

# FIFTY GEORGE

Marylebone

A courtyard HQ providing  
33,000 sq ft of refined  
workspace. Ready Q4 2024.





An elegant 33,000 sq ft  
refurbishment with remarkable  
outdoor space in the middle  
of Marylebone.











An architectural rendering of a modern courtyard. The courtyard is paved with a pattern of light and dark stones. On the left, there is a brick building with a white stone base and a black metal fence. In the center, there is a brick building with a white stone base and a black metal fence. On the right, there is a brick building with a white stone base and a black metal fence. The courtyard is filled with lush greenery, including trees, shrubs, and flower beds. Several people are shown in the courtyard, some sitting at tables and others walking. The overall atmosphere is bright and sunny.

Refreshing outdoor space  
for improved wellbeing and  
renewed productivity.



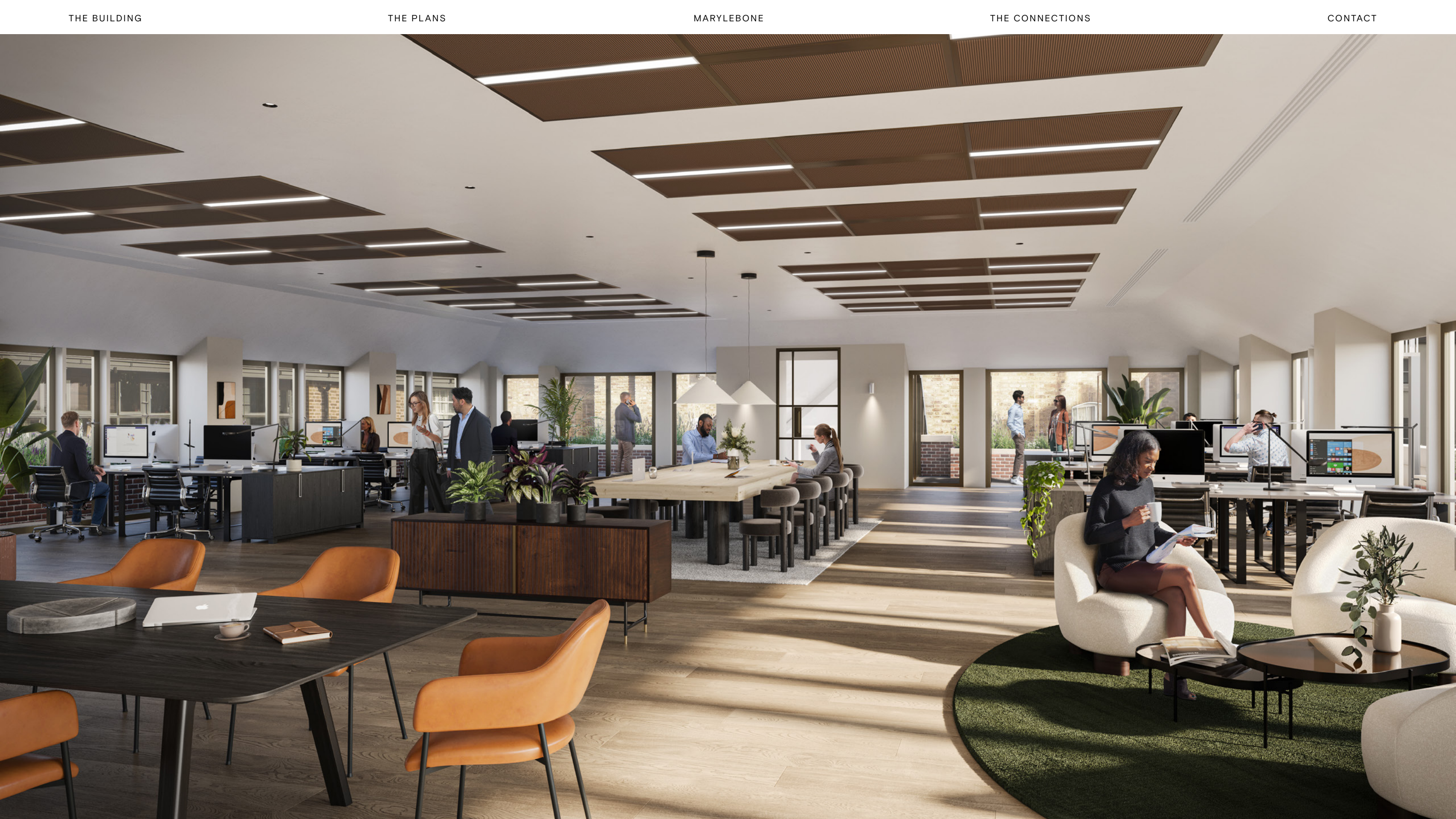




# Reimagined reception

FIFTY GEORGE

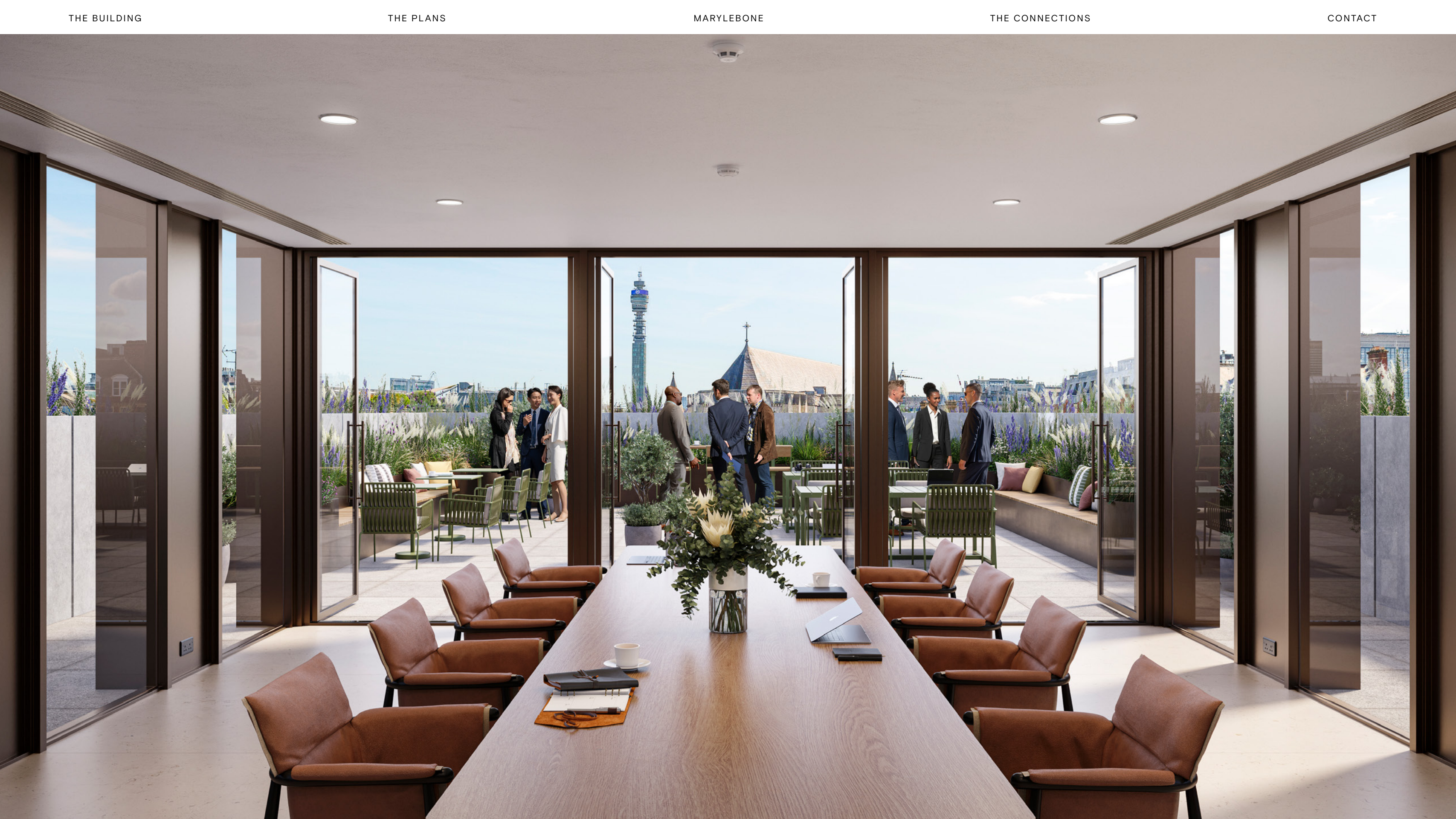






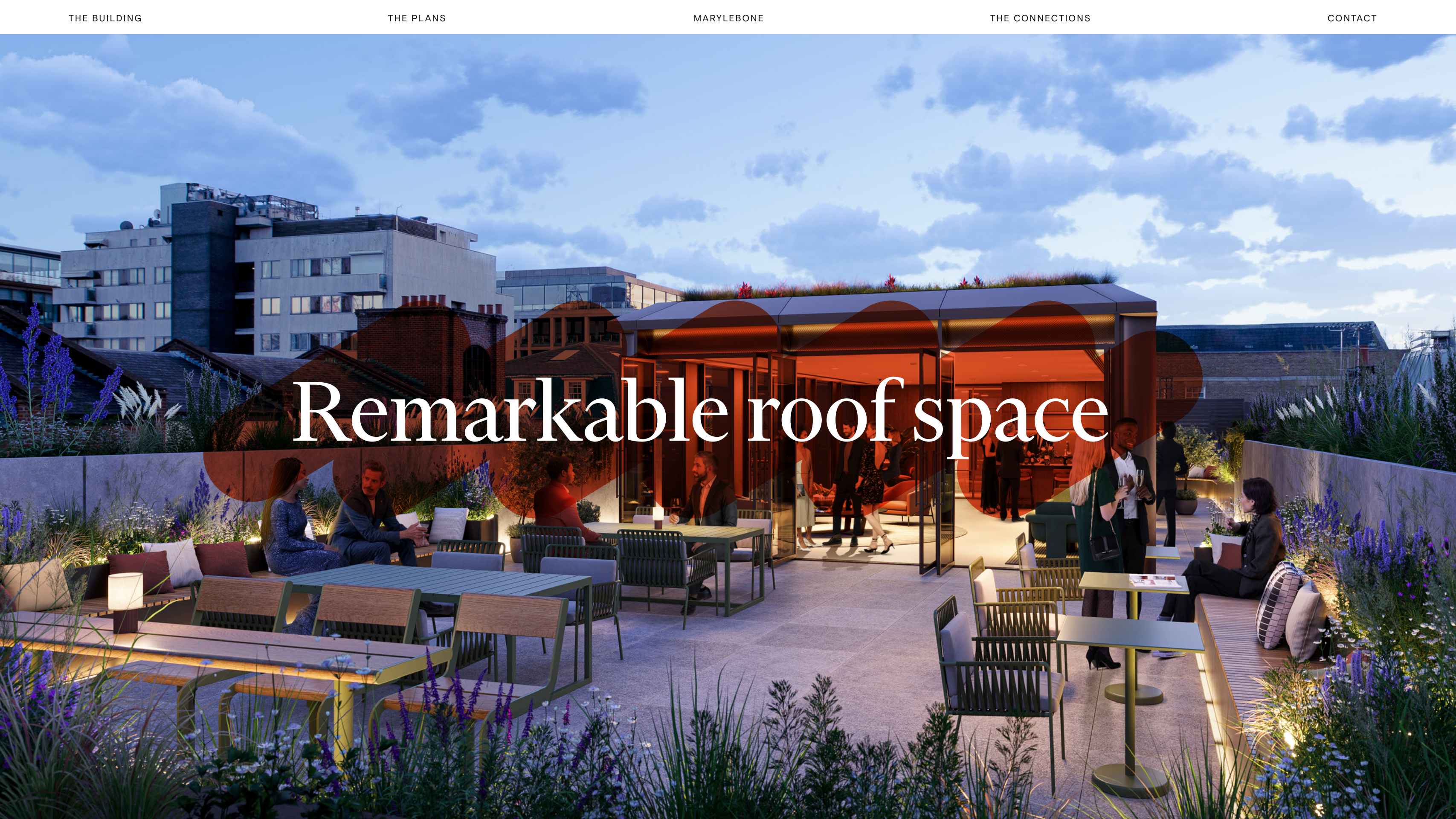








# Remarkable roof space





# Specification

- ◆ Grade A offices
- ◆ Designed by Anomaly Architects
- ◆ BREEAM Excellent
- ◆ 6,893 sq ft of dedicated outdoor space
- ◆ Fresh air rate: 14 litres/second/person
- ◆ Office occupancy 1:8sqm
- ◆ 82 cycle spaces, 6 showers, 92 lockers and 5 airing stations
- ◆ Bike workstation
- ◆ Ironing / steaming facilities
- ◆ Openable windows to ensure fresh air
- ◆ EPC A



# The Plans



G

Ground floor

Indicative only. Not to scale.

Floor	Workspace		Terraces / outdoor spaces	
	sq ft	sq m	sq ft	sq m
Fourth	756	70	1,741	162
Third	5,590	519	1,710	159
Second	7,621	708	97	9
First	7,688	714	172	16
Ground	6,747	627	3,743	347
Reception	1,243	115	—	—
Lower ground	2,950	274	—	—
Basement storage	397	37	—	—
TOTAL	32,992	3,064	7,463	693

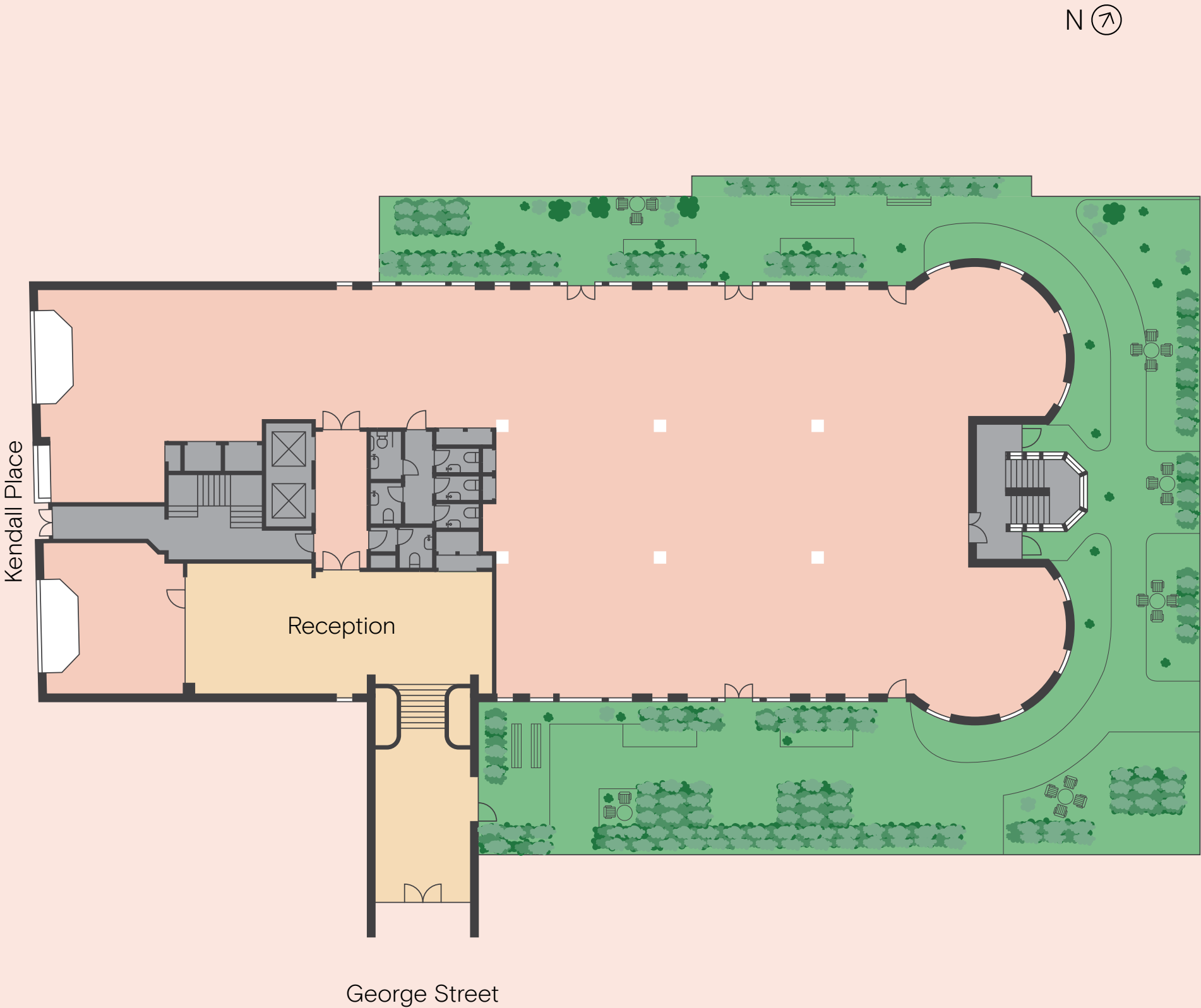
Approx NIA to be measured at completion.  
Figures showing lettable areas.

Reception

Workspace

Terrace

Core





1

First floor

Indicative only. Not to scale.

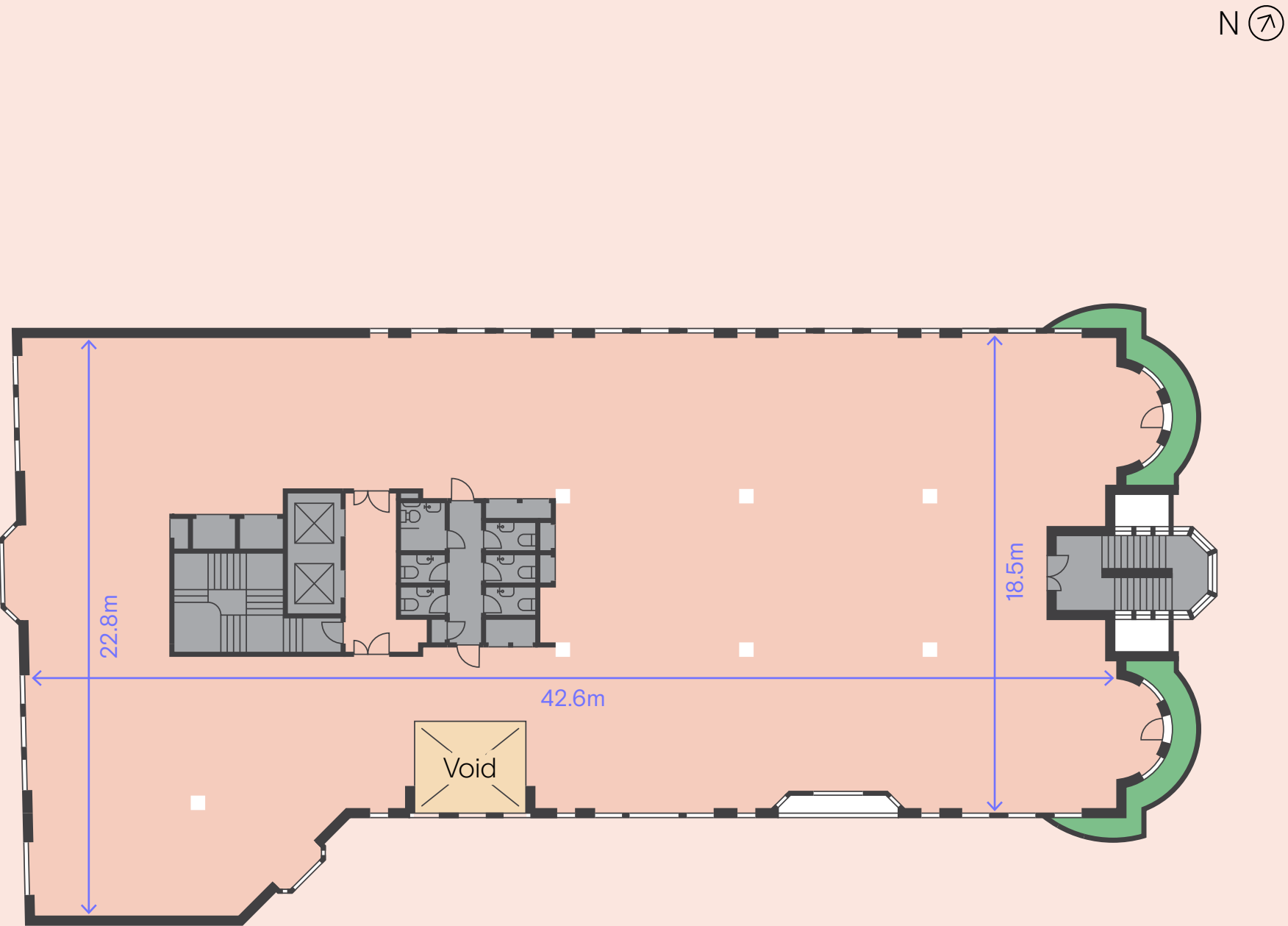
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Lower ground	2,950	274	—	—
Basement storage	397	37	—	—
TOTAL	32,992	3,064	7,463	693

Approx NIA to be measured at completion.  
Figures showing lettable areas.

Workspace

Core

Terrace





# 2

## Second floor

Indicative only. Not to scale.

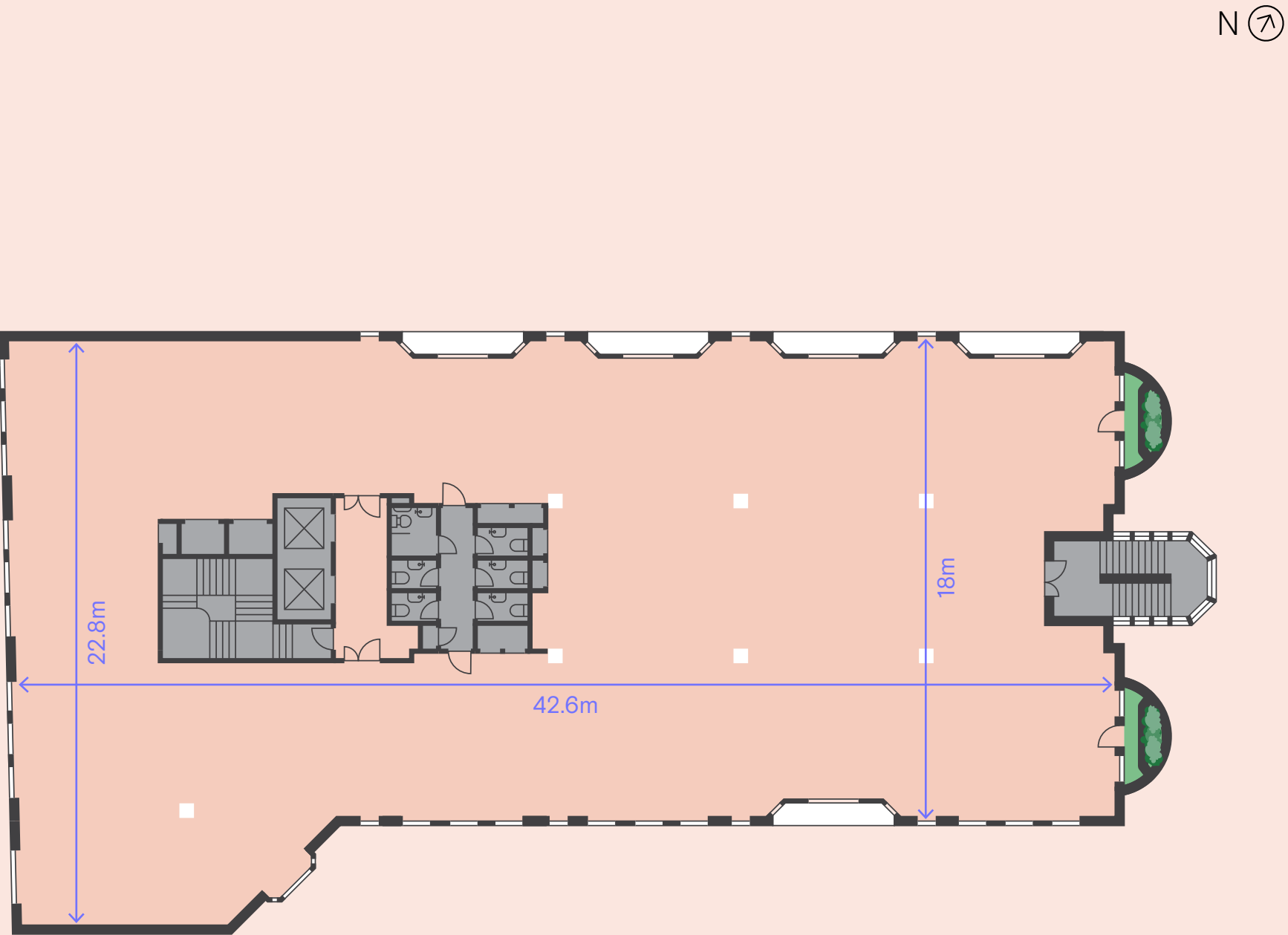
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TOTAL	32,992	3,064	7,463	693

Approx NIA to be measured at completion.  
Figures showing lettable areas.

Workspace

Core

Terrace





# 3

## Third floor

Indicative only. Not to scale.

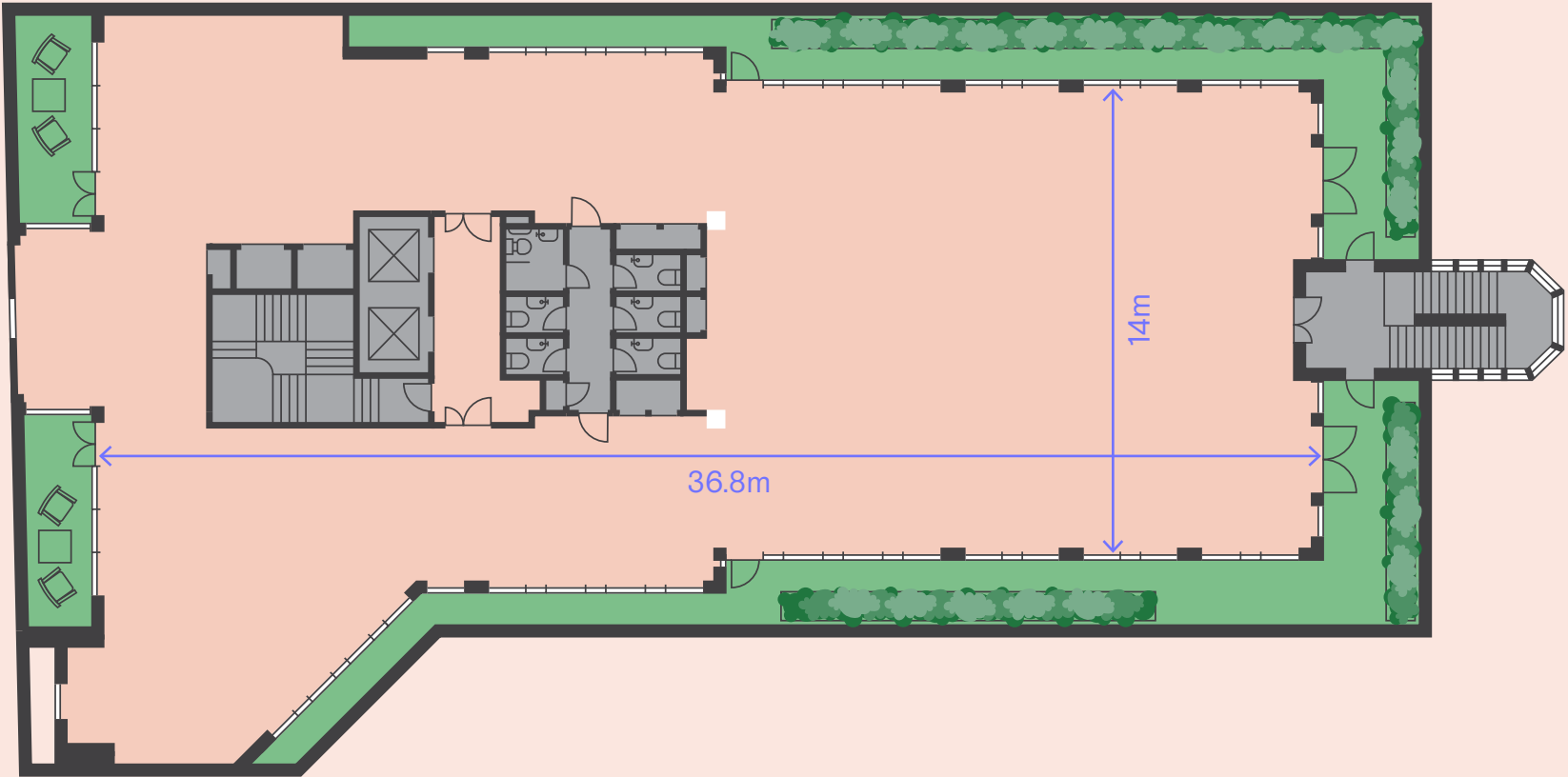
Floor	Workspace		Terraces / outdoor spaces	
	sq ft	sq m	sq ft	sq m
Fourth	756	70	1,741	162
Third	5,590	519	1,710	159
Second	7,621	708	97	9
First	7,688	714	172	16
Ground	6,747	627	3,743	347
Reception	1,243	115	—	—
Lower ground	2,950	274	—	—
Basement storage	397	37	—	—
TOTAL	32,992	3,064	7,463	693

Approx NIA to be measured at completion.  
Figures showing lettable areas.

Workspace

Core

Terrace





4

Fourth floor

Indicative only. Not to scale.

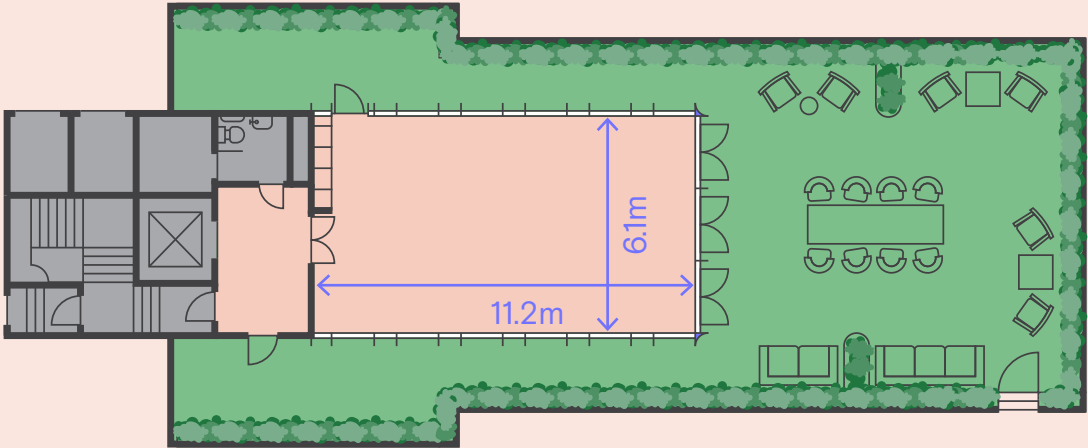
Floor	Workspace		Terraces / outdoor spaces	
	sq ft	sq m	sq ft	sq m
Fourth	756	70	1,741	162
Third	5,590	519	1,710	159
Second	7,621	708	97	9
First	7,688	714	172	16
Ground	6,747	627	3,743	347
Reception	1,243	115	—	—
Lower ground	2,950	274	—	—
Basement storage	397	37	—	—
TOTAL	32,992	3,064	7,463	693

Approx NIA to be measured at completion.  
Figures showing lettable areas.

Workspace

Core

Terrace





LG

Lower Ground floor

Indicative only. Not to scale.

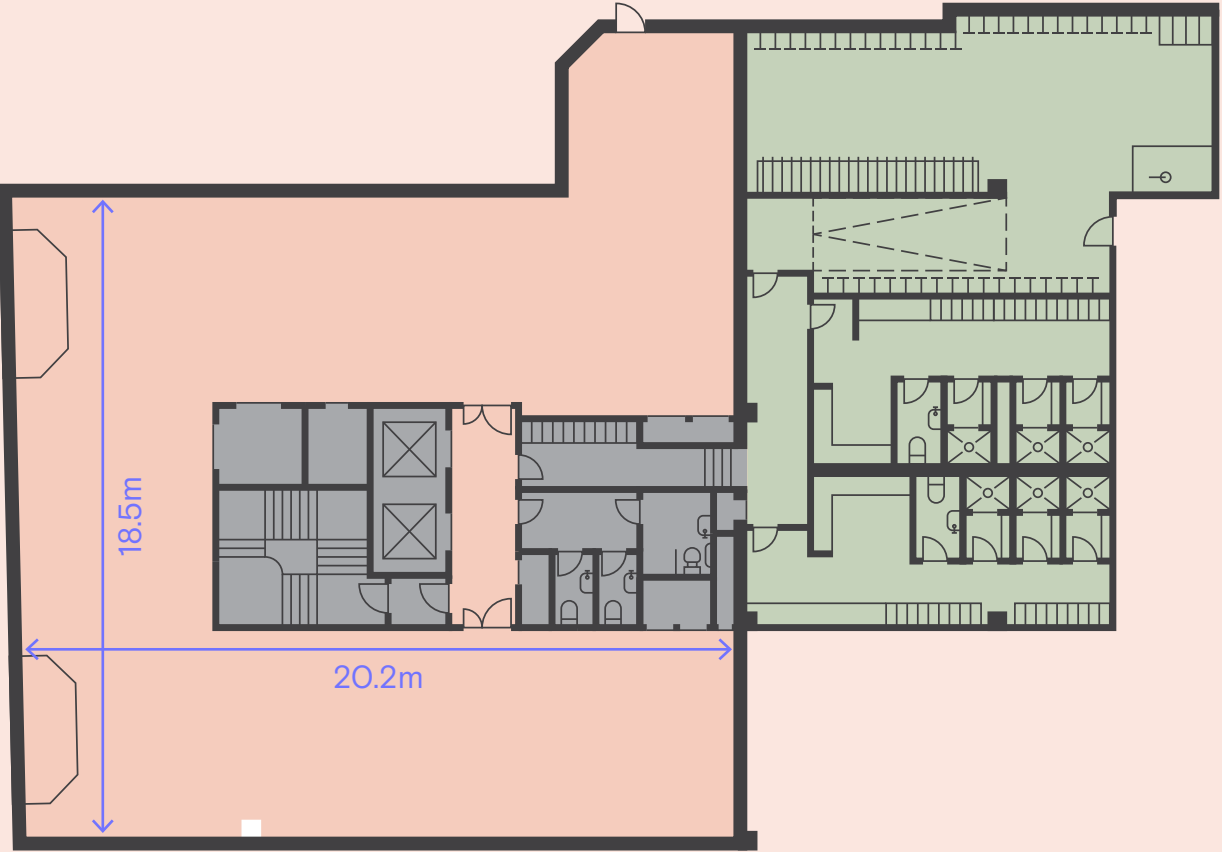
Floor	Workspace		Terraces / outdoor spaces	
	sq ft	sq m	sq ft	sq m
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Third	5,590	519	1,710	159
Second	7,621	708	97	9
First	7,688	714	172	16
Ground	6,747	627	3,743	347
Reception	1,243	115	—	—
Lower ground	2,950	274	—	—
Basement storage	397	37	—	—
TOTAL	32,992	3,064	7,463	693

Approx NIA to be measured at completion.  
Figures showing lettable areas.

Workspace

Core

Bike storage & lockers



Up to 12 car parking spaces available  
via separate negotiation

82	Cycle spaces	1	Bike workstation
6	Showers	5	Airing stations
92	Lockers		

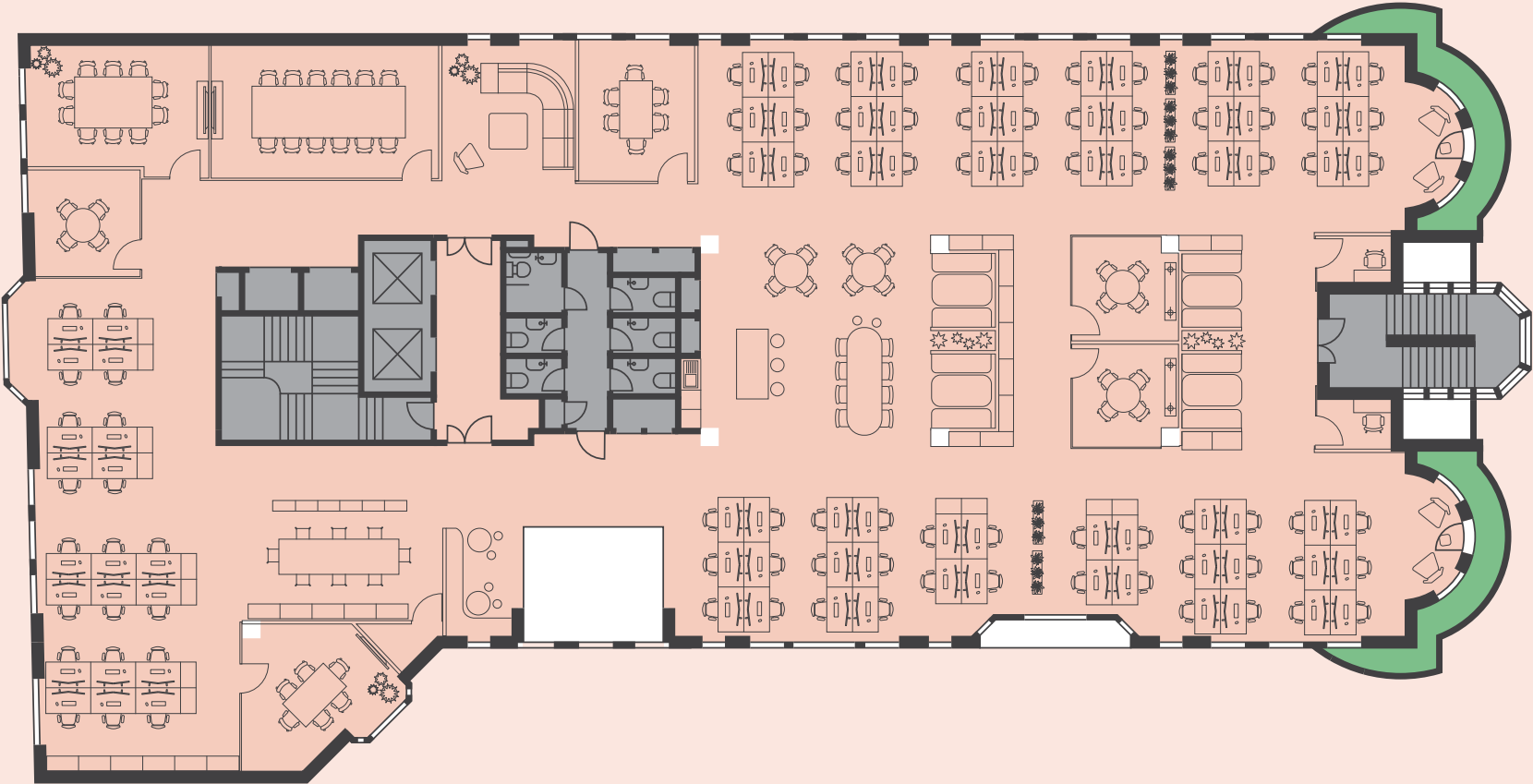




1

First floor  
Open plan

1:8	
88	Desks
7	Collaboration zones
2	Call booths / Zoom rooms
3	4 person meeting rooms
2	6 person meeting rooms
1	10 person meeting rooms
1	12 person meeting rooms
1	Teapoint
1	Print / copy



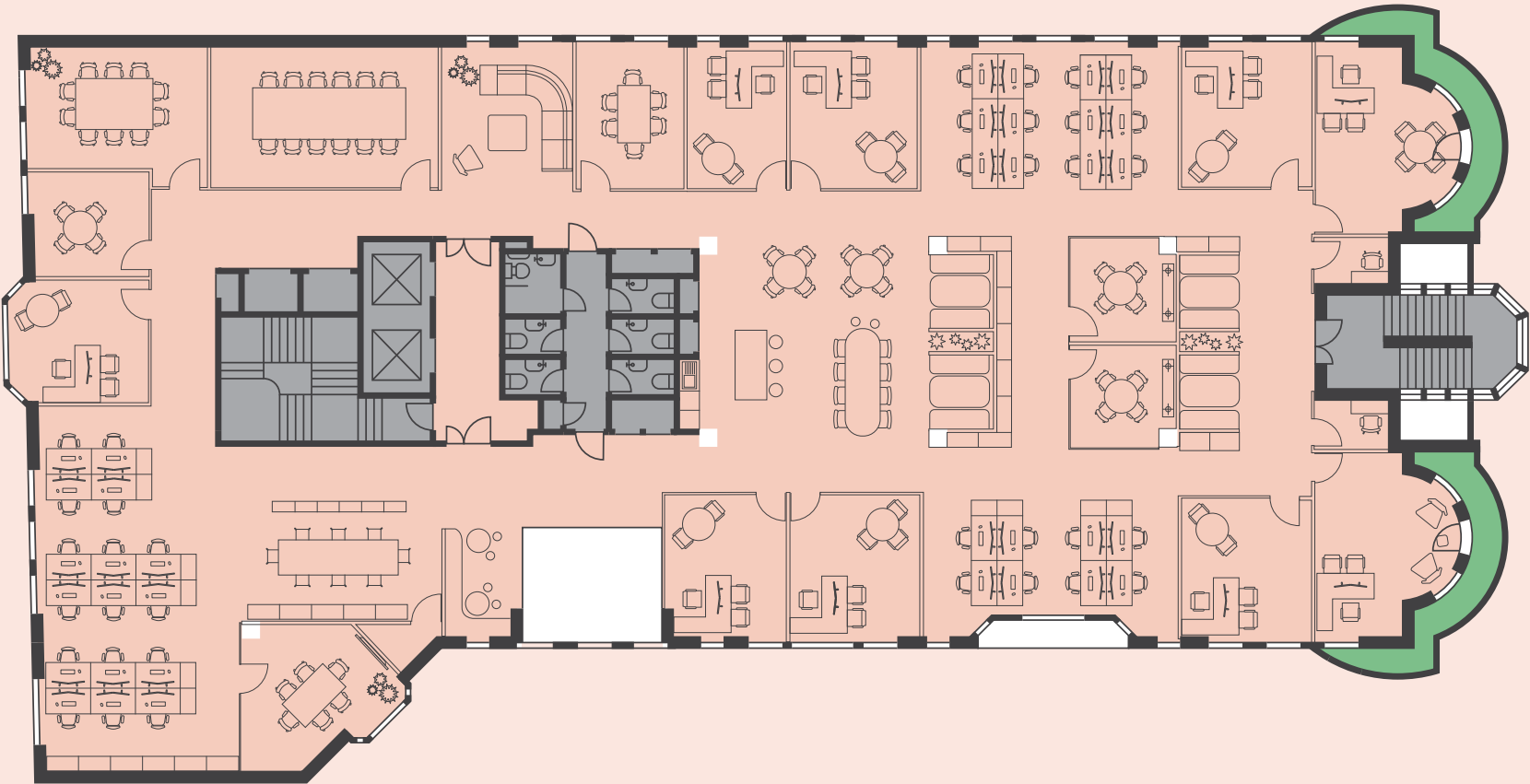




1

First floor  
Cellular

1:16	
36	Desks
9	Private office
7	Collaboration zones
2	Call booths / Zoom rooms
3	4 person meeting rooms
2	6 person meeting rooms
1	10 person meeting rooms
1	12 person meeting rooms
1	Teapoint
1	Print / copy





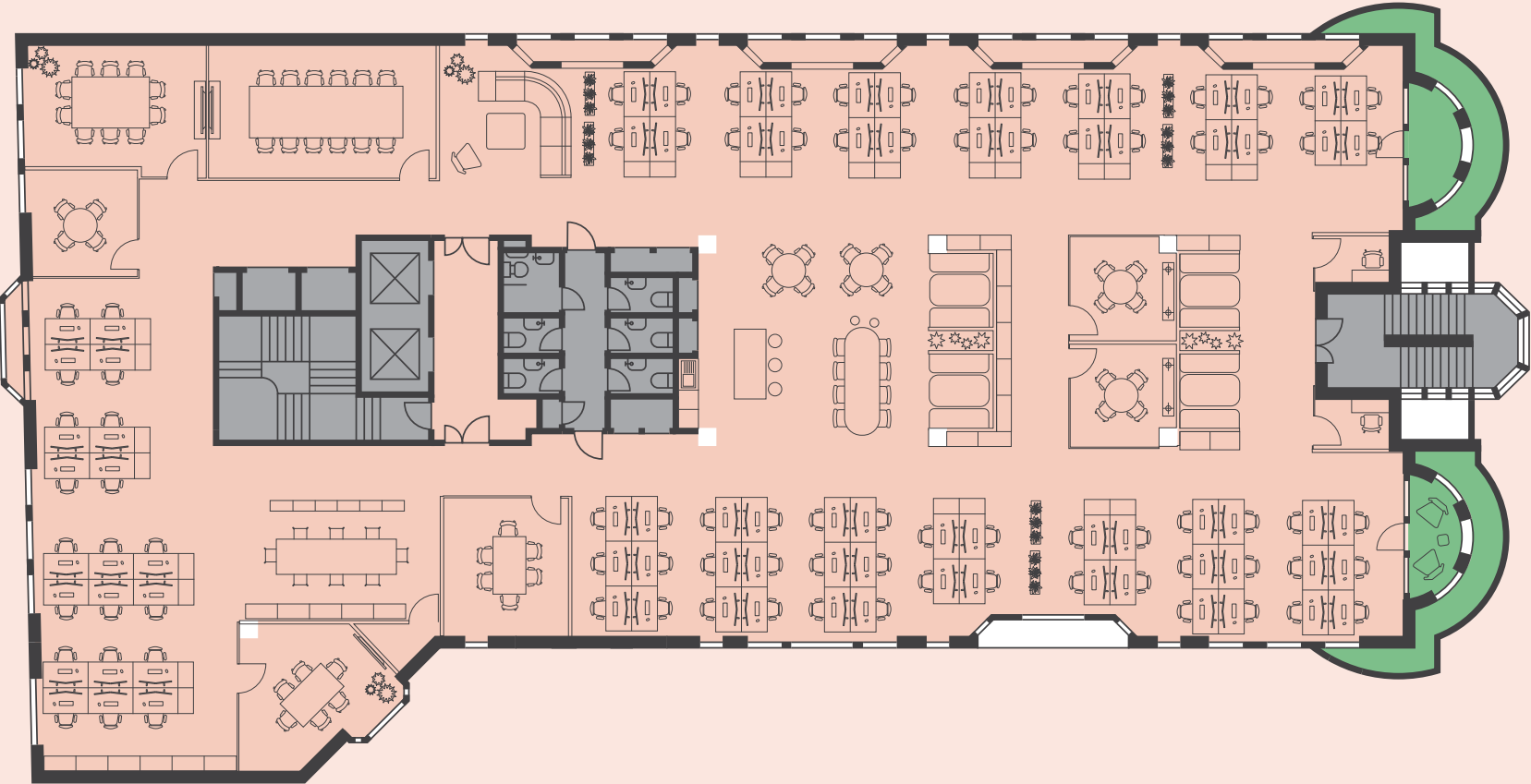


# 2

## Second floor

### Open plan

1:8	
86	Desks
7	Collaboration zones
2	Call booths / Zoom rooms
3	4 person meeting rooms
2	6 person meeting rooms
1	10 person meeting rooms
1	12 person meeting rooms
1	Teapoint
1	Print / copy







2

Second floor

Cellular

1:18	
28	Desks
14	Private office
6	Collaboration zones
2	Call booths / Zoom rooms
3	4 person meeting rooms
1	6 person meeting rooms
1	10 person meeting rooms
1	12 person meeting rooms
1	Teapoint
1	Print / copy





FIRE · BRIGADE · STATION

# Marylebone





# Real



Renowned for its independent retail, resplendent architecture and reliable connectivity. Marylebone has a highly favourable reputation.



# Quality





FORSTERS

*NOBU HOTELS*

*Chiltern*  
FIREHOUSE



Already

OTTOLENGHI

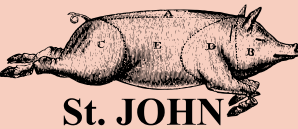
LAZARD

THIRD  
SPACE

GRANGER  
& Co.

Bridgepoint

here



P I M C O

*Home House*

LINA STORES







# The Connections



Bond Street

6 mins

walk from Fifty George

3 mins

cycle from Fifty George

Baker Street

6 mins

walk from Fifty George

3 mins

cycle from Fifty George

Marble Arch

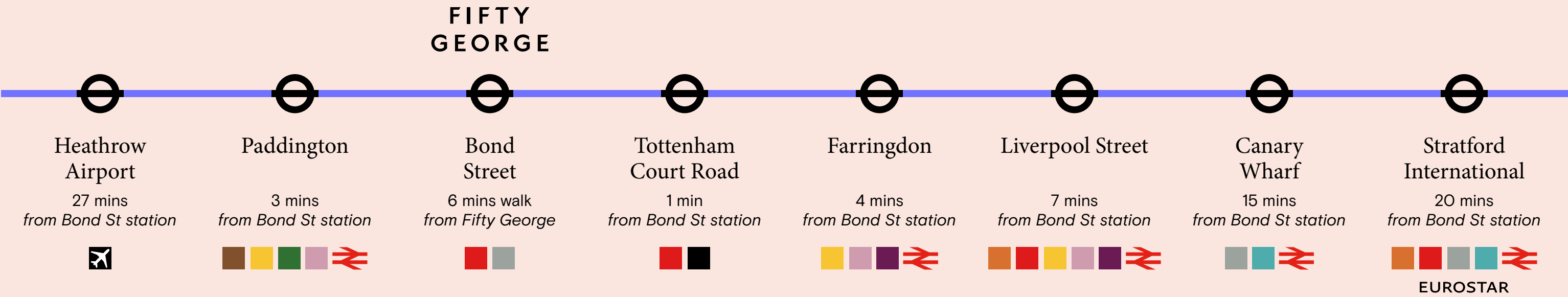
8 mins

walk from Fifty George

5 mins

cycle from Fifty George

↑ TUBE LINES ↓ ELIZABETH LINE





Play the fly-through



# FIFTY GEORGE

Marylebone

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## The Loftus Family

The Loftus Family have been involved in property developments in the Baker Street area for over 60 years. Asher Loftus assembled the site at the corner of Baker Street and Portman Square, which was developed as Fitzharding House in the early 60's.

The family redeveloped Accurist House at 38-52 Baker Street in the late 60's and started the comprehensive redevelopment and refurbishment of all the Georgian buildings on the site bounded by Baker Street, George Street, Manchester Street and Blandford Street in the mid 80's, with the final phase on Baker Street being completed in 2001. As long term property investors, their philosophy has always been to build to the highest quality to create sustainable developments and they have won a number of Civic Trust Awards and Design for Excellence Awards.