



5 WELBECK ST

MARYLEBONE



# Contents

## BUILDING

An Introduction	03
A summary	04
Reception	05

## LOCATION

Amenity	06
On the Map	08
Connectivity	09
Green Space	10
Local Occupiers	11

## DETAILS

CGIs	12
Availability	14
Floorplans	15
Summary Specification	18
Specification	19
Professional Team	20



5 Welbeck Street, London W1



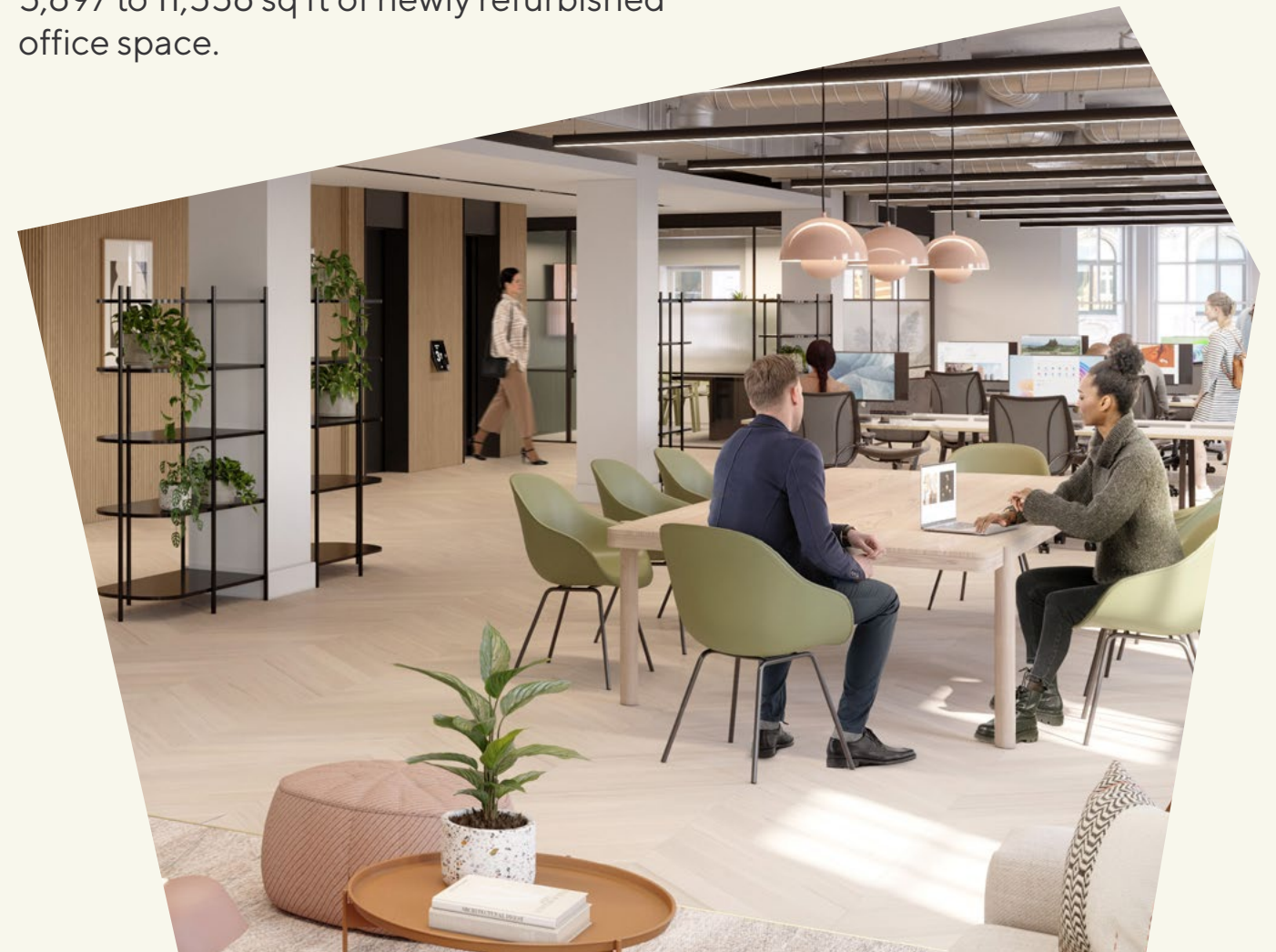
BUILDING

LOCATION

DETAIL

# The building

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



5 WELBECK ST  
MARYLEBONE



Corner, light  
filled floor  
plates

Impressive  
floor to ceiling  
heights of over  
3 metres

Repositioned  
reception

Prime  
Marylebone  
location

Top quality  
finishes

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

Targeting  
BREEAM  
Excellent

Targeting  
EPC B





# The location



ST JOHN - 98 Marylebone Lane, W1U 2QA

Impressive  
at every turn



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



THE WIGMORE - 15 Langham Place, London W1B 3DE



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



BLANDFORD COMPTOIR - 84 Marylebone High Street, W1U 4Q





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

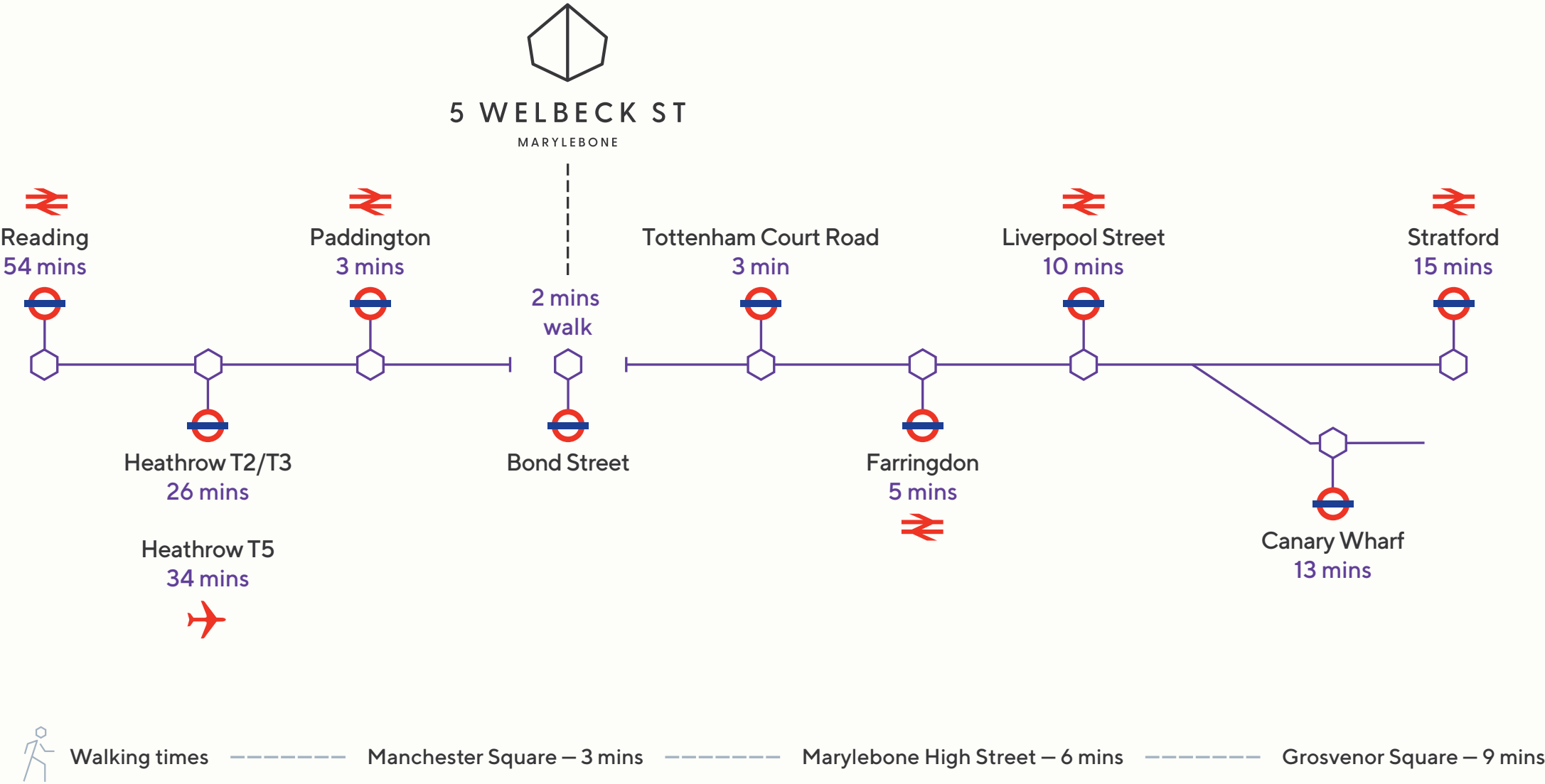
Oxford Circus  
5 mins walk

Tottenham Court Road  
15 mins walk

Marble Arch  
12 mins walk

Baker Street  
14 mins walk

Marylebone Station  
20 mins walk





# Leafy perspectives

With Regent’s Park, Cavendish 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

GLI  
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







# Availability

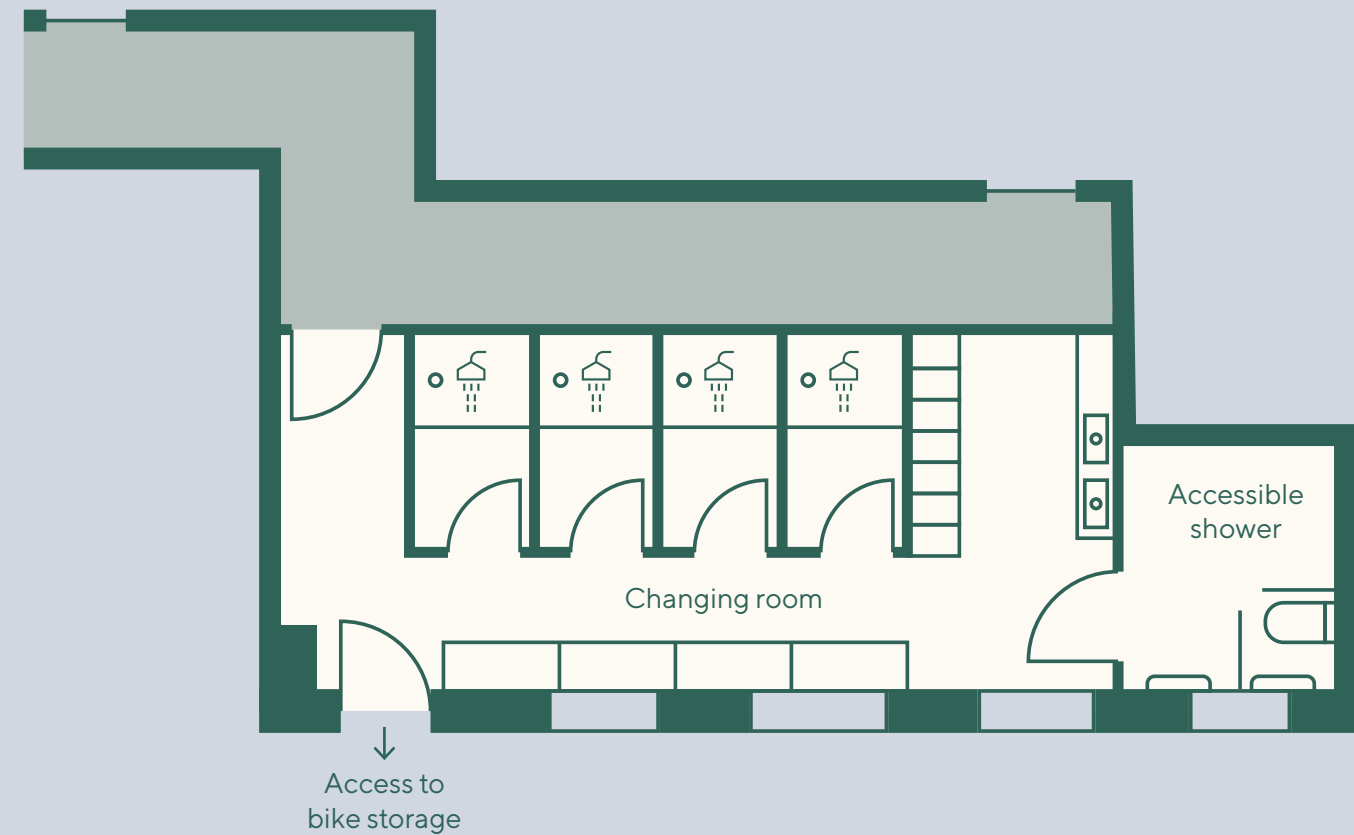
Floor	sq ft	sq m
Second	5,859	544
First	5,697	529
Total	11,556	1,073





Floorplans

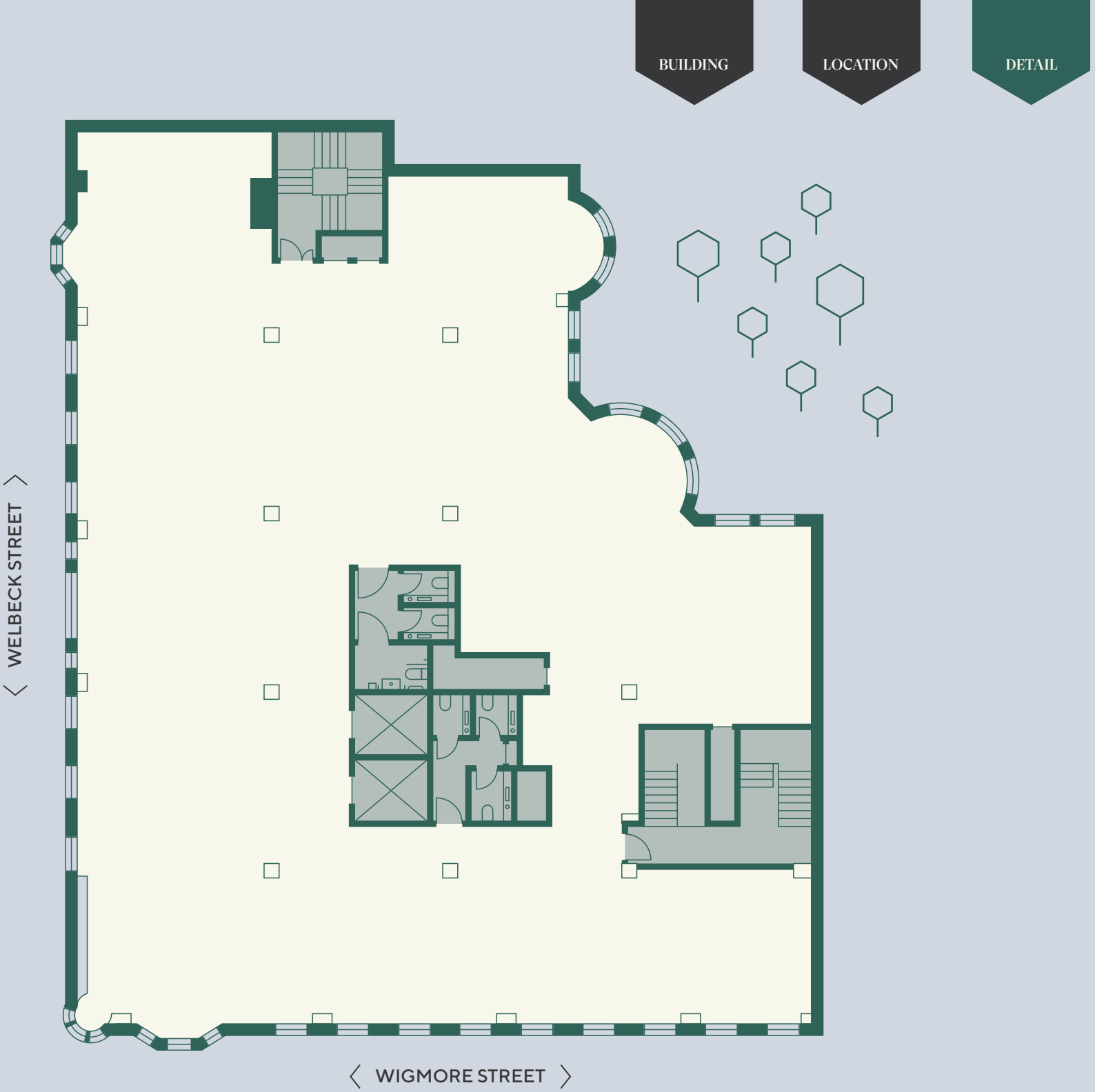
Basement  
End of journey  
facilities



Floorplans

# First floor

First	sq ft	sq m
Total	5,697	529

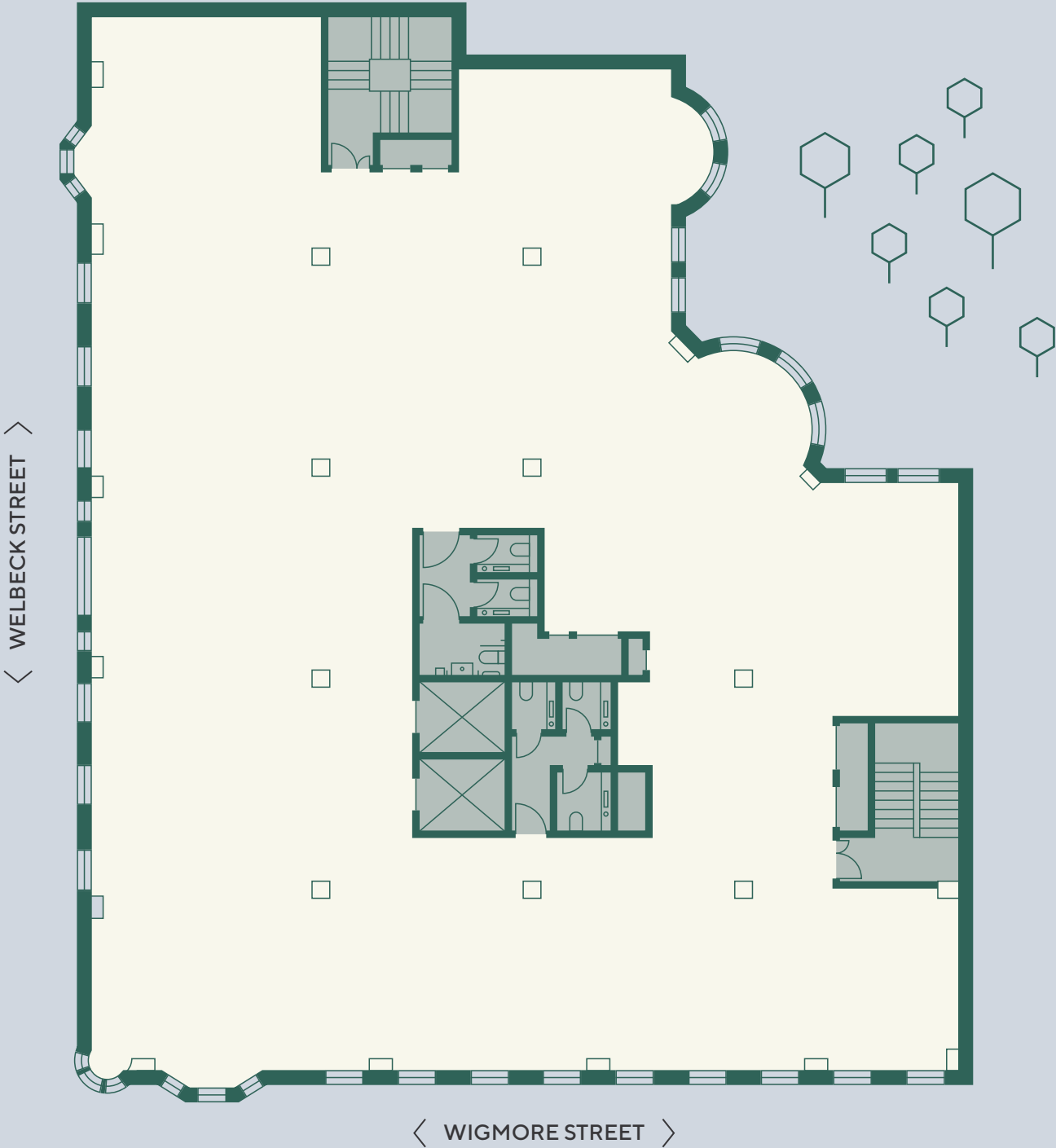




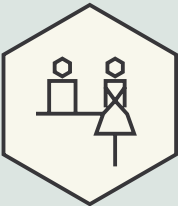
Floorplans

Second floor

Second	sq ft	sq m
Total	5,859	544



# Summary Specification



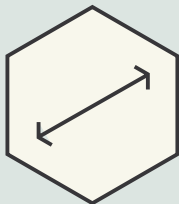
## Reception

Newly refurbished 807 sq ft.



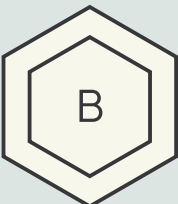
## Lockers

21 new lockers.



## Size

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



## EPC: B

Energy efficiency.



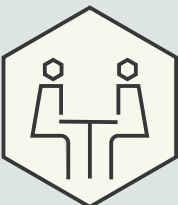
## Cycle spaces

20 spaces.



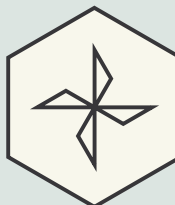
## Showers

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 10m² 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

Sustainability Consultant



TFT

Principle Designer



SOCOTEC

Approved Inspector



clarke saunders  
acoustics

Acoustic Consultant

CBRE

Adam Cosgrove  
07500 872 851  
adam.cosgrove@cbre.com

Alexander Rae  
07824 417 097  
alexander.rae@cbre.com

Harry Rees  
07712 410 421  
harry.rees@cbre.com

CROSSLAND  
| OTTER HUNT |

Richard Lockhart  
07780 661096  
richard@coh.eu

Nick Sinclair  
07970 511730  
nick@coh.eu





5WELBECKST.CO.UK

