5 WELBECK ST

MARYLEBONE

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The building

A statement corner building offering 11,636 sq ft of newly refurbished office space across its final two remaining floors.

Corner, light filled floor plates

Impressive floor to ceiling heights of over 3 metres

Repositioned reception

Prime Marylebone location

Top quality finishes

BREEAM Excellent

EPC B

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

▲ RECEPTION

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

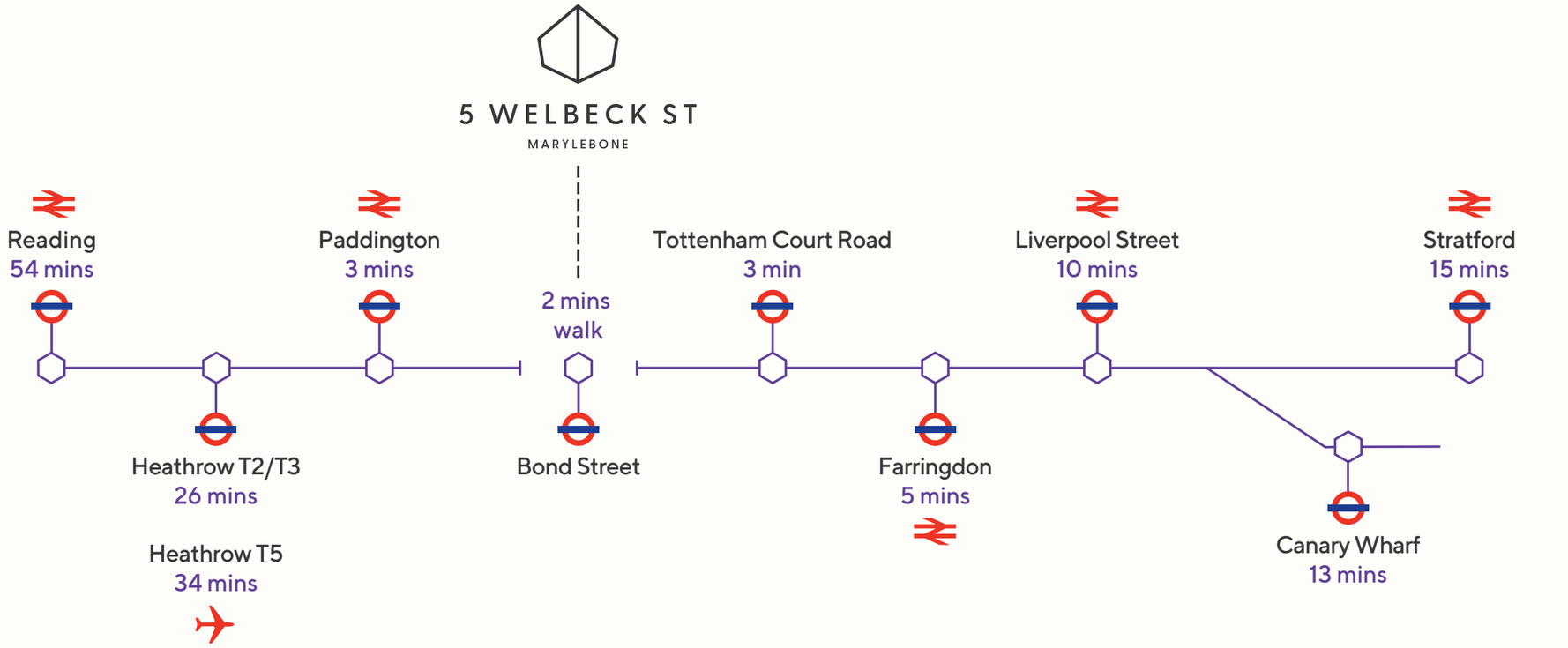
Oxford Circus
5 mins walk

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

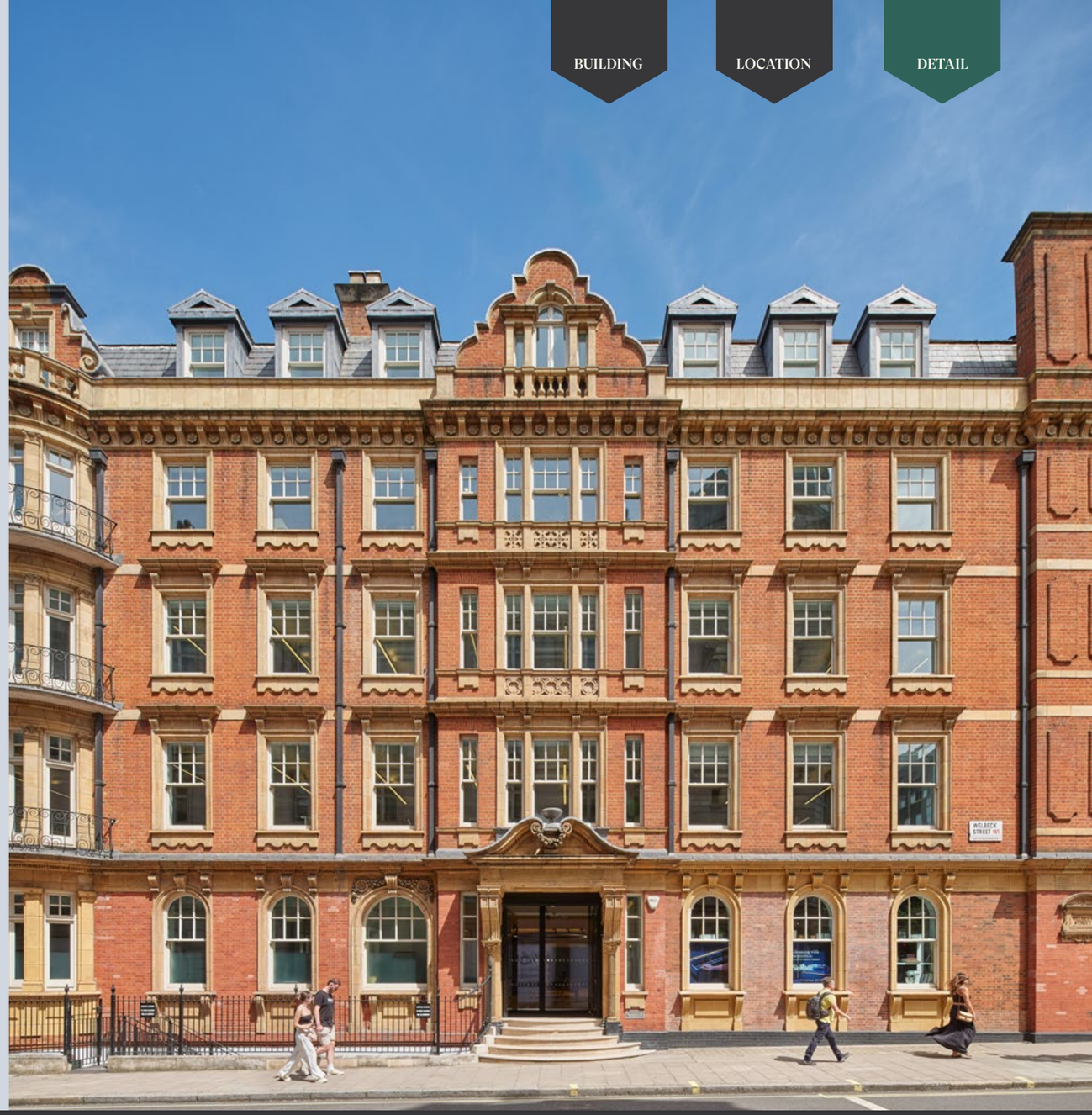
Amenities

The detail

▲ INDICATIVE CAT B FIT OUT

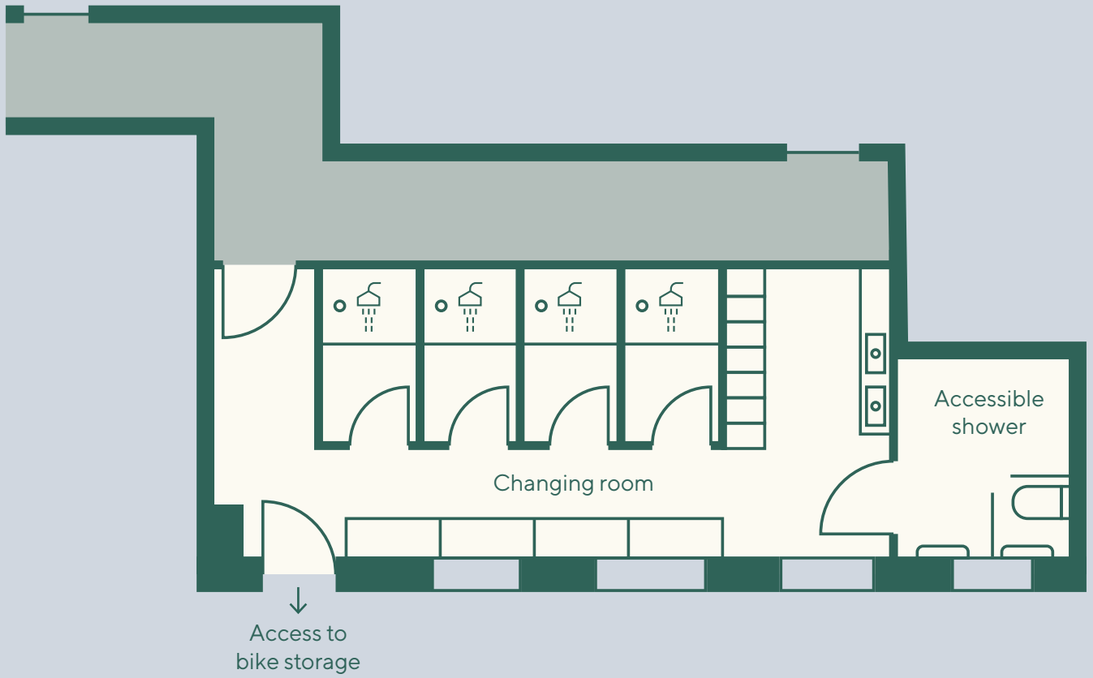
Availability

Floor	sq ft	sq m
Third	5,775	536.5
Second	5,861	544.5
Total	**11,636**	**1,081**



Floorplans

Basement
End of journey facilities



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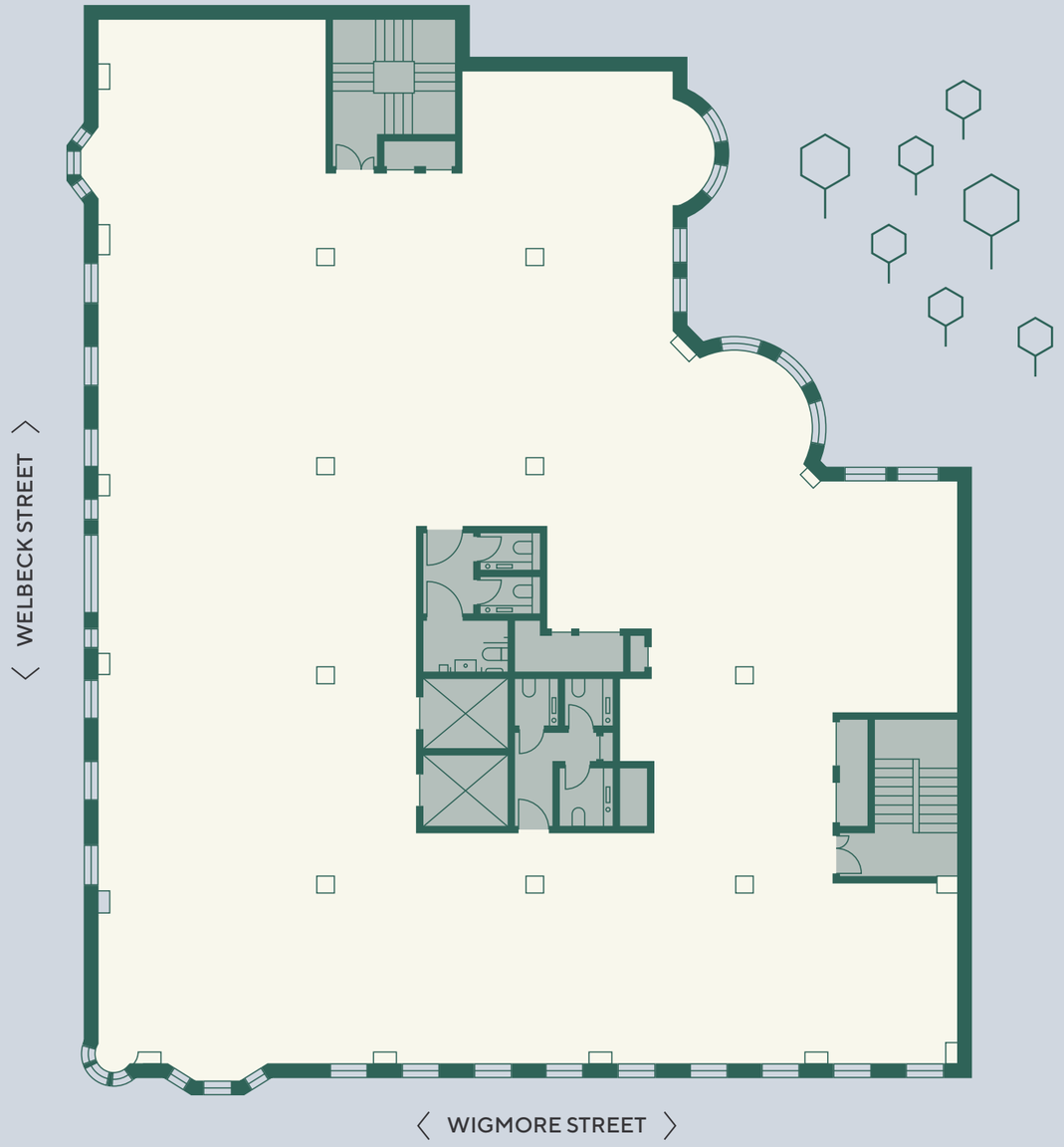
Indicative only.

Floorplans

Second floor

Second	sq ft	sq m
Total	5,861	544.5



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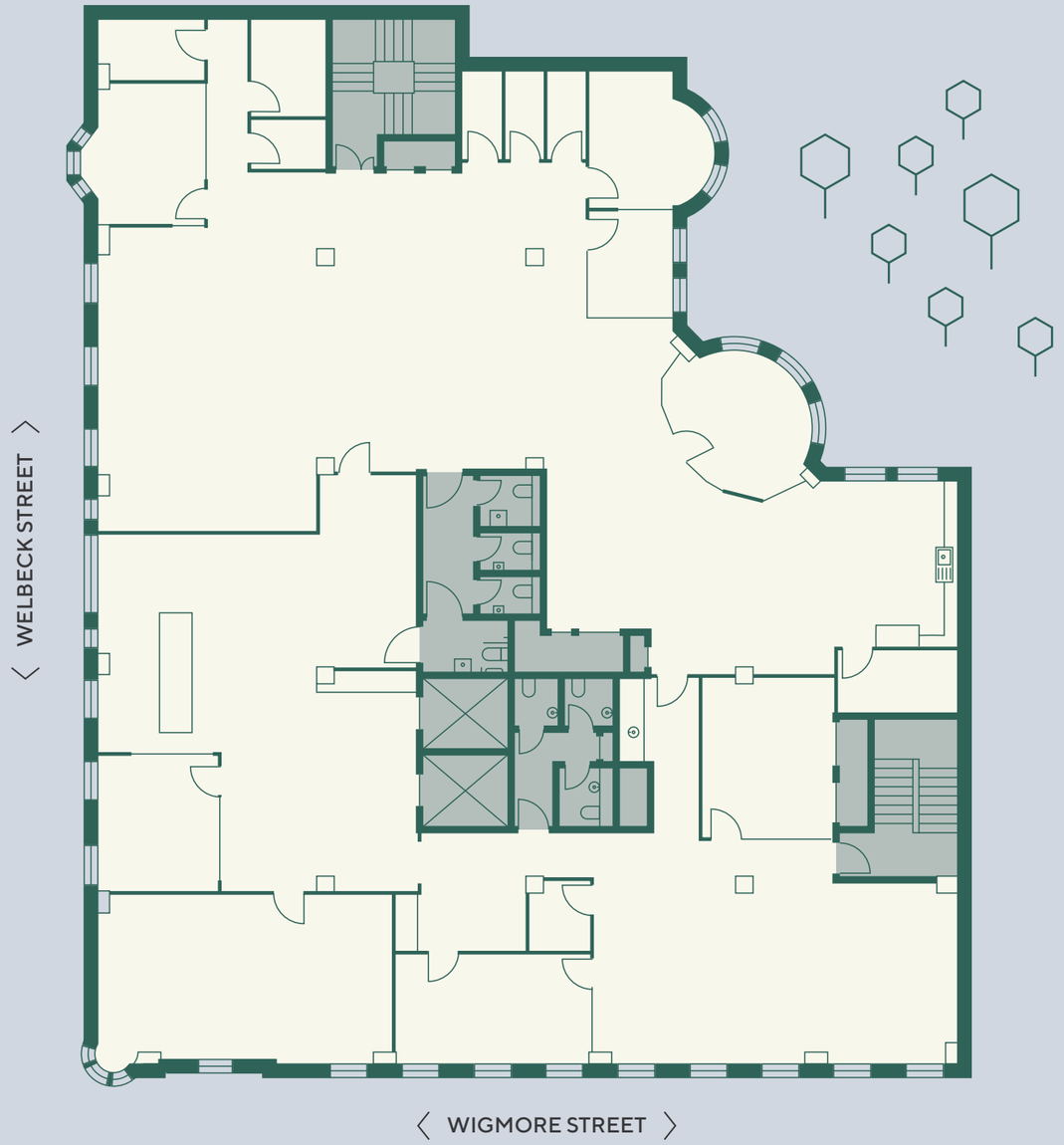
Floorplans

Third floor

Second	sq ft	sq m
Total	5,775	536.5



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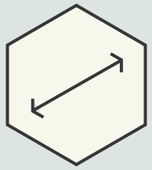
Summary Specification

Reception

Newly refurbished 807 sq ft.

Lockers

21 new lockers.



Size

Total: 11,636 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 Approved Inspector	clarke saunders acoustics Acoustic Consultant

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