

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.

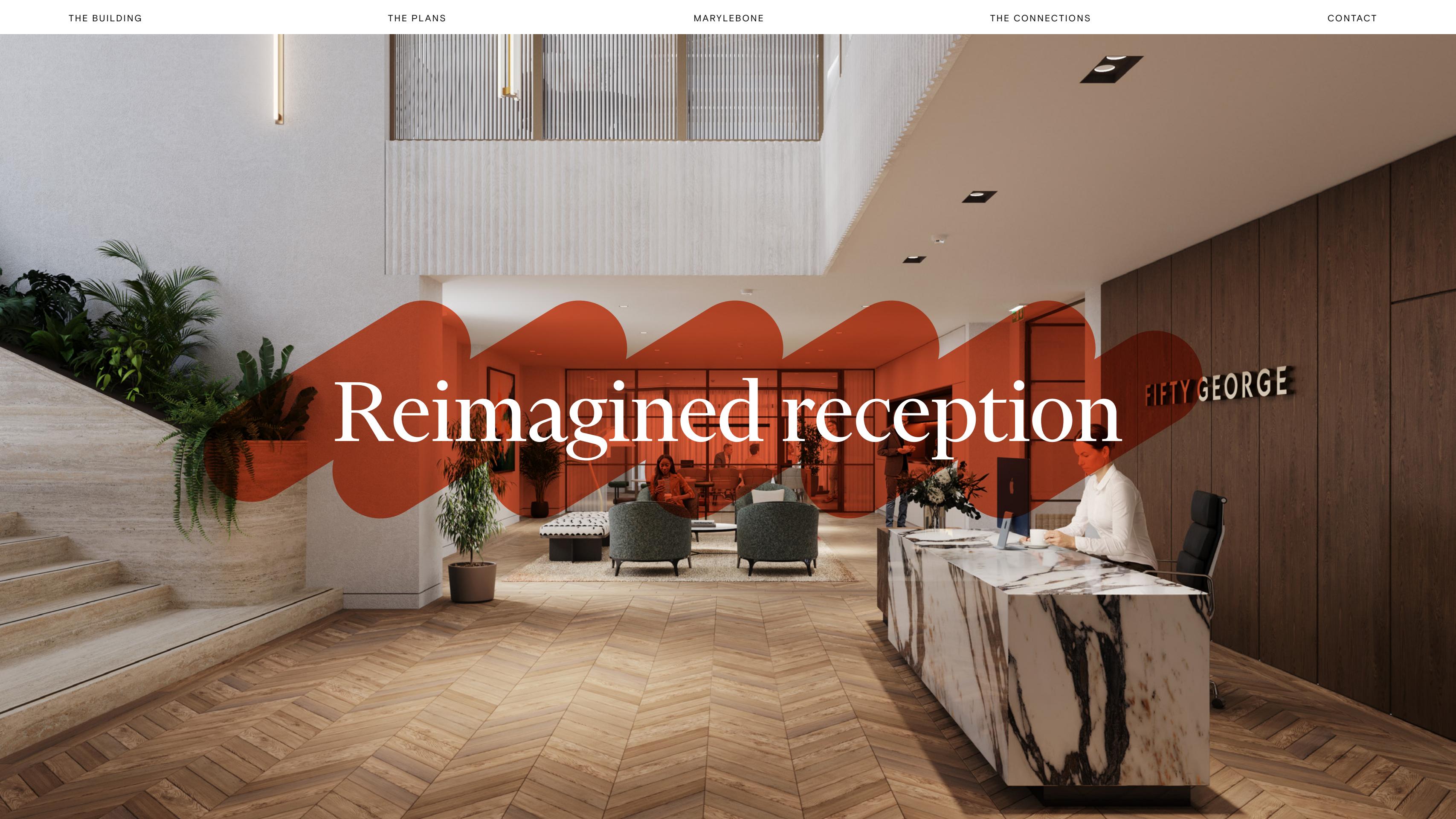






Refreshing outdoor space
for improved wellbeing and
renewed productivity.

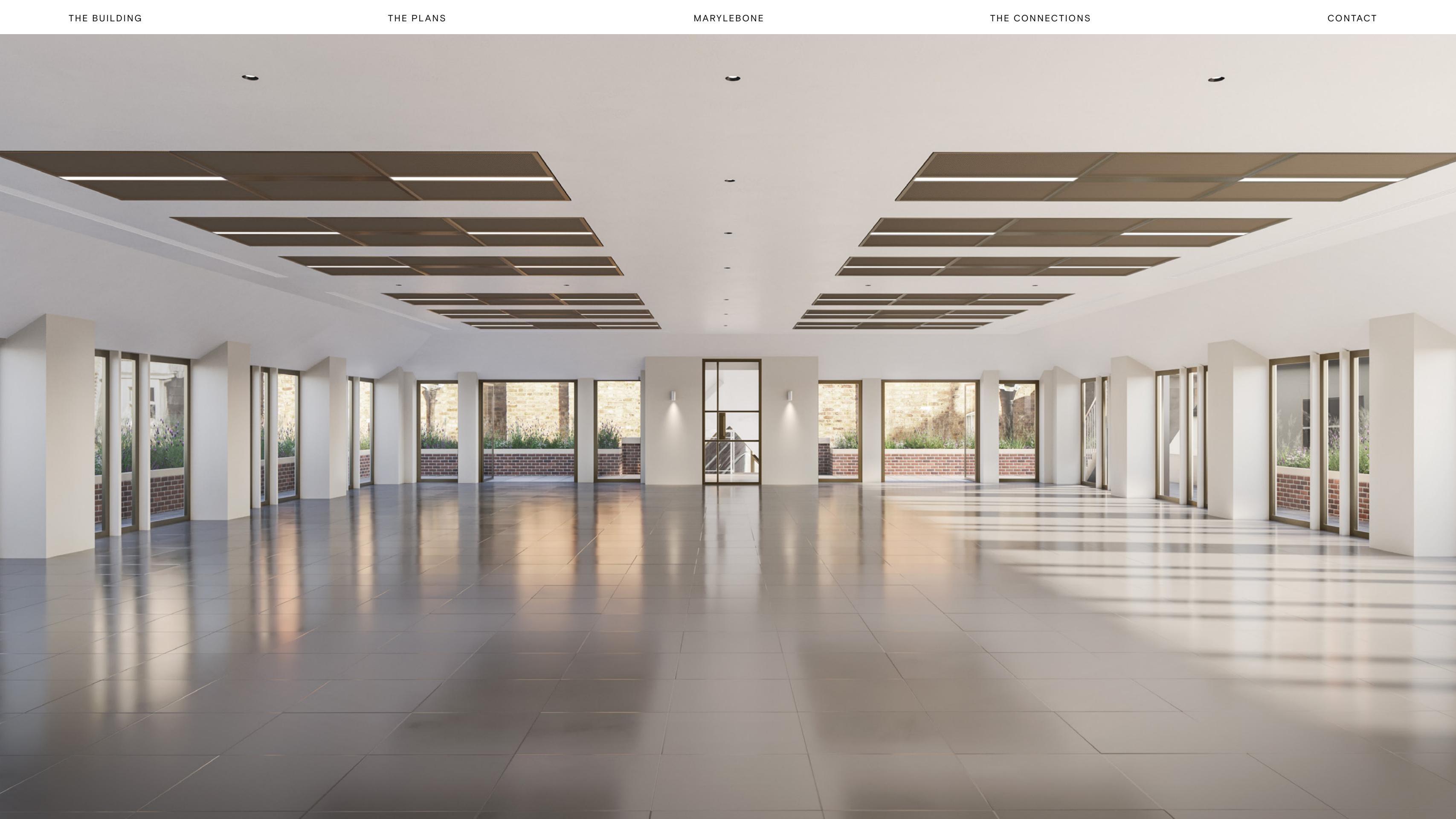


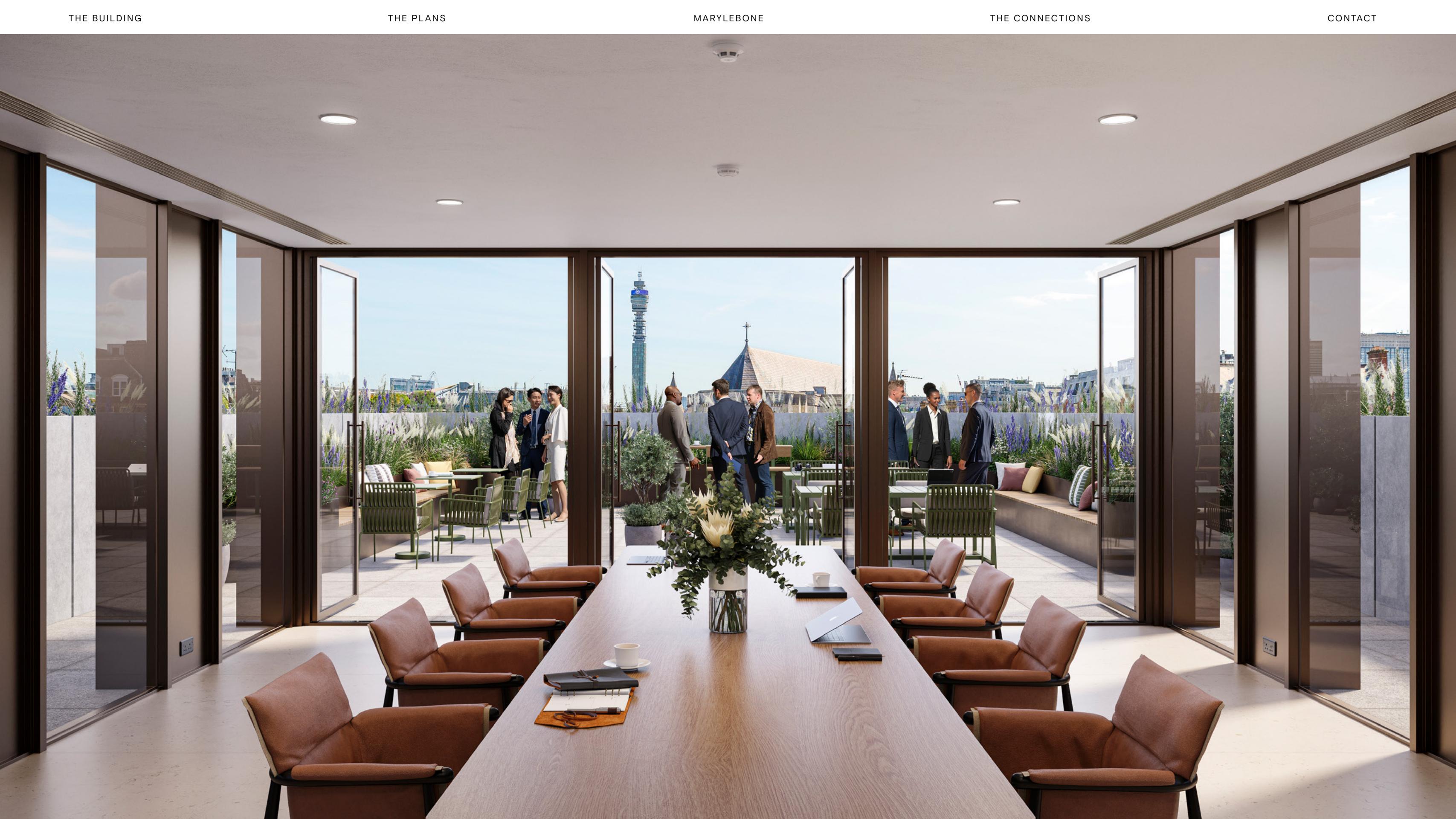


Reimagined reception

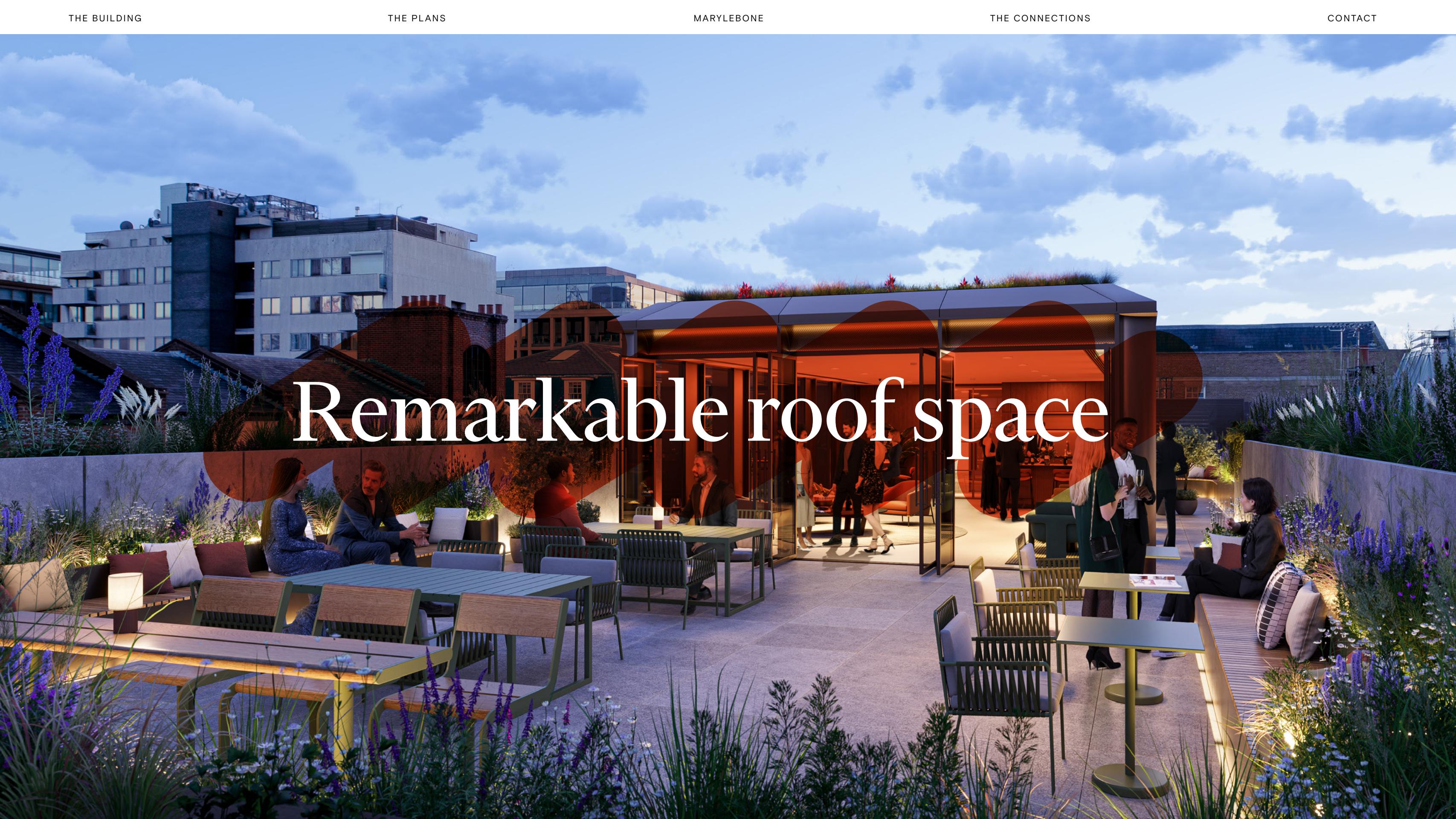
FIFTY GEORGE







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

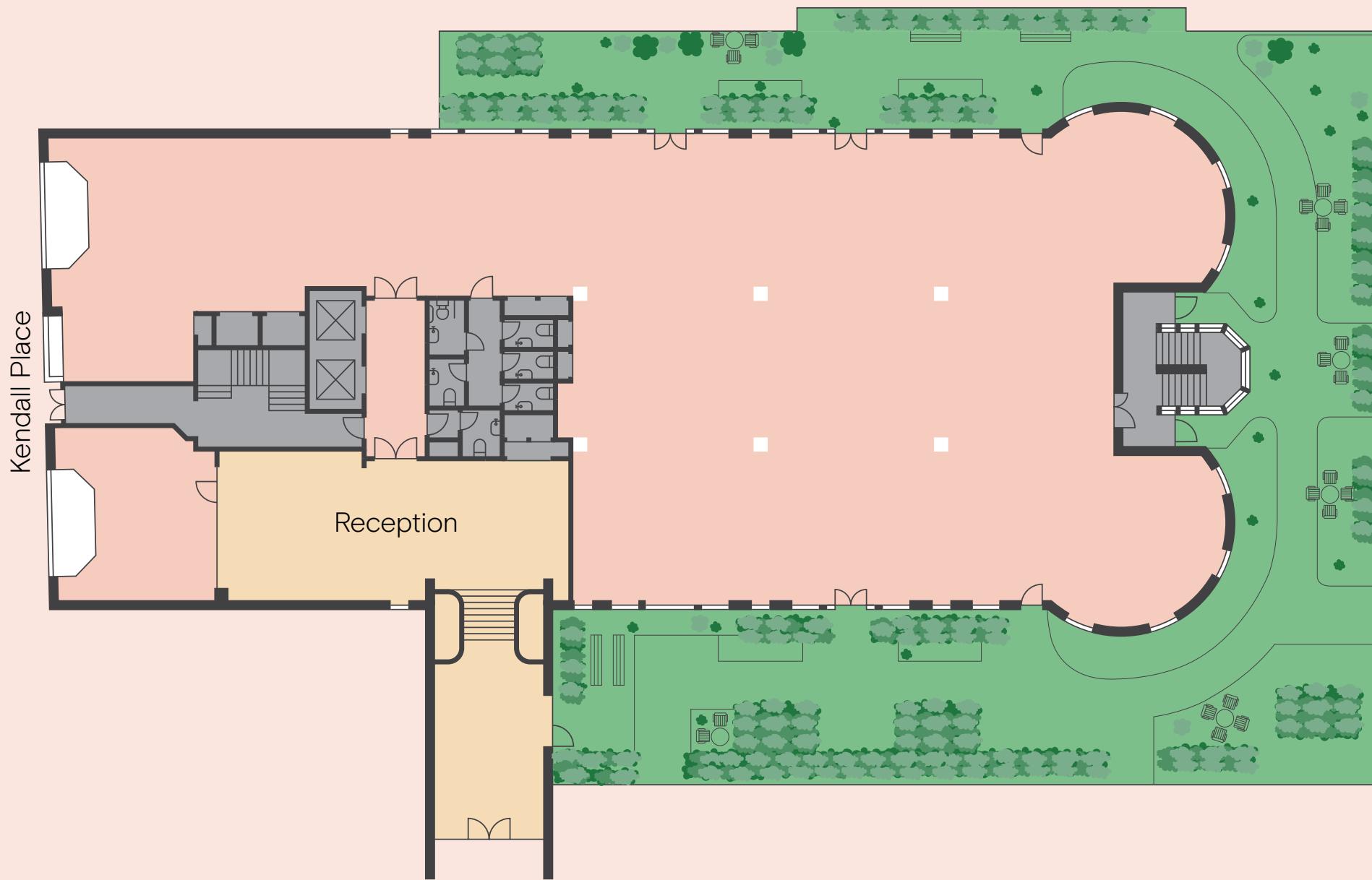
G

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.



George Street

N ↗

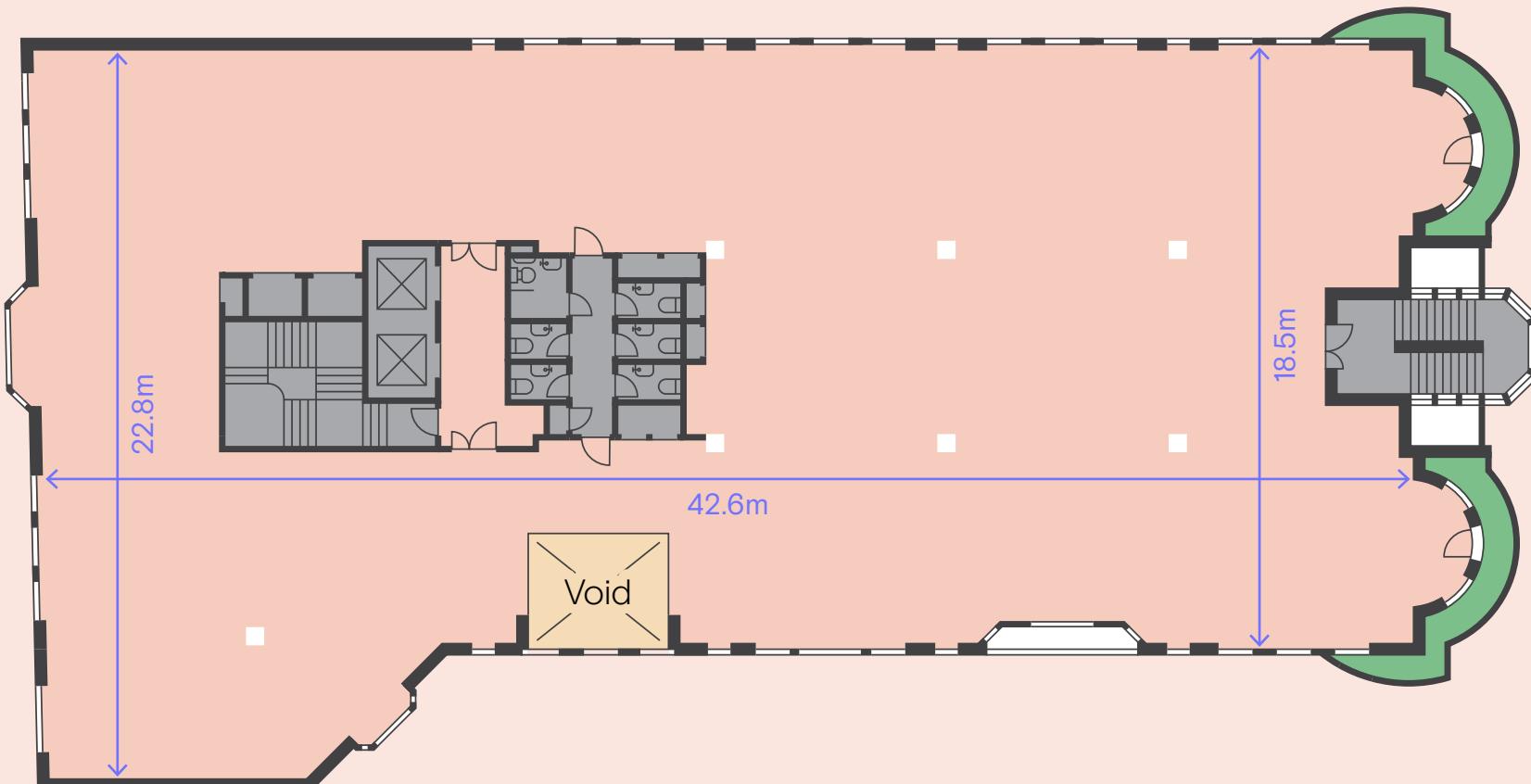
1

First 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 |
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Workspace

Core

Terrace

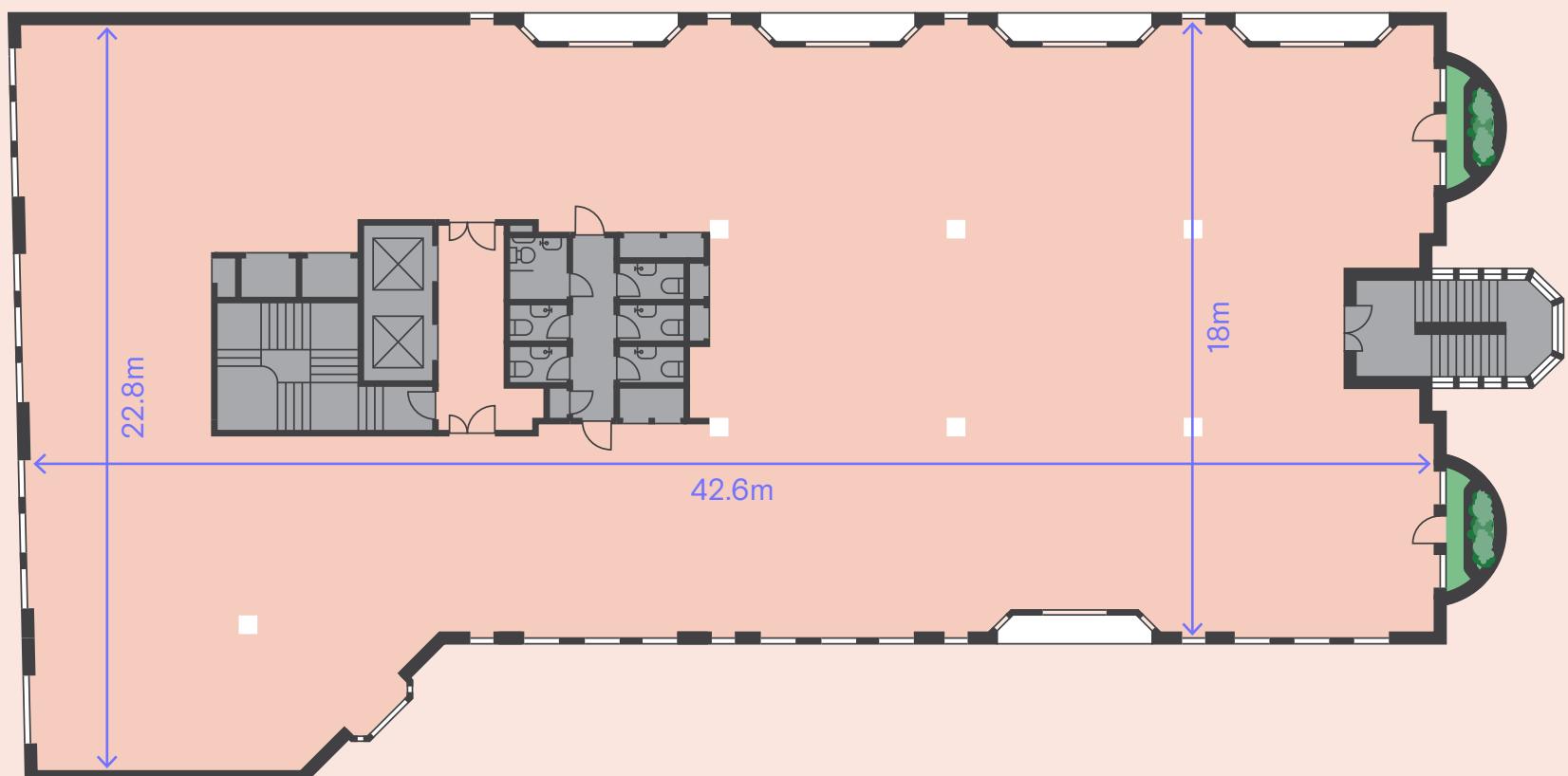
2

Second 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 | — | — |
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Workspace

Core

Terrace

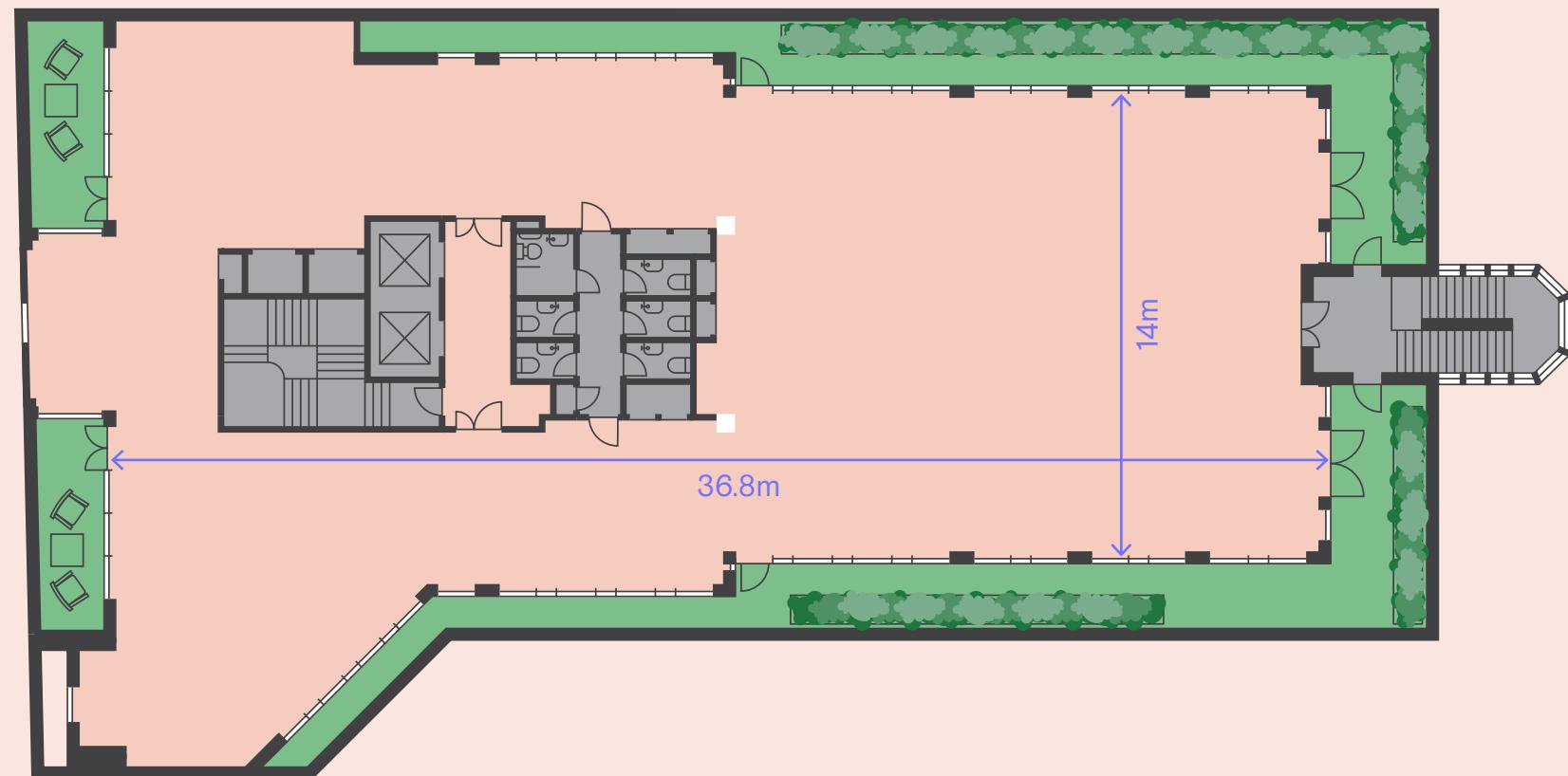
3

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 |

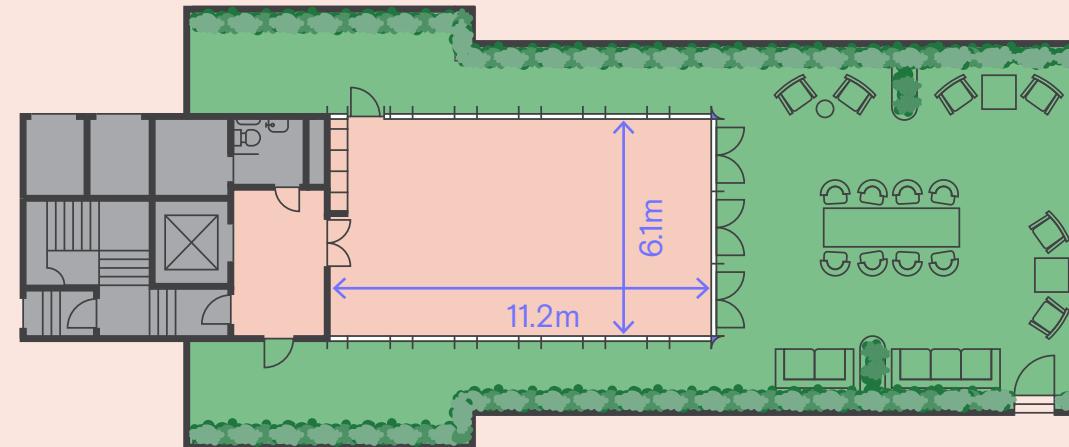
Approx NIA to be measured at completion.

Figures showing lettable areas.

Workspace

Core

Terrace

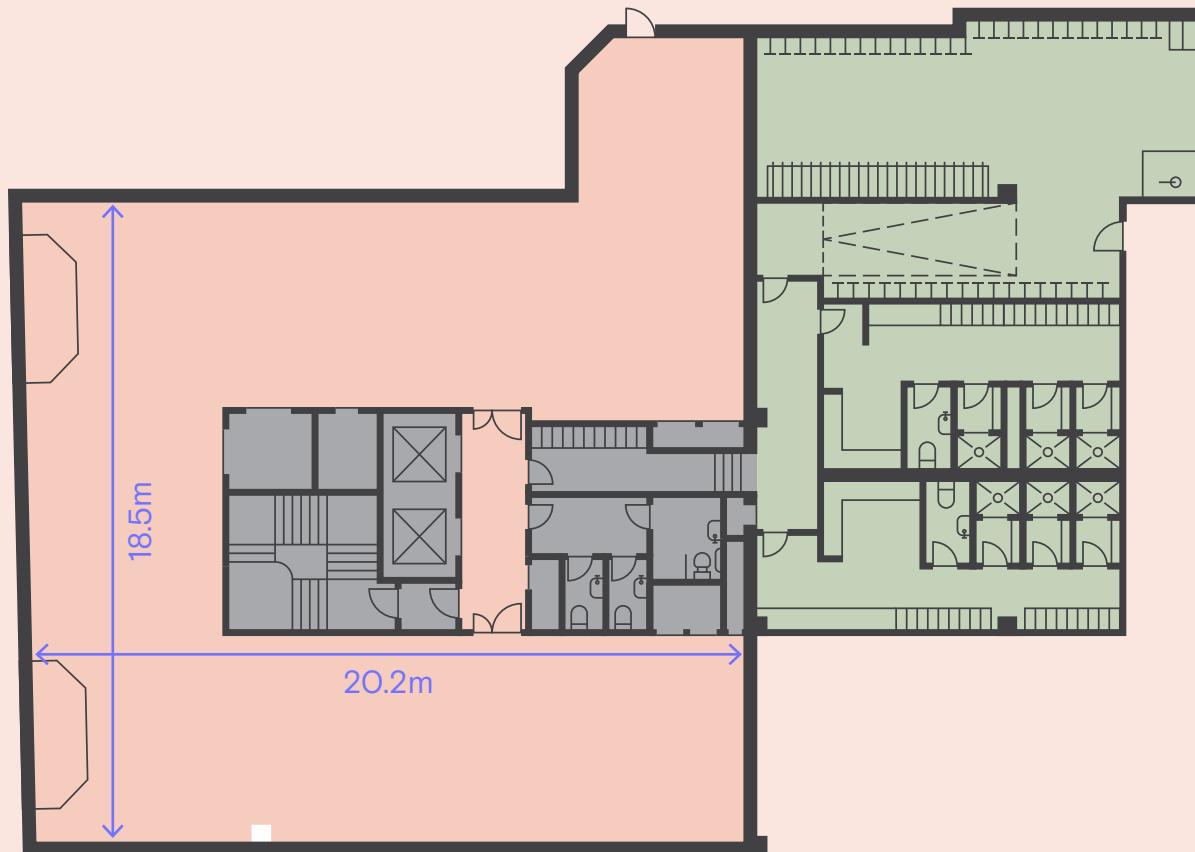


LG

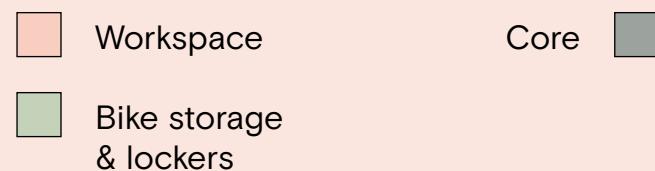
Lower Ground floor

Indicative only. Not to scale.

| Floor | Workspace | | Terraces / outdoor spaces | |
|------------------|---------------|--------------|---------------------------|------------|
| | sq ft | sq m | sq ft | sq m |
| Fourth | 756 | 70 | 1,741 | 162 |
| Third | 5,590 | 519 | 1,710 | 159 |
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| TOTAL | 32,992 | 3,064 | 7,463 | 693 |



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



Up to 12 car parking spaces available
via separate negotiation

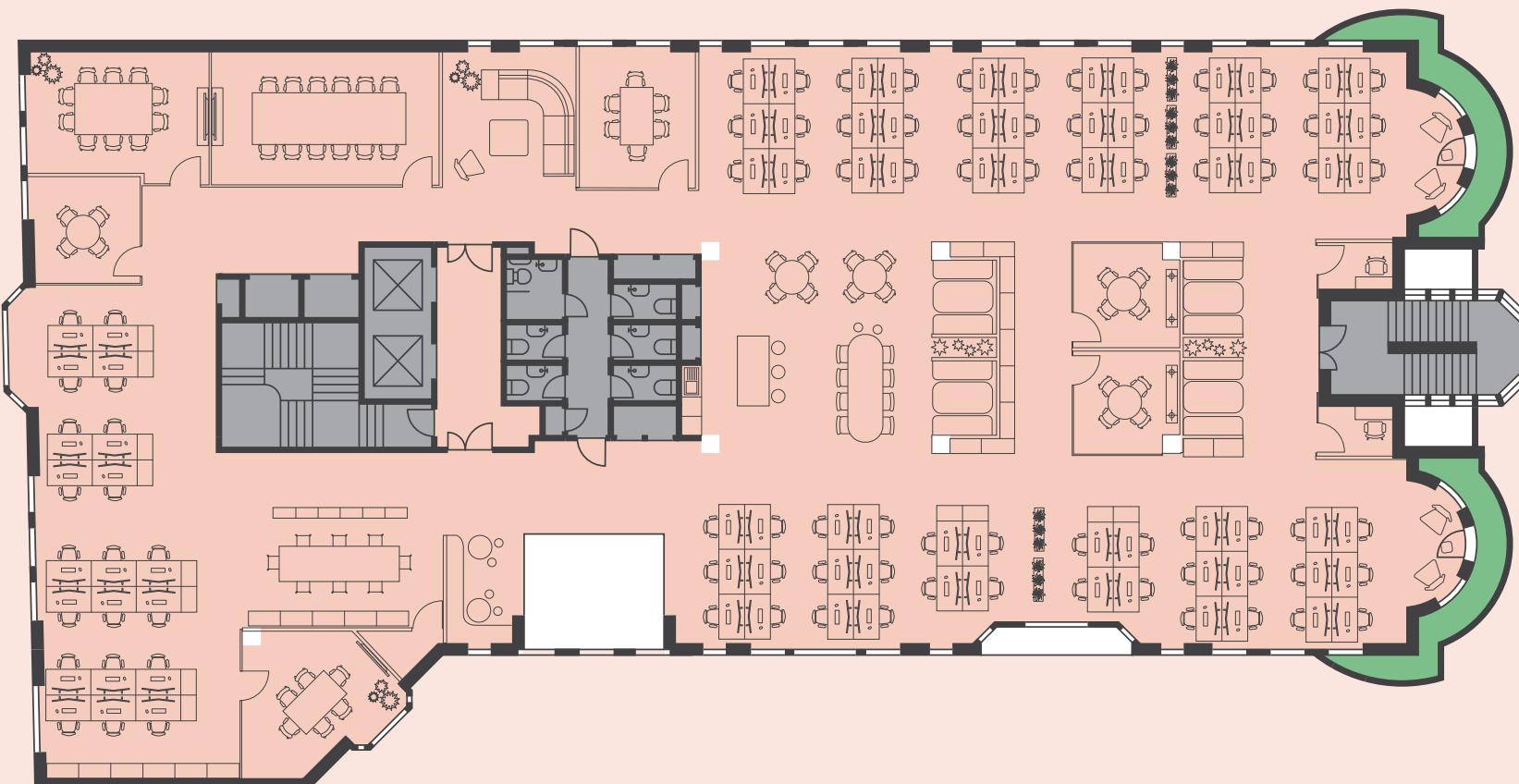
| | |
|----|--------------|
| 82 | Cycle spaces |
| 6 | Showers |
| 92 | Lockers |

| | |
|---|------------------|
| 1 | Bike workstation |
| 5 | Airing stations |

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 |

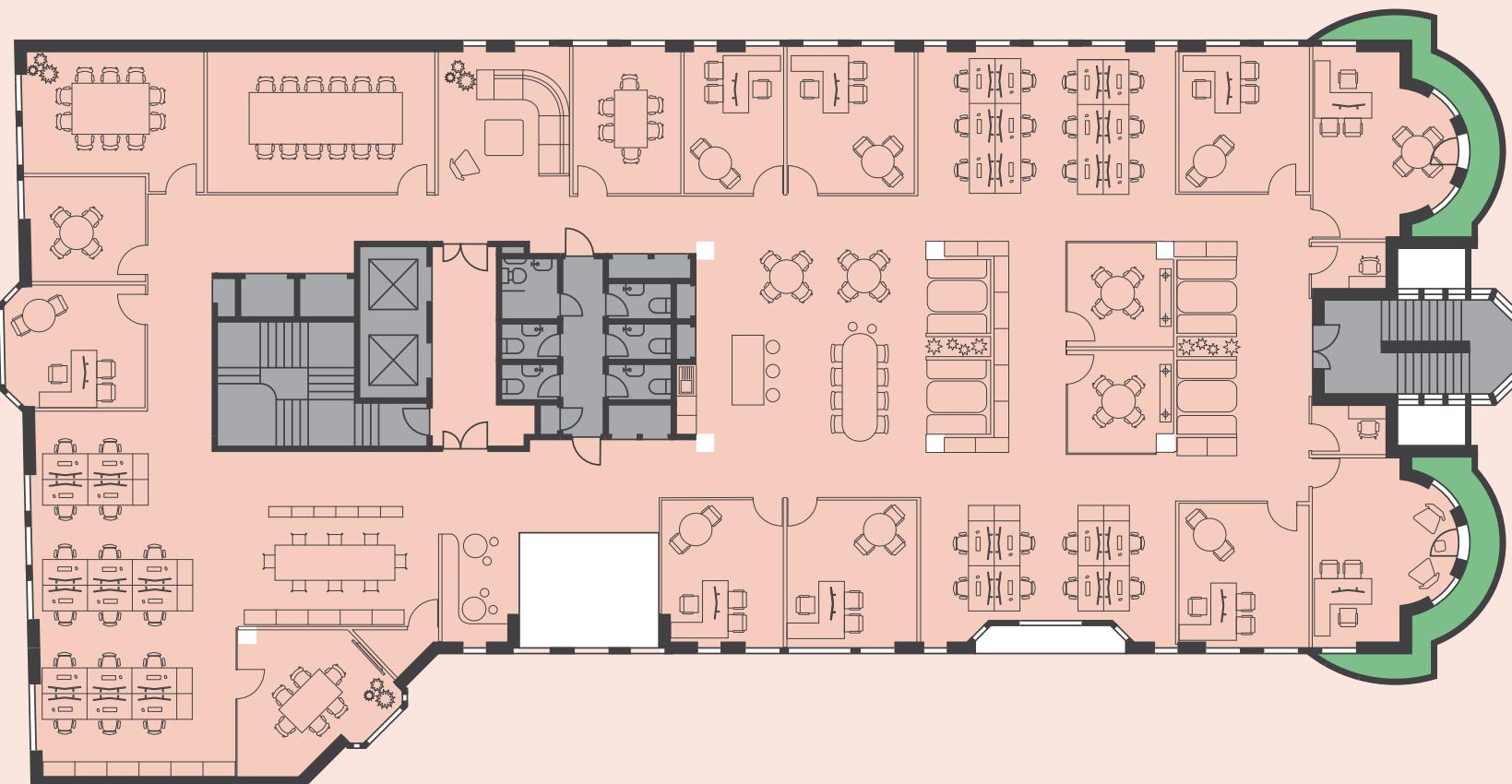


1

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

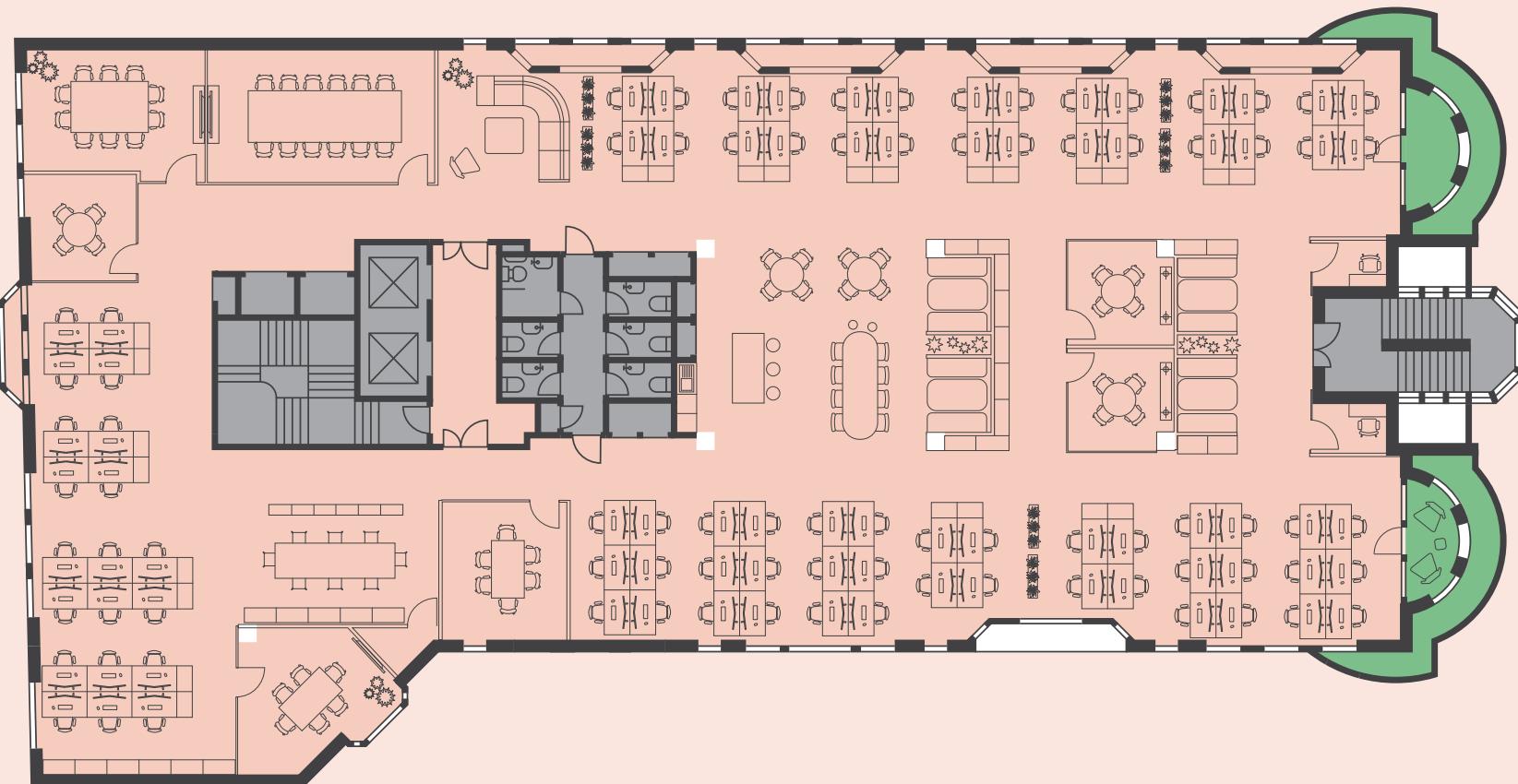


2

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

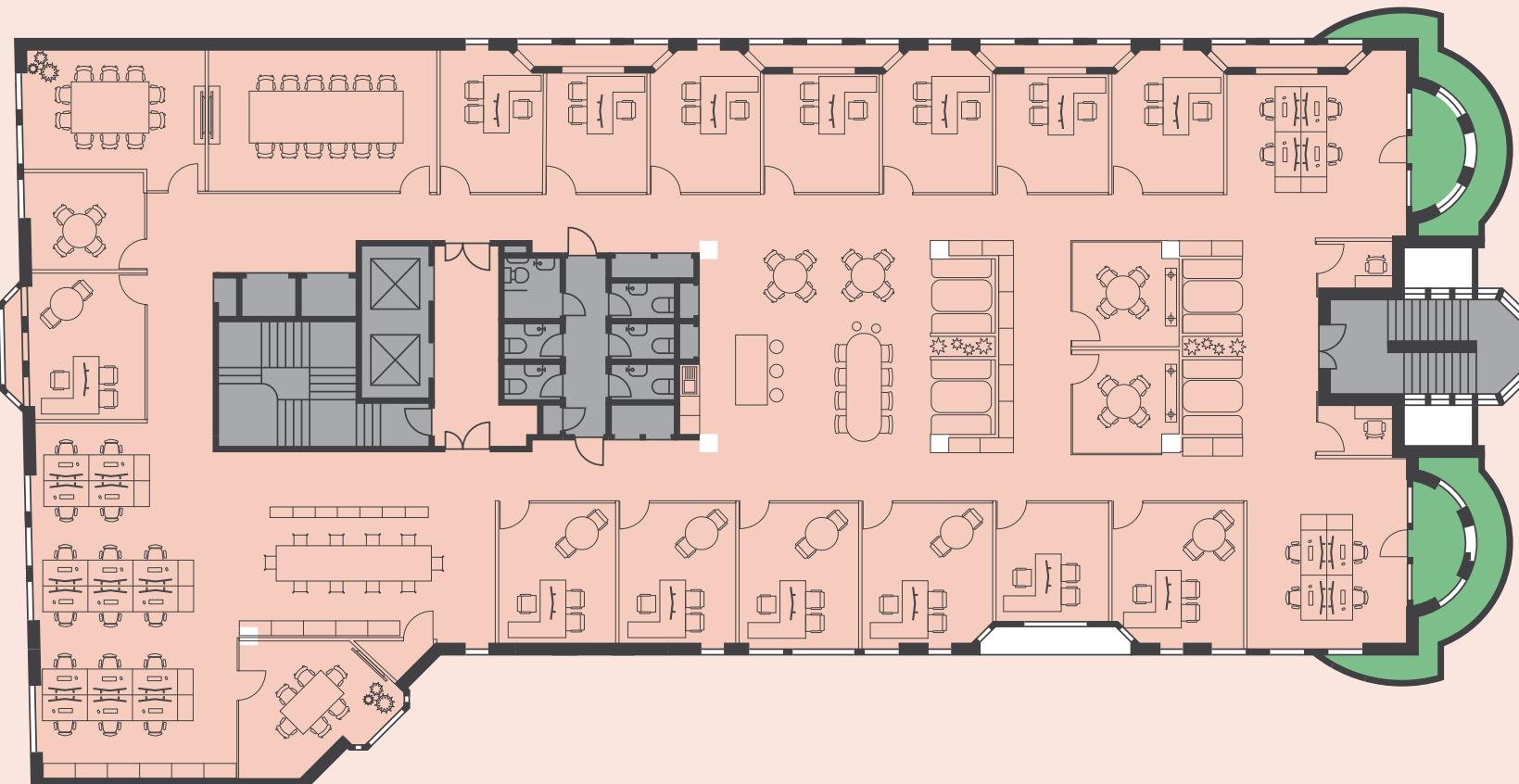


2

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

Marylebone



Real anatomē

LONDON APOTHECARY



Quality



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



FORSTERS

NOBU HOTELS

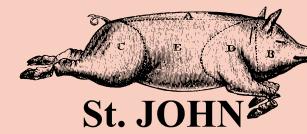
Shillern FIREHOUSE

LAZARD

THIRD
SPACEGRANGER
&Co.

Bridgepoint

here



PIMCO

Home House

LINA STORES



The Connections



6 mins
walk from Fifty George
3 mins
cycle from Fifty George

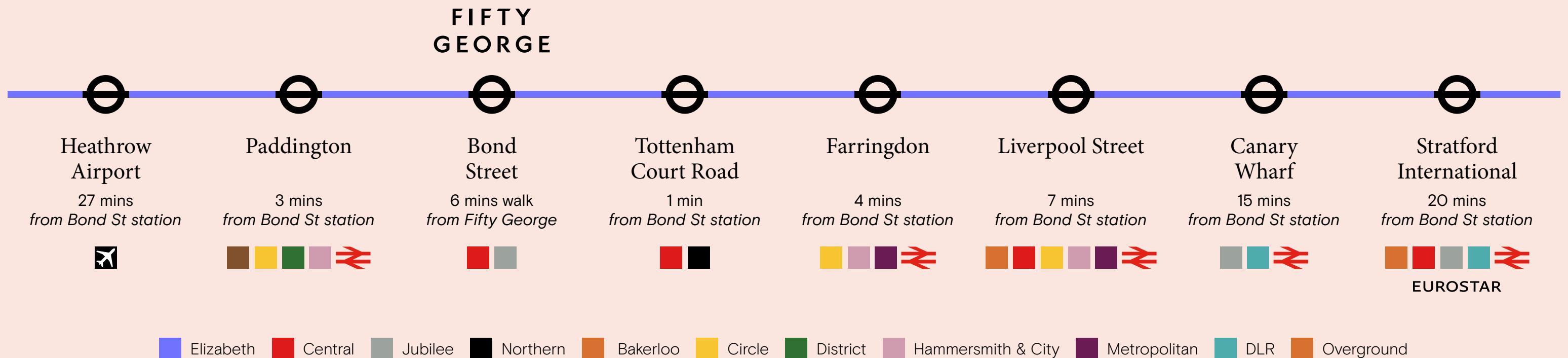


6 mins
walk from Fifty George
3 mins
cycle from Fifty George



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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◆
**George
Blandford**

ESTATE

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.