

MARBLE ARCH HOUSE



66-68
SEYMOUR STREET
LONDON, W1

10,226 - 21,730 SQ FT AVAILABLE
11,424 SQ FT COMING SOON



The entrance has been transformed into a serene gateway. With soft seating introduced to foster collaborative spaces, providing a perfect setting for occupiers and their guests to engage.

REFURBISHED RECEPTION AREA





EXCEPTIONAL OFFICE SPACE AVAILABLE WITH PRIVATE TERRACES AND EXCELLENT NATURAL LIGHT

Level 4 has been refurbished to Cat A condition, whilst Level 3 benefits from a brand new, premium fit out by British Land. Level 1 is coming soon, providing an additional 11,424 sq ft. The green spaces of Hyde Park, amenities of Connaught Village and the luxuries of Marylebone are all just moments away.

Designed by Bennett's Associates Architects, the building offers premium office space with floor to ceiling windows to allow plenty of natural light to flood the offices. Occupiers will also benefit from exclusive access to The Orchard private clubspace at One Great Cumberland Place.

AVAILABILITY

Floor	Size (sq ft)
4th Floor – Cat A	10,226
3rd Floor – Work Ready	11,504
1st Floor – Coming Soon	11,424
Total	33,154





WORK READY OVERVIEW

THIRD FLOOR: FULLY FITTED, FURNISHED AND CONNECTED

Work Ready offers effective and sustainable workspaces, with additional services available on request — including fully managed WiFi, health & safety support, M&E maintenance, and cleaning. This allows you to focus on your business and settle into your new home swiftly and smoothly.

FITTED, FURNISHED AND CONNECTED

Everything you need to start working

FLEXIBLE LEASING OPTION

Short, mid or long-term leases that flex to suit you

ACCESS TO HIGH SPEED FIBRE CONNECTION

Ability to have up to 10GB fibre connection

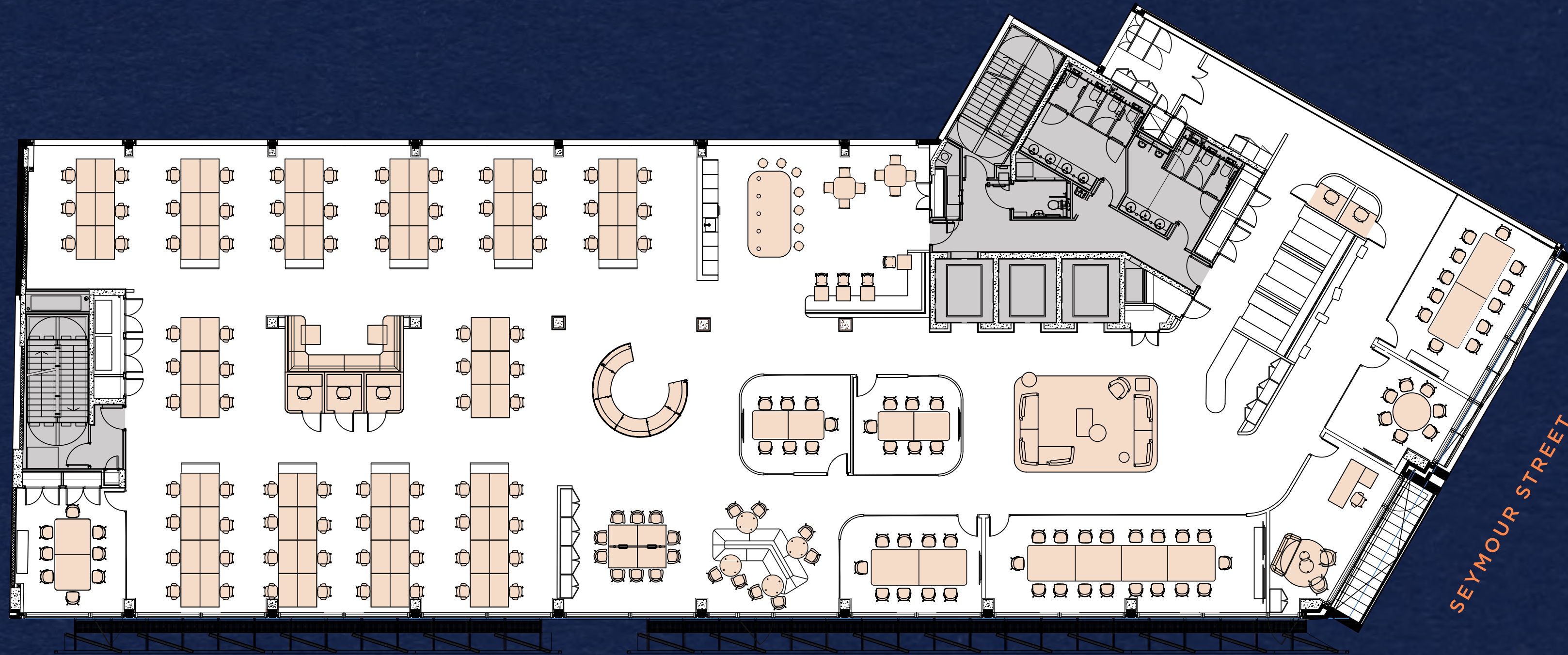


INDICATIVE CGI



3RD FLOOR WORK READY

11,504 SQ FT
1,069 SQ M



80 x desks
1 x 18 person board room
1 x 12 person meeting room
1 x 9 person meeting room

1 x 8 person meeting room
3 x 7 person meeting room
5 x phone booths
1 x private office

8 x collaboration areas
1 x teapoint
1 x reception
1 x comms room

● CORE ● AVAILABLE SPACE

NOT TO SCALE. INDICATIVE ONLY.







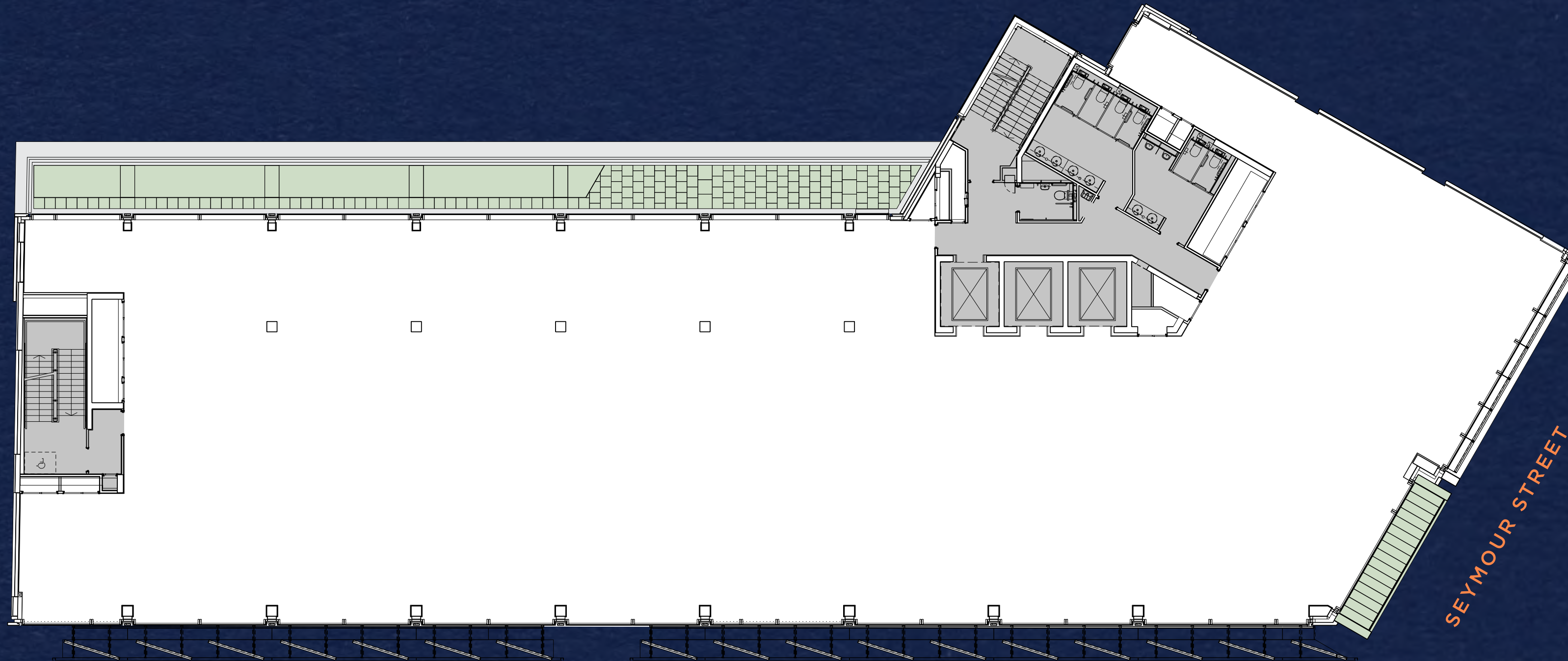






4TH FLOOR CAT A

10,226 SQ FT
950 SQ M



● CORE ● AVAILABLE SPACE ● TERRACE

NOT TO SCALE. INDICATIVE ONLY.

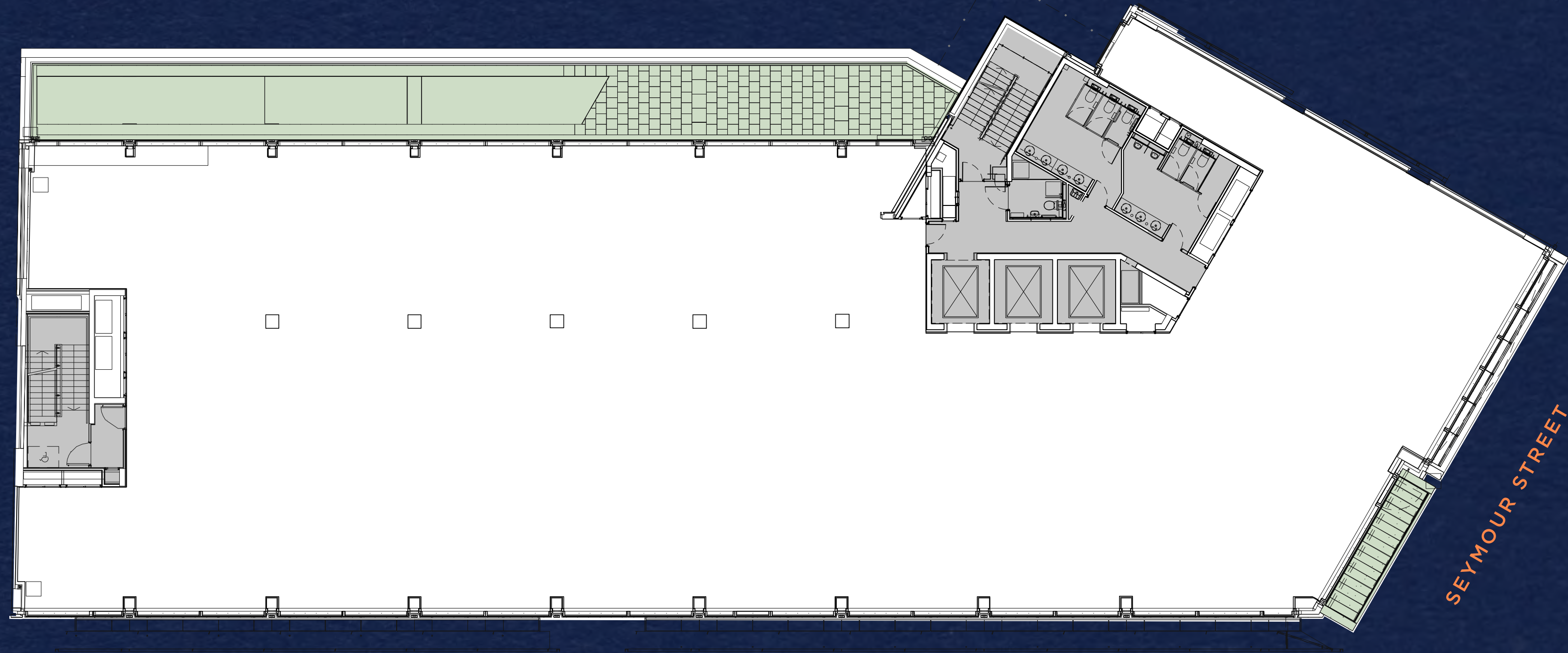






1ST FLOOR COMING SOON

11,424 SQ FT
1061.3 SQ M



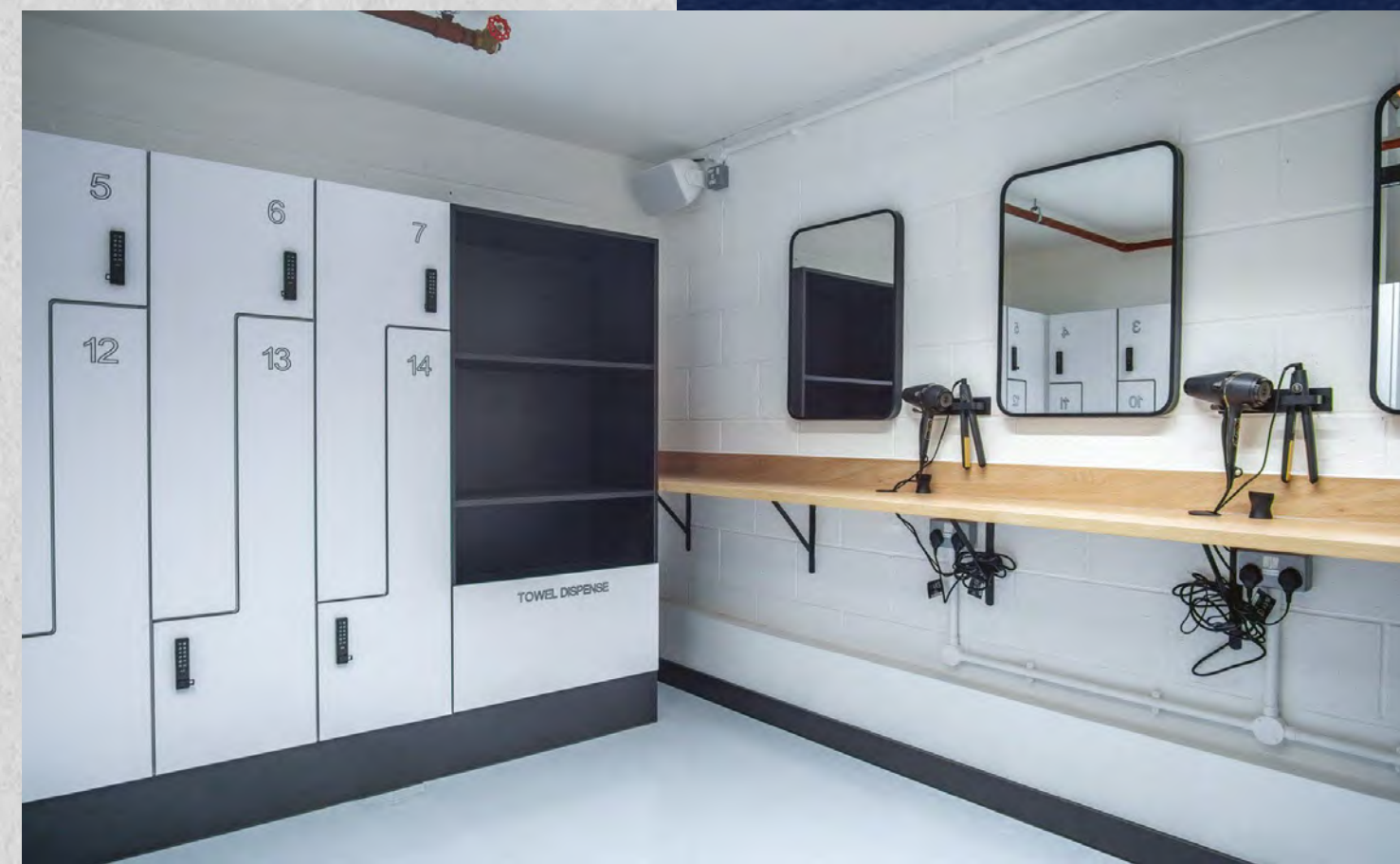
● CORE ● AVAILABLE SPACE ● TERRACE

NOT TO SCALE. INDICATIVE ONLY.



SEAMLESS END OF JOURNEY EXPERIENCE

MARBLE ARCH HOUSE



Newly refurbished end-of-trip facilities will include male and female changing, showers and lockers, secure bike storage and a drying room.

74

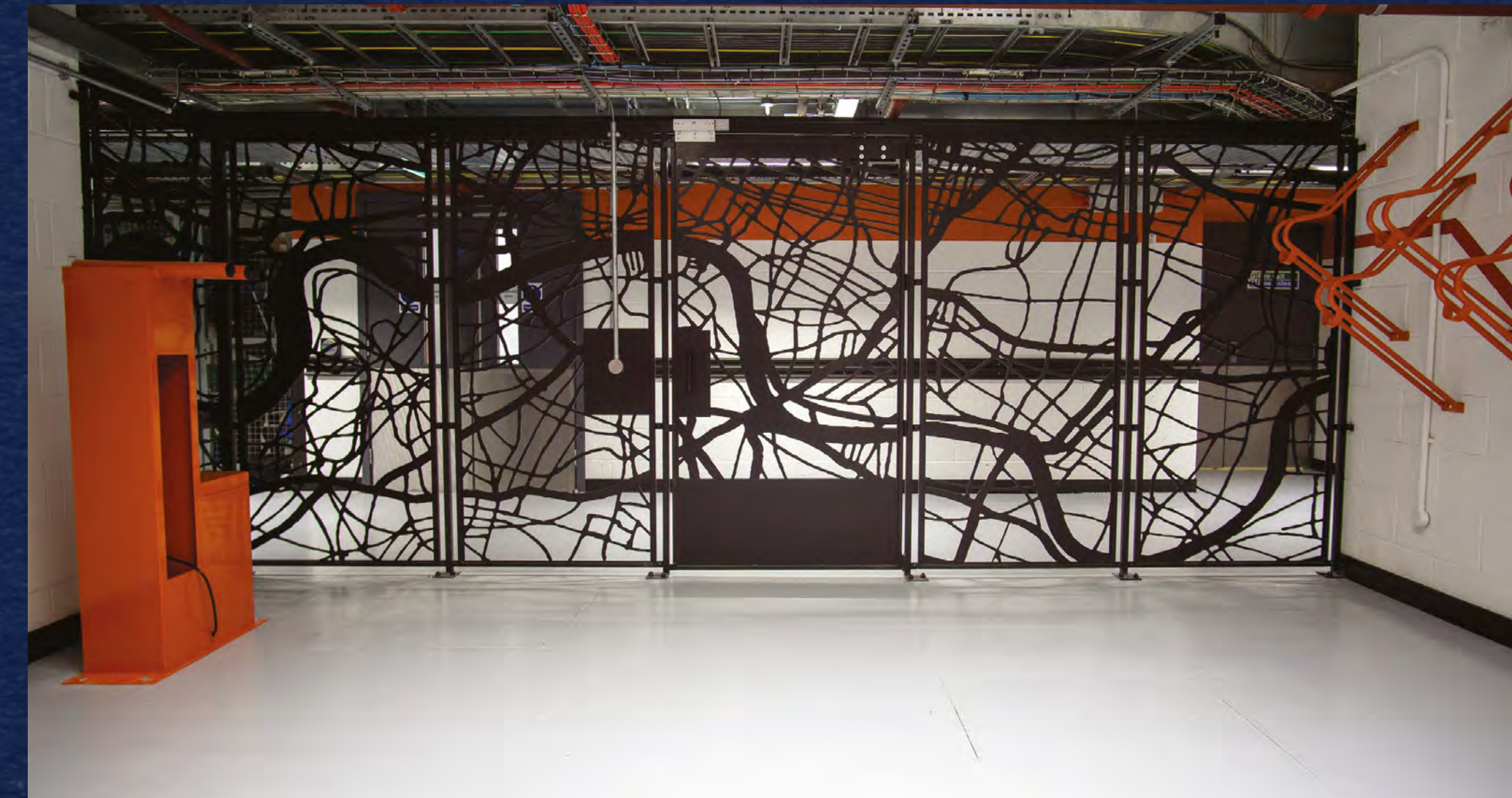
BIKE SPACES

44

LOCKERS

4

SHOWERS



CYCLE TIMES TO MAIN LINE STATIONS

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



AN EXCEPTIONAL SPECIFICATION

Work Ready

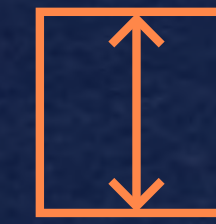
FITTED, FURNISHED
AND CONNECTED



4 PIPE FAN COIL
CEILING MOUNTED AIR-CON



2.75M FLOOR-TO-CEILING
HEIGHT



FULL ACCESS
RAISED FLOOR



1 PERSON PER
8 SQ M OCCUPANCY

BREEAM®

BREEAM 'VERY GOOD'
RATING



EPC 'C' RATING
TARGET EPC B IN 2025



HIGH SPEC
LED LIGHTING



15W PER SQ M ADDITIONAL
CATEGORY 'B'
POWER ALLOWANCE



ESSENTIAL SERVICES
BACKUP GENERATOR



3 × 17 PERSON
PASSENGER LIFTS



ALL ELECTRICITY
PURCHASED AS 100%
RENEWABLE SOURCES

BREEAM®

BREEAM
'EXCELLENT'

B

TARGETING
EPC 'B'
IN 2025

350

ACRES OF OUTDOOR SPACE
ON YOUR DOORSTEP,
OFFERING YEAR ROUND
LEISURE ACTIVITIES



PROUDLY PART OF THE MARBLE
ARCH BUSINESS IMPROVEMENT
DISTRICT (BID)



10+ GYMS
WITHIN 10
MINUTES WALK

939

SQ FT OF PRIVATE
TERRACE SPACE



SWIMMING IN THE
SERPENTINE ALL
YEAR ROUND

WELLNESS & SUSTAINABILITY CHOICES





CENTRED IN A CALM OASIS

Located in the West End, Marble Arch 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

8

GREEN SPACES
IN A 10 MIN WALK

14

RESTAURANTS
IN A 5 MIN WALK



Connaught Village, just 4 mins away

MARBLE ARCH HOUSE



The Italian Greyhound, located next door



Hyde Park, only 2 mins walk away



Portman Square, just 7 mins walk away



Nobu Hotel, Restaurant and Gym, just 5 mins walk away

The Carpenters Arms, less than 1 mins away





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

DRINKS

- 17. The Three Tuns
- 18. Seymour's Parlour
- 19. Home House
- 20. Duke of Kendal
- 21. Vinoteca Marylebone
- 22. City of Quebec
- 23. Purl London
- 24. Devonshire Arms

HOTELS

- 34. The Zetter Townhouse
- 35. The Mandeville Hotel
- 36. 47 Park Street
- 37. Claridge's
- 38. The Montcalm Hotels
- 39. Chiltern Firehouse
- 40. Home House
- 41. Z at Gloucester Place
- 42. Nobu Hotel

OCCUPIERS

- 56. Columbia Threadneedle
- 57. British Land
- 58. Elliott Advisors
- 59. Bridgepoint
- 60. Aramco

LUNCH

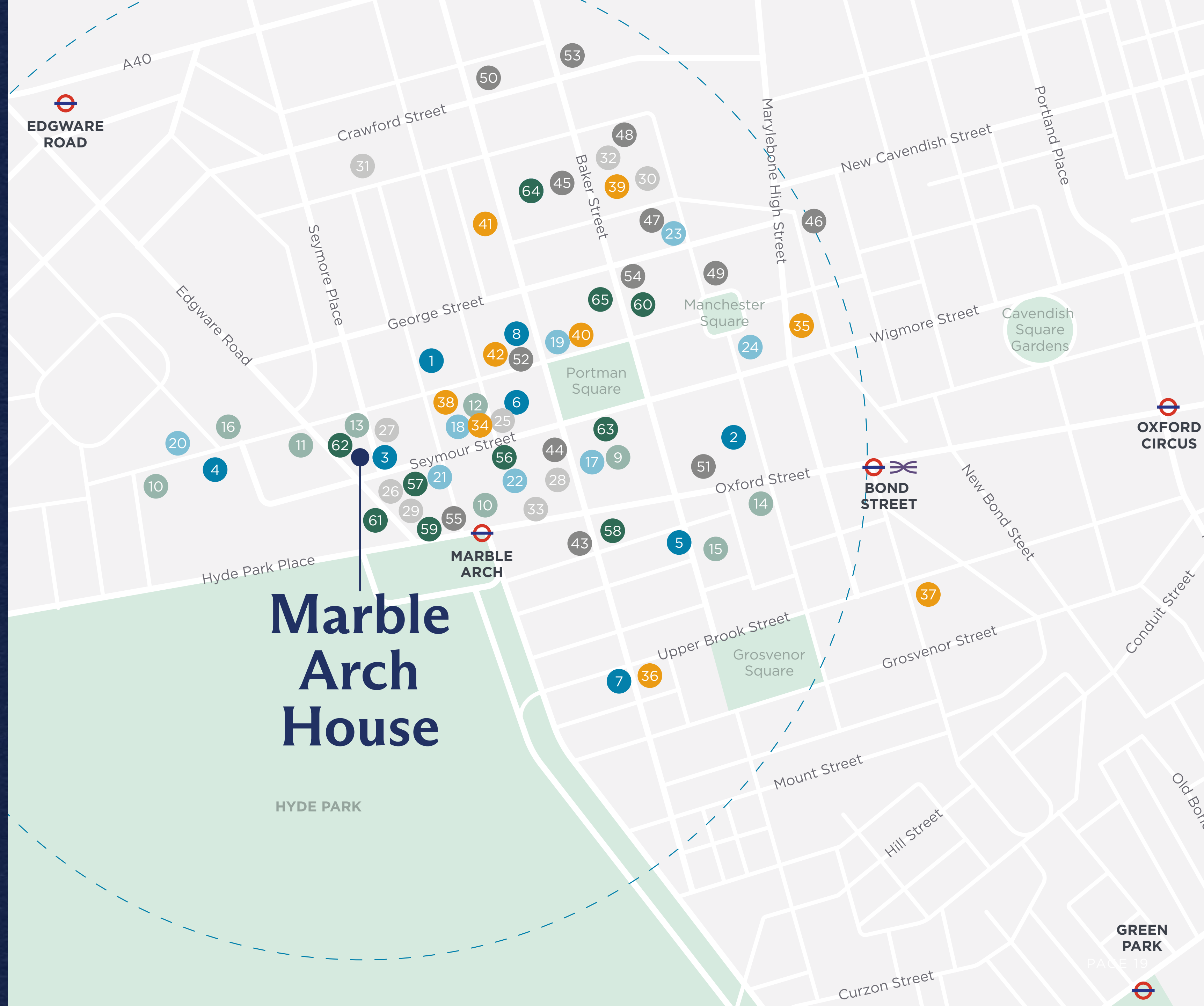
- 9. Roti Chai
- 10. Abasto
- 11. Ranoush Juice
- 12. Zayna
- 13. So French
- 14. Burger & Lobster
- 15. Mercato Mayfair
- 16. Colbeh

COFFEE

- 25. Daisy Green
- 26. Starbucks
- 27. GAIL's Bakery
- 28. Pret a Manger
- 29. PAUL Marble Arch
- 30. The Monocle Café
- 31. Boxcar Baker
- 32. Chiltern Street Deli
- 33. BloomsYard

LIFESTYLE

- 43. Virgin Active
- 44. The Gym Way
- 45. Fitness First
- 46. Third Space
- 47. The Gallery of Everything
- 48. Atlas Gallery
- 49. The Wallace Collection
- 50. Everyman Cinema
- 51. Selfridges
- 52. Nobu Gym
- 53. BXR
- 54. KoBox
- 55. The Orchard Clubspace
- 61. Hunter Boot Ltd
- 62. Fulcrum Asset Management
- 63. The Portman Estate
- 64. Knight Frank
- 65. Pimco





IDEALLY LOCATED FOR A QUICK COMMUTE

Marble Arch 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. 



TRAVEL DISTANCES

From Marble Arch

5 min
VICTORIA
VIA OXFORD CIRCUS
 GX

6 min
WATERLOO
VIA BOND STREET


7 min
KING'S CROSS
VIA OXFORD CIRCUS


10 min
LONDON BRIDGE
VIA BOND STREET


10 min
BANK
VIA MARBLE ARCH




GET IN TOUCH



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W1H 5BW, LONDON**