

MARBLE ARCH HOUSE



66-68  
SEYMOUR STREET  
LONDON, W1

10,226-21,730 SQ FT AVAILABLE  
ACROSS LEVELS 3 & 4



# EXCEPTIONAL CAT A OFFICE SPACE AVAILABLE WITH PRIVATE TERRACES AND EXCELLENT NATURAL LIGHT

Levels 3 and 4 are available at Marble Arch House, providing from 10,226 to 21,730 sq ft of newly refurbished prime office space. 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 brand new end of trip facilities for a seamless journey.





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









# AN EXCEPTIONAL SPECIFICATION

A

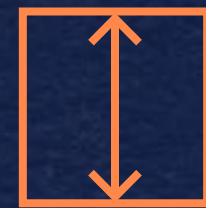
CATEGORY 'A'  
FIT OUT



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<sup>®</sup>

BREEAM 'EXCELLENT'  
RATING

B

EPC 'B'  
RATING



HIGH SPEC LED LIGHTING



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



ESSENTIAL SERVICES  
BACKUP GENERATOR



TERRACE AREAS  
AND GREEN ROOFS

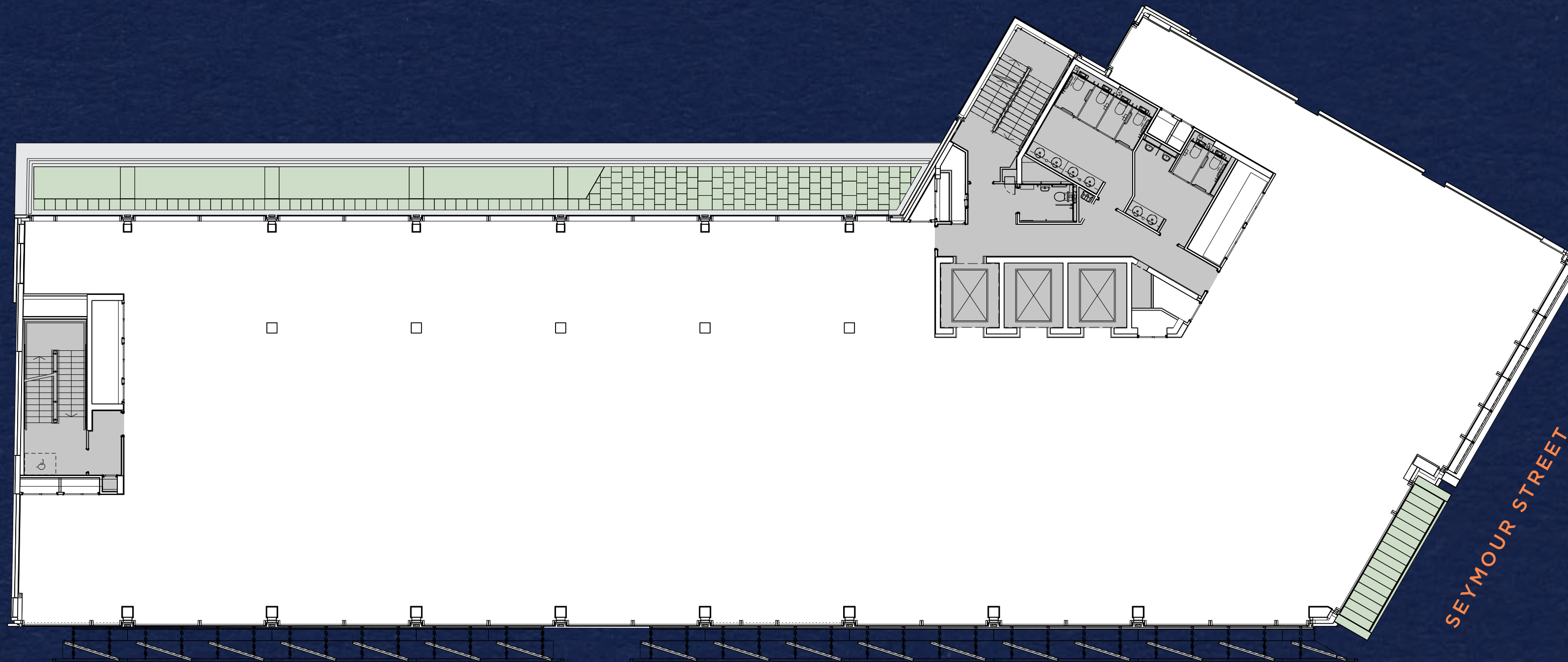


3 x 17 PERSON  
PASSENGER LIFTS



# 4TH FLOOR

10,226 SQ FT  
950 SQ M



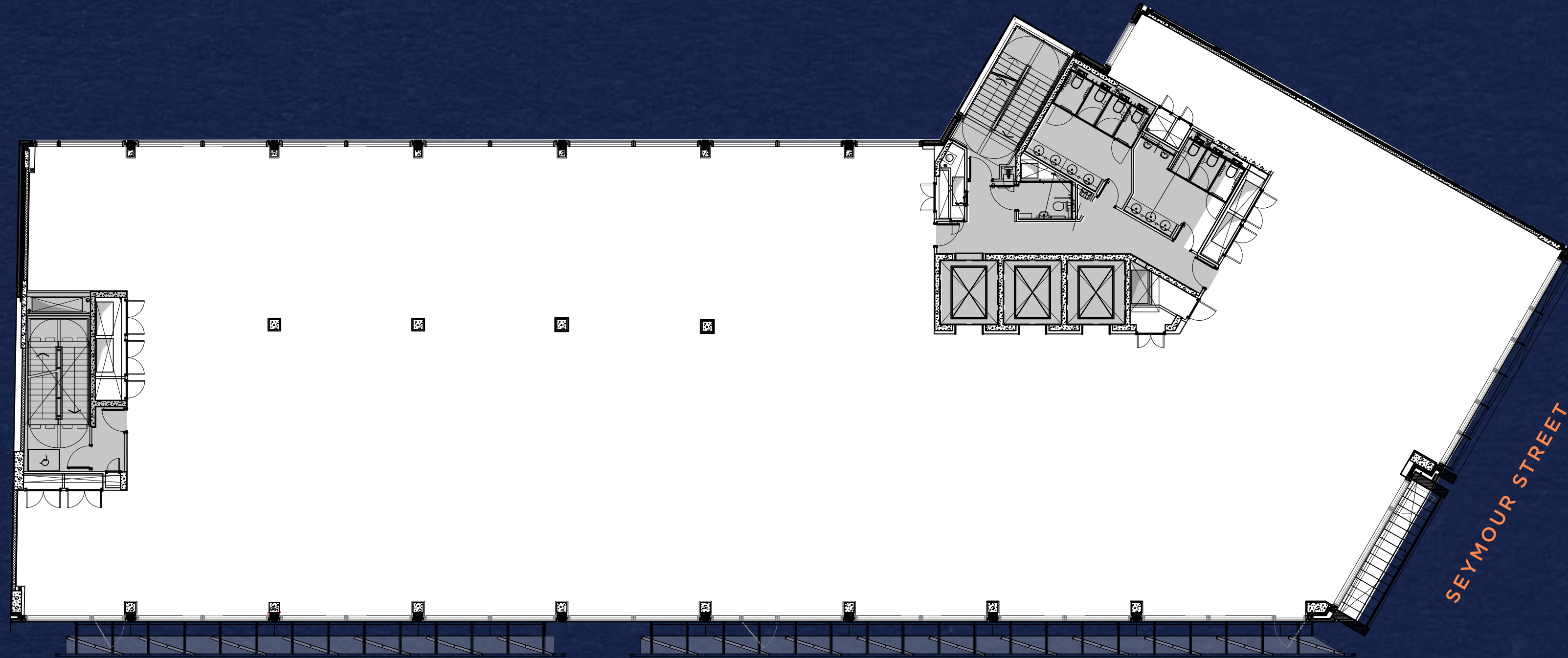
● CORE ● AVAILABLE SPACE ● TERRACE

NOT TO SCALE. INDICATIVE ONLY.



# 3RD FLOOR

11,504 SQ FT  
1,069 SQ M



● CORE ● AVAILABLE SPACE

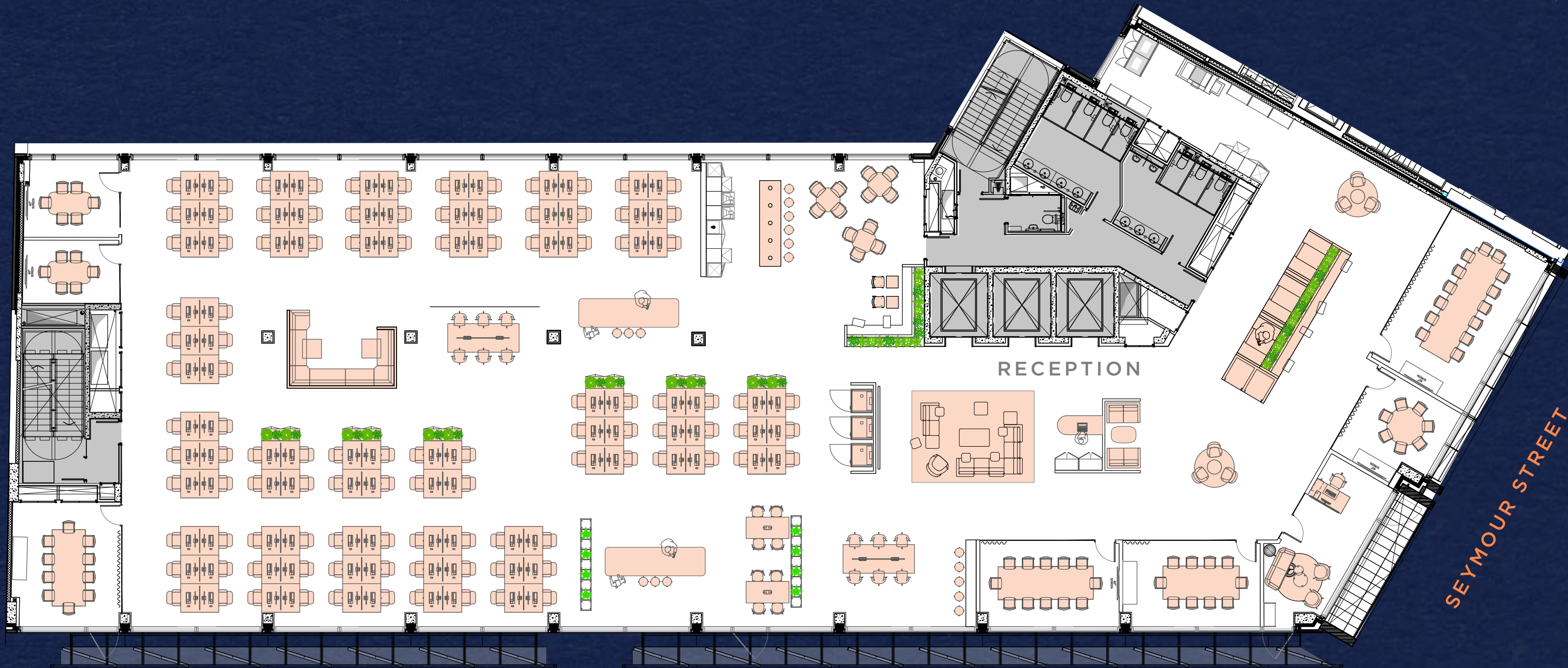
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# 3RD FLOOR SPACE PLAN

11,504 SQ FT  
1,069 SQ M



1 × reception

108 × workstations

2 × 6 person meeting rooms

1 × 7 person meeting room

2 × 10 person meeting rooms

1 × 12 person meeting room

1 × executive office

1 × board room

9 × collaboration zones

5 × call booths

2 × teapoints

● CORE

● AVAILABLE SPACE

NOT TO SCALE. INDICATIVE ONLY.



Marble Arch  
House  
Mergers & Acquisition







SEAMLESS END OF JOURNEY EXPERIENCE



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





# 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

**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



ALL ELECTRICITY  
PURCHASED AS 100%  
RENEWABLE SOURCES

**BREEAM**<sup>®</sup>

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



The Italian Greyhound, located next door



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



Connaught Village, just 4 mins away



Hyde Park, only 2 mins walk 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

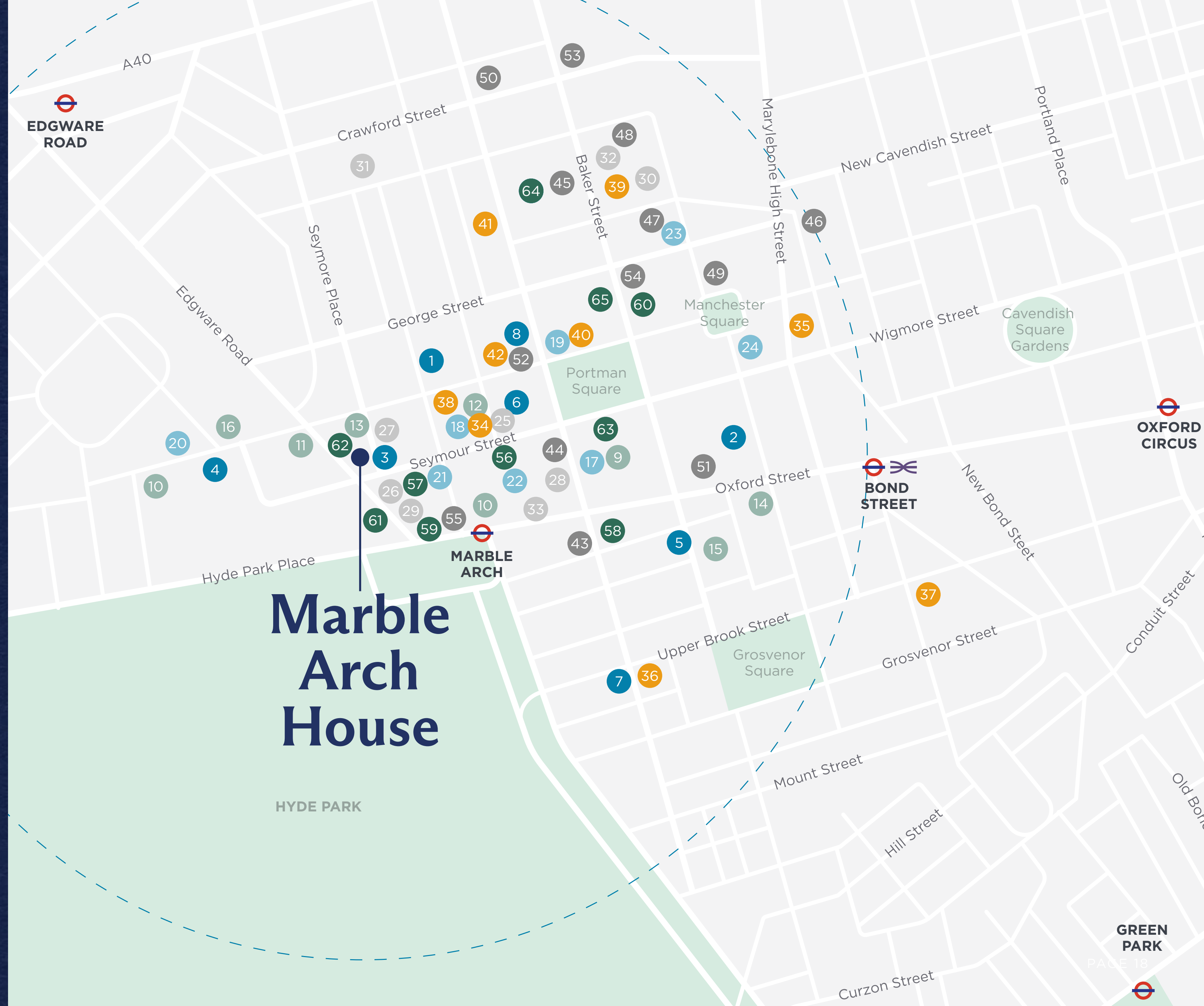
9. Roti Chai
10. Abasto
11. Ranoush Juice
12. Zayna
13. So French
14. Burger & Lobster
15. Mercato Mayfair
16. Colbeh

### 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



# Marble Arch House

HYDE PARK



MARBLE ARCH HOUSE , 4<sup>TH</sup> FLOOR TERRACE



## GET IN TOUCH



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W1H 5BW, LONDON