

The image features a complex, abstract geometric pattern composed of numerous parallel lines in two colors: a dark navy blue and a light peach or tan. These lines are arranged to create a large, stylized 'V' shape that dominates the center of the frame. The lines radiate from the center of the 'V' towards the corners, with some lines being longer than others, creating a sense of depth and movement. In the bottom right corner, there is a dark navy blue triangular area that serves as a background for the text.

35
PORTMAN
SQUARE
W1



35 PORTMAN SQUARE

A newly refurbished, contemporary office building by GPE, on a prominent corner of Portman Square.



REFINED RECEPTION FINISHES

This building's reception has been comprehensively remodelled, improving the arrival experience for staff and visitors.

Articulated in a contemporary way this confidently-styled reception includes finishes of pale grey Azul Cielo Italian marble and bright white polished plaster offset by bespoke American Black Cherry timber panelling and patinated brass.

An entrance that leaves a lasting impression.
















Four newly-refurbished passenger lifts provide access to the office floors.



Refurbished floorplates with vistas over Portman Square.



SUMMARY
SPECIFICATION

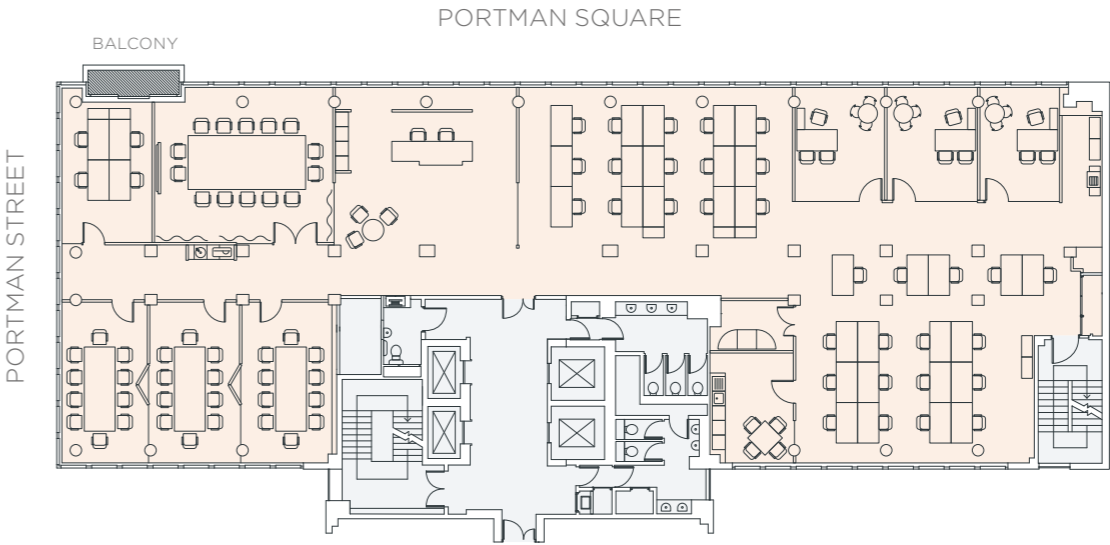
- | | | | |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------|
|  | Exclusive access to Portman Square |  | x4 passenger lifts |
|  | Balconies |  | New chilled beam air-conditioning |
|  | Exceptional natural light |  | Contemporary linear slot LED lighting |
|  | New cycle and shower facilities |  | Fully accessible raised floor depth of 100mm |
|  | Secure basement car parking |  | Floor to ceiling height of c.2.6m in main office areas |
|  | Fully refurbished male and female WCs |  | In-house and on-site management by GPE |
|  | 24-hour access and security | | |

SCHEDULE
OF AREAS

FLOOR	SQ FT	SQ M
FIFTH	5,294	491.8
FOURTH	5,297	492.1
SECOND	5,284	490.9
TOTAL	15,875	1,474.8

Subject to final measurement

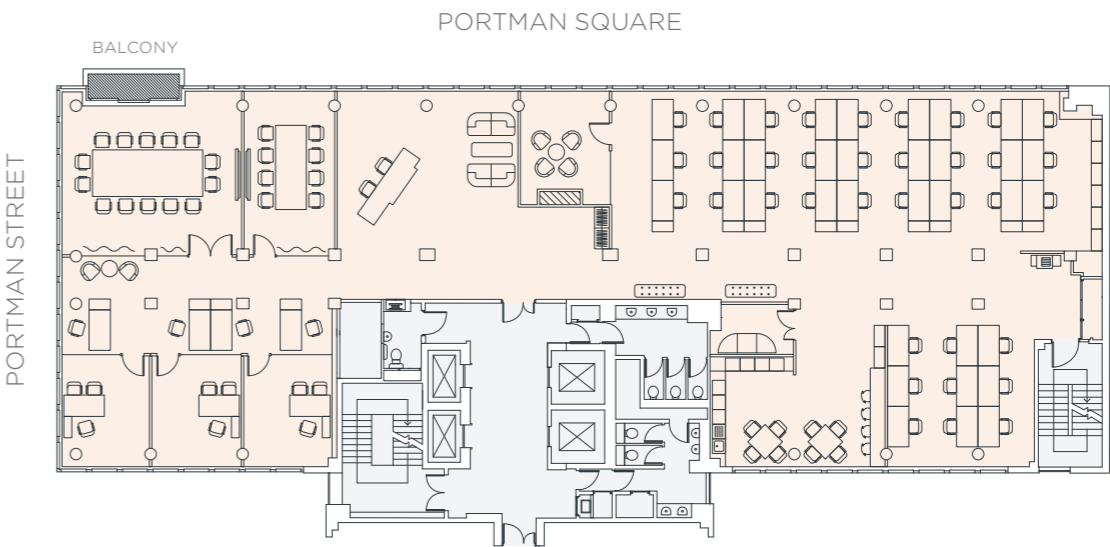
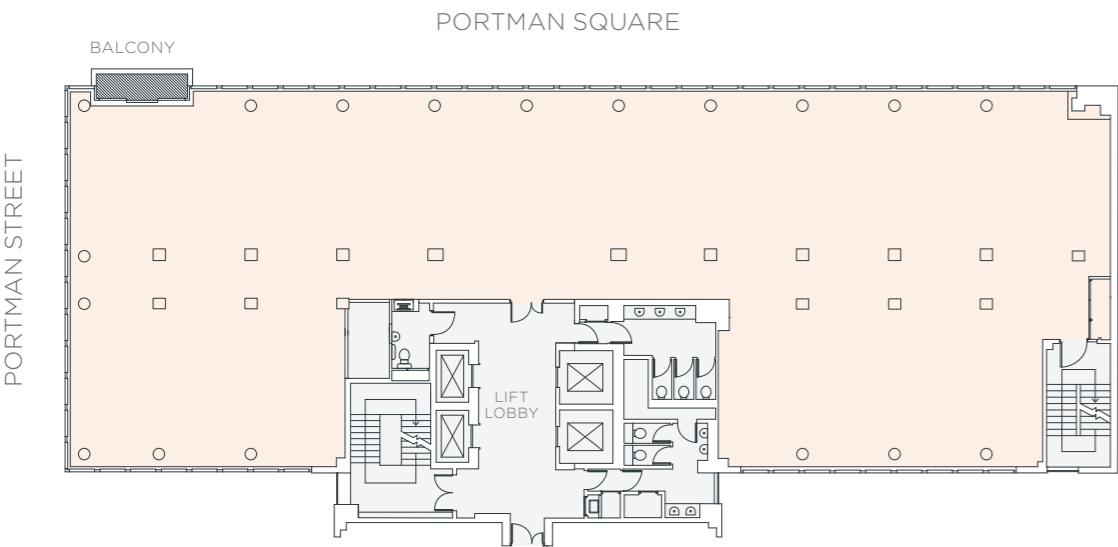
SPACE
PLANS



CONCEPT 1

Reception	1
Lounge	1
Boardroom	1
Meeting Room	3
FOH Small Tea Point	1
Comms	1
Staff Tea Point	1
Print / Copy Point	1
Open Plan Desks	32
Offices	3
Project Team Area	4
Total Occupancy	39

TYPICAL FLOOR
PLAN



CONCEPT 2

Reception	1
Lounge	1
Boardroom	1
Meeting Room	2
FOH Small Tea Point	1
Comms	1
Staff Tea Point	1
Print / Copy Point	1
Open Plan Desks	36
Offices	3
Support Staff Desks	4
Total Occupancy	43

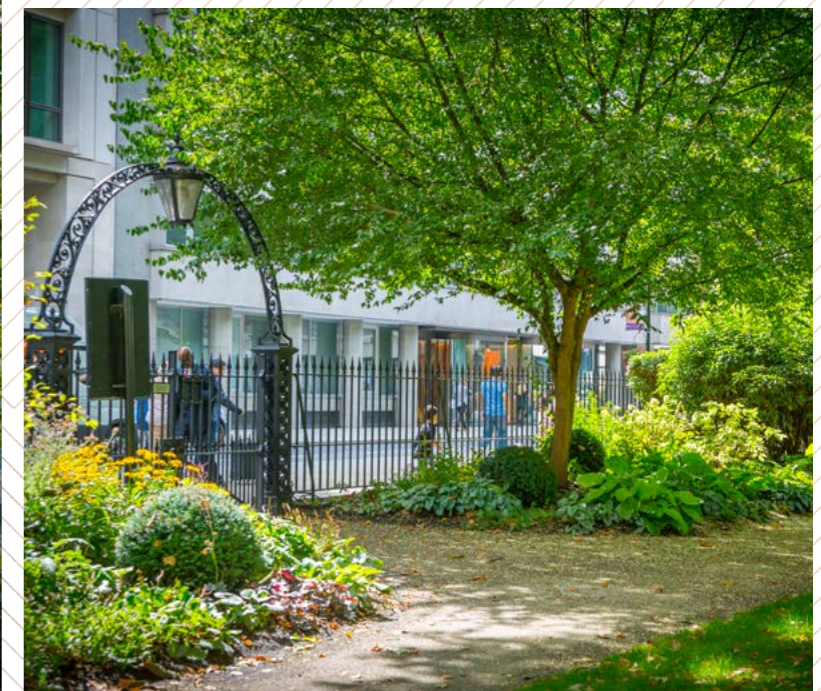
EXCLUSIVE ACCESS TO PORTMAN SQUARE

Tenants of 35 Portman Square have exclusive access to one of London's most elegant garden squares; Portman Square itself.

Secluded and peaceful, Portman Square is a private garden square covering nearly 1 hectare. It offers a tranquil haven for the building's staff to enjoy. Shaded by magnificent London plane trees, the garden has a generous lawn, winding paths and a tennis court.



Space to think outside the box.





Orrery Epicerie



Coco Momo



Daunt Books



Ivy Café

Boxcar



LOCAL
AMENITY

Portman Square is surrounded by a distinguished mix of traditional listed houses and more contemporary office buildings, with the Churchill Hotel and renowned private members' club Home House located on the square itself. Marylebone is widely acknowledged as one of the capital's most contemporary and vibrant neighbourhoods. Rich in beautiful buildings, exclusive shops and fine restaurants, it is bordered by the grandeur of Mayfair to the south and London's most beautiful green spaces, Regent's Park and Hyde Park to the north and west.

The finest London has to offer...at your doorstep.



Joe & The Juice



The Wallace Collection



Conran



Selfridges



The Marylebone



The White Company



Monocle



Pierre Marcolini



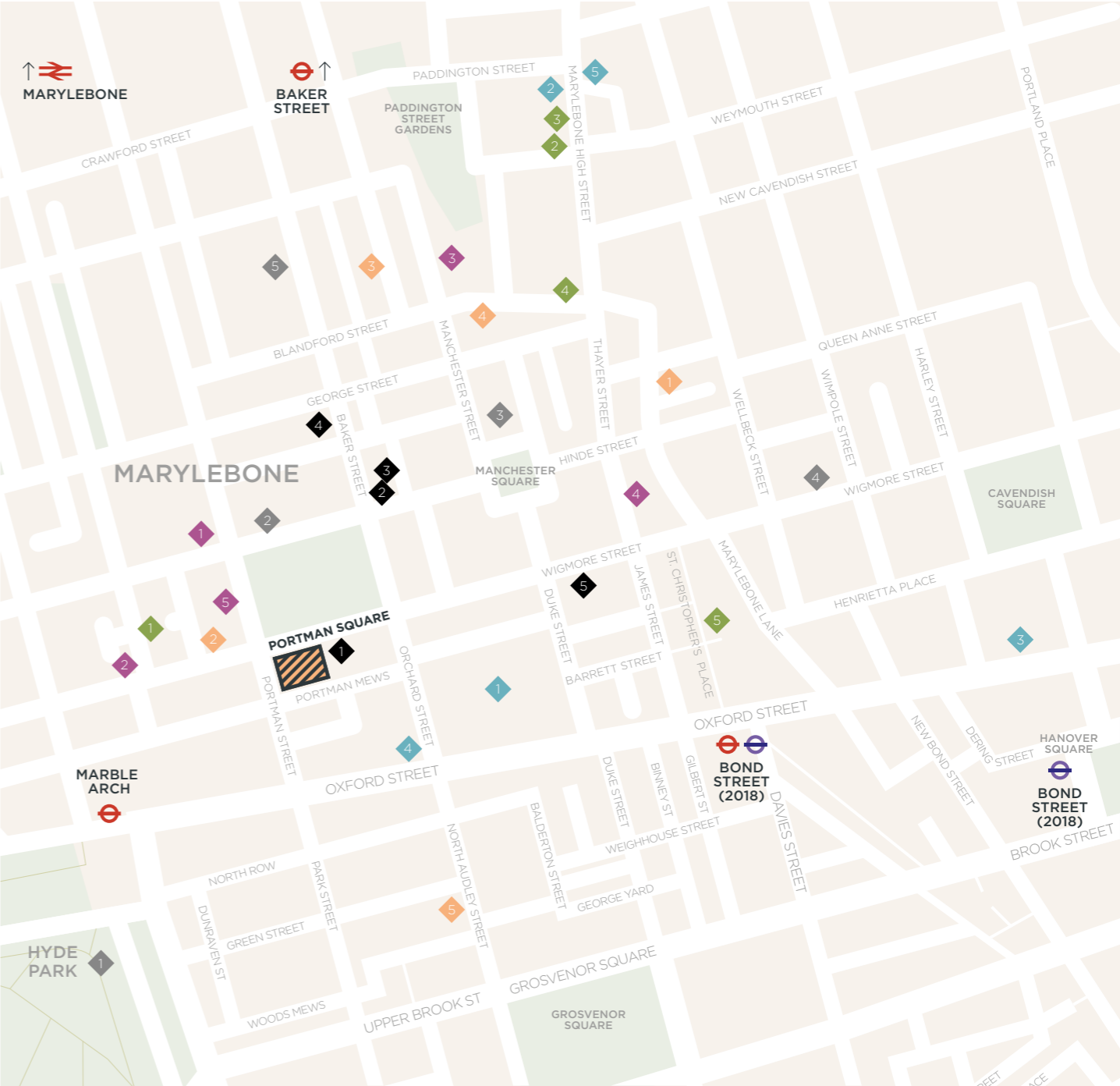
George Street



Chiltern Firehouse



The Grazing Goat



LOCAL OCCUPIERS

1. BC PARTNERS
2. ASPECT CAPITAL
3. ARAMCO
4. PIMCO EUROPE
5. BRIDGEPOINT

RESTAURANTS

1. THE IVY CAFÉ
2. LOCANDA LOCATELLI
3. CHILTERN FIREHOUSE
4. TRISHNA
5. ROKA MAYFAIR

LEISURE

1. HYDE PARK
2. HOME HOUSE
3. THE WALLACE COLLECTION
4. WIGMORE HALL
5. FITNESS FIRST

RETAIL

1. SELFRIDGES
2. DAUNT BOOKS
3. JOHN LEWIS
4. M&S
5. PAUL SMITH

HOTELS

1. RADISSON BLU PORTMAN
2. ZETTER TOWNHOUSE
3. TEN MANCHESTER STREET HOTEL
4. THE MANDEVILLE HOTEL
5. HYATT REGENCY LONDON (THE CHURCHILL)

FOOD & DRINK

1. THE GRAZING GOAT
2. LA FROMAGERIE
3. FISHWORKS
4. DAYLESFORD
5. ST CHRISTOPHER'S PLACE

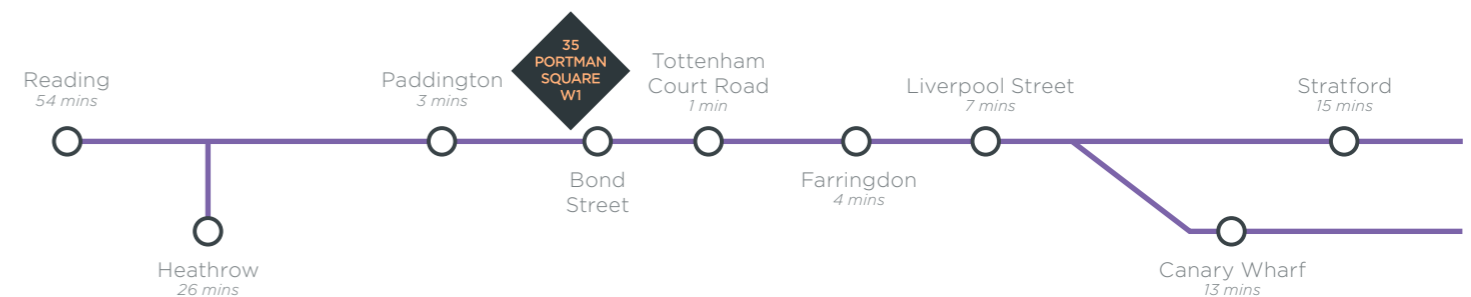


CONNECTIONS AND THE ELIZABETH LINE

The Elizabeth Line arrives in 2019 and will run east to west across London, improving transport links at the nearby Bond Street station. The newest addition to the capital's tube network will further enhance connectivity in the area, which already benefits from excellent transport links.

Up to 24 trains will travel in both directions every hour, supported by two new ticket halls at Davies Street and Hanover Square.

THE ELIZABETH LINE



Source: crossrail.co.uk



RAIL TIMES FROM PADDINGTON

To	Journey Time
Reading	24 mins
Oxford	54 mins

Source: trainline.com



RAIL TIMES FROM MARYLEBONE

To	Journey Time
High Wycombe	23 mins
Chorleywood	27 mins
Aylesbury	52 mins

Source: trainline.com

BUILDING
SPECIFICATION

Occupancy design criteria building services generally, 1 person per 10 sqm (net).

Means of escape

As existing fire strategy via 2 separate means of escape.

Sanitary accommodation

1 person per 10 sqm (net) 60% male / 60% female (at 80% utilisation) including one accessible WC per floor.

Cycles

70 secure cycle spaces at basement level accessed via the main service access / ramp at ground level. 70 lockers provided within separate male & female shower facilities providing 3 male & 3 female shower cubicles, plus a separate accessible shower and dedicated WC facilities, mirrors and hair drying stations.

OFFICE ACCOMMODATION

Planning Grid

The office accommodation layout provides opportunity for cellar, mixed or open-plan office layouts utilising a 3,660mm co-ordinating structural grid and pre-installed ceiling provisions for 4,500mm depth offices.

Clear ceiling heights

Typically 2,595mm to the underside of main office areas and 2,405mm to the central bulkhead zone.

Raised floors

All office floors provide for 100mm overall floor zone subject to existing tolerances.

New lighting

Zumtobel LED recessed lighting modules are provided to an open-plan CAT A arrangement. Internal finishes, office ceilings RAL 9016 white emulsion painted taped and jointed plasterboard main ceiling areas and perimeter bulkhead adjacent to the window wall. Central bulkhead with RAL 9016 powder coated steel large format hinged ceiling tiles with small format perforations to the underside and acoustic mat – trimmed by a plasterboard margin concealing the return air path (spec as above).

Integrated low profile chilled beams installed flush with main ceiling zones, co-ordinated between structural bays with integrated service installations. RAL 9016 low gloss powder coat finish.

Walls

RAL 9016 emulsion painted taped and jointed dryline walls including concrete backgrounds generally, with painted in-situ concrete upstands and internal columns.

Floors

600x600mm medium grade metal raised access floor panels, with oversize tiles at perimeter zones.

Internal doors

Risers are metal concealed type Profab doors with etch primer and site applied emulsion top coat in RAL 9016 to match adjacent walls. Fire escape doors to stairs & WCs are painted flush solid core timber with glass vision panels and stainless steel ironmongery generally, with (containment only) provision for tenant access controls.

RECEPTION

Walls

Feature profiled solid cherry timber panels with bronze finish trims and skirtings to walls parallel with the entrance façade. Side walls and internal columns with fine hand finished polished plaster and feature buildings signage. Lift lobby areas with bespoke lift control system / integrated signage and feature opal glass panels inset between bronze finish lift architraves and doors.

Doors

Reception doors feature overlaid cherry timber profiled panels with flush bronze finish ironmongery and power assisted access controls.

Floors

Large format Italian Azul Cielo select marble slabs, hand selected and dry laid for superior fit and finish. Inset entrance matting system with colour inserts to compliment natural stone. Hand tufted feature rug for defined seating area.

Ceilings

Taped and jointed plasterboard ceilings with integrated flush LED slot lights and recessed concealed cove lighting to illuminate feature walls and finishes, including reception seating area.

Lifts

Passenger lifts with stainless steel and mirror finish wall panels, extensive overhead LED lighting panels and Italian marble floors to match reception / lobbies. New integrated COP with enhanced lift controls and building information displays.

TOILET ACCOMMODATION

Floors

Bespoke terrazzo type tile including marble aggregate using same Italian marble used in lobbies / reception laid in 600x300mm module.

Cubicles

Cherry veneer solid core doors & pilasters with matching solid cherry lippings with discrete stainless steel ironmongery. Toughened back painted glass IPS panels behind WCs and urinals, with etched glass urinal dividers.

Sanitary-ware

High quality white china WCs and urinals with brushed stainless finish push plates / sensors. Precast concrete corporate wash troughs incorporating sensor taps / soap dispensing and integrated hand drying.

Accessible WC

One provided per floor with finishes akin to main washroom facilities.

Showers

Provided at basement level with finishes consummate with the typical upper levels WCs, including: terrazzo tiling, cherry veneer door systems, porcelain tiling and frameless glass shower cubicle systems and timber benches.

SUSTAINABILITY

The refurbished office suites have an EPC rating of C.

FAÇADE WORKS

Reception areas

New bronze finished structural glass entrance screen with large format minimalist low iron glazing panels and feature curved corners to enhance the entrance. New automatic large diameter structural glass drum with integrated fittings.

Office floors

Retained and refurbished natural anodised aluminium framed windows with integrated and adjustable Venetian blind system.

Balconies

Stainless steel handrails to external balconies for enhanced usability, complemented by new decking and integrated lighting.

FLOOR LOADINGS

As existing typical office loads.

SERVICES DESIGN CRITERIA

Mechanical

The following provides the base build design criteria for the mechanical services installations that are used and shall be consistent with the Cat A fit out and landlord installations:

External Design Conditions

Summer	29°C db, 20° wb (22°C wb for chilled beam)
Winter	-4°C saturated

Internal Comfort Conditions

Office Summer Design	24°C +/- 2°C During occupied hours
Internal Winter Design	20°C (minimum) During occupied hours
Reception	22°C +/- 2°C No humidity control
Lift Lobby only	22°C +/- 2°C cooling
Toilets	18°C (minimum)
Showers & Changing Rooms	22°C +/- 2°C
Ventilation	
Office Outside Air Provision	12l/s per person (as existing)
Reception	Natural Ventilation
Lift Lobby	Natural Ventilation
Toilets	5 ACH Supply (as existing) 6 ACH Extract (as existing)
Showers & Changing Rooms	10 ACH
RH Control	Space in central air handling plant for humidification plant (tenant install)

Internal Cooling Design Load

Cat A Office	Solar Gains 50-65W/m² Small Power 25W/m² Lighting 8W/m² Metabolic 12W/m²
--------------	-----------------------------------------------------------------------------------





35 Portman Square
Marylebone, London
W1H 6LR

PROFESSIONAL
TEAM

ARCHITECT & LEAD DESIGNER
ALLFORD HALL
MONAGNAN MORRIS

QUANTITY SURVEYOR
ALINEA

PROJECT MANAGER
BLACKBURN & CO LTD.

SERVICES ENGINEERS
CHAPMAN BDSP

STRUCTURAL ENGINEERS
HEYNE TILLET STEEL

CONTACT



ALEX KEMP
alex.kemp@colliers.com
020 7487 1713

EMILY HUTTON
emily.hutton@colliers.com
020 7487 1746



ALEX WALTERS
alex.walters@realestate.bnpparibas
020 7318 5043

ALEX HUNT
alex.hunt@realestate.bnpparibas
020 7318 5038

Owned and managed by

GPE.

Colliers International, and its joint agents, BNP Paribas Real Estate, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. (November 2021)

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.



35portmansquare.com