PORTMAN SQUARE HOUSE

LONDON W1



OVERLOOKING **PORTMAN SQUARE,**
THIS **135,000** SQ FT **HQ BUILDING** OPPORTUNITY
OFFERS EXPANSIVE **15,000+** SQ FT **FLOORPLATES**
AND **OUTSTANDING AMENITIES.**

ARRIVING Q4 2028



A BUILDING THAT SETS THE STANDARDS

135,000 sq ft
Prime workspace

Up to **17,000 sq ft**
Typical floorplates

4,400 sq ft
Rooftop terraces & pavilion

1,900 sq ft
Private terraces

PRIVATE ACCESS
Portman Square Garden

Portman Square House brings together generous floorplates flooded with natural light, distinctive architecture and exceptional amenities to create a workplace of enduring quality.

Designed to balance heritage with contemporary performance, Portman Square House is a rare headquarters opportunity with exclusive access to the private garden and tennis court of one of London's most prestigious garden squares.

THE CHARM OF MARYLEBONE

A rare blend of village charm and city energy, Marylebone pairs Georgian garden squares and independent boutiques with world-class shopping, dining and culture.



NOREEN RESTAURANT, ST CRISTOPHER'S PL
– 5 MIN WALK



CHILTERN ST – 5 MIN WALK

NEW QUEBEC ST – 3 MIN WALK



SHOP. WANDER. DISCOVER.

From internationally renowned department stores to independent boutiques and neighbourhood favourites, Marylebone offers one of London's most distinctive retail experiences. Browse iconic brands, discover hidden gems and enjoy a neighbourhood where every street invites exploration.



SELFRIDGES, OXFORD ST
– 1 MIN WALK



THE GRAZING GOAT, QUEBEC ST
– 4 MIN WALK

ST CHRISTOPHER'S PLACE – 5 MIN WALK





HOME HOUSE, PORTMAN SQ, (5-STAR) – 3 MIN WALK



KOL, SEYMOUR ST (MICHELIN STAR) – 2 MIN WALK

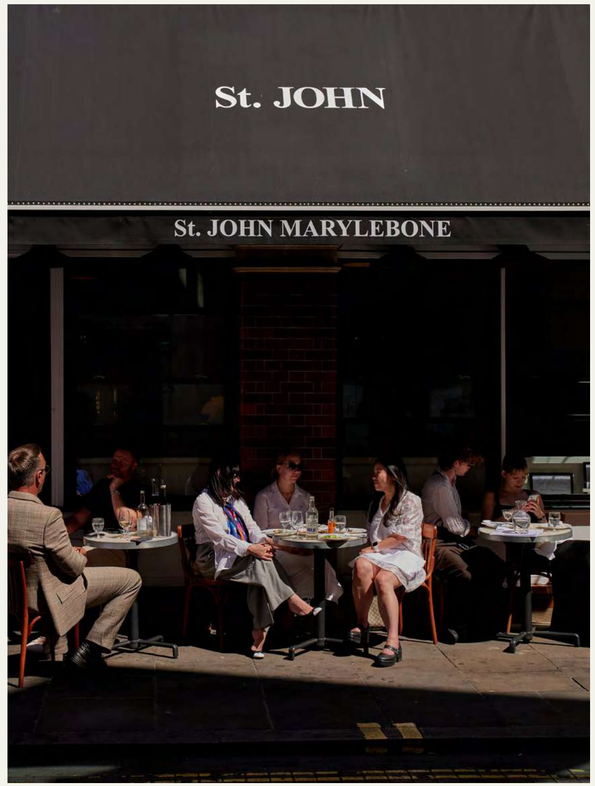


NOBU HOTEL, (5-STAR) – 3 MIN WALK

STAY. HOST. ENTERTAIN.

Surrounded by world-class hospitality, Portman Square House is perfectly situated for every business occasion. Award-winning restaurants, luxury hotels and iconic members' clubs provide exceptional settings to meet, entertain and build lasting relationships.

ST.JOHN, MARYLEBONE LN – 6 MIN WALK



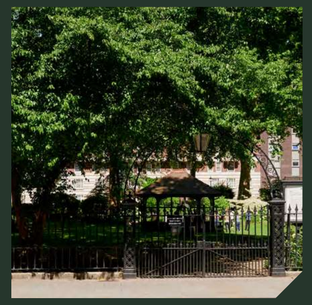
AMONGST INDUSTRY LEADERS













ENJOY EXCLUSIVE ACCESS TO THE PRIVATE GARDEN AND TENNIS COURT OF PORTMAN SQUARE.

A RARE PRIVILEGE

The relationship with Portman Square extends far beyond the view. Exclusive access to the private gardens and tennis court gives occupiers a unique connection to one of London's most prestigious garden squares.

A WORLD OF CHOICE

HOTELS

1. Nobu Hotel (5 Star)
2. The Marylebone Hotel (5 Star)
3. The Prince Akatoki (5 Star)
4. Hyatt Regency London (5 Star)
5. The Chancery Rosewood (5 Star)
6. Chiltern Firehouse (5 Star)
7. The Landmark London (5 Star)
8. The Zetter Hotel (4 Star)
9. Claridge's (5 Star)

MEMBERS' CLUBS

1. The Twenty Two London
2. Home House
3. Home Grown

FITNESS & WELLNESS

1. The Gym Way
2. Nobu Pilates
3. Light Centre Marylebone
4. Fitness First
5. Third Space Marylebone
6. BXR
7. Rebase Recovery
8. Until
9. Virgin Active

CULTURE

1. Frameless
2. The Cinema at Selfridges
3. The Wallace Collection
4. Wigmore Hall
5. Everyman Cinema

FOOD & BEVERAGE

1. Grazing Goat
2. KOL (Michelin Star)
3. Locanda Locatelli
4. Zoilo
5. Cavita
6. Nina
7. The Ivy
8. St John
9. Ottolenghi
10. Le Relais de Venise
11. Trishna (Michelin Star)
12. Clarette
13. Café Murano
14. Anglo Thai (Michelin Star)
15. Lita (Michelin Star)
16. Delamina
17. 28-50

CAFÉS & DELIS

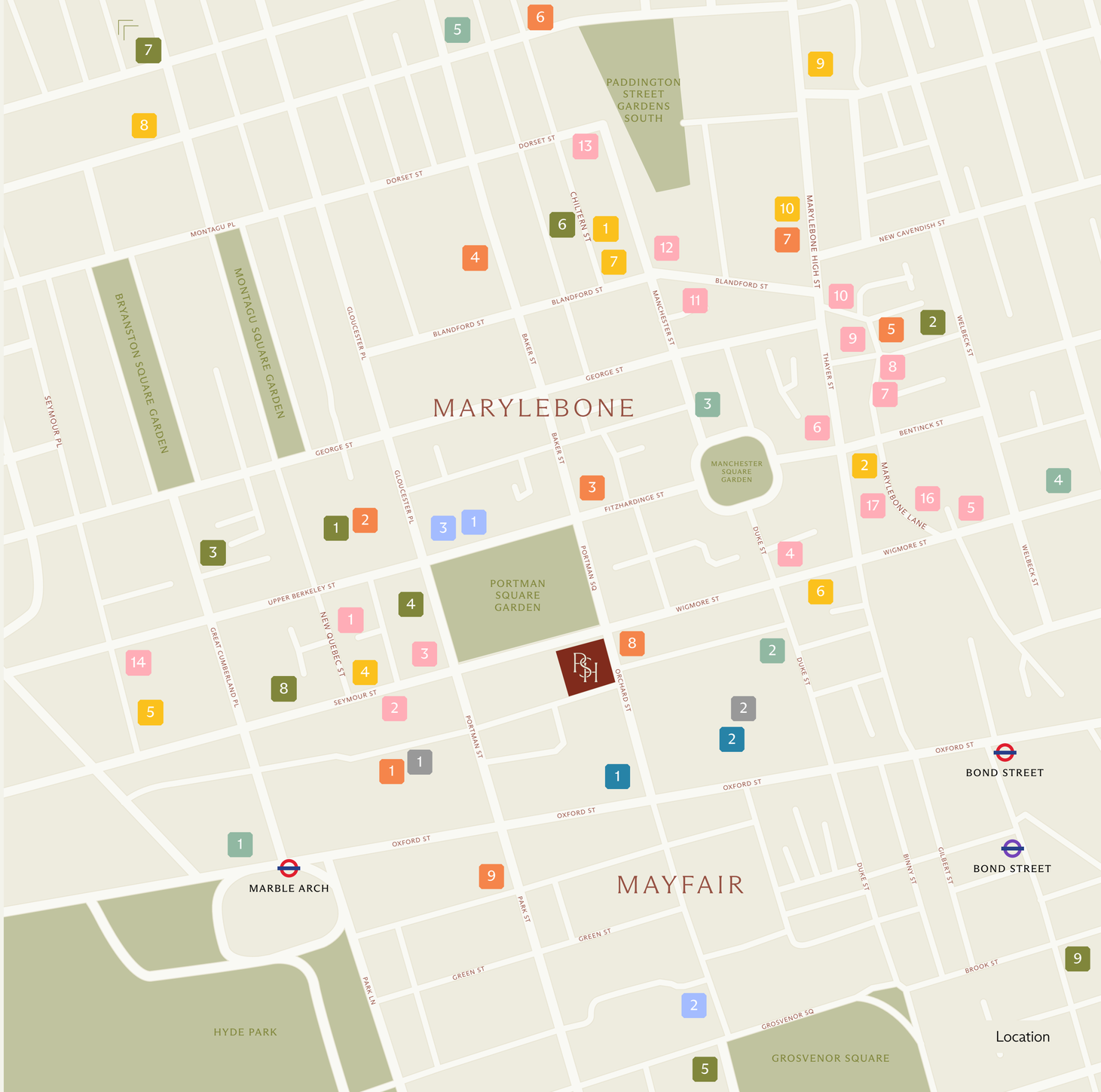
1. Monocle Café
2. Paul Rothe & Son
3. La Fromagerie
4. Daisy Green
5. Gail’s
6. Prezzemolo & Vitale
7. Shreeji
8. Boxcar
9. Bayley & Sage
10. Granger & Co.

RETAIL

1. Marks & Spencer
2. Selfridges

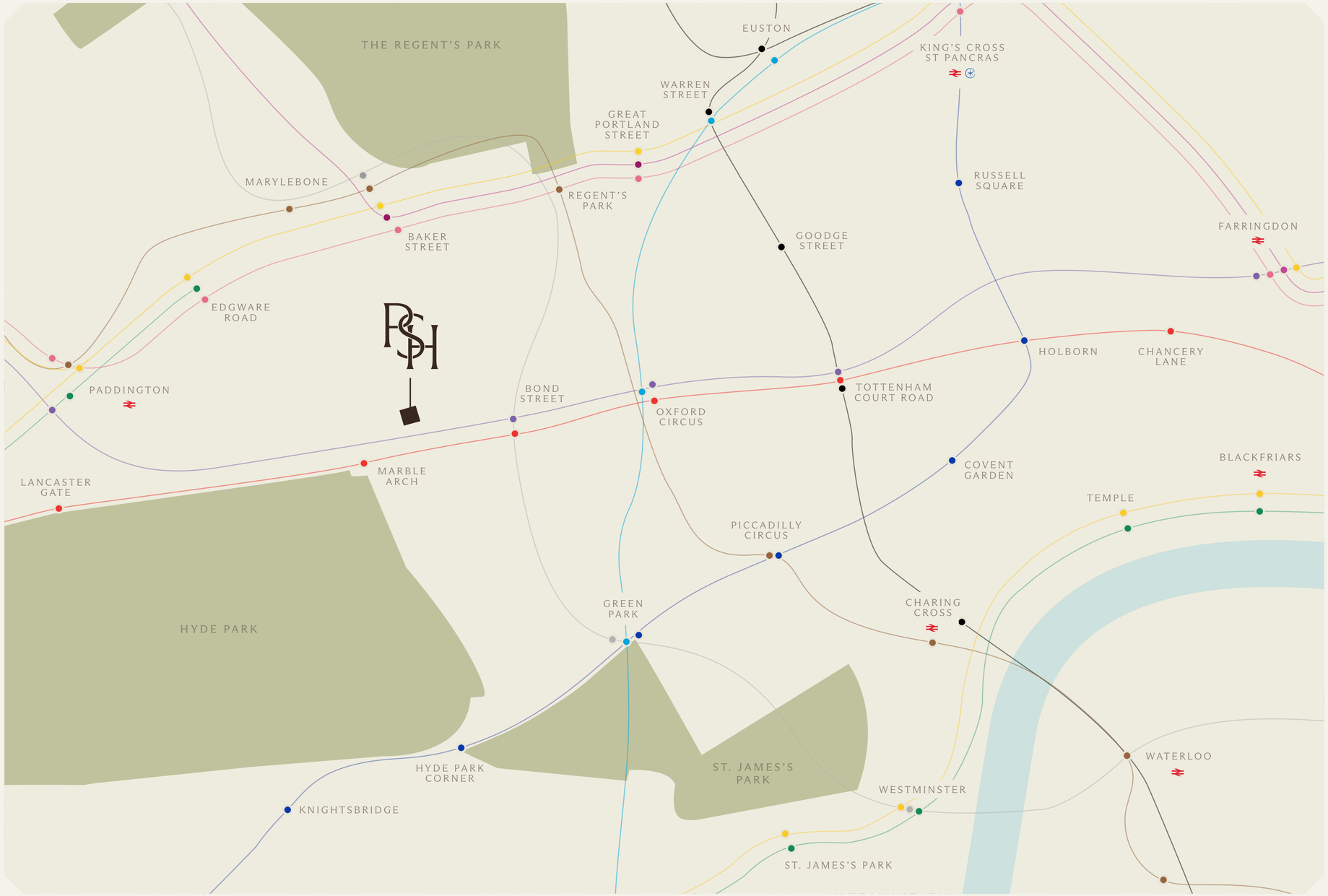
CAR PARKS

1. APCOA Oxford Street (200 spaces)
2. Selfridges Parking (350 spaces)



Location

portmansquarehouse.com



CONNECTED TO THE CITY AND BEYOND

WALKING TIMES

Bond Street	6 min	
Marble Arch	6 min	
Baker Street	13 min	
Marylebone	17 min	

TUBE JOURNEY TIMES

Paddington	4 min	
Farringdon	5 min	
Waterloo	6 min	
Charing Cross	6 min	
Victoria	7 min	GX
Bank	8 min	
Liverpool Street	8 min	
London Bridge	9 min	
Vauxhall	9 min	
Canary Wharf	15 min	

INTERNATIONAL CONNECTIONS

St Pancras Int'l	8 min	
City Airport	32 min	
Heathrow	34 min	
Gatwick	47 min	GX

A BUILDING BEYOND DISTINCTION

Designed in the 1920s, Portman Square House carries the character of a true Marylebone original, fully restored throughout, with materials of exceptional quality and craftsmanship.

DESIGNED TO IMPRESS

A prominent corner position gives the building real stature, with natural light from both sides.

Inside, a new double-height reception sets the tone from the moment you arrive, with a widened arrival onto Portman Square creating a stronger connection between the building and its prestigious setting.

Designed in collaboration with architects Henning Larsen, the transformation builds on the original vision of Messrs Joseph Architects, bringing a new sense of openness and presence to the building.

Warm, tactile materials, generous volumes and hospitality-inspired spaces create an arrival experience that reflects the character of the building. Designed to feel as much like a destination as a reception, it's a natural place to meet, work and host.



CGIs are indicative only and subject to change.



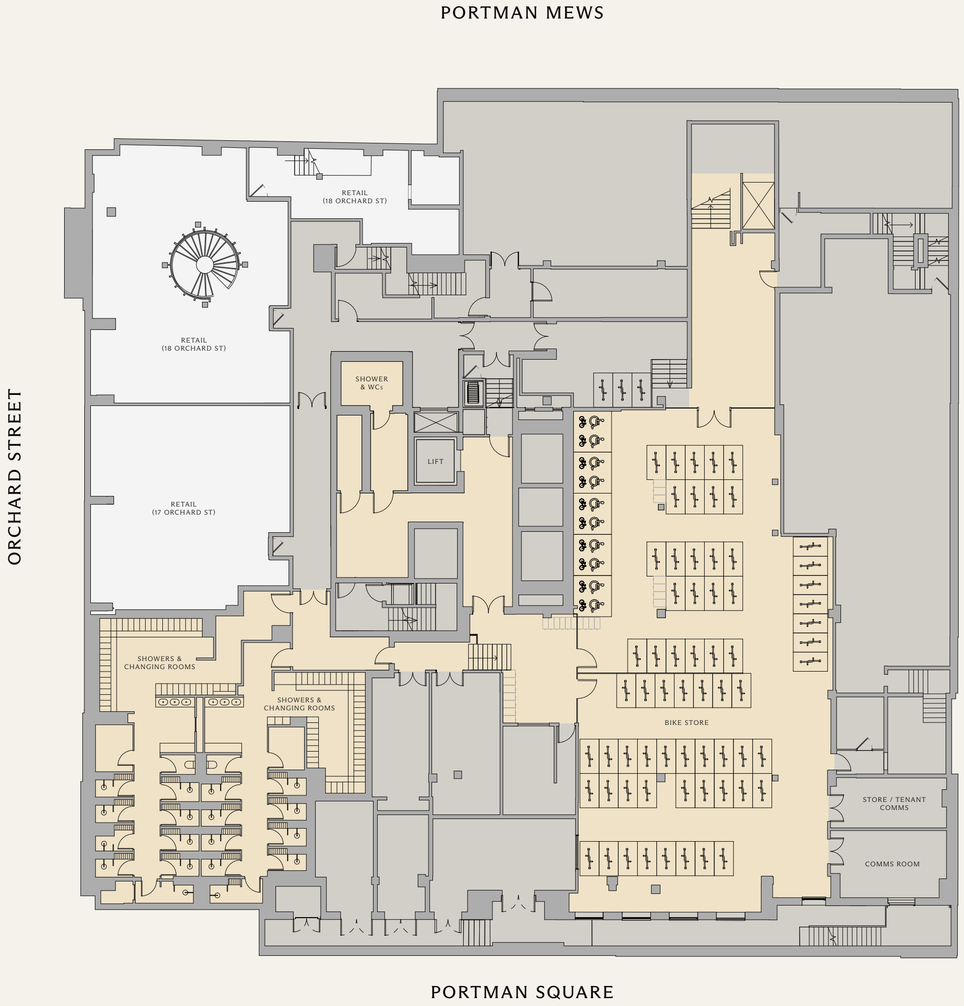
ARRIVE IN STYLE



LOWER GROUND FLOOR

Retail: 2,432 sq ft
End-of-journey: 7,384 sq ft

N



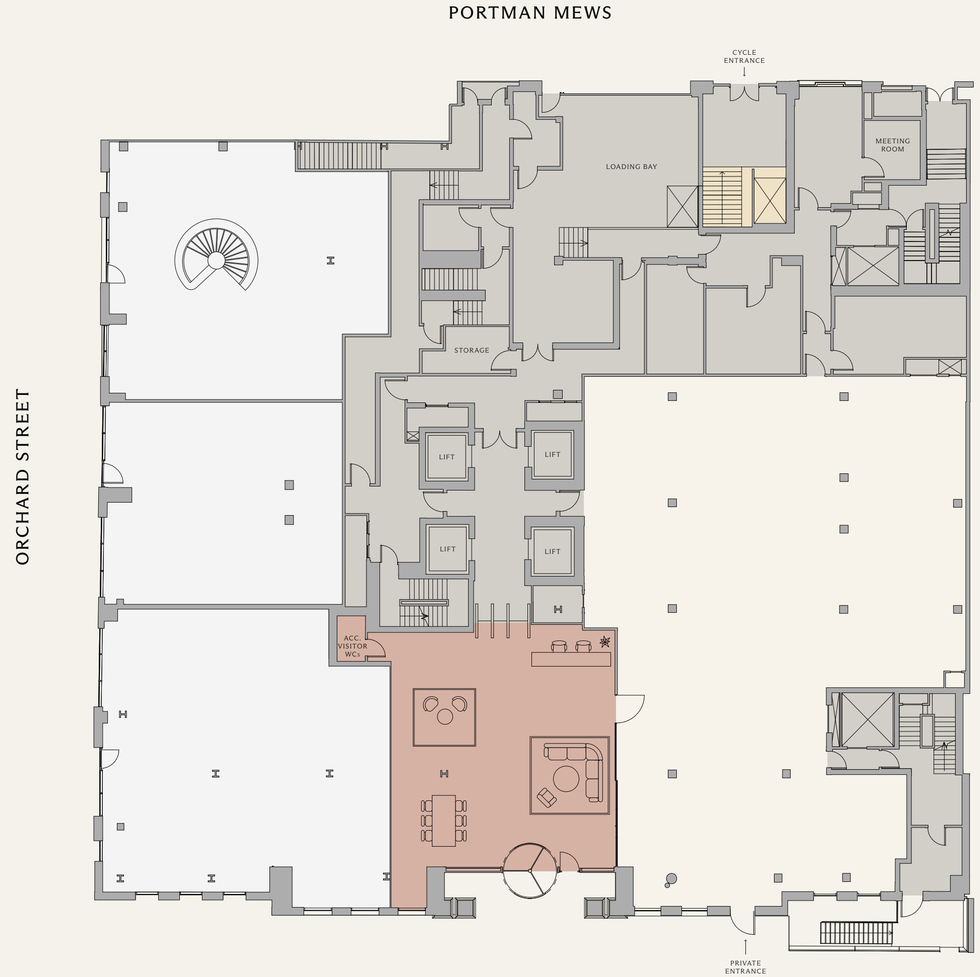
KEY

END-OF-JOURNEY CORE RETAIL

GROUND FLOOR

Office: 5,053 sq ft
Retail: 5,607 sq ft
Reception: 1,970 sq ft
End-of-journey: 215 sq ft

N



KEY

OFFICE RECEPTION END-OF-JOURNEY CORE RETAIL

EVERY DETAIL CONSIDERED

Exceptional workplaces begin long before you reach your desk. Best-in-class end-of-journey facilities, including secure cycle storage, spacious changing rooms, showers and lockers, make active travel a seamless part of the working day.

230
CYCLE SPACES

19
SHOWERS

250
LOCKERS

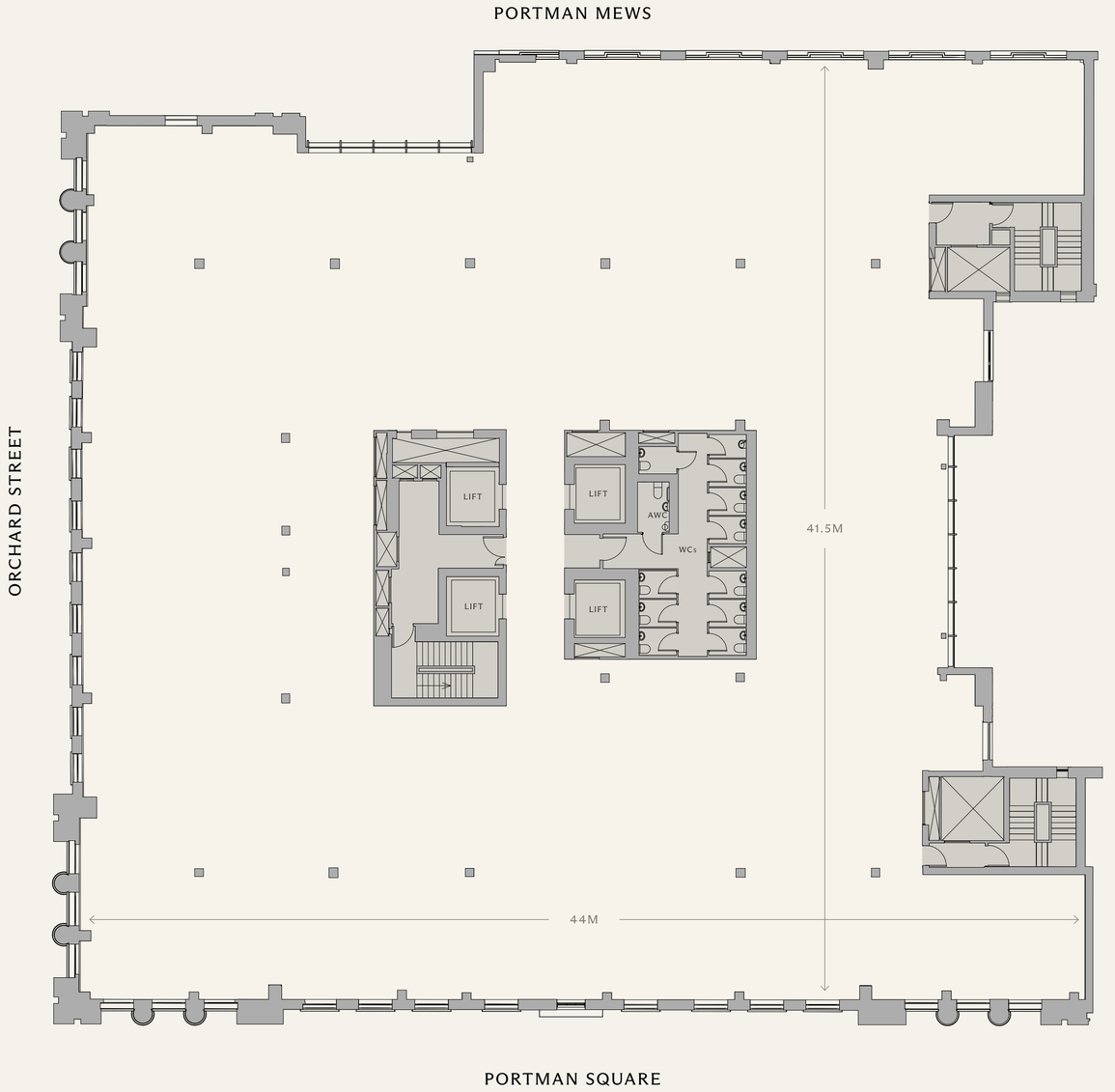


END-OF-JOURNEY

TYPICAL OFFICE FLOOR

Office: 15,590 sq ft

N



KEY

OFFICE CORE

EXCEPTIONAL BY DESIGN

Efficient floorplates and abundant natural light create a workplace that adapts with ease. From focused work to informal collaboration, every space supports productivity, comfort and quality.

WORK WITHOUT LIMITS

Large windows frame the changing seasons across Portman Square, from spring blossom to the warm tones of autumn. Inside, open, light-filled floors adapt easily to the way teams work, offering a comfortable, productive setting for both focused work and informal collaboration.



SPACE THAT ADAPTS

Generous proportions and inherent flexibility allow each occupier to shape the space around their own way of working. For tenants enjoying 25,000 sq ft and above double-height spaces can be requested.* Creating a natural focal point that brings people together to meet, collaborate and connect.

Bathed in natural light and designed with adaptability at their core, they offer a rare opportunity to create a workplace that reflects the ambitions, culture and identity of the businesses they serve.



3RD FLOOR – DOUBLE-HEIGHT SPACE

*CGI illustrates an optional double-height configuration, available to explore as part of an occupier's fit out, subject to feasibility and approvals.

AN ELEVATED EXPERIENCE

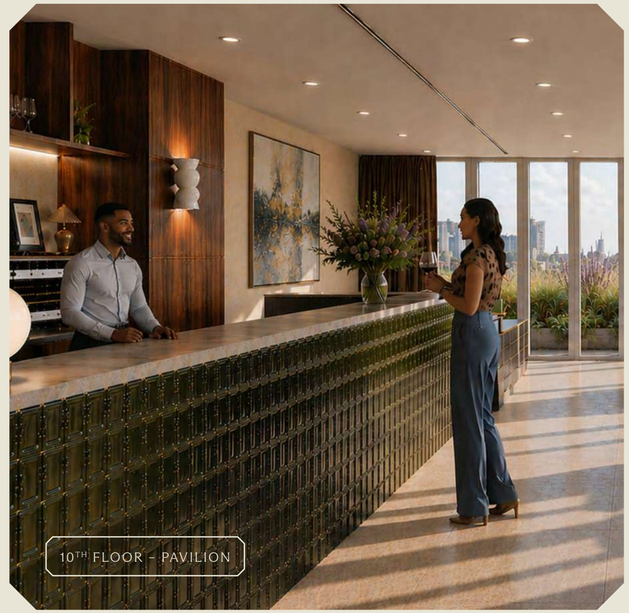
Set within the building's distinctive mansard, the upper floors offer scenic views over Portman Square and a workspace defined by natural light and architectural character.

10TH FLOOR – TERRACE

MADE TO INSPIRE

The pavilion and rooftop terrace extend the workplace beyond the office, creating an exceptional destination at the top of the building. Designed to work as one seamless environment, the spaces offer the flexibility to host, gather, relax or simply enjoy the panoramic views.

Thoughtfully landscaped to echo the nearby Portman Square Gardens, the terrace balances open social spaces with quieter planted areas, creating an elevated amenity that supports wellbeing throughout the working day.



DISTINCT BY NATURE

Generous ceiling heights, flexible floorplates and best-in-class end-of-journey facilities come together in a building specified to the highest standard.



DESIGNED TO PERFORM

portmansquarehouse.com

135,247 sq ft
OF PRIME WORKSPACE

UP TO 17,000 sq ft
TYPICAL FLOORPLATES

2.7m
FLOOR-TO-CEILING HEIGHTS

1:10 sq m
OCCUPANCY DENSITY

4,400 sq ft
PRIVATE TERRACES
& ROOFTOP PAVILION

PORTMAN SQUARE
EXCLUSIVE ACCESS

END-OF-JOURNEY
BEST-IN-CLASS FACILITIES

HOSPITALITY-INSPIRED
RECEPTION

FULLY ELECTRIC BUILDING
NO DIESEL OR GAS

EPC A *

WiredScore * PLATINUM

BREEAM® EXCELLENT *

*TARGETING

Building Benefits

PORTMAN SQUARE HOUSE IS THE RESULT OF A COLLABORATION BETWEEN LEADING NAMES IN DEVELOPMENT, DESIGN AND DELIVERY.

BGO

Bovis

Henning Larsen

aukett swanke

DP9

CHP

OPERA

dsa ENGINEERING

ElliottWood

DAMA ENGINEERING CONSULTANTS

SCHEDULE OF AREAS

Generous floorplates and a considered mix of workspace, terraces and amenity spaces create a headquarters opportunity of exceptional scale. From expansive lower floors to the rooftop pavilion, every level has been designed user benefit and floorplate flexibility.

135,247 sq ft
OFFICE

4,836 sq ft
TERRACES

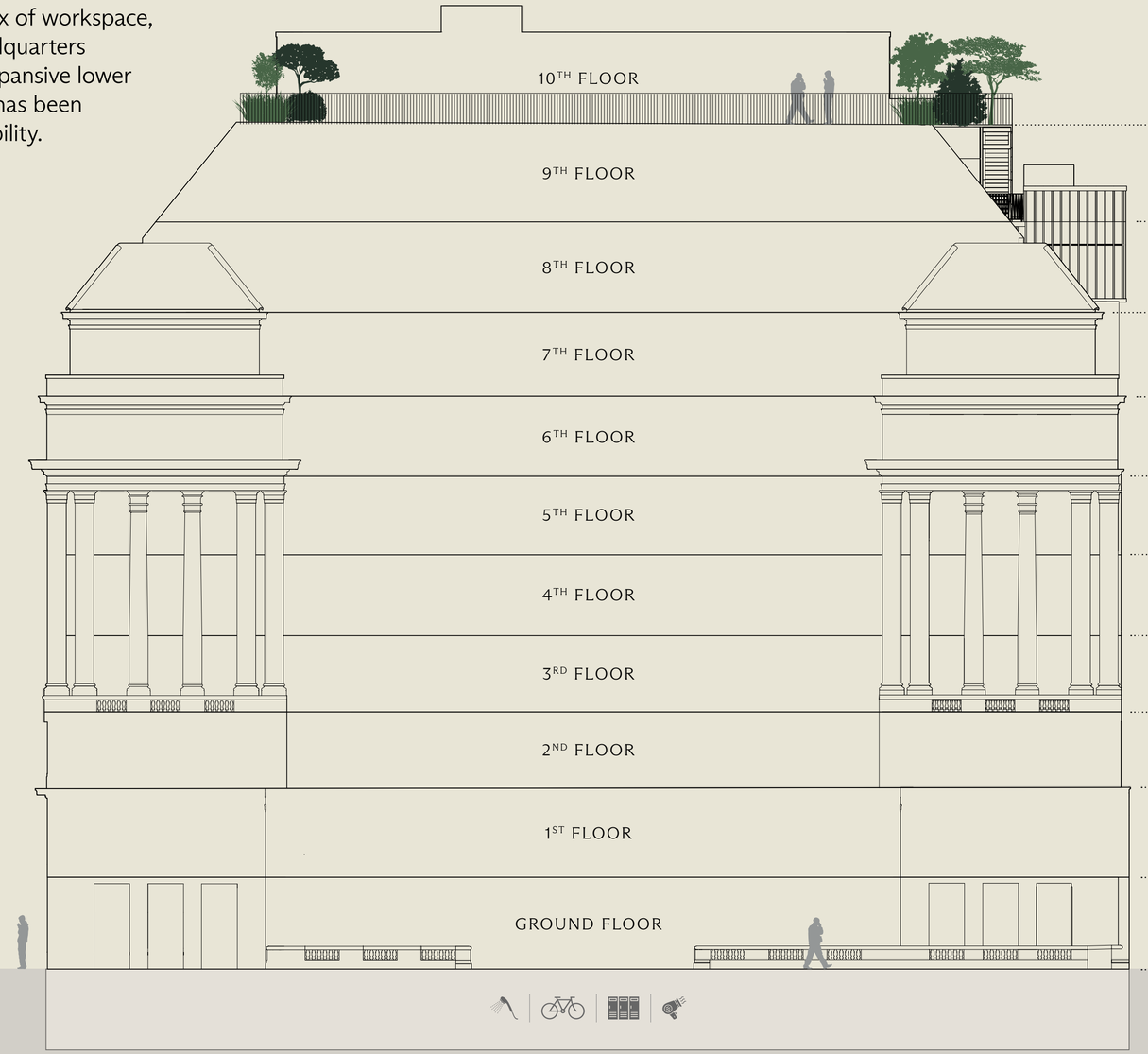
8,039 sq ft
RETAIL

762 sq ft
STORAGE

10,985 sq ft
AMENITIES

Approx. NIA: Measured off architects' plans and to be verified at completion.

Measurements include lobbies and storage.



Building is for illustration purposes only.

	OFFICE	TERRACES
10TH FLOOR	THE PAVILION: 1,416 sq ft	2,972 sq ft
9TH FLOOR	9,214 sq ft	508 sq ft
8TH FLOOR	11,685 sq ft	–
7TH FLOOR	13,832 sq ft	–
6TH FLOOR	15,262 sq ft	–
5TH FLOOR	15,087 sq ft	311 sq ft
4TH FLOOR	15,590 sq ft	–
3RD FLOOR	15,562 sq ft	1,045 sq ft
2ND FLOOR	17,047 sq ft	–
1ST FLOOR	16,915 sq ft	–
GROUND FLOOR	5,053 sq ft	–

FIRST FLOOR

Office: 16,915 sq ft

N



KEY

OFFICE CORE

SECOND FLOOR

Office: 17,047 sq ft

N



KEY

OFFICE CORE

THIRD FLOOR

Office: 15,562 sq ft
Terrace: 1,045 sq ft
Landscaping: 64 sq ft

N



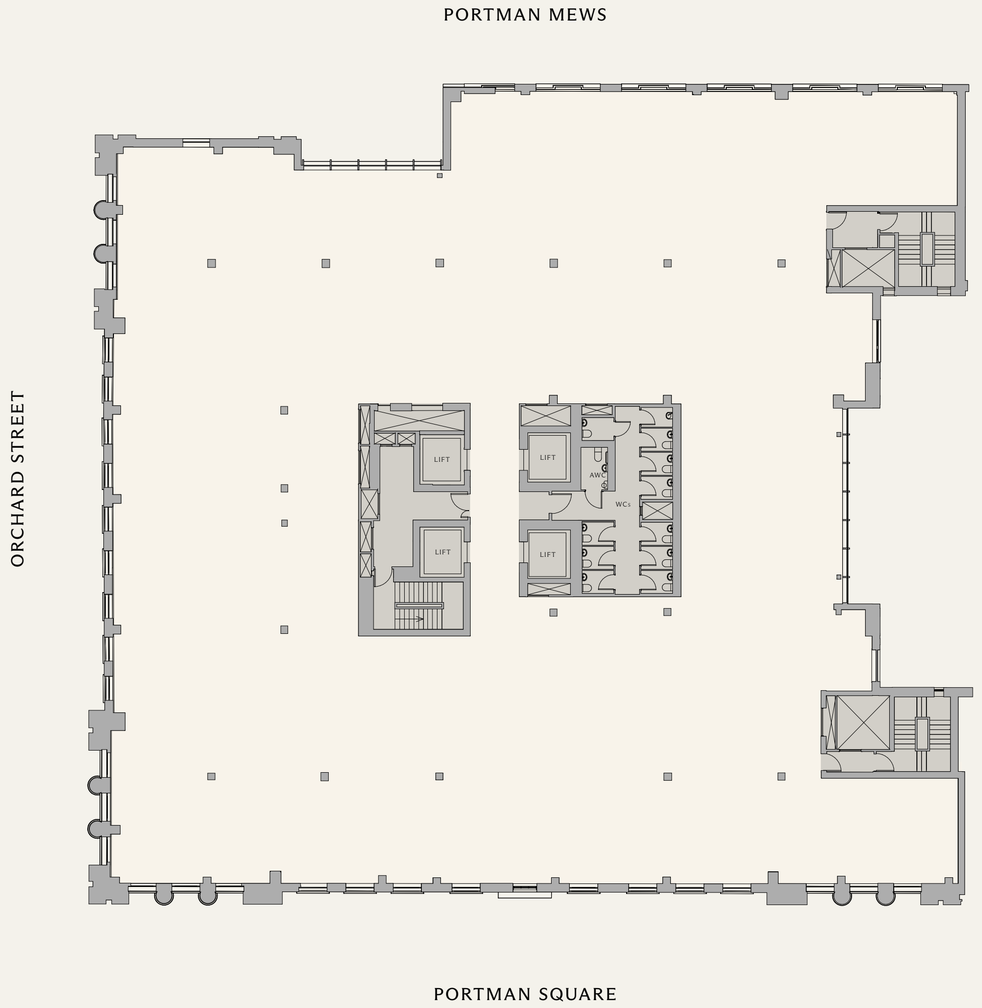
KEY

OFFICE CORE TERRACE LANDSCAPING

FOURTH FLOOR

Office: 15,590 sq ft

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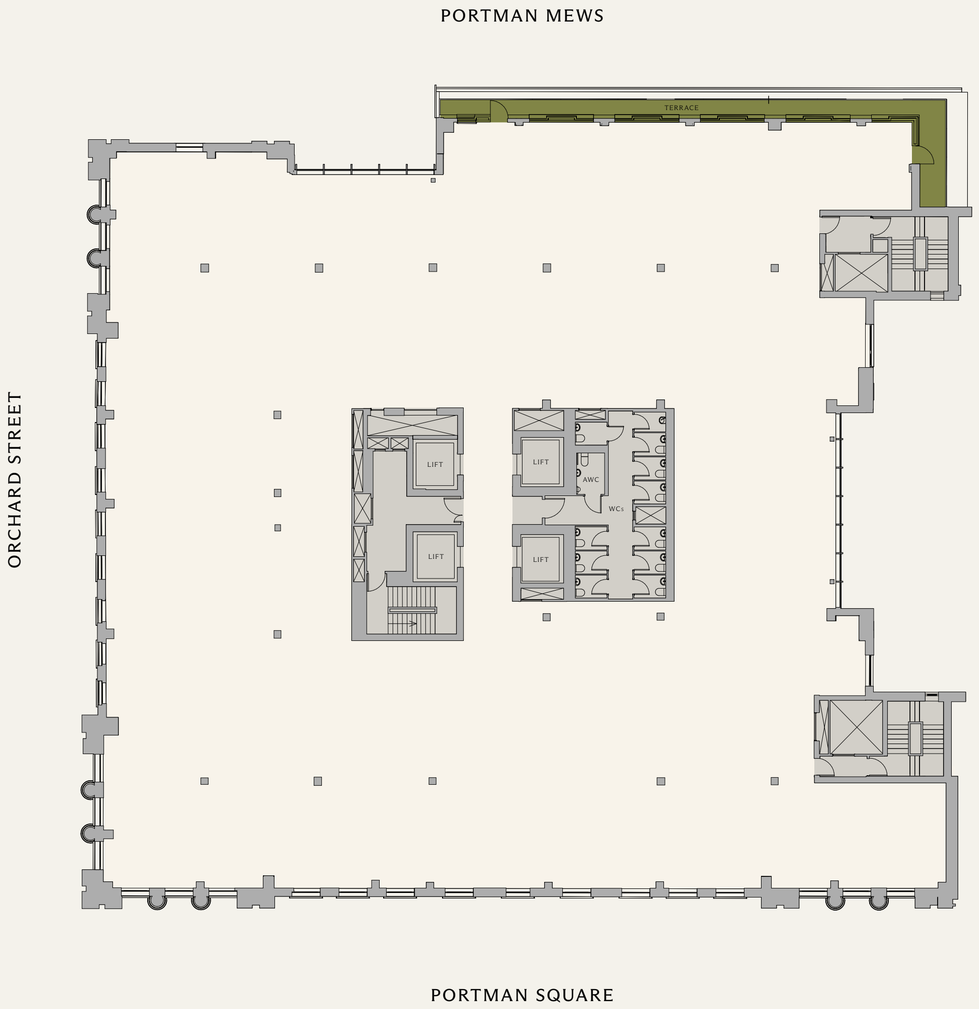
KEY

OFFICE CORE

FIFTH FLOOR

Office: 15,087 sq ft
Terrace: 311 sq ft

N



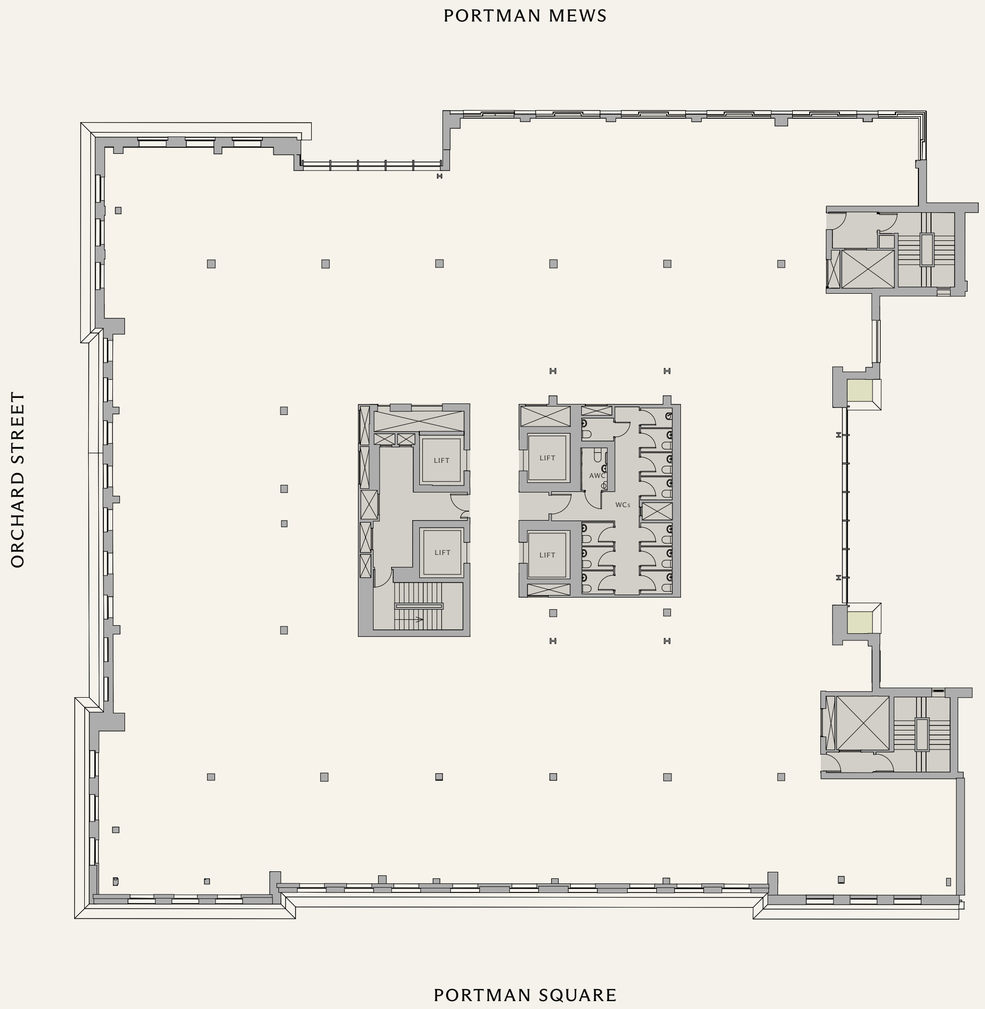
KEY

OFFICE CORE TERRACE

SIXTH FLOOR

Office: 15,262 sq ft

N



KEY

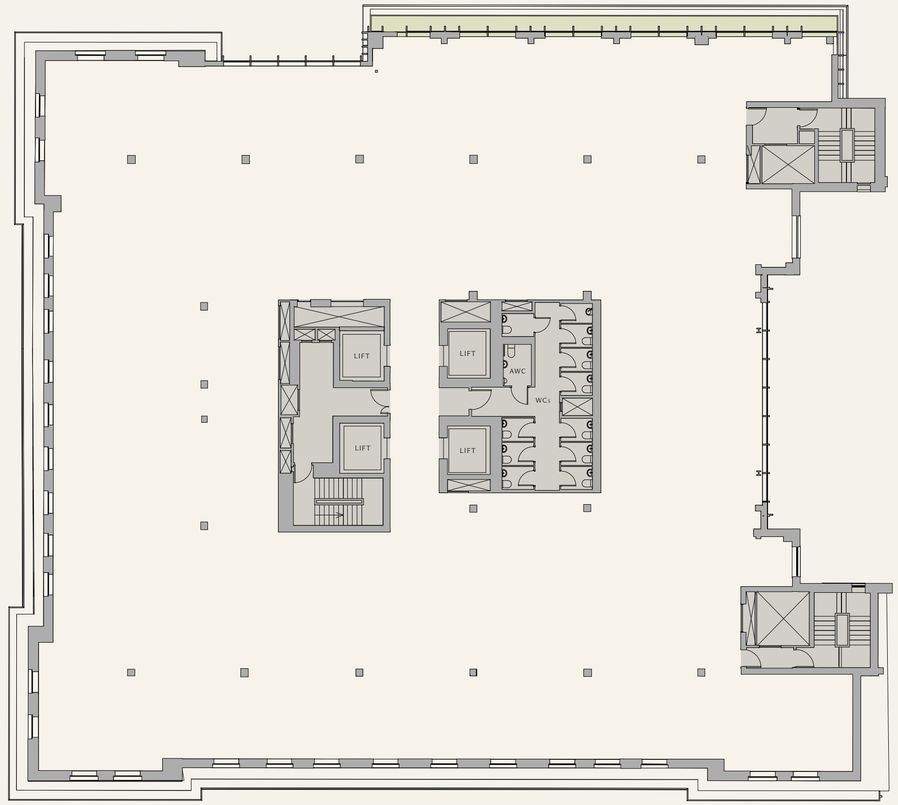
OFFICE CORE LANDSCAPING

SEVENTH FLOOR

Office: 13,832 sq ft
Landscaping: 204 sq ft

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PORTMAN MEWS



ORCHARD STREET

PORTMAN SQUARE

KEY

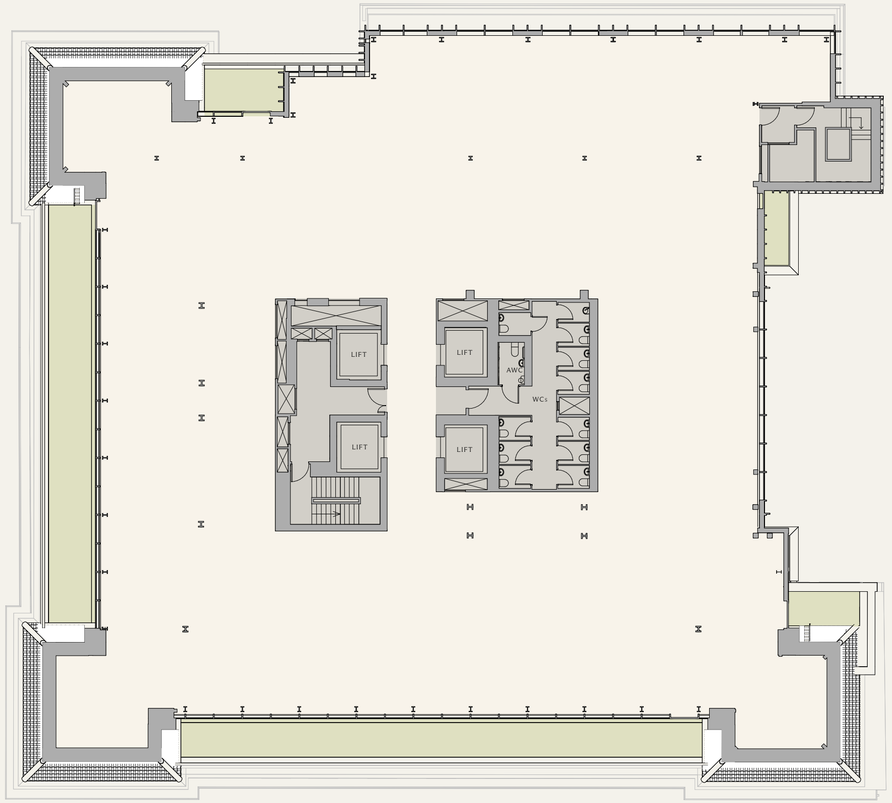
OFFICE CORE LANDSCAPING

EIGHTH FLOOR

Office: 11,685 sq ft
Landscaping: 1,162 sq ft

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PORTMAN MEWS



ORCHARD STREET

PORTMAN SQUARE

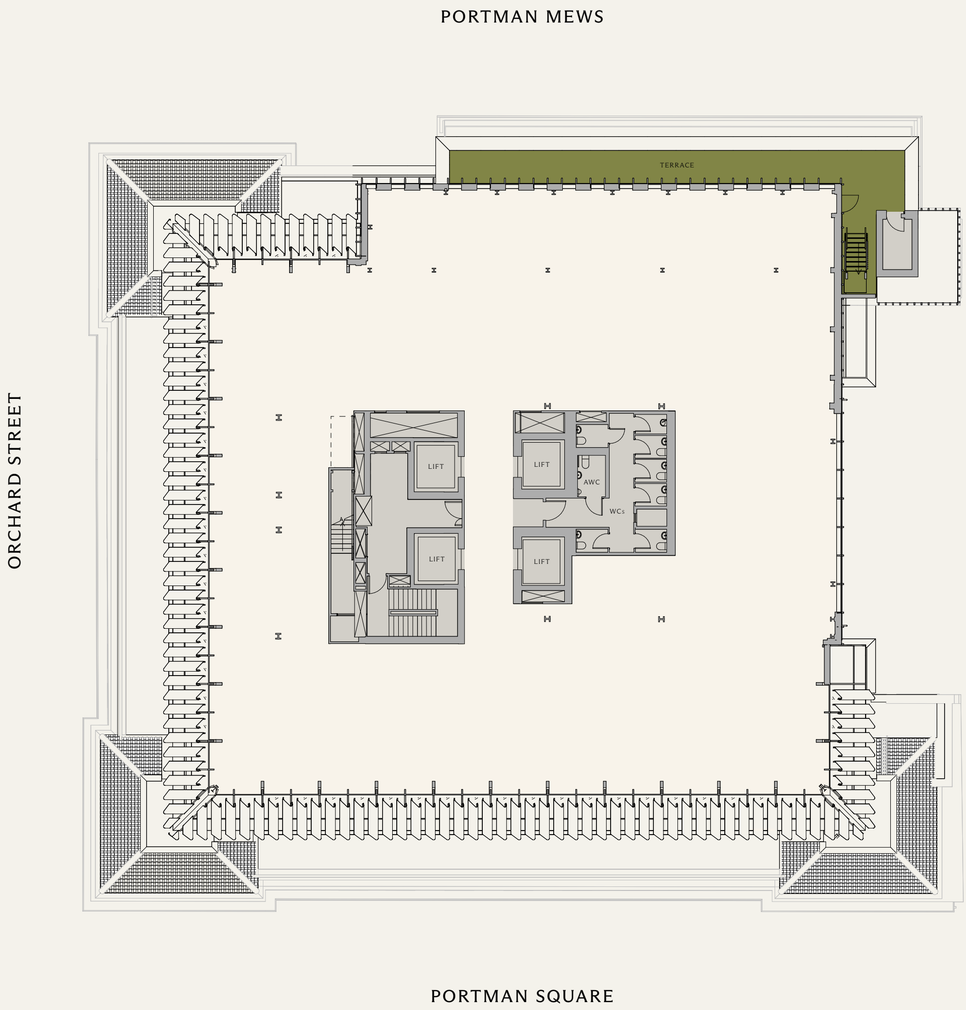
KEY

OFFICE CORE LANDSCAPING

NINTH FLOOR

Office: 9,214 sq ft
Terrace: 508 sq ft

N



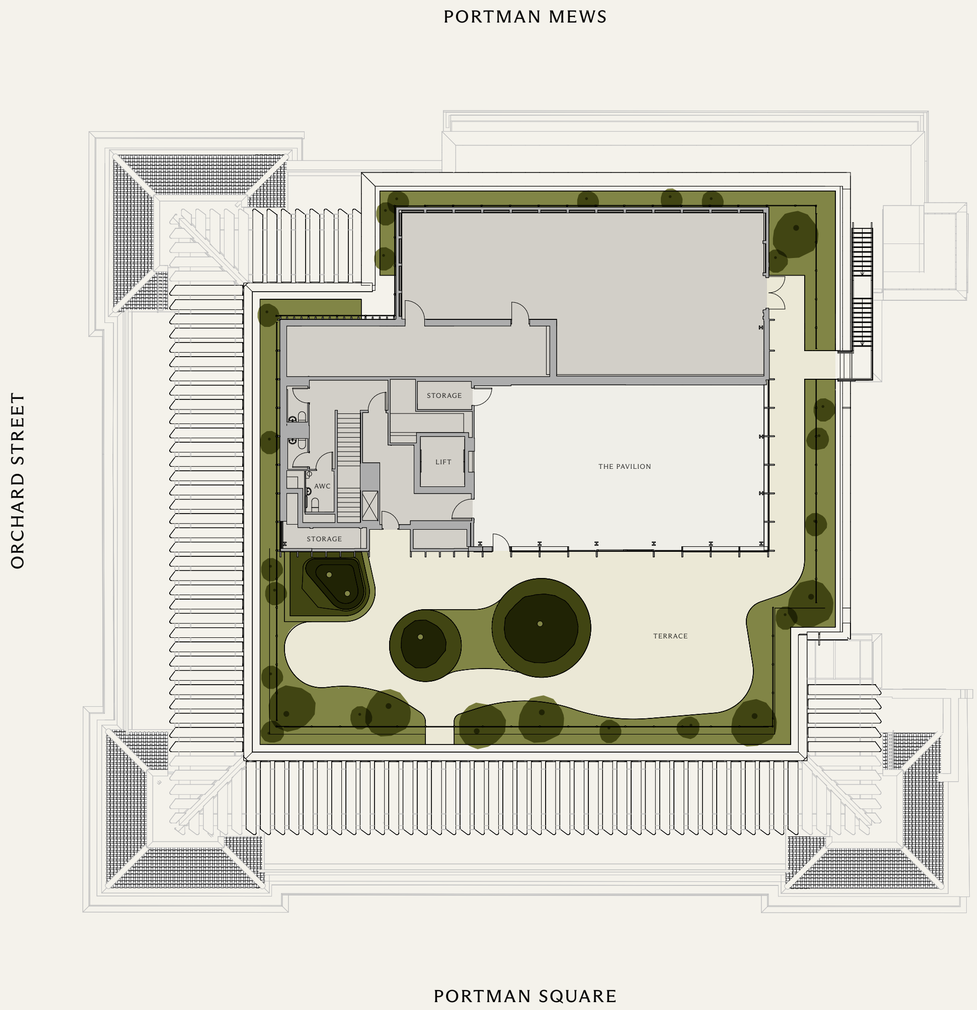
KEY

OFFICE CORE TERRACE

TENTH FLOOR

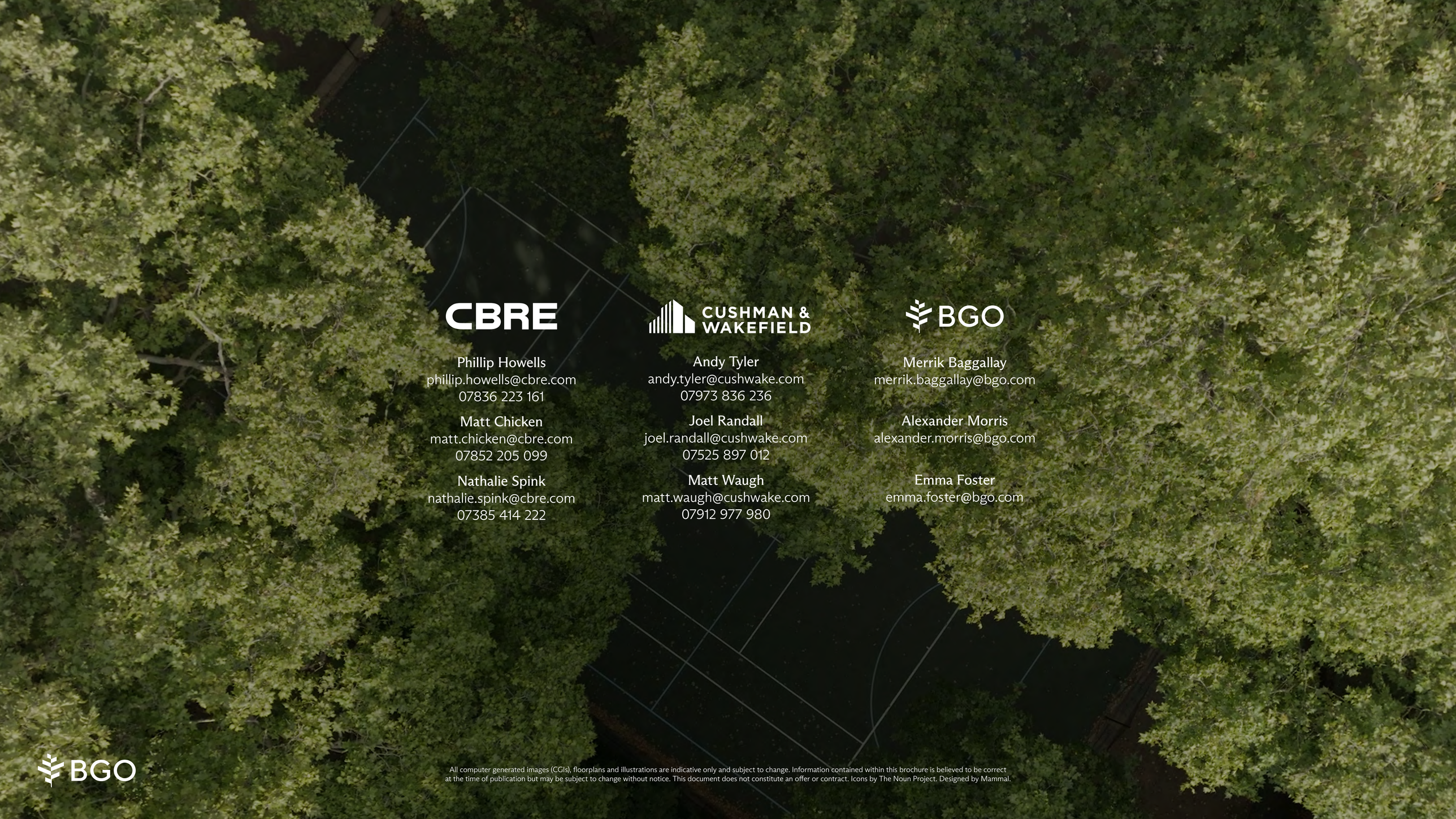
The Pavilion: 1,416 sq ft
Terrace: 2,972 sq ft

N



KEY

THE PAVILION CORE TERRACE



CBRE

Phillip Howells
phillip.howells@cbre.com
07836 223 161

Matt Chicken
matt.chicken@cbre.com
07852 205 099

Nathalie Spink
nathalie.spink@cbre.com
07385 414 222

CUSHMAN & WAKEFIELD

Andy Tyler
andy.tyler@cushwake.com
07973 836 236

Joel Randall
joel.randall@cushwake.com
07525 897 012

Matt Waugh
matt.waugh@cushwake.com
07912 977 980

BGO

Merrik Baggallay
merrik.baggallay@bgo.com

Alexander Morris
alexander.morris@bgo.com

Emma Foster
emma.foster@bgo.com

BGO

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