

MARBLE ARCH HOUSE



66-68
SEYMOUR STREET
LONDON, W1

21,730 SQ FT AVAILABLE
ACROSS LEVEL 3 AND 4



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

Available now is Level 3 and Level 4 at Marble Arch House, totaling 21,730 sq ft of prime office space which benefits from the green spaces of Hyde Park, the amenities of Connaught Village and the luxuries of Marylebone. A fantastic mix of shops, restaurants and acres of outdoor space provide much more than just a workplace.

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.







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[®]

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

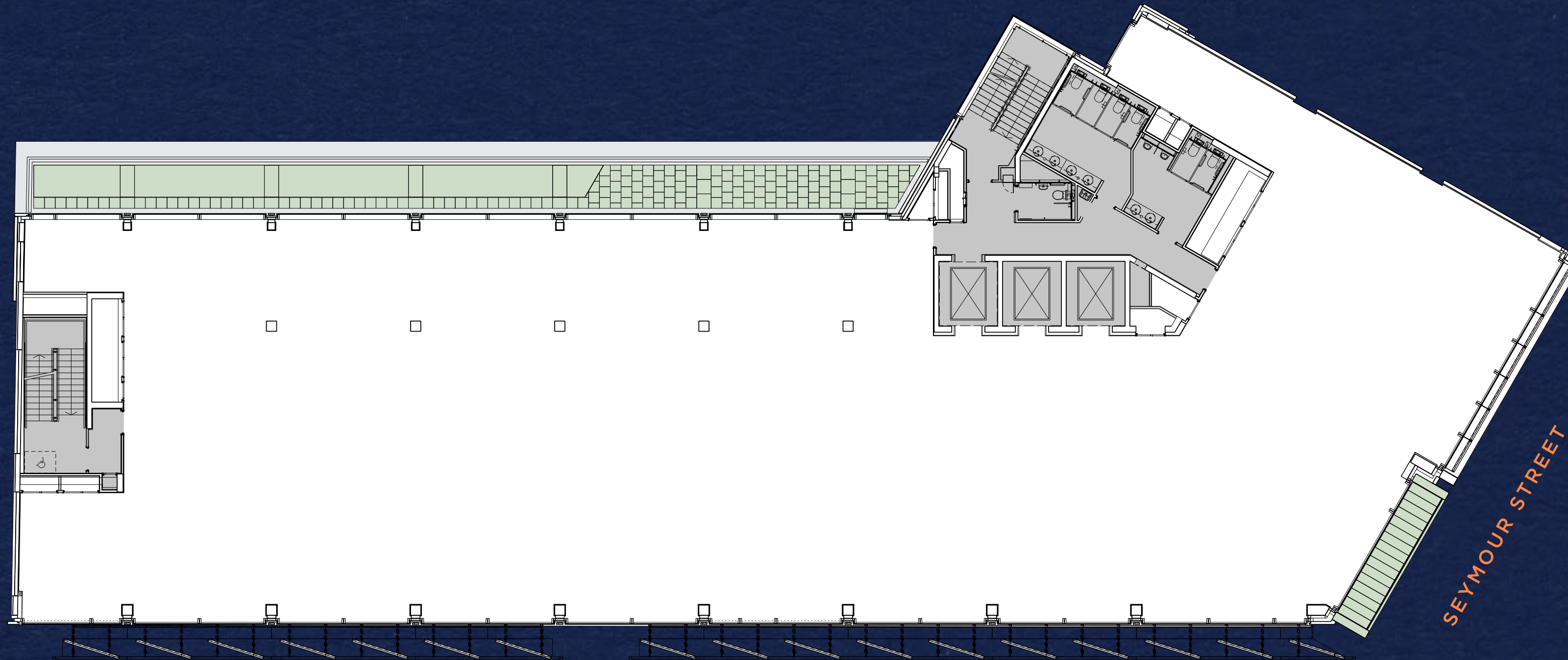


3 x 17 PERSON
PASSENGER LIFTS



4TH FLOOR

10,226 SQ FT
950 SQ M



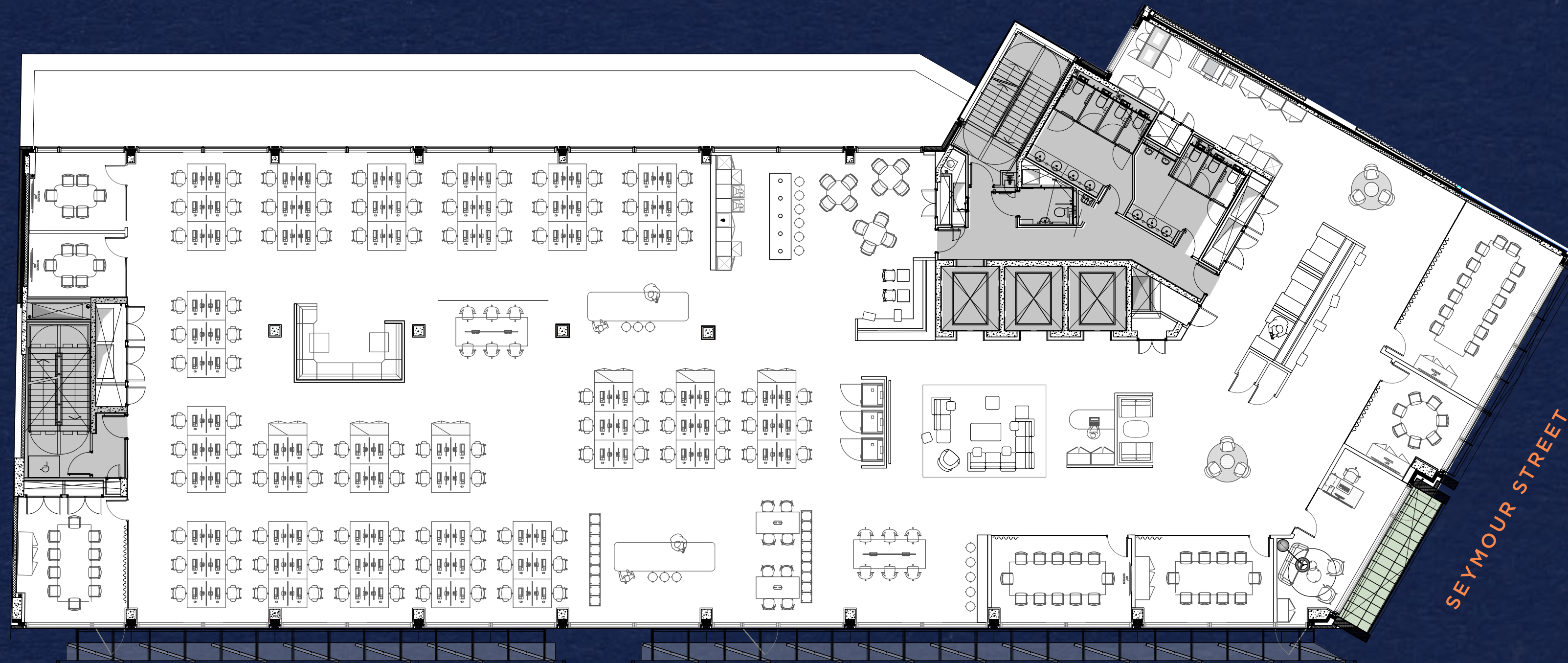
● CORE ● AVAILABLE SPACE ● TERRACE

NOT TO SCALE. INDICATIVE ONLY.



3RD FLOOR

11,504 SQ FT
1,069 SQ M



SEYMOUR STREET

● CORE ● AVAILABLE SPACE ● TERRACE

NOT TO SCALE. INDICATIVE ONLY.



FLOOR	SQ FT	SQ M	AVAILABILITY
Fourth	10,226	950	Available
Third	11,504	1,069	Available



Marble Arch
House
Mergers & Acquisition







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

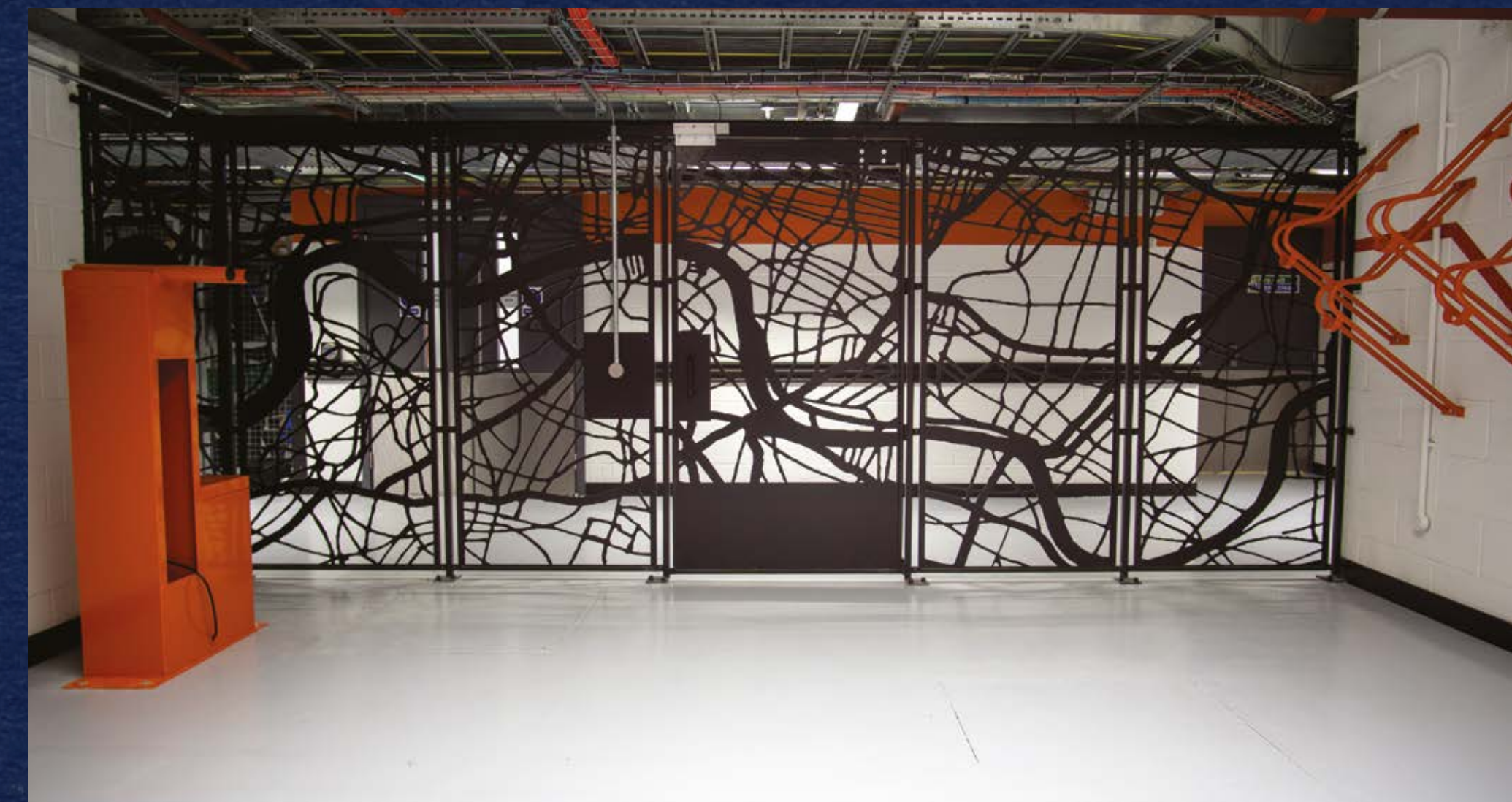
BIKE SPACES

44

LOCKERS

4

SHOWERS



CYCLE TIMES

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



The entrance will be 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







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

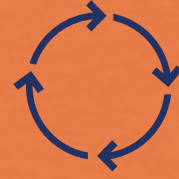
KING'S CROSS
VIA OXFORD CIRCUS

10 min

LONDON BRIDGE
VIA BOND STREET

10 min

BANK
VIA MARBLE ARCH



ALL ELECTRICITY
PURCHASED AS 100%
RENEWABLE SOURCES

BREEAM[®]

TARGETING
BREEAM 'EXCELLENT'

B

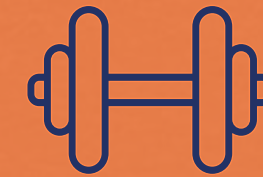
EPC 'B'
RATING

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. BMO Real Estate
57. British Land
58. Elliott Advisors
59. Bridgepoint
60. Aramco

LUNCH

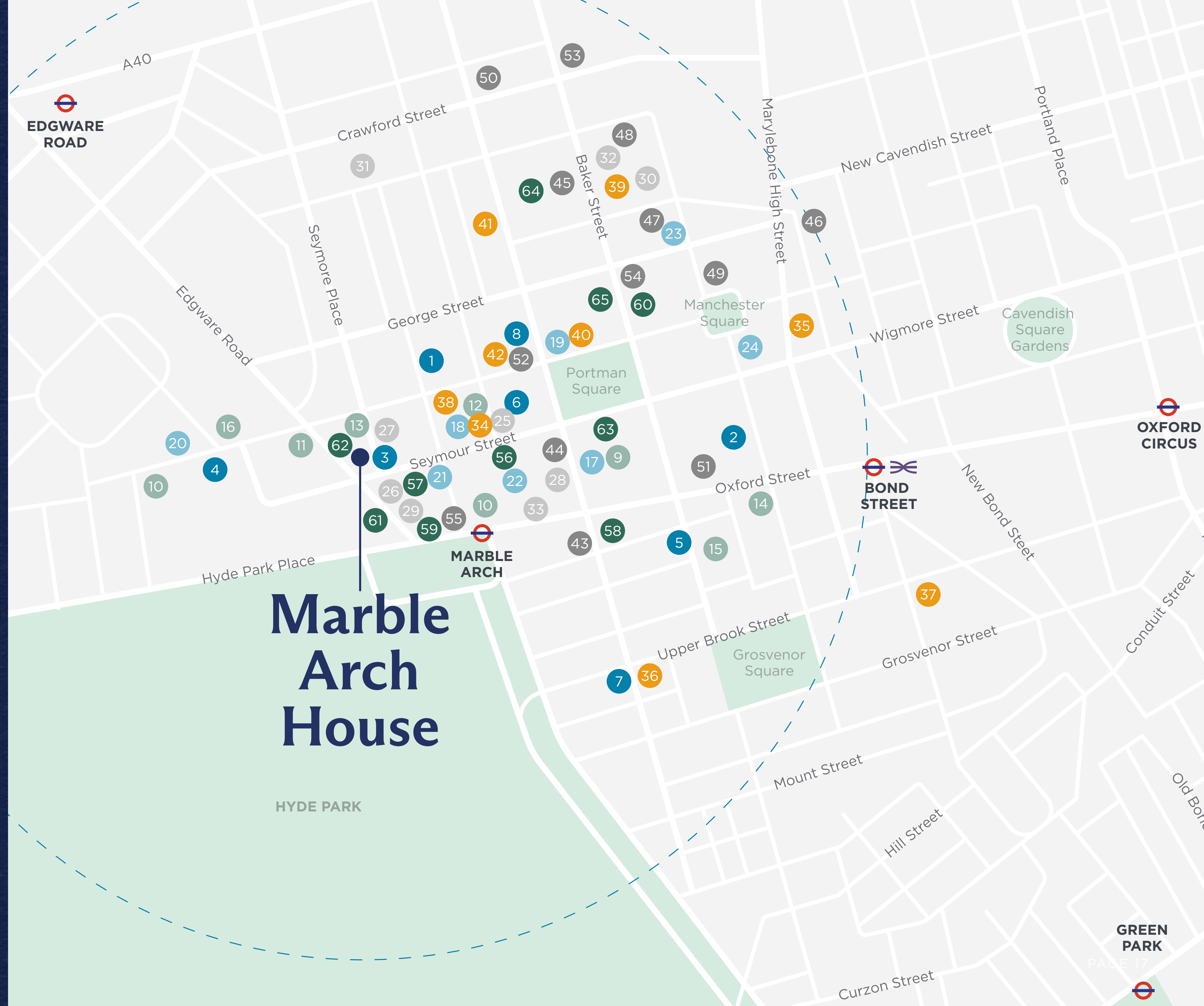
9. Roti Chai
10. Abasto
11. Ranoush Juice
12. Zayna
13. So French
14. Burger & Lobster
15. Mercato Mayfair
16. Colbeh

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







GET IN TOUCH



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W1H 5BW, LONDON