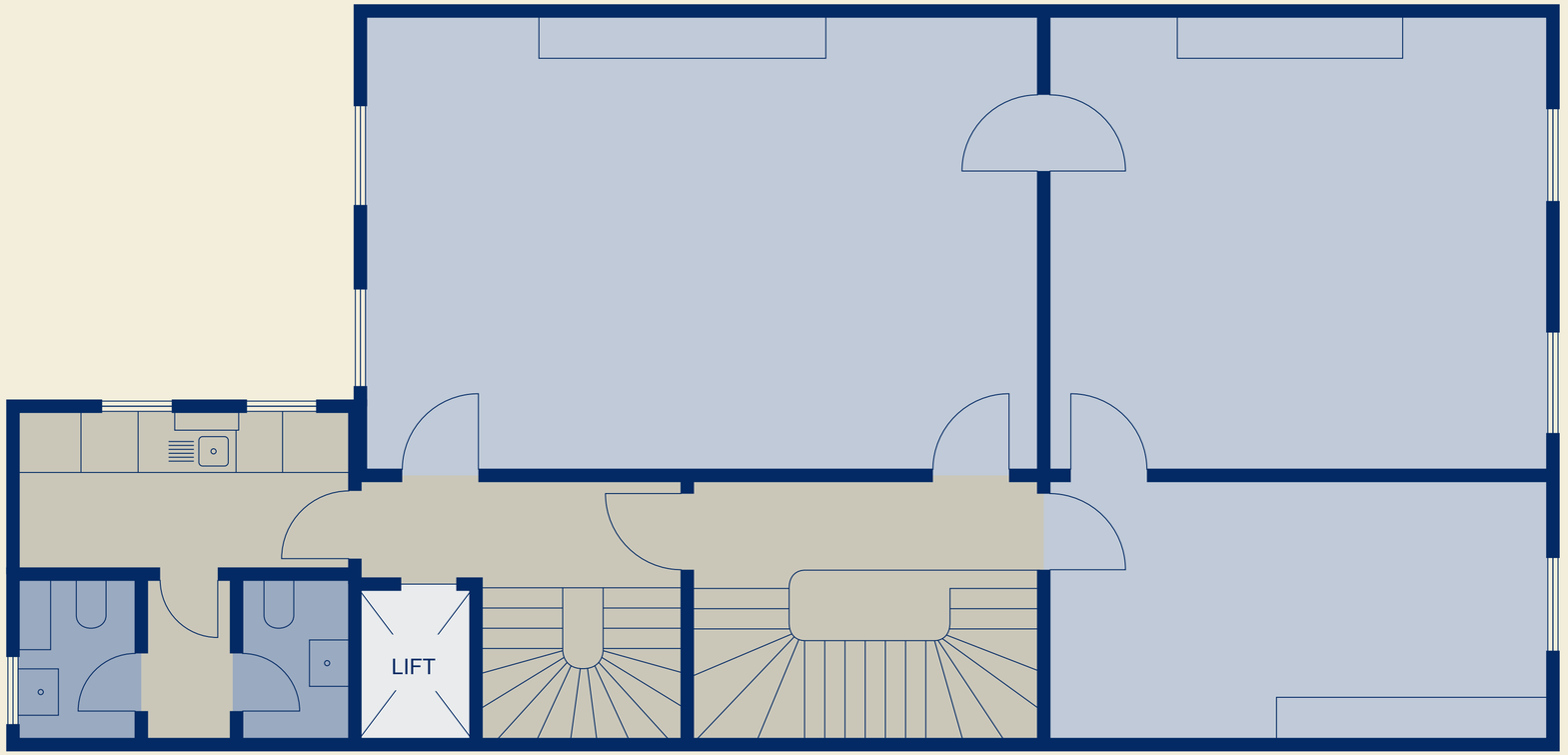
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Wimpole Street

SECOND FLOOR

1,056 SQ FT // 98 SQ M



Queen Anne Street

North

KEY

- Work space
- WCs
- Core

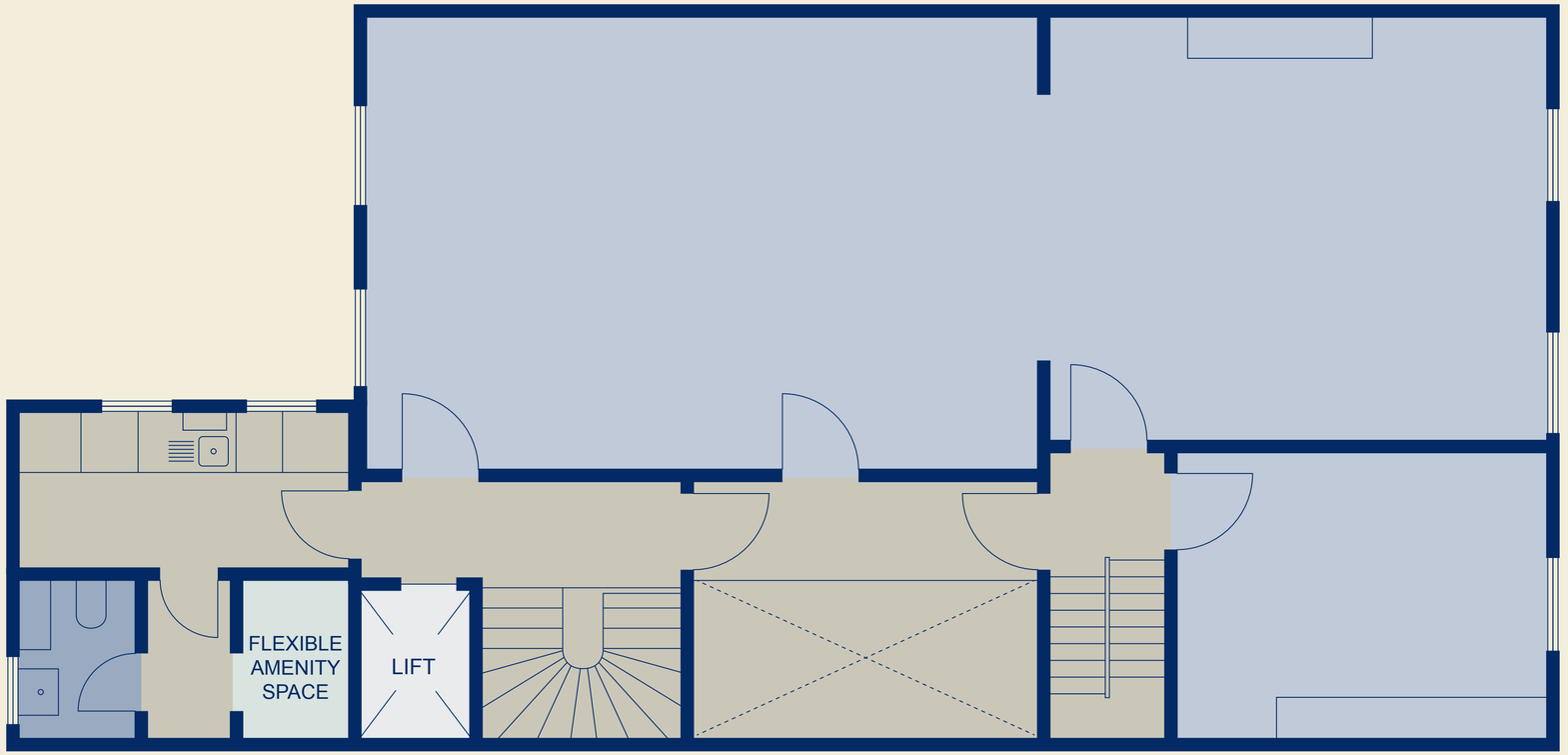
Welbeck Street

INDICATIVE ONLY. NOT TO SCALE

Wimpole Street

THIRD FLOOR

1,055 SQ FT // 98 SQ M



Queen Anne Street

North

KEY

- Work space
- WCs
- Core

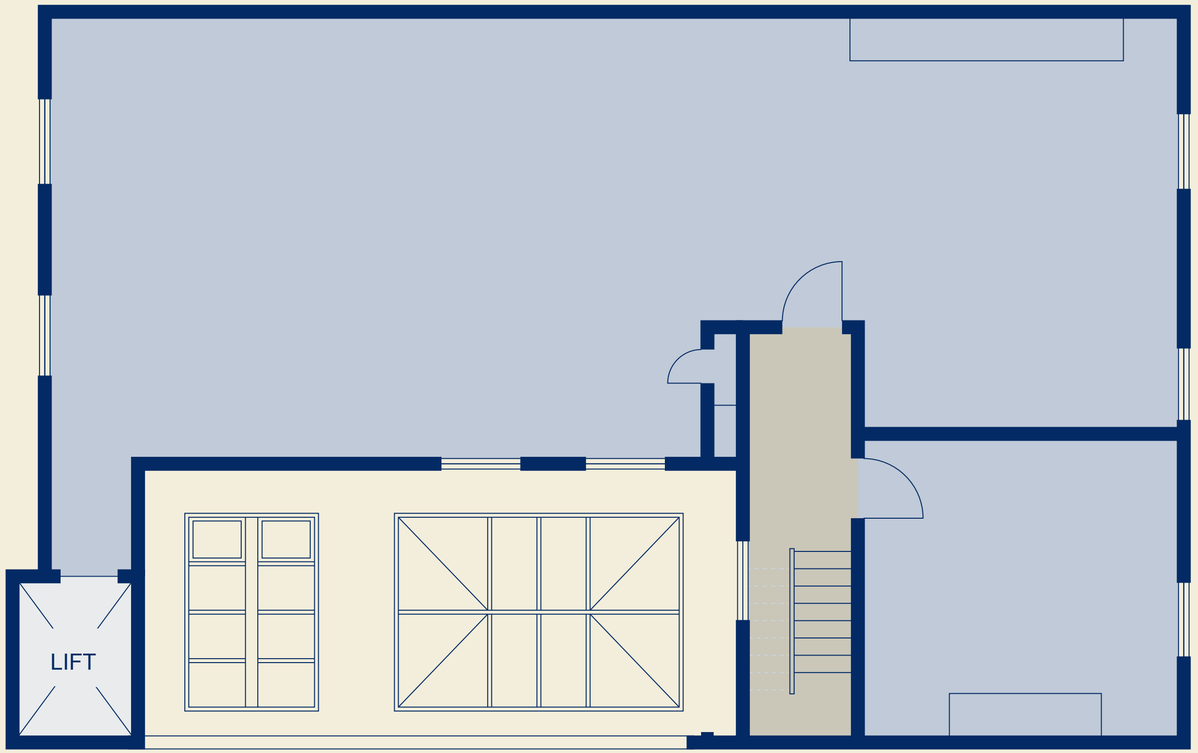
Welbeck Street

INDICATIVE ONLY. NOT TO SCALE

Wimpole Street

FOURTH FLOOR

876 SQ FT // 81 SQ M



Queen Anne Street

North

KEY

Work space

Core

Welbeck Street

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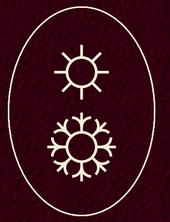
Remarkably elegant



EXCEPTIONAL FLOOR-TO-CEILING HEIGHTS OF UP TO 4.5M

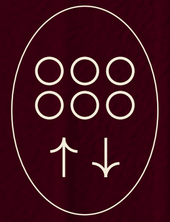


OCCUPATIONAL DENSITY 1:10 SQ M



VRV HEAT PUMP HEATING AND COOLING

HELPING TO REDUCE ENERGY CONSUMPTION

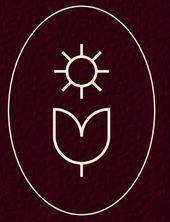


NEW 6 X PERSON PASSENGER LIFT



FULLY FITTED COMMERCIAL KITCHEN

CAPACITY OF 120 COVERS FOR ENTERTAINING



PRIVATE OUTDOOR TERRACE



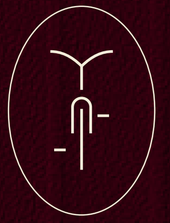
FLOOD WIRED WITH CAT 6 AND FIBRE ENABLED

1GB LINE



END-OF-TRIP FACILITIES

INCLUDING LOCKERS & SHOWERS



8 X CYCLE RACKS WITH REPAIR AND MAINTENANCE EQUIPMENT

TO PROMOTE ACTIVE COMMUTING







The area

Marylebone is one of London's most desirable and characterful neighbourhoods, combining a refined village atmosphere with the energy of the West End.

Moments from 58 Queen Anne Street, a strong café culture is reflected in nearby favourites such as Nkora Coffee, The Watchhouse and The Ivy Café Marylebone, alongside established dining and social destinations including 108 Brasserie and The Wigmore.

Green spaces such as Regents Park and Paddington Street Gardens are close at hand, with Hyde Park also nearby, creating a balanced setting that supports both work and wellbeing.

LOCATION

The Centrepiece

Cafes

1. Nkora Coffee – 3 mins
2. The Watchhouse – 3 mins
3. Special Guest Coffee – 8 mins
4. The Monocle cafe – 9 mins
5. Hagen Espresso bar – 7 mins

Restaurant, pubs & bars

1. 108 Brasserie – 2 mins
2. The Ivy Cafe Marylebone – 2 mins
3. Kudu – 5 mins
4. Lita – 7 mins
5. Kitchen at Holmes – 13 mins
6. The Malt Lounge Bar – 13 mins
7. The Wigmore – 7 mins

Parks

1. Paddington Street Gardens South – 8 mins
2. Portman Square Gardens – 8 mins
3. Park Square – 15 mins
4. Regent's Park –12 mins

Wellness

1. Third Space – 3 mins
2. 1Rebel – 8 mins
3. Nobu Pilates – 10 mins

Hotels

1. The Marylebone – 1 min
2. Nobu – 10 mins
3. The Langham – 6 mins



Connections

58 Queen Anne Street is superbly connected, positioned within easy walking distance of Bond Street, Oxford Circus and Baker Street stations. These provide access to the Elizabeth, Central, Victoria, Bakerloo and Jubilee lines, offering swift connections across central London and direct services to Heathrow Airport. Further afield, Marylebone Station is also close by for services to Oxford and Birmingham.

5 mins — Bond Street

ELIZABETH LINE
CENTRAL LINE
JUBILEE LINE

mins	
3	TOTTENHAM COURT ROAD via
4	WESTMINSTER via
7	WATERLOO via
10	LIVERPOOL STREET via
15	LONDON BRIDGE via
40	HEATHROW via

11 mins — Oxford Circus

BAKERLOO LINE
CENTRAL LINE
VICTORIA LINE

mins	
1	PICCADILLY via
2	GREEN PARK via
4	EUSTON via
4	VICTORIA via
5	KING'S CROSS ST PANCRAS via

16 mins — Baker Street

CIRCLE
HAMMERSMITH & CITY
METROPOLITAN
BAKERLOO LINE
JUBILEE LINE

mins	
3	GREAT PORTLAND STREET via
3	EUSTON SQUARE via
4	PADDINGTON via
5	KING'S CROSS ST PANCRAS via
8	FARRINGDON via

22 mins — Marylebone

NATIONAL RAIL

mins	
30m	HIGH WYCOMBE via
45m	BICESTER VILLAGE via
1h05	OXFORD via
1h43	BIRMINGHAM MOOR STREET via
2h10	STRATFORD UPON AVON via

Terms

The long leasehold interest is for sale with full vacant possession.
A letting of the whole might be considered.

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