# 5 WELBECK ST

MARYLEBONE

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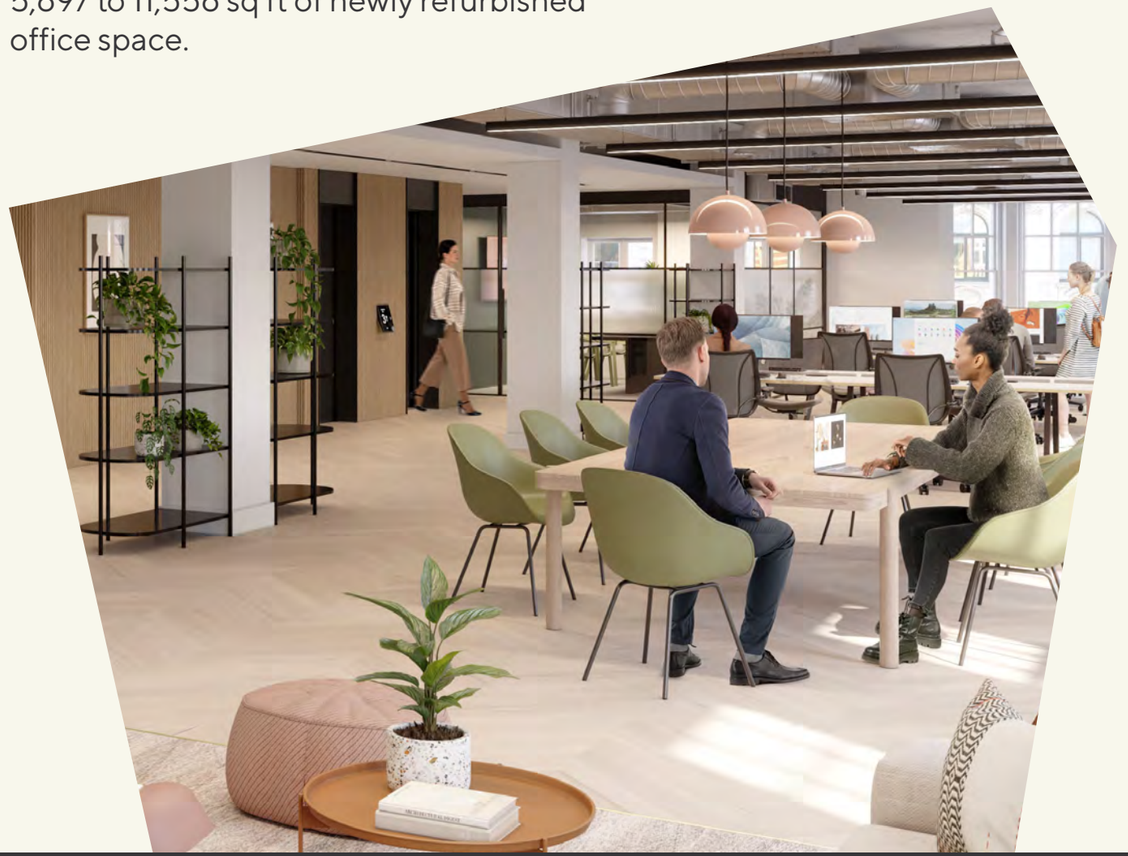
# The building

A statement corner building, offering from 5,697 to 11,556 sq ft of newly refurbished office space.



Corner, light filled floor plates

Impressive floor to ceiling heights of over 3 metres

Repositioned reception

Prime Marylebone location

Top quality finishes

Targeting BREEAM Excellent

Targeting EPC B

These newly-refurbished workspaces brings a touch of modern flair to this historic statement building and the neighborhood's rich history.

▲ RECEPTION
CGI. Indicative only

# The location

ST JOHN - 98 Marylebone Lane, W1U 2QA

CARLOTTA - 77,78 Marylebone High St, London W1U 5JX

HARRY'S BAR - 30 -34 James St, London W1U 1ER

THE WIGMORE - 15 Langham Place, London W1B 3DE

BLANDFORD COMPTOIR - 84 Marylebone High Street, W1U 4Q

## Impressive at every turn

LINA STORES - 13-15 Marylebone Ln, London W1U 2NE

DAUNT BOOKS - 84 Marylebone High Street, London W1U 4QW

OLE & STEEN - 71-73 Wigmore Street, London W1U 1QA

THE BOTREE BAR - 30 Marylebone Lane, London W1U 2DR

HOME - 79 Marylebone High Street, London W1U 5JZ

SELFRIDGES - 400 Oxford Street, London W1A 1AB

# A prime location

| RETAIL | | HOTELS | |
|---|---|---|---|
| John Lewis | 1 | Langham Hotel | 1 |
| Selfridges | 2 | The Wigmore | 2 |
| M&S | 3 | Botree Hotel | 3 |

| HOSPITALITY | | OCCUPIERS | |
|---|---|---|---|
| The Ivy | 1 | BGO | 1 |
| Carlotta | 2 | British Land | 2 |
| St John | 3 | CBRE | 3 |
| Delamina | 4 | Invesco | 4 |
| Home House | 5 | Bridgepoint | 5 |
| Lina Store | 6 | Coca-Cola | 6 |
| Cavita | 7 | CLI Dartriver | 7 |
| Harry's Bar | 8 | BC Partners | 8 |
| Ole & Steen | 9 | Knight Frank | 9 |
| Bossa | 10 | Lazard | 10 |
| Comptoir Libanais | 11 | Pimco | 11 |
| | | Moelis | 12 |

# Prime connections

Bond Street
2 mins walk

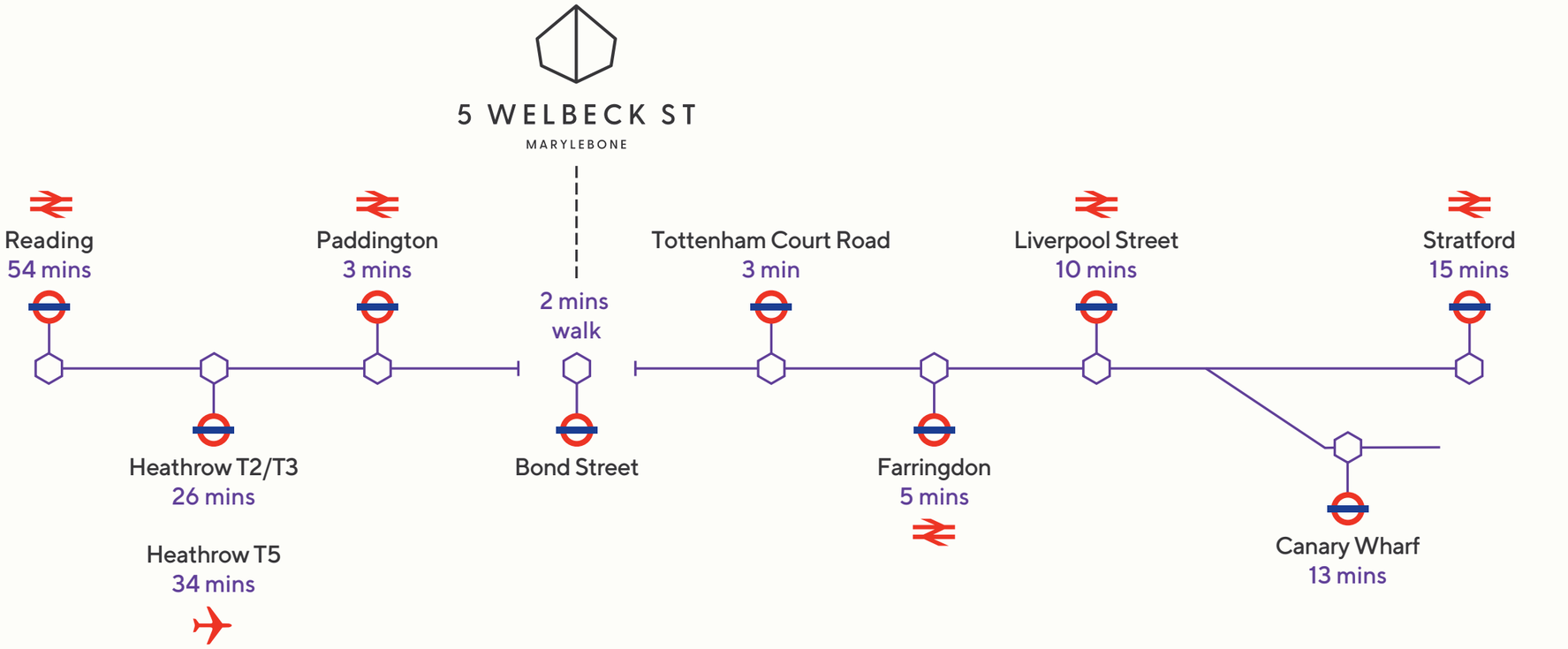
Oxford Circus
5 mins walk

Tottenham Court Road
15 mins walk

Marble Arch
12 mins walk

Baker Street
14 mins walk

Marylebone Station
20 mins walk




Walking times — Manchester Square – 3 mins — Marylebone High Street – 6 mins — Grosvenor Square – 9 mins

# Leafy perspectives

With Regent's Park, Cavendish Square, Hanover Square and Hyde Park on your doorstep, there is no shortage of green space to offer a serene atmosphere and a chance to find solace in nature's embrace in the bustling city.

REGENT'S PARK

HYDE PARK

PORTMAN SQUARE

CAVENDISH SQUARE

# Your neighbourhood

## Occupiers

- BGO
- British Land
- CBRE
- CPP Investments
- Moelis
- Coca-Cola
- CLI DARTRIVER
- Invesco
- AIMCo
- LAZARD
- Bridgepoint
- BC PARTNERS
- PIMCO
- Knight Frank

## Amenities

- LINA STORES
- THE LANGHAM LONDON
- THE IVY CAFE
- GRANGER & Co.
- Home House
- M THE MANDEVILLE LONDON
- Patty&Bun
- THIRD SPACE
- John Bell & Croyden
- OLE & STEEN
- HARRY'S BAR
- MERCATO METROPOLITANO
- OTTOLENGHI
- Beast
- JOHN LEWIS & PARTNERS
- St. JOHN
- M&S
- THE WALLACE COLLECTION

# The detail



▲ SECOND FLOOR CAT A
CGI. Indicative only

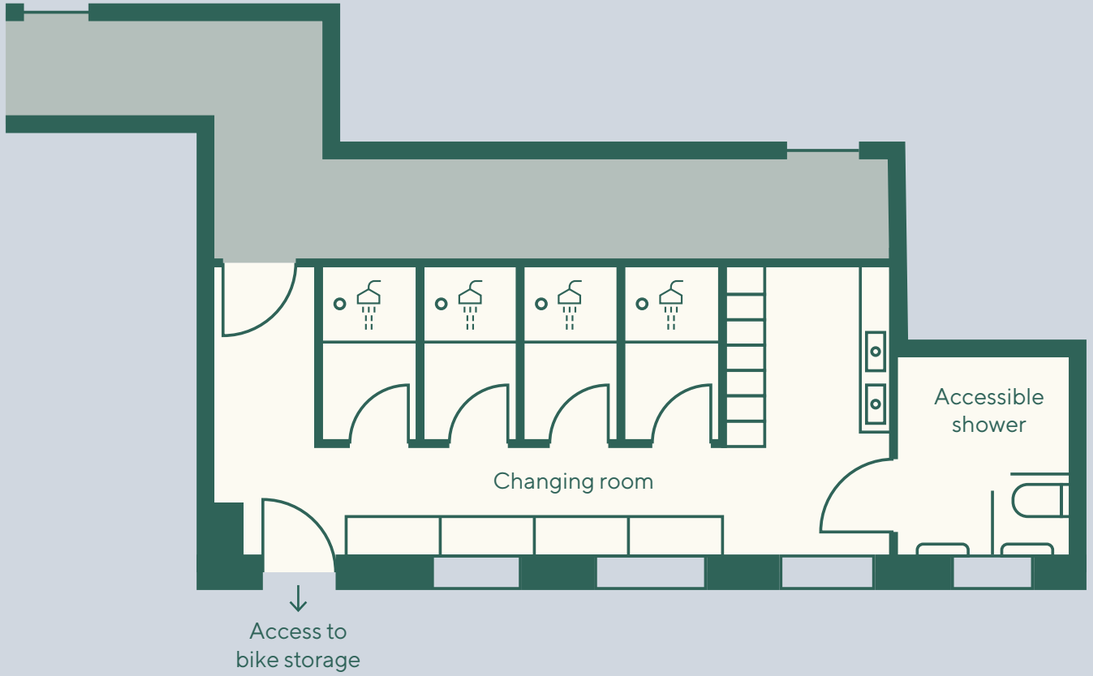
▲ SECOND FLOOR CAT B
CGI. Indicative only

# Availability

| Floor | sq ft | sq m |
|---|---|---|
| Second | 5,859 | 544 |
| First | 5,697 | 529 |
| Total | 11,556 | 1,073 |

Floorplans

# Basement
# End of journey facilities



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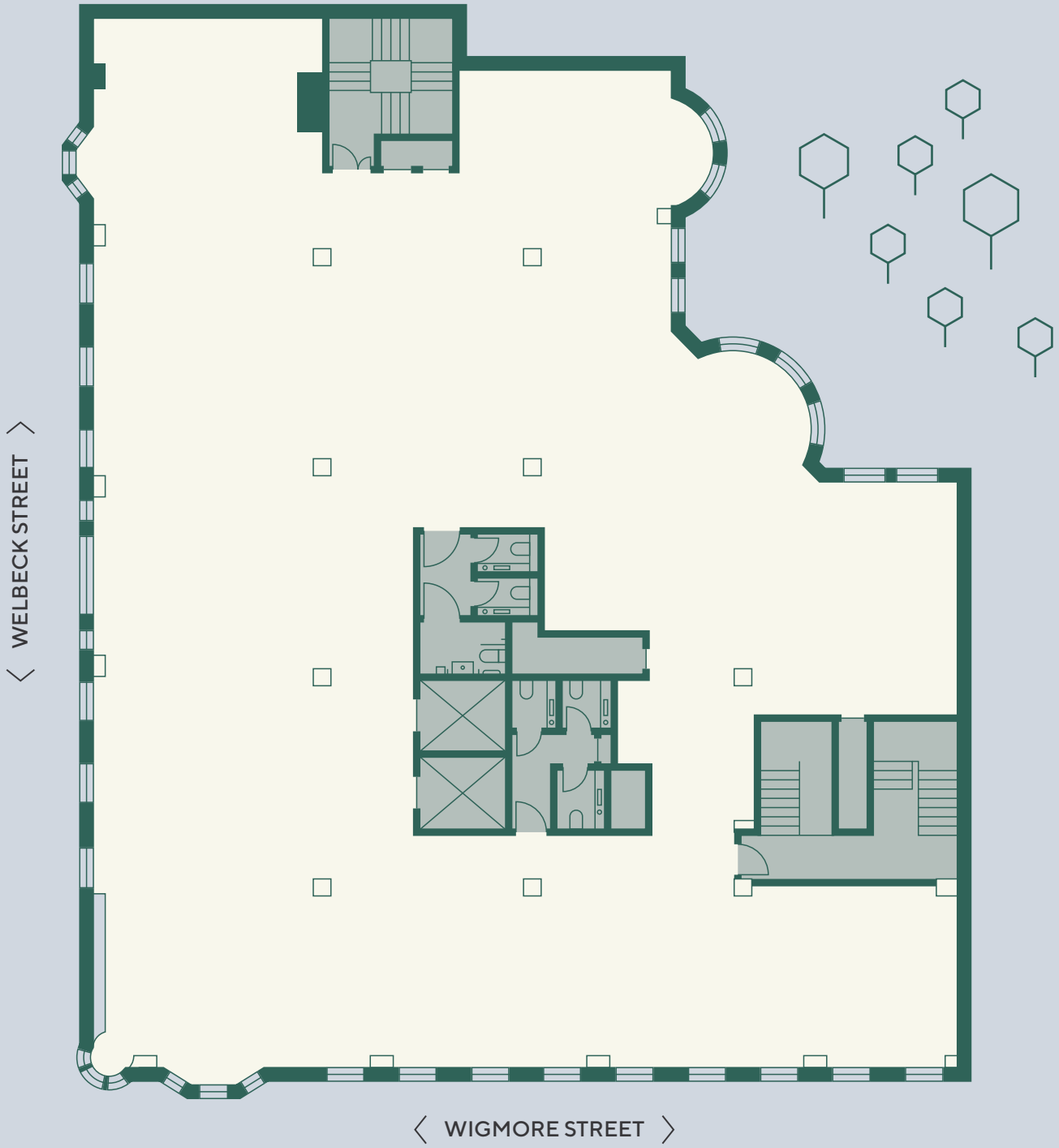
Not to scale.
Indicative only.

Floorplans

# First floor

| First | sq ft | sq m |
|---|---|---|
| Total | 5,697 | 529 |



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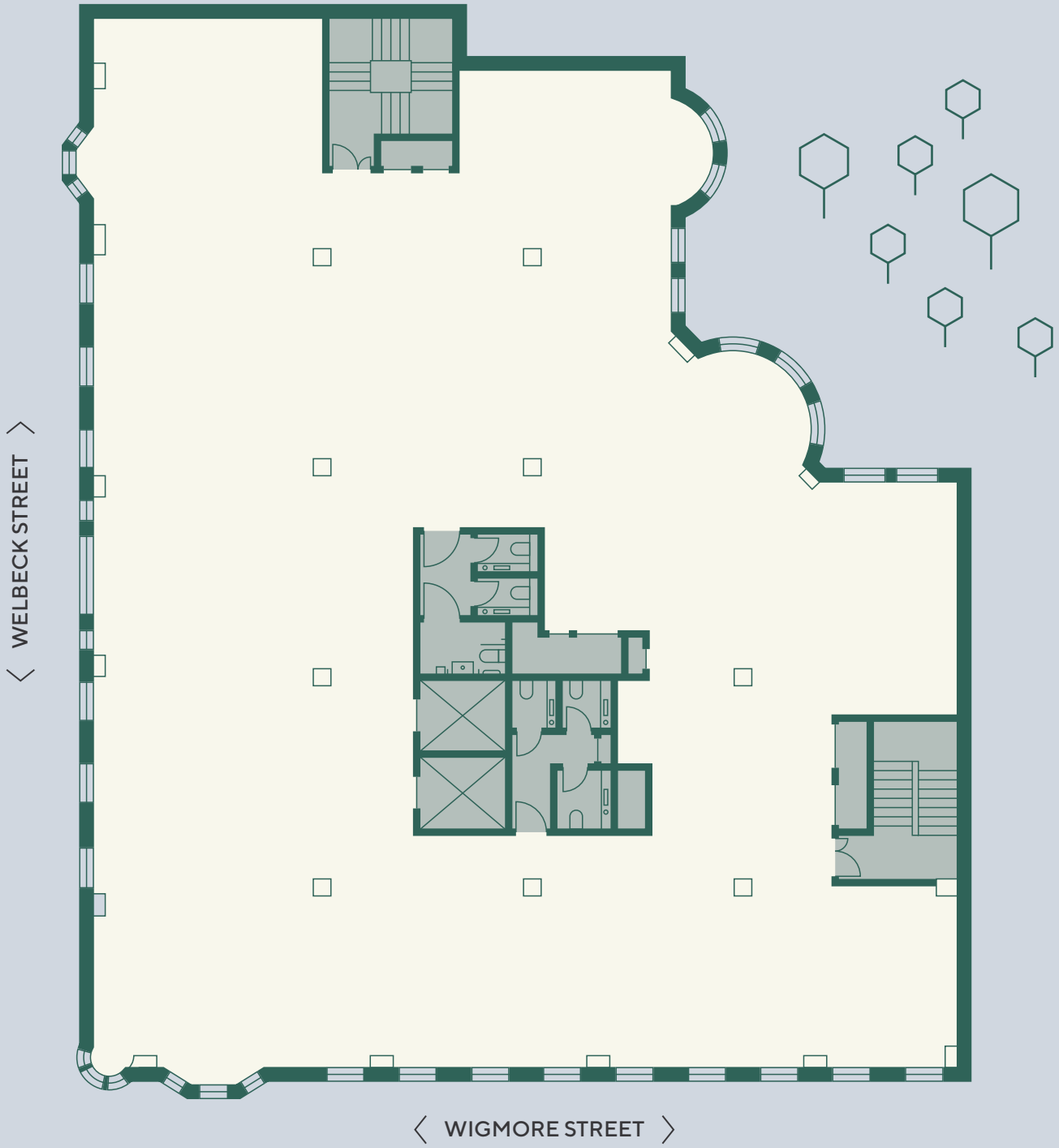
Floorplans

# Second floor

| Second | sq ft | sq m |
|---|---|---|
| Total | 5,859 | 544 |



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# Summary Specification

## Reception

Newly refurbished 807 sq ft.

## Lockers

21 new lockers.

## Size

Total: 11,556 sq ft.
Floors from 5,697–5,859 sq ft.

## EPC: B

Energy efficiency.

## Cycle spaces

20 spaces.

## Showers

5 newly refurbished.
Including 1 accessible.

## Occupancy

M & E ratio 1:10.

## Exposed VRF A/C

14 litres per second
per person of fresh air.

# Specification

## Thermal performance

- Projected EPC rating B

## Occupational density

- All Building Services will be designed to 1 person per 10 sq m

## Raised floor zones

- Recycled raised access floor in the office spaces.

## Soffits

- Suspended acoustic ceiling around WC cores and stair cores
- Exposed concrete slab, services and lighting to the rest of the office space
- Moisture resistant ceiling system within WCs and showers

## Floor to ceiling heights

- First floor office
- 3m to u/s of slab
- Second floor office
- 3m to u/s of slab

## MEP

- VRV High efficiency air conditioning systems with heat recovery
- 14 litres per second per person of fresh air based on occupancy of 1 person per 10m$^2$ for office spaces
- Fire alarm and smoke detectors
- LED lighting to CIBSE LG7

## WC and shower provision

- Unisex WCs at 1:10 occupancy on every floor
- 1 accessible WC per floor
- 5 newly refurbished showers, including 1 accessible

## Bicycle storage

- 20 cycle spaces

## Lockers

- 21 newly refurbished lockers located in the basement

## Access

- The main pedestrian access and the main bicycle access for long stay is from Welbeck Street.
- Accessible access is available from Wigmore Street through a courtyard

## Vertical transportation

- Two passenger lifts (to be refurbished in separate works package)

# Professional team

TFT
Project Managers

Barr Gazetas
Architects

EVOLVE
Structural Engineer

KJ Tait
MEPH

tenos
Fire Engineer

BURNLEY WILSON FISH
Quantity Surveyor

TFT
Sustainabity Consultant

TFT
Principle Designer

SOCOTEC
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