



10 PORTMAN SQUARE

MARYLEBONE, W1

9,973 SQ FT OF WORKSPACE AVAILABLE



10 PORTMAN SQUARE

BE PART OF HISTORIC PORTMAN SQUARE

9,973 SQ FT AVAILABLE IN MARYLEBONE'S MOST DESIRABLE BUILDING

Originally designed by renowned London architects, Jestic+Whiles, 10 Portman Square is an island site located in one of London's most exclusive neighbourhoods.

The building boasts excellent views, with an elegant double height entrance facing directly onto the North East corner of historic Portman Square.

Conveniently located near Marylebone's boutique shopping destination, with Oxford Street and Regent Street just a short distance away. Nearby St Christopher's Place and Mayfair offer diverse dining spots and nightlife, along with renowned theatres and cultural hubs of the West End within easy reach.



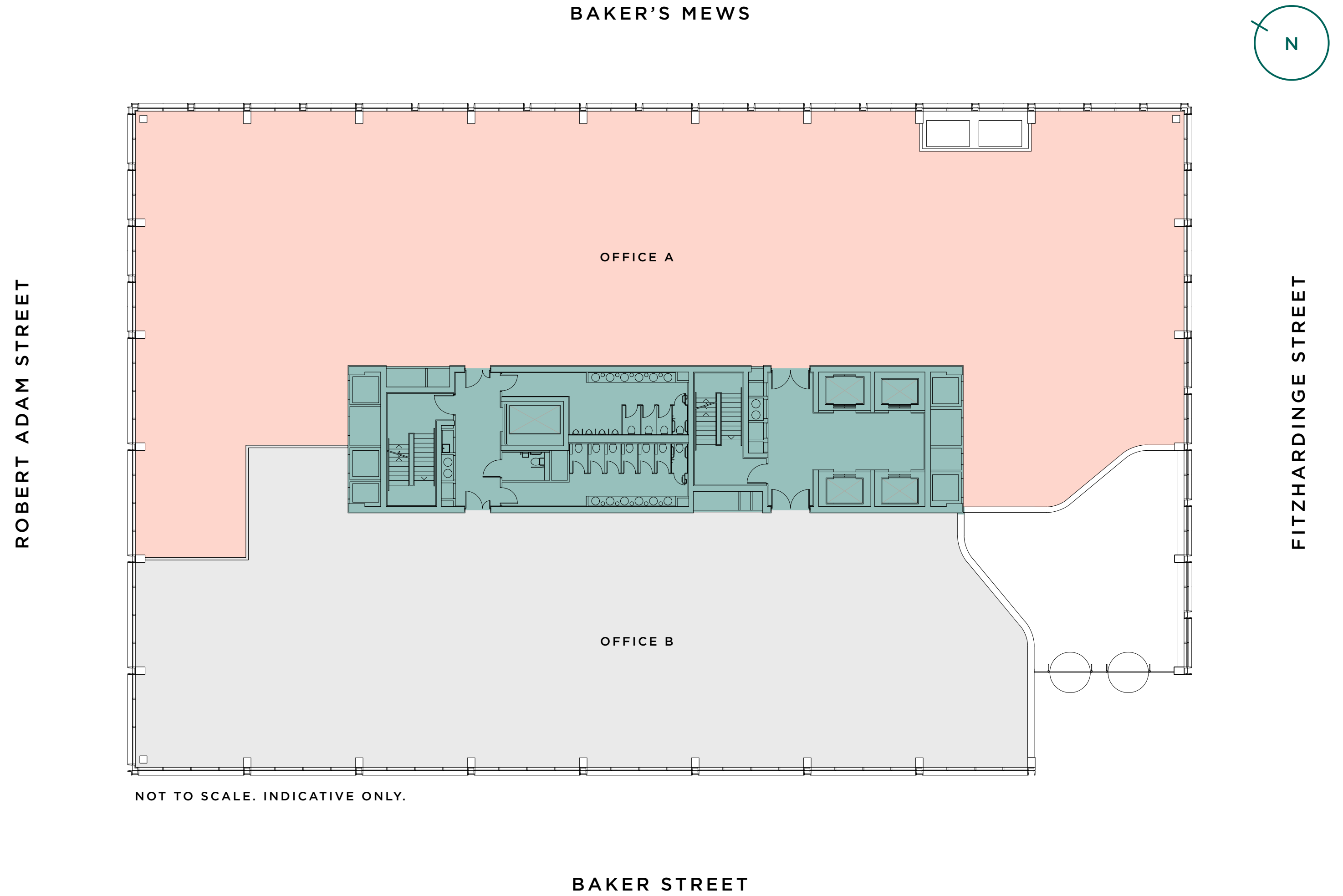
10 PORTMAN SQUARE

FIRST FLOOR

OFFICE A: 9,973 SQ FT | 926.5 SQ M

OFFICE B: LET

● CORE ● AVAILABLE SPACE





10 PORTMAN SQUARE

FIRST FLOOR

OFFICE A INDICATIVE FIT OUT

78 X WORKSTATIONS

12 X HYBRID WORKSTATIONS

1 X 4 PERSON MEETING ROOM

2 X 8 PERSON MEETING ROOMS

1 X 12 PERSON MEETING ROOM

5 X CALL BOOTHS

1 X BOARD ROOM

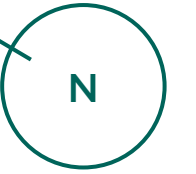
3 X PRIVATE OFFICES

1 X RECEPTION

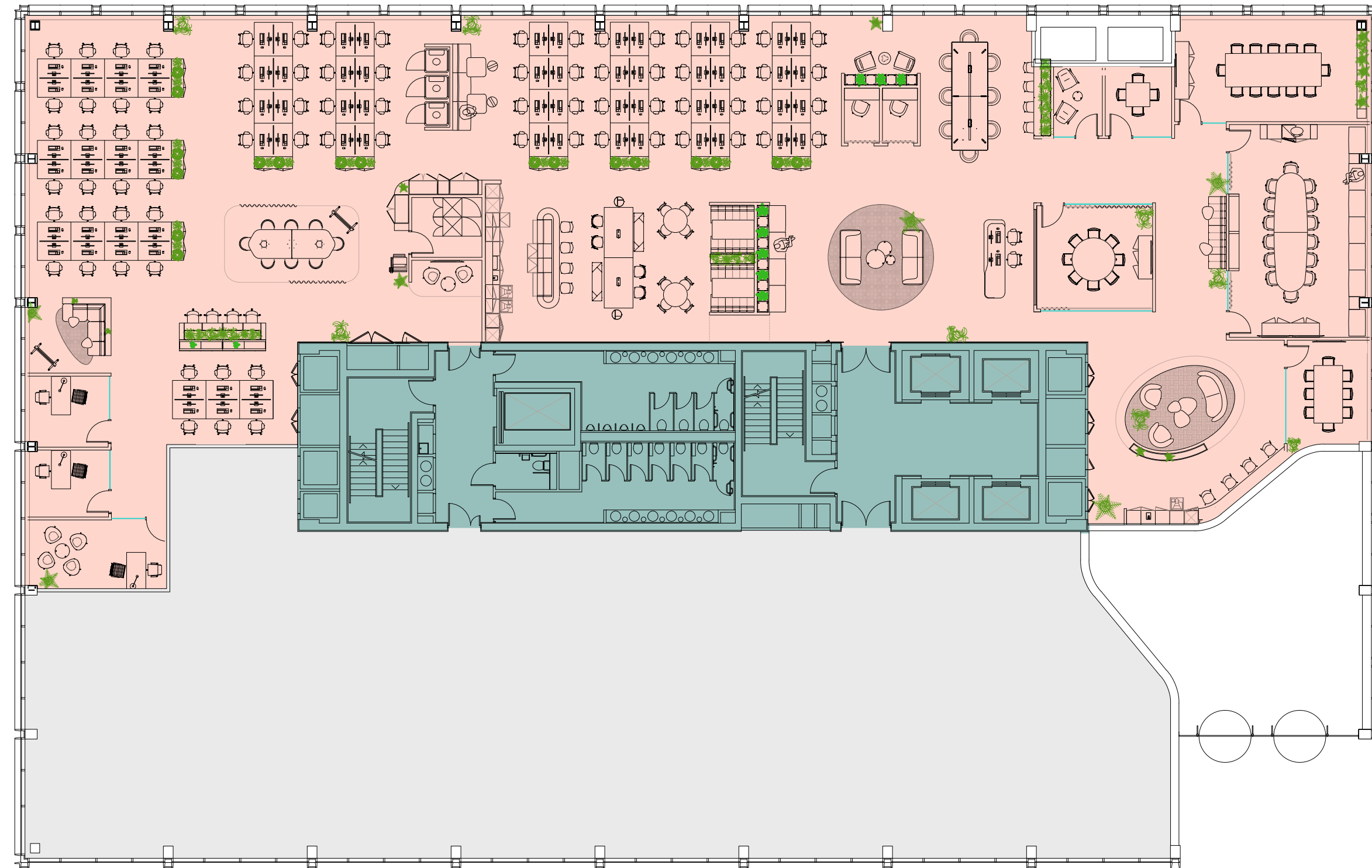
2 X TEA POINTS

● CORE ● AVAILABLE SPACE

BAKER'S MEWS



ROBERT ADAM STREET



FITZHARDINGE STREET

NOT TO SCALE. INDICATIVE ONLY.

BAKER STREET

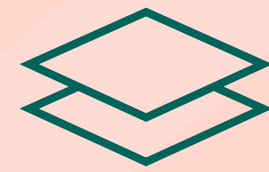


10 PORTMAN SQUARE

HIGH QUALITY SPECIFICATION



1 PERSON PER
10 SQ M OCCUPANCY



COLUMN-FREE
FLOOR PLATES



4 PIPE FAN COIL
CEILING MOUNTED AIR-CON

BREEAM[®]

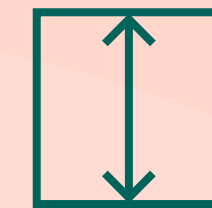
BREEAM RATING
'EXCELLENT'



ESSENTIAL SERVICES
BACKUP GENERATOR



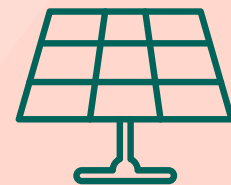
2.75M FLOOR-TO-CEILING
HEIGHT



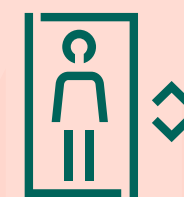
FULL ACCESS
RAISED FLOOR

EPC

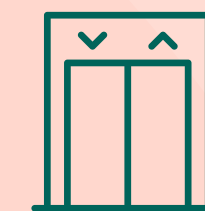
TARGETING EPC
RATING B



SOLAR PV ARRAY



4 × 17 PERSON PASSENGER LIFTS

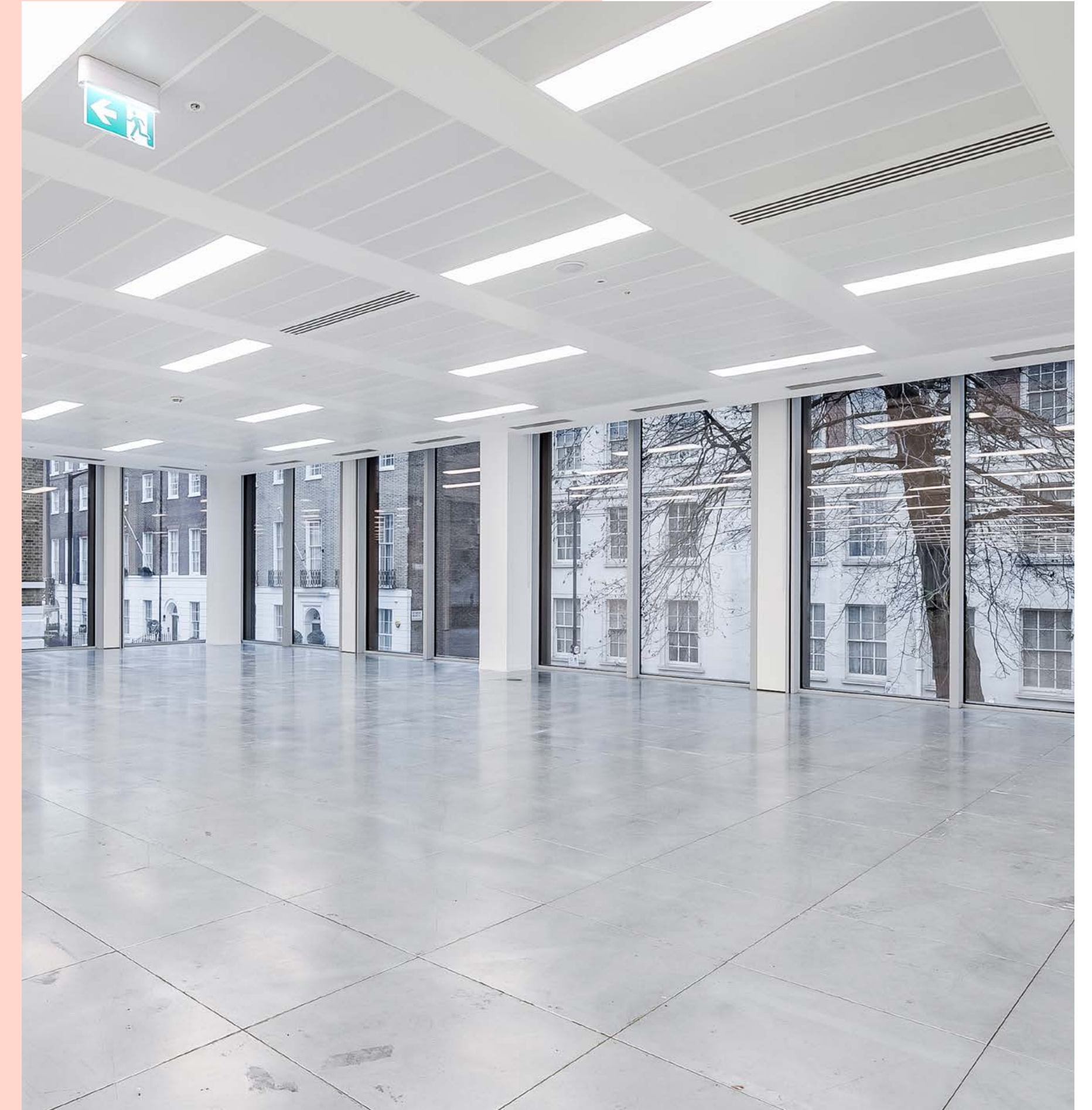
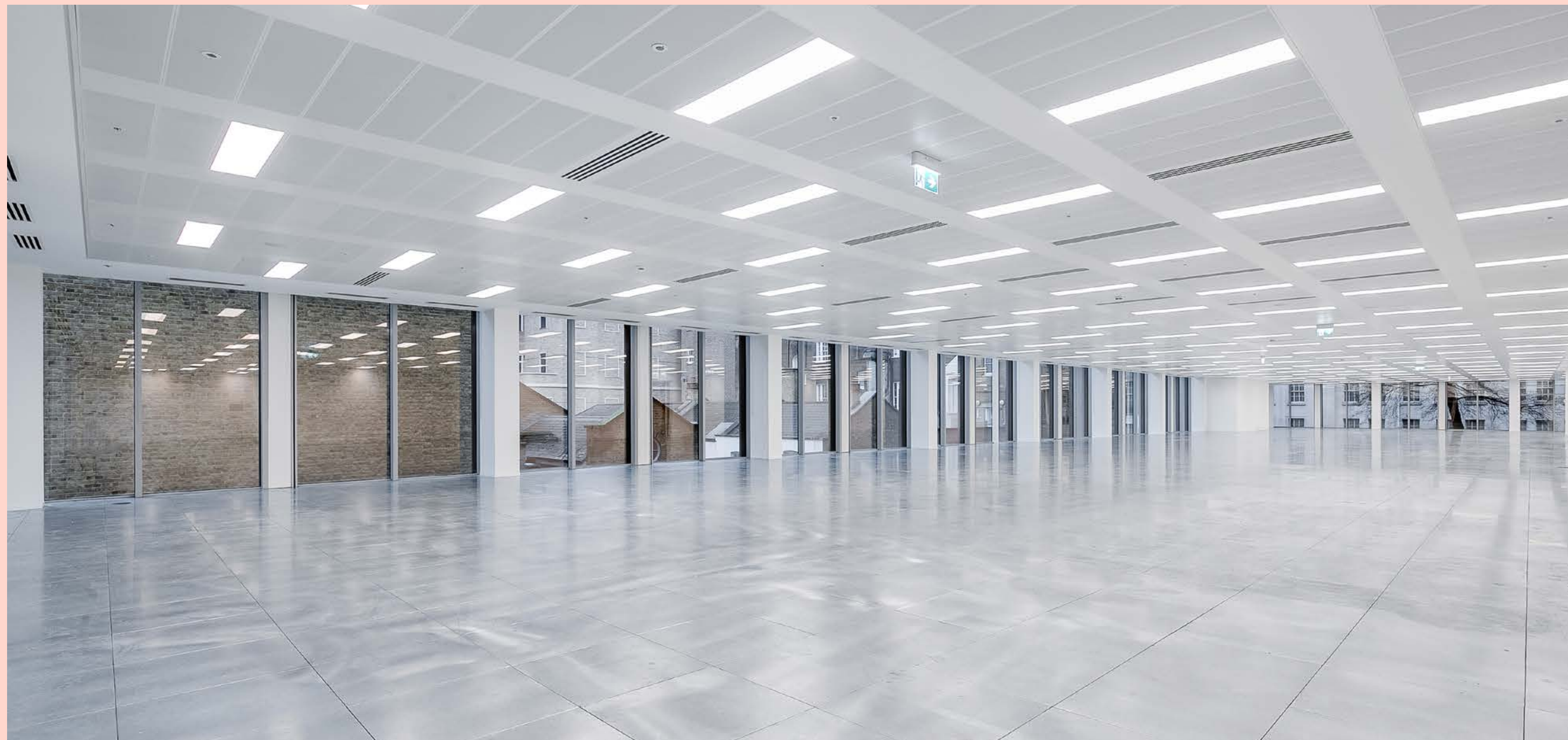


1 X 2,000KG GOODS LIFT



10 PORTMAN SQUARE

ELEGANT WORKSPACE WITH EXCELLENT NATURAL LIGHT





- 7 Aspect Capital Limited
6 Portman Square Capital
5 Arancio Trading Limited
4 Arancio Overseas Company UK LTD
3 Onorio Trading Limited
2 Onorio Teacher Pension Group
1 Ardeph Group

Indicative image of proposed reception upgrade



10 PORTMAN SQUARE

SEAMLESS END OF JOURNEY EXPERIENCE

10 Portman Square benefits from dedicated cycle facilities, providing spaces for 124 bicycles, with changing rooms, showers and a separate drying room.

CYCLE TIMES

2 MINUTES	MARYLEBONE
7 MINUTES	PADDINGTON
13 MINUTES	CHARING CROSS
14 MINUTES	VICTORIA
16 MINUTES	WATERLOO



124

BIKE SPACES

1

DRYING ROOM

7

SHOWERS

40

LOCKERS



10 PORTMAN SQUARE

PORTMAN SQUARE ON YOUR DOORSTEP

10 Portman Square is proudly a founding member of the **Baker Street Quarter Partnership BID**. Occupiers at 10 Portman Square can enjoy exclusive privileges, including access to the serene private park, which includes the **option to hire the tennis court and the Square for events.**



FOUNDING
MEMBER OF BID



ACCESS TO
THE PRIVATE
PORTMAN SQUARE



10 PORTMAN SQUARE

AN ICONIC LOCATION

Located in the heart of one of London's most elegant areas, close to some of the West End's finest shopping and dining destinations. Many world famous galleries and museums are nearby, with the exclusive members club, Home House, next door at 20 Portman Square.

- ↓ Portman Square - on your doorstep
- ↘ The Wallace Collection - 3 minute walk



- Marylebone High Street - 10 min walk
- ↓ Chiltern Firehouse - 3 min walk
- ↙ The Italian Greyhound - 8 min walk



↑ Nobu Hotel - 4 min walk

8

GALLERIES
WITHIN A
9 MIN WALK

14

FLAGSHIP
STORES WITHIN A
10 MINUTE WALK

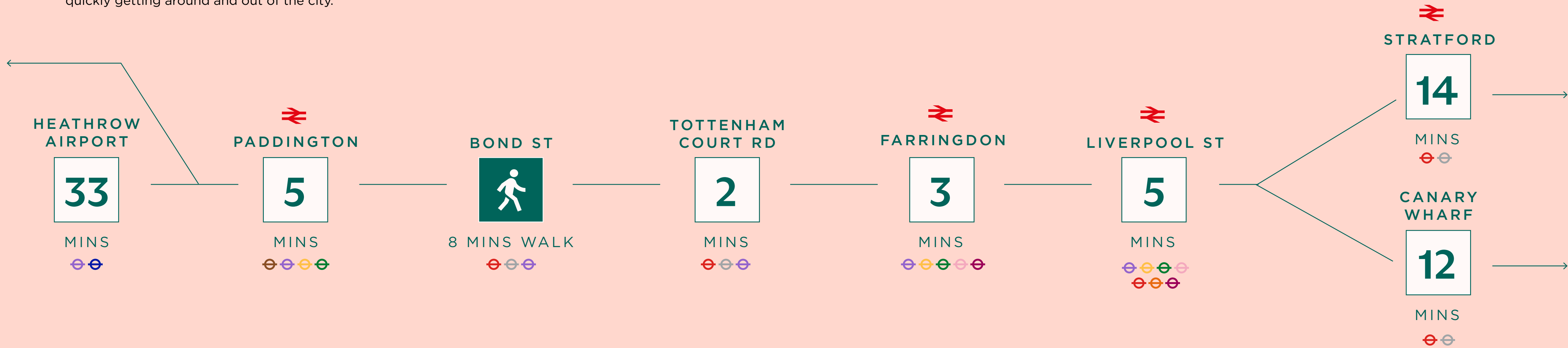
5

MICHELIN STARRED
RESTAURANTS WITHIN
A 12 MIN WALK



IDEALLY LOCATED FOR COMMUTERS AND VISITORS

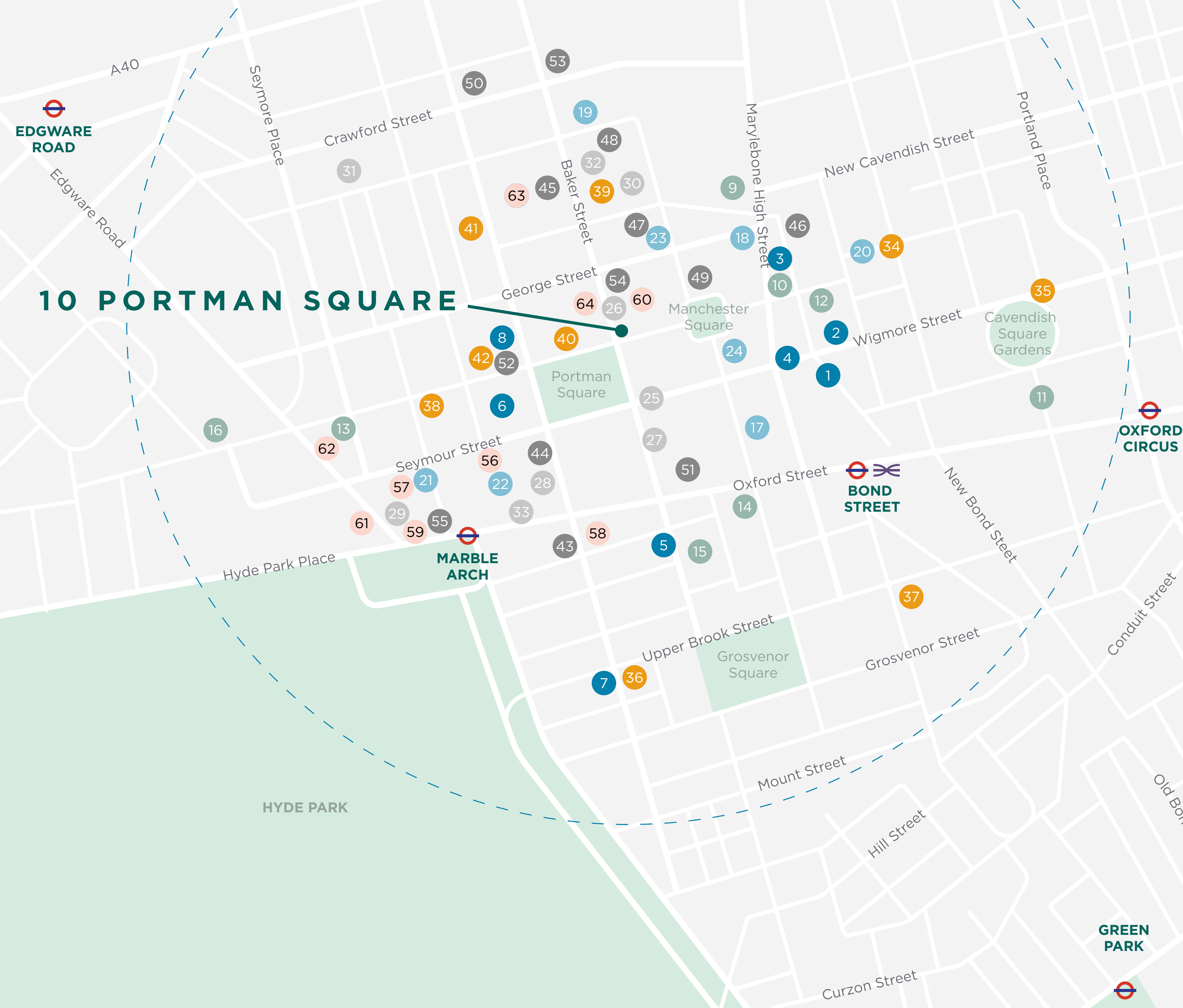
10 Portman Square is an 8 minute walk from both Marble Arch and Bond Street Underground Stations. Perfect for quickly getting around and out of the city.



TRAVEL TIMES



10 PORTMAN SQUARE



FINE DINING

1. LAVO
2. Cavita
3. St John Marylebone
4. Lina Stores
5. Roka Mayfair
6. Locanda Locatelli
7. Le Gavroche
8. Nobu

DRINKS

17. The Duchess
18. Angel in the Fields
19. The Barley Mow
20. The Cocktail Bar
21. Vinoteca Marylebone
22. City of Quebec
23. Purl London
24. Devonshire Arms

HOTELS

34. The Marylebone Hotel
35. The Langham
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

NEIGHBOURS

56. Columbia Threadneedle
57. British Land
58. Elliott Advisors
59. Bridgepoint
60. Aramco

LUNCH

9. Granger & Co
10. The Ivy Cafe
11. Market Halls
12. Paul Rotre & Sons
13. So French
14. Burger & Lobster
15. Mercato Mayfair
16. Colbeh

COFFEE

25. Roasting Plant Coffee
26. Joe & the Juice
27. Blank Street Coffee
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



10 PORTMAN SQUARE

GET IN TOUCH



GEORGIA HOGG

Georgia.Hogg@britishland.com

+44 7921 742 553

BLUEBOOK



ROBBIE ROWAN

Robbie@bluebooklondon.co.uk

+44 7973 267 435

ANDERS HORWOOD

Anders@bluebooklondon.co.uk

+44 7969 321 222

ISOBEL EWART-FEARN

Isobel@bluebooklondon.co.uk

+44 7714 491 025

SERENA HARWOOD

Serena.Harwood@knightfrank.com

+44 7790 344 116

OLIVER WATKINS

Oliver.Watkins@knightfrank.com

+44 7976 577 325

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