

# METROPOLES

162,000 sq ft of design-led,  
human-centric workspace

# MARYLEBONIE

OVERVIEW

THE BUILDING

AMENITY

PLANS

SUSTAINABILITY

SPECIFICATION

THE TEAM

GALLERY

MM

# OVERVIEW

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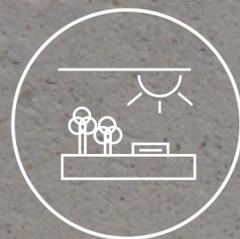
MARYLEBONE

THE TEAM





# CONSIDERED DESIGN



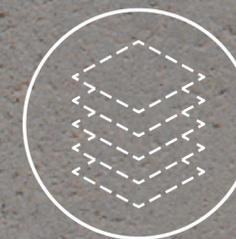
## Market leading design

162,000 sq ft of intelligently re-purposed workspace



## Best-in-class

The first in a new breed of experience-first, health-led workspaces



## Space to grow

Expansive floor plates of up to 25,462 sq ft NIA



## Great outdoors

12,000 sq ft of private terraces providing direct and open access to nature on every floor



## Everything considered

Over 20,000 sq ft of amenity including an in-house coffee shop, hospitality-led reception space, gym, events space, member's lounge & end-of-trip



## Your own front door

Options for multiple dedicated entrances





LOCATION

The best of London's eating, drinking, walking, running and sleeping – all on the doorstep.





MARYLEBONE HIGH STREET

PORTMAN VILLAGE

HYDE PARK

METROPOLIS

5 MINUTES

BAKER STREET    
 8 MINS

REGENT'S PARK

DORSET SQUARE

PADDINGTON    
 15 MINS

MARYLEBONE 

EDGWARE ROAD 

CHURCH STREET  
ANTIQUES MARKET



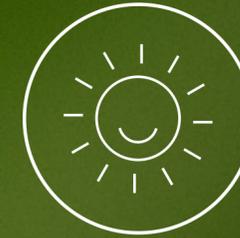
### BREEAM Outstanding

One of only four office refurbishments in the UK to achieve this accolade



### AirRated Platinum

Designed to AirRated Platinum



### Renewable energy

Powered solely by clean energy, REGO certified



### Two trees planted for every one harvested

4,000 trees planted to replenish the 2,000 sourced for the timber structure



### Ethical materials

The highest quality, most ethically sourced materials. Designed to be long-life and low maintenance



### Net Zero Carbon

A zero carbon in operation building

# FOR PEOPLE AND PLANET



MARYLEBONE INTRO

CONNECTIVITY

LOCAL AREA

MAP

# MARYLEBONE

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## EVERYTHING YOU NEED RIGHT HERE

Immediate access to London's most exciting cultural, retail and food and beverage offerings and minutes away from both Regent's Park and Hyde Park, providing access to over 750 acres of greenspace.

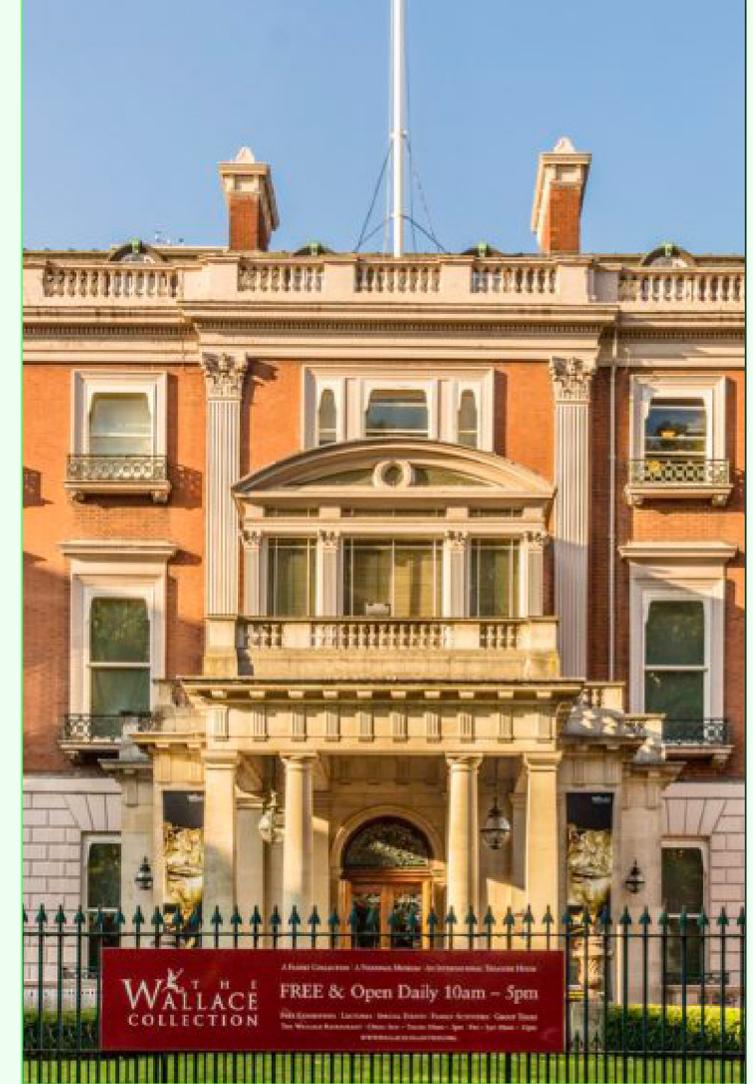


**CHILTERN STREET**

An upscale London haven, offering high-end boutiques, Michelin-starred dining, and cultural charm in a timeless, elegant setting.

LOCAL AREA

**THE GALLERY OF EVERYTHING**  
The Gallery of Everything is a fascinating destination for art lovers to see alternative, neuro-diverse and non-academic work.



**THE WALLACE COLLECTION**  
This prestigious museum is home to a stunning array of European art and exquisite decorative pieces.



**THE HARCOURT**  
Light-filled pub with whitewashed panelling, wooden floor, British menu and pavement tables.



**THE POTTING SHED**  
Part of the Dorset Square Hotel and open all day for breakfast, brunch, lunch, afternoon tea, drinks and dinner.

**BOXCAR**  
The Baker & Deli is perfect for specialist coffee and lunch on the go. Boxcar's Bar & Grill on New Quebec St offers a more formal dining menu using the very best fresh ingredients.



**MARYLEBONE HIGH STREET**  
Offers village-like charm while offering a collection of boutique shops, luxury name brand stores, cafés and restaurants close to bustling Oxford Street.



**TITANIA'S GARDEN**

Creative florist serving local residents and London's Michelin-starred restaurants, five star hotels and offices.



**CHURCH STREET MARKET**

An authentic London street market experience with everything from hot food to clothing, accessories, household goods, jewellery and leather goods.



**KNOTS & DYE HAIR**

Beautifully floral independent hair salon specialising in detailed colours and precision cuts.

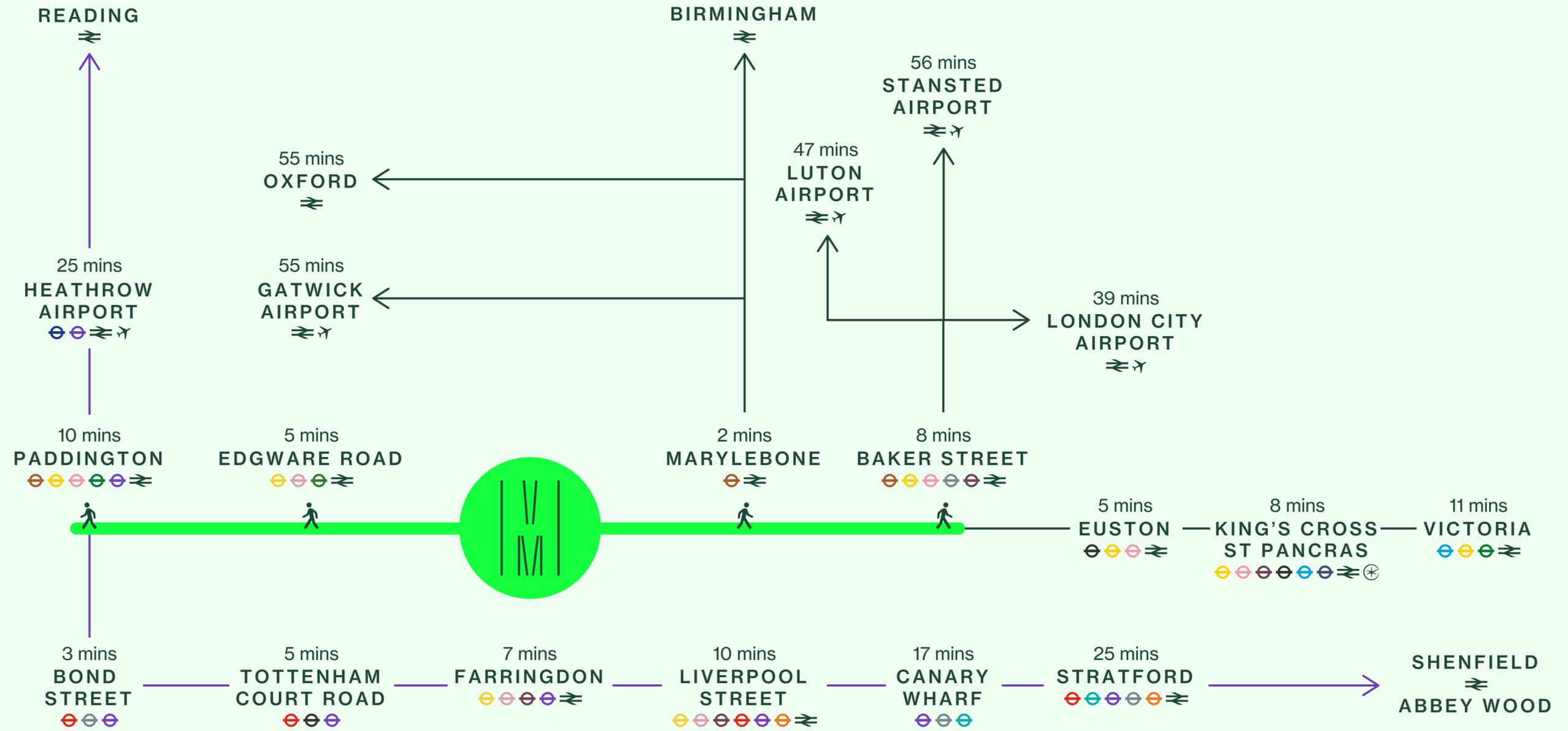


**CHURCH STREET ANTIQUES MARKET**

Boasting 15 antique shops and Alfies Antique Market, Church Street is a one-stop destination for high-calibre art, antiques and design.



# CONNECTIVITY



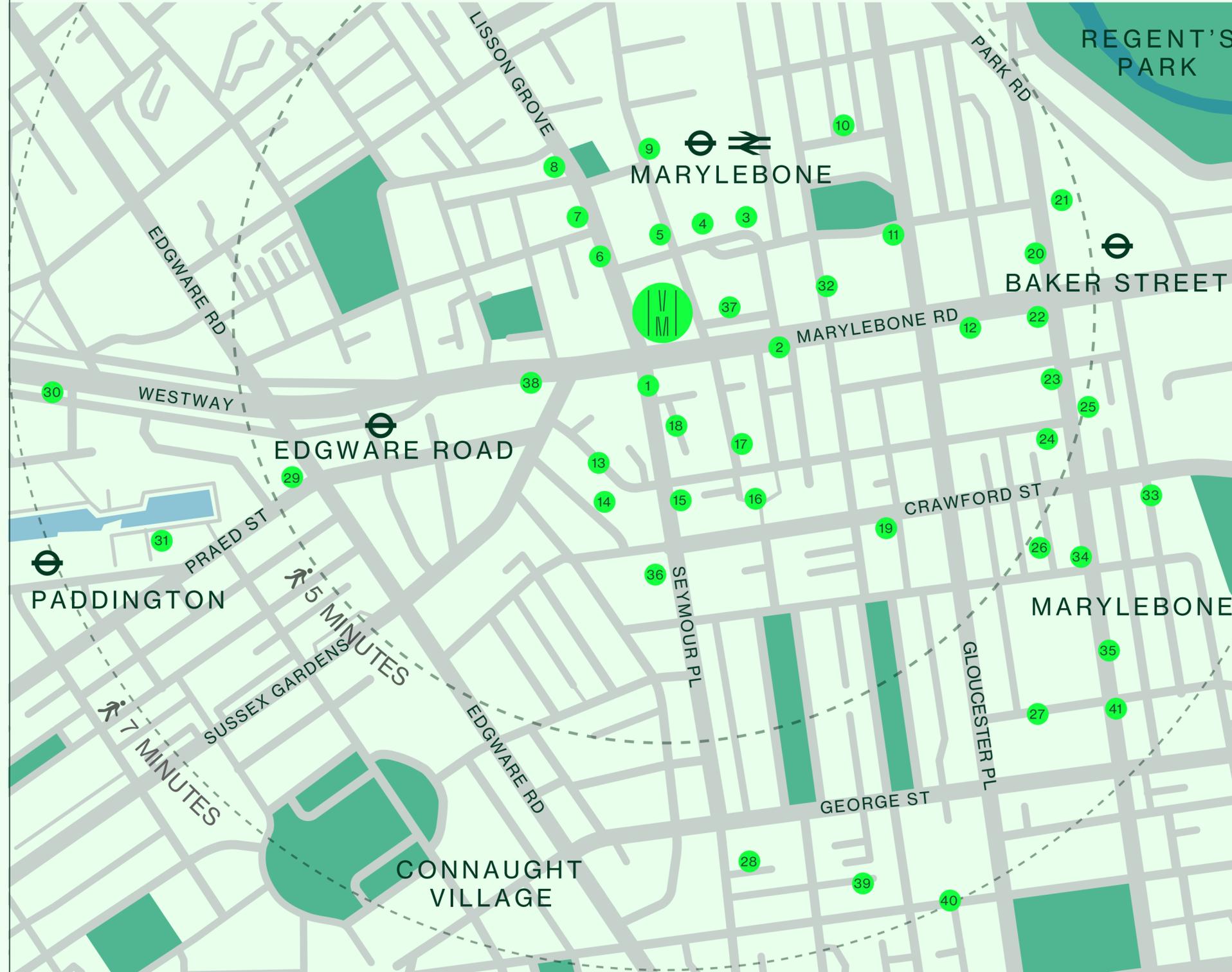
Less than  
**100**  
metres from Marylebone Station

Connection to  
**10**  
underground lines within 6 minutes

Less than  
**15**  
minutes to all major mainline stations



# AMENITIES



## FOOD & BEVERAGE

- 1 Junsei
- 2 Sushi Moka
- 3 Hotel Chocolat
- 4 Starbucks
- 5 Filli Cafe
- 6 Nep Nep
- 7 The Perseverance
- 8 The Seashell of Lisson Grove
- 9 Pret a Manger
- 10 Sir John Balcombe
- 11 The Potting Shed
- 12 Pizza Express
- 13 Dinings
- 14 The Harcourt
- 15 L' Angolo Bianco
- 16 Boxcar Baker and Deli
- 17 Twist Connubio
- 18 The Royal Oak
- 19 Monkey and Me
- 20 L' Antica Pizzeria Da Michelle
- 21 Saint Espresso
- 22 Bill's
- 23 Nando's
- 24 Chipotle
- 25 Honest Burger
- 26 Reubens
- 27 Santo Mare
- 28 Lurra
- 29 Smith's Bar and Grill
- 30 Bondi Green

## FITNESS

- 31 F45 (Paddington)
- 32 Pure Gym
- 33 BXR London
- 34 Fitness First
- 35 Kobox
- 36 Seymour Leisure Centre

## HOTELS

- 37 The Landmark
- 38 Hub
- 39 Home House
- 40 Nobu Hotel
- 41 Chiltern Firehouse



# BUILDING

# A MODERN MASTERPIECE



## Welcome to Metropolis.

Metropolis is an intelligent and multi-sensory building, designed to nourish health as well as productivity.

Born from a design philosophy that balances efficiency and experience, to promote wellbeing and happiness.

**Designed by Stirling Prize winning architects  
Allford Hall Monaghan Morris.**

Aerial view



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VIP entrance on Marylebone Road



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Main entrance on Harewood Avenue



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Main reception area













# METROPOLES A COMMUNITY

# AMENITIES REDEFINED



## Refresh

In-house coffee shop



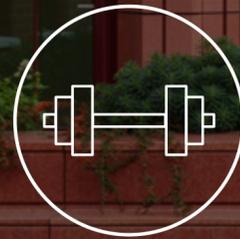
## Social

Communal rooftop terrace, events space and members lounge



## Collaborate

Multi-purpose reception offering informal collaborative space



## Stay active

In-house gym



## Fresh air

12,000 sq ft of private terraces direct and open access to nature on every floor



## Cycle friendly

End-of-trip with 329 cycle spaces, 21 showers and 321 lockers









Rear terraces





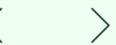
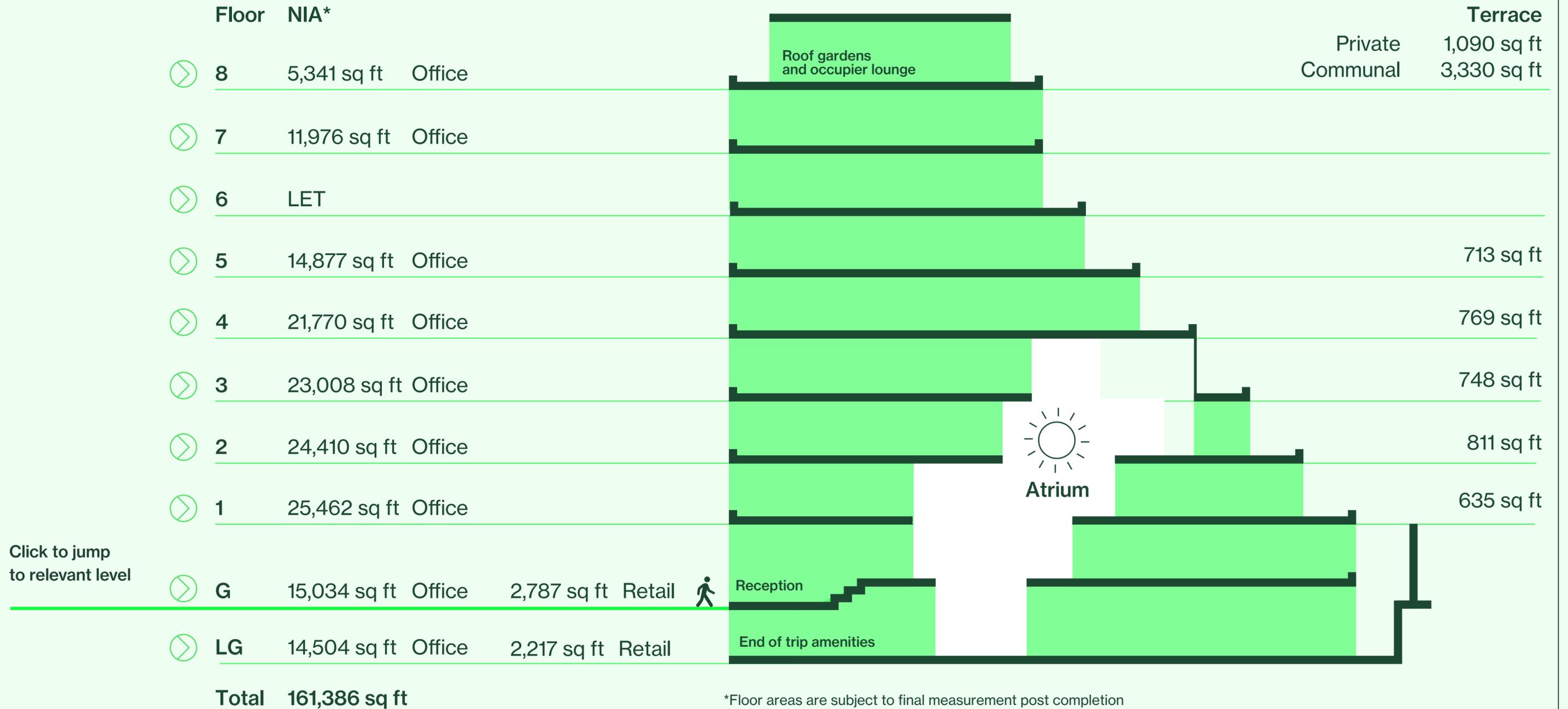


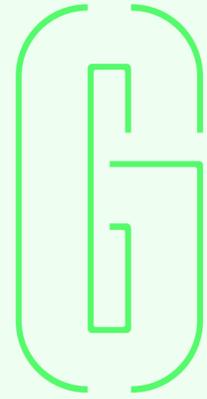


# PLANS



# ACCOMMODATION



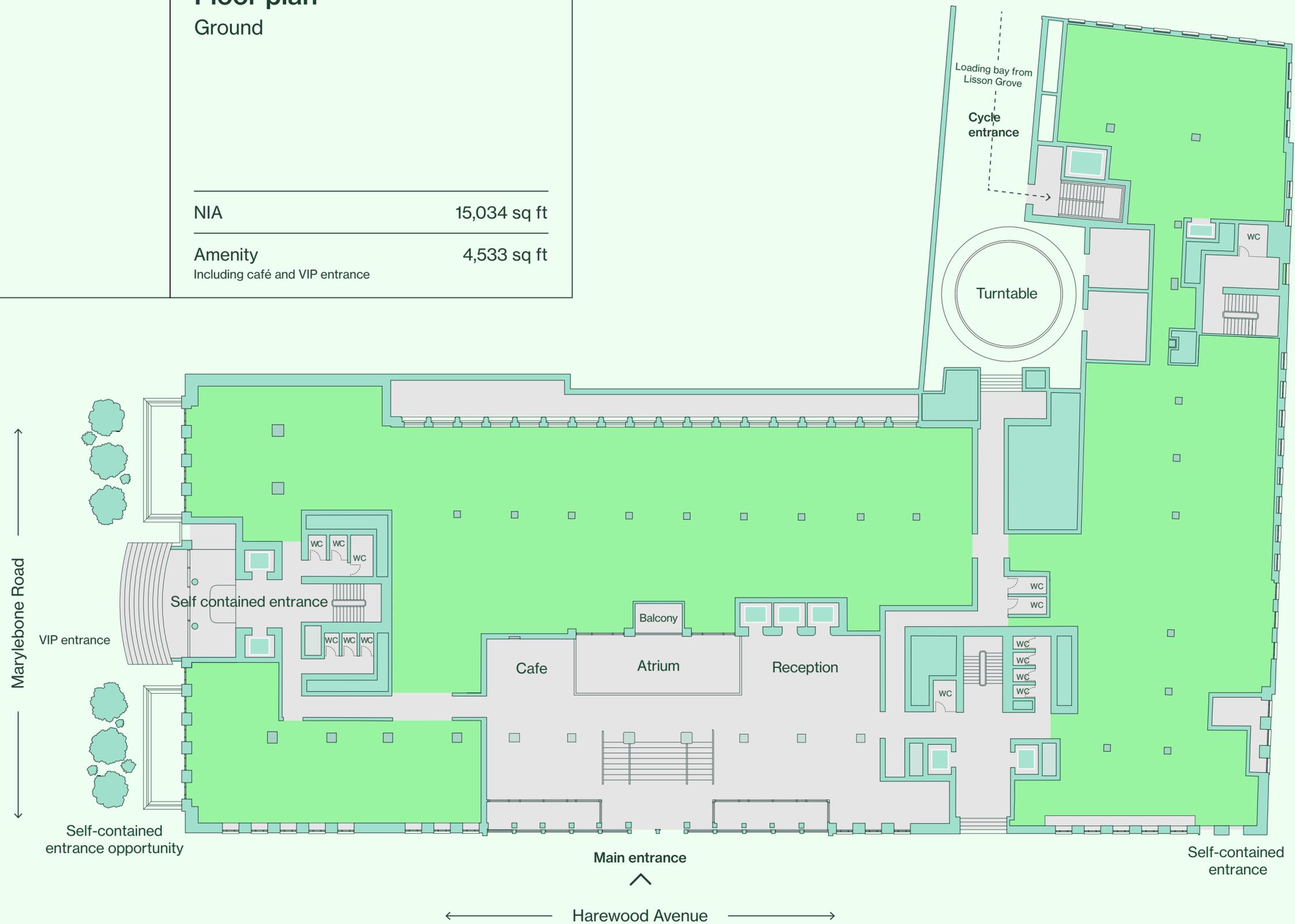


# Floor plan

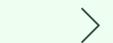
Ground

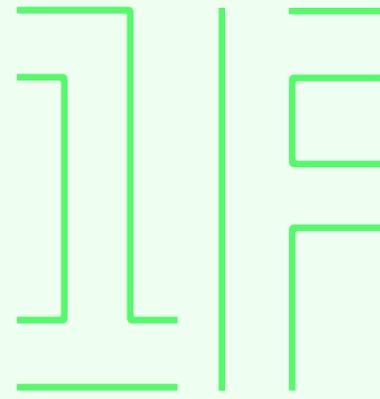
NIA 15,034 sq ft

Amenity 4,533 sq ft  
Including café and VIP entrance



Not to scale.  
For indicative  
purposes only





# Floor plan

First

NIA 25,462 sq ft

Terrace 635 sq ft

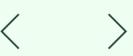
Marylebone Road



Harewood Avenue



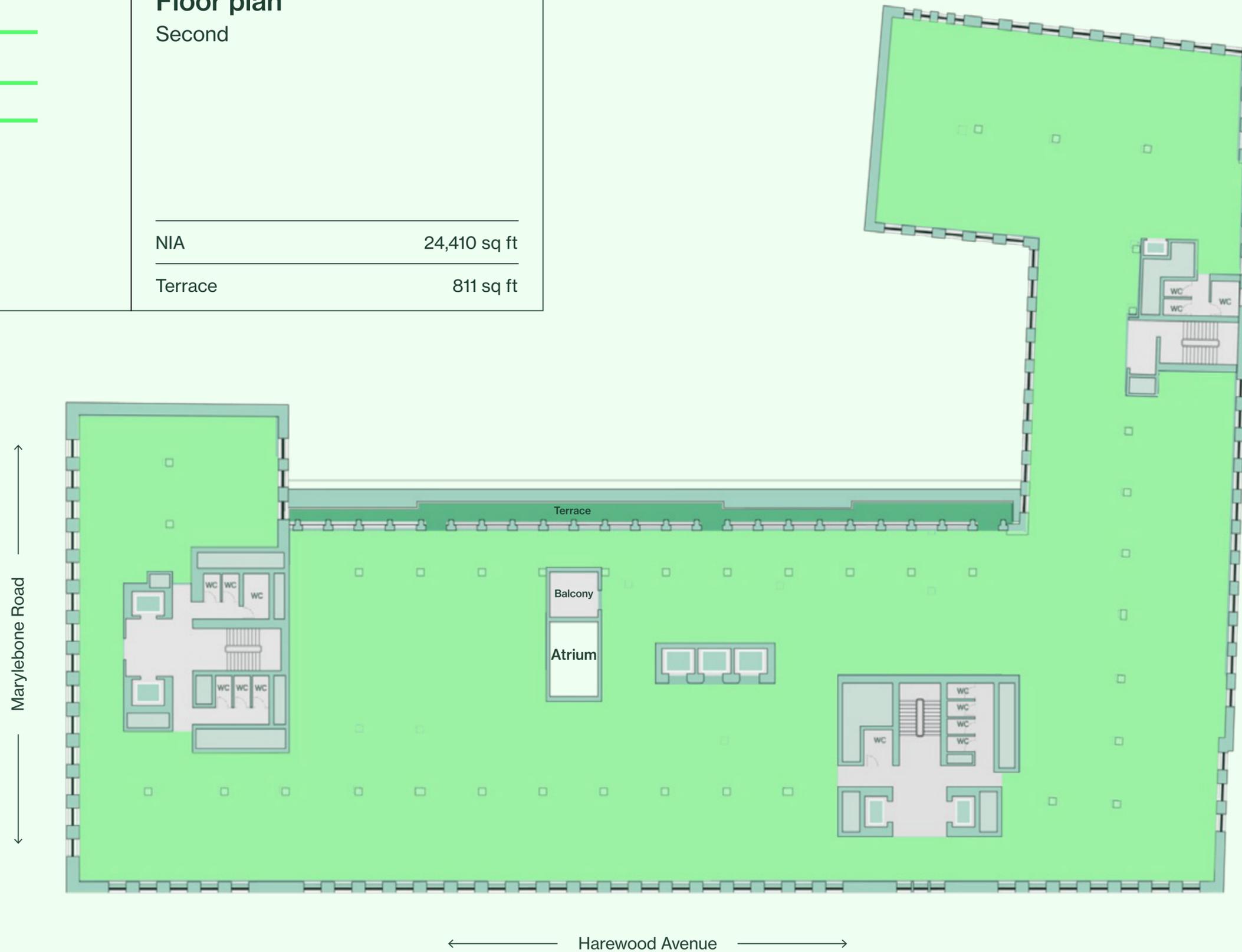
Not to scale.  
For indicative  
purposes only



# 21E

## Floor plan Second

NIA	24,410 sq ft
Terrace	811 sq ft



Not to scale.  
For indicative  
purposes only





# 21E

## Space plan Second

NIA	24,410 sq ft
Terrace	811 sq ft



Not to scale.  
For indicative  
purposes only



## Floor plan

Third

NIA 23,008 sq ft

Terrace 748 sq ft



Not to scale.  
For indicative  
purposes only



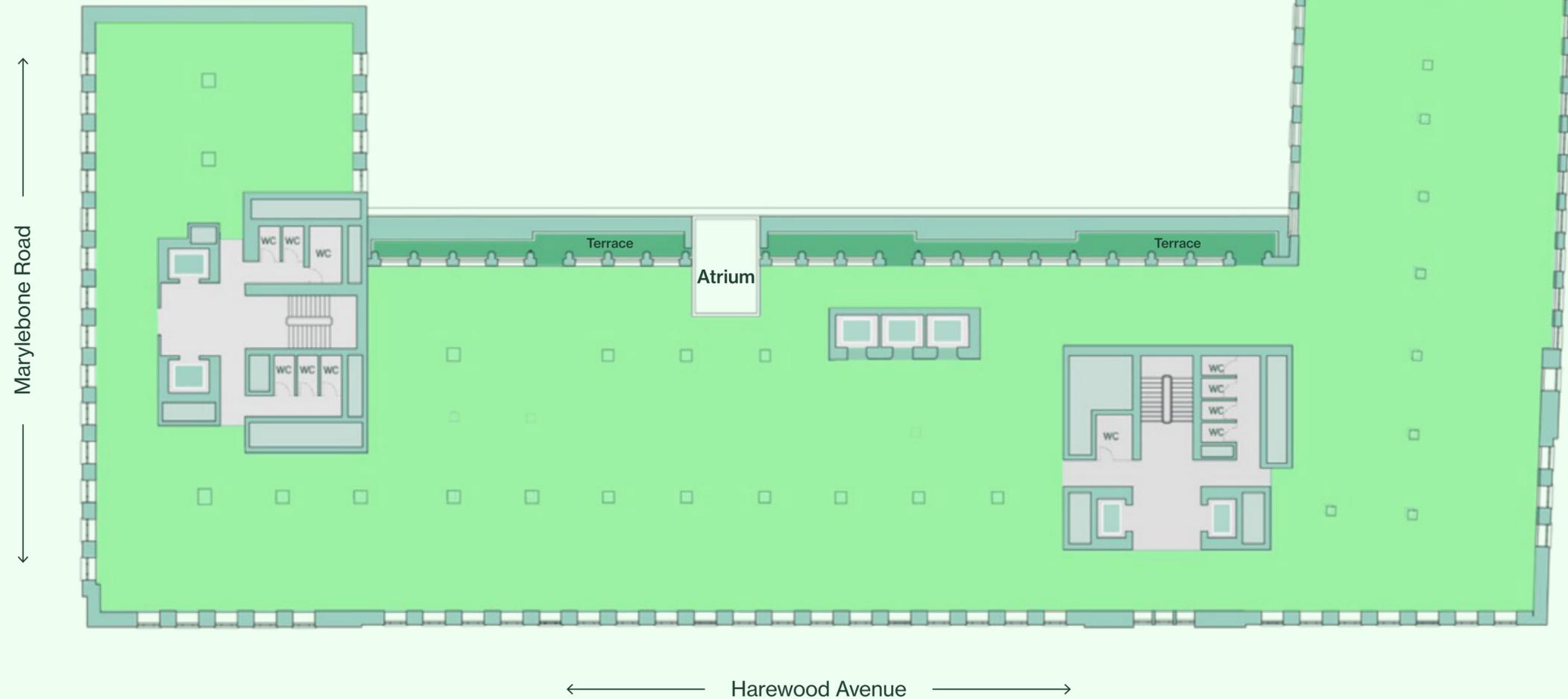


# Floor plan

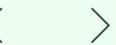
Fourth

NIA 21,770 sq ft

Terrace 769 sq ft



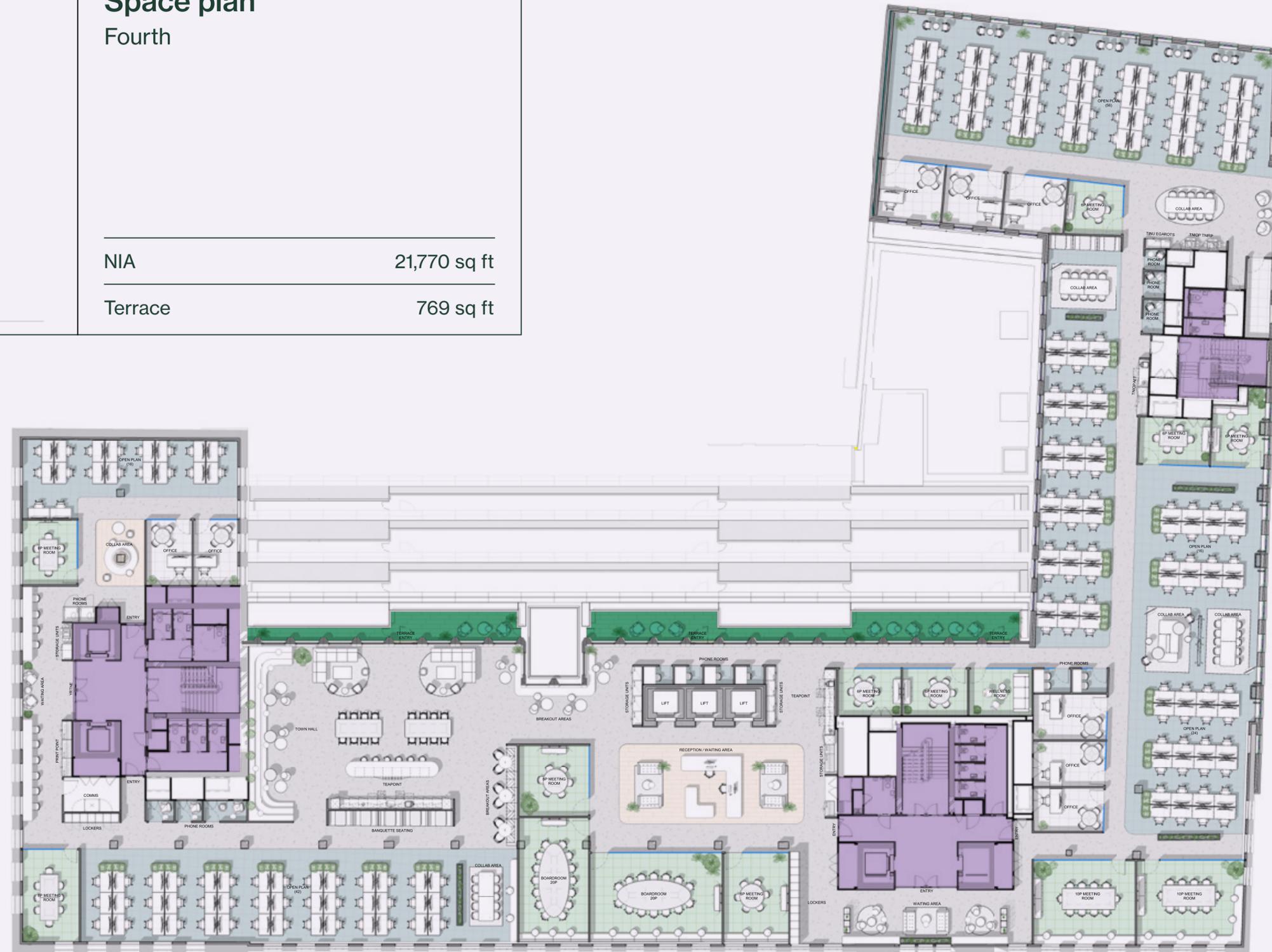
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purposes only





# Space plan Fourth

NIA	21,770 sq ft
Terrace	769 sq ft



Not to scale.  
For indicative  
purposes only



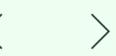
# SIF

## Floor plan Fifth

Office	14,877 sq ft
Terrace	713 sq ft



Not to scale.  
For indicative  
purposes only





# SIF

## Space plan Fifth

Office	14,877 sq ft
Terrace	713 sq ft



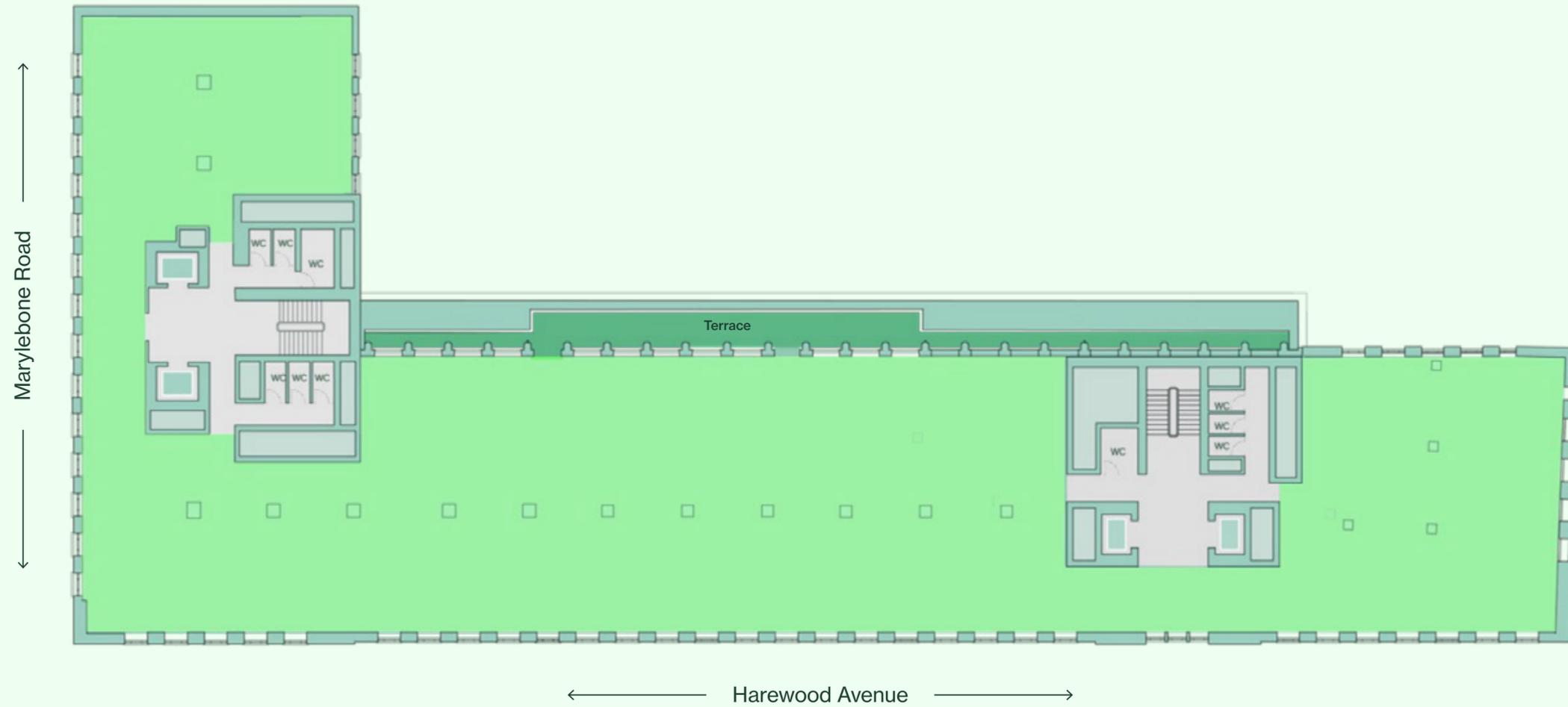
Not to scale.  
For indicative  
purposes only



## Floor plan

Sixth

LET



Not to scale.  
For indicative  
purposes only



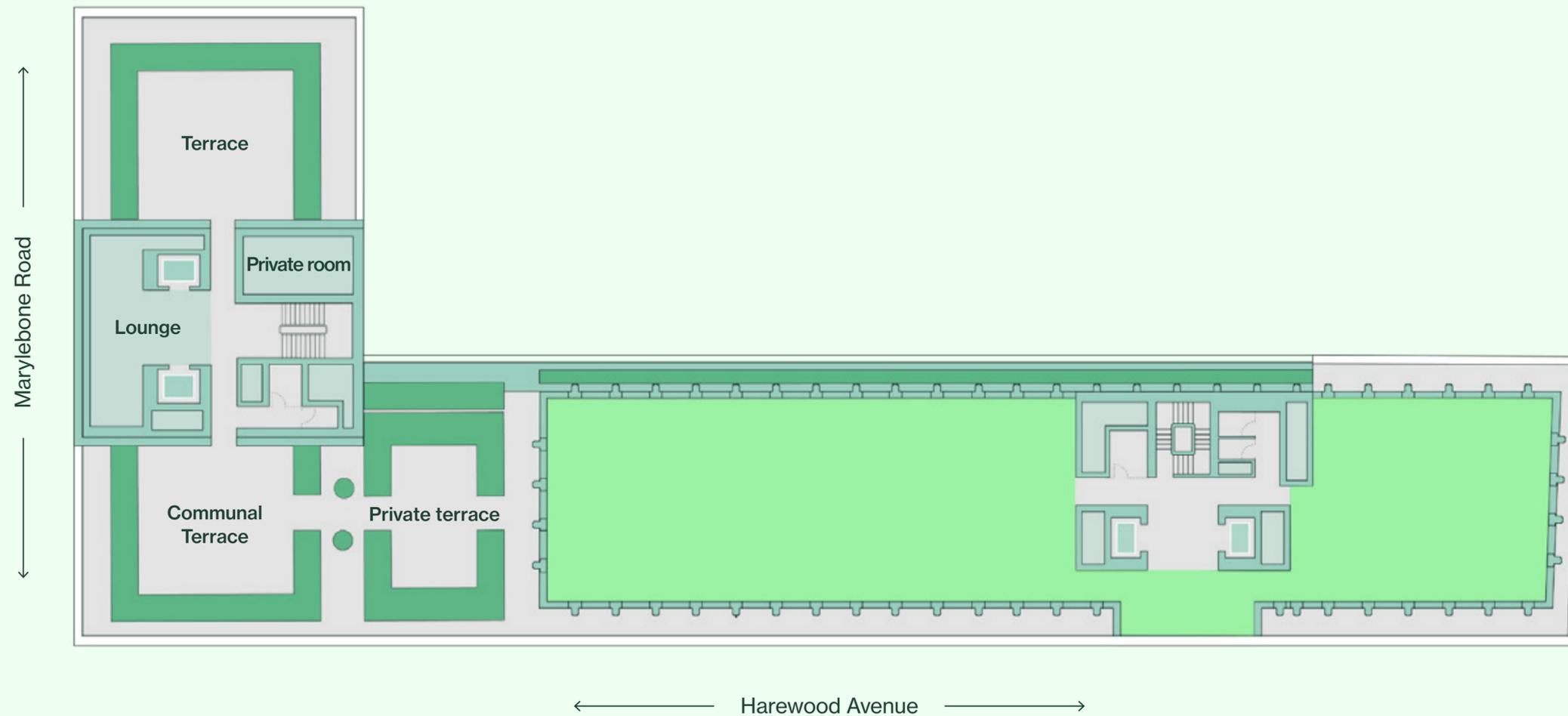


# Floor plan

Eighth

NIA	5,341 sq ft
Lounge	360 sq ft
Private room	190 sq ft
Communal Terrace	3,330 sq ft*
Private Terrace	1,090 sq ft*

\*Usable areas



Not to scale.  
For indicative purposes only

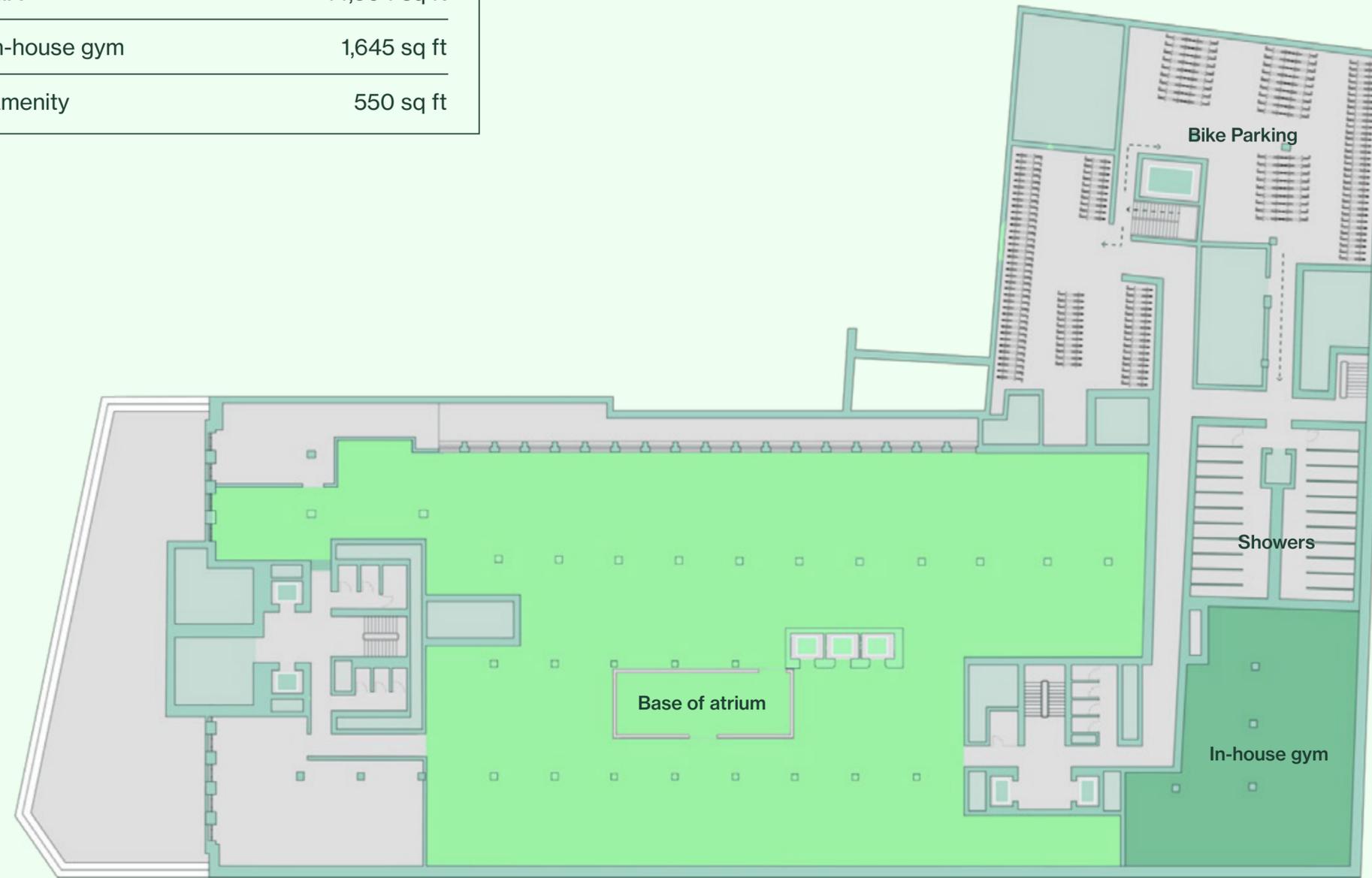


# Floor plan

Lower Ground

NIA	14,504 sq ft
In-house gym	1,645 sq ft
Amenity	550 sq ft

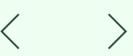
Marylebone Road



Harewood Avenue



Not to scale.  
For indicative purposes only

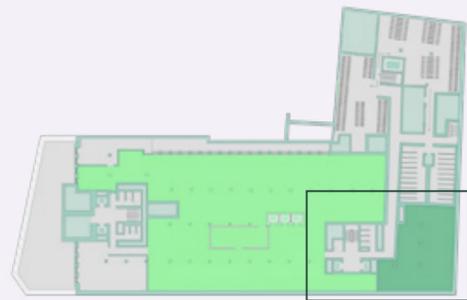


# LG

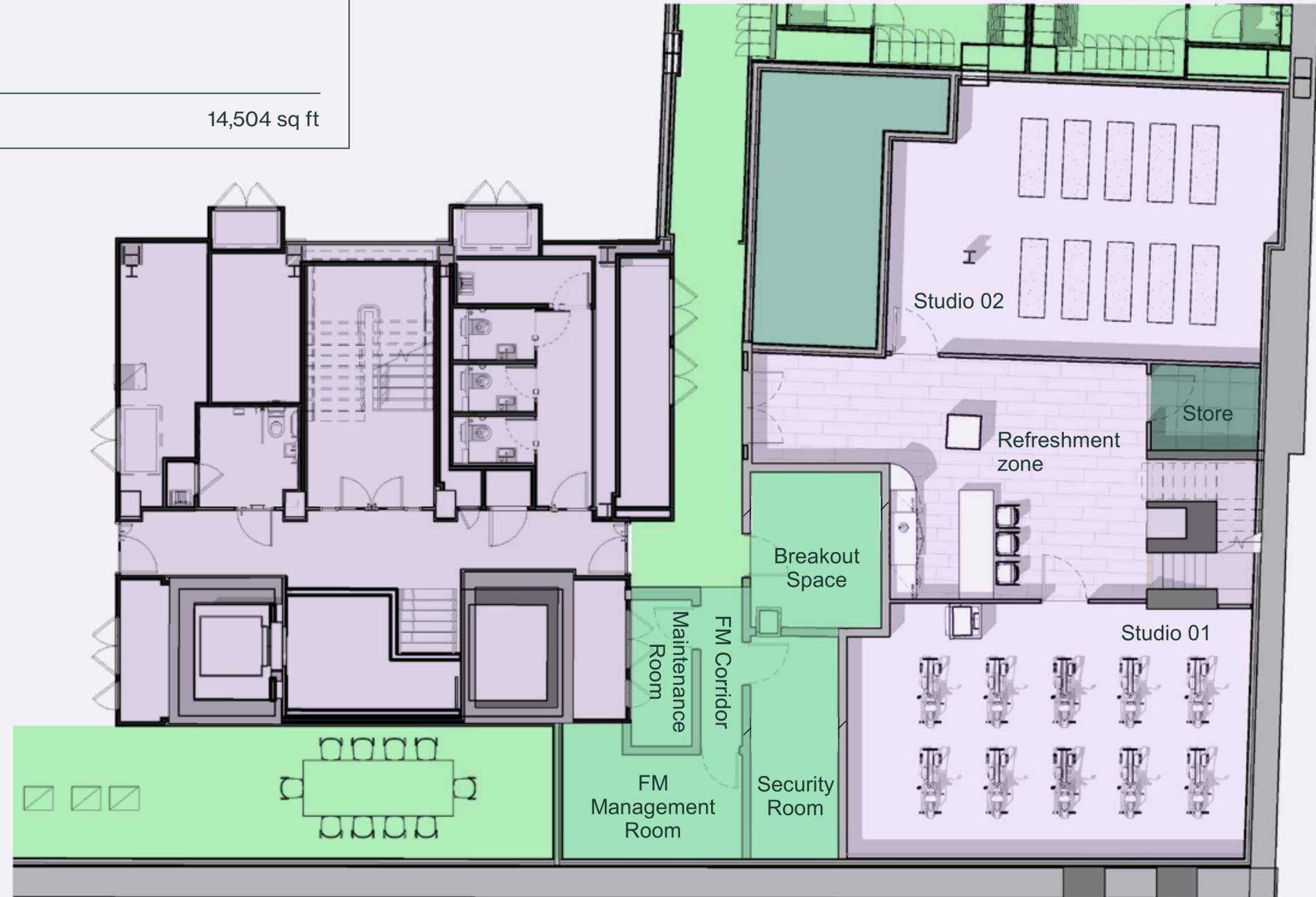
## Space plan Lower Ground

NIA

14,504 sq ft



Detail



Not to scale.  
For indicative  
purposes only



# SUSTAINABILITY



# A NEW WORLD OF WORK. NOW IN GREEN.

An operationally net-zero building that has world-leading sustainability credentials and 100% renewable energy, creating one of the most environmentally responsible developments in London.

Original marble, timber and concrete finishes are being saved, reclaimed, and re-used throughout the building to eliminate waste and recycle precious resources.

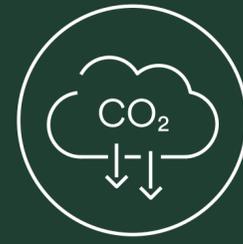


# THE FUTURE IS GREEN



## Net Zero Carbon

A zero carbon in operation building



## Carbon reduction

Click through for more



## 100% electric

All electric building



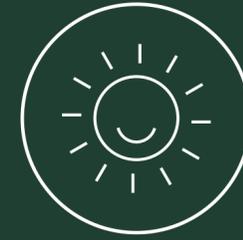
## BREEAM Outstanding

Click through for more



## Designed to AirRated Platinum

Click through for more



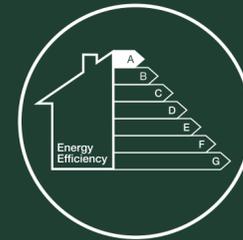
## Renewable energy

Powered solely by clean energy,  
REGO certified



## Two trees planted for every one harvested

Click through for more



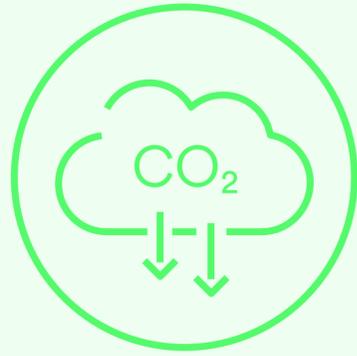
## EPC performance

Energy Performance  
Certificate (EPC) rating of A



## Natural biophilic design

Design prioritising  
human-nature connection



The amount of carbon saved at Metropolis equates to **43,667** flights from London to New York.

**1,113 tonnes**

of carbon sequestered from the atmosphere, removed and stored in the timber structure.

**780 tonnes**

of carbon saved through the use of timber rather than steel or concrete.

**4,239 tonnes**

of carbon saved by retaining the existing building.

**5,244 tonnes**

of carbon saved in operation, thanks to an all electric supply powered by renewables.

**25,764 tonnes**

of carbon saved at Metropolis.

**14,388 tonnes**

of carbon saved through reuse rather than demolishing and building anew.

\*Based on 590 kgCO<sub>2</sub>e per flight

BREEAM OUTSTANDING



One of only four office refurbishments in the UK to achieve this accolade



# Metropolis is the first AirRated Platinum development in London

AirRated certified buildings “make the invisible visible” by quantifying the quality of indoor air within the building, helping users better understand how healthy a building is.

Platinum classification demonstrates that Metropolis goes above and beyond design performance levels across six key areas; airborne particulates, organic and inorganic gases, levels of carbon dioxide, humidity control and thermal comfort.



## 66% reduction in cooling demand

Sophisticated outdoor air quality monitoring system advising building users when to open and close windows



## 10% increase in productivity

CAM-V units fitted with integrated fine particle filters provide 35% more fresh air than a conventional workplace HVAC system



## 99.9% of nasty stuff eliminated

Through pioneering carbon filters on the air handling units



TWO TREES PLANTED FOR  
EVERY ONE HARVESTED



## London's largest mass timber workplace.

Existing building extended by 50% -  
constructed entirely from cross-laminated timber

**4,000 trees**

planted to replenish the

**2,000 trees**

sourced for the timber structure

Carbon Impact:

**-961.5t of CO<sub>2</sub>**

Grown back in less than 13 minutes!

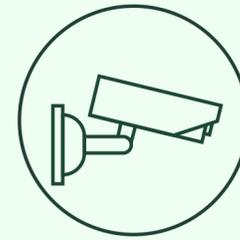


# SPEED DIFFICULTY



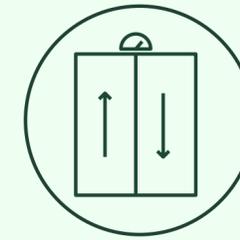
## Toilets

14 WCs on lower ground to level 4, including three accessible toilets. 10 WCs on levels 5 to 7, including two accessible toilets. 3 WCs on level 8, including one accessible toilet.



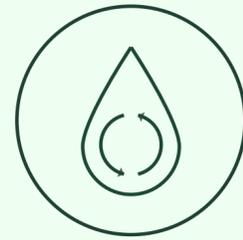
## Security

Provision for access control and CCTV



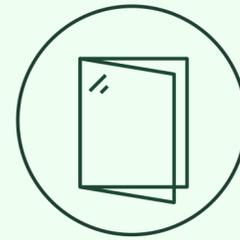
## Lifts

4 passenger lifts serving all floors.  
3 central passenger lifts servicing LG – Level 4.  
Average wait time of no more than 25s



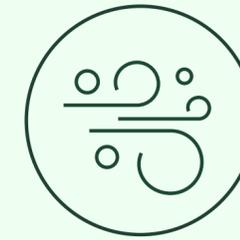
## Water

Blue roof reduces flow into sewers.  
Reduced flow fittings in washrooms  
to meet BREEAM



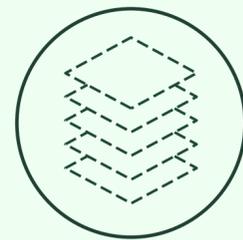
## Circulation

Openable traffic light system  
windows (cooling demand -60%)



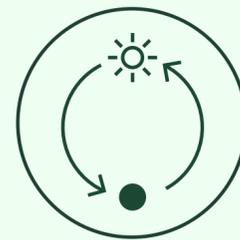
## Air filtering

Triple stage particle air filtering



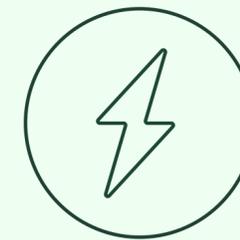
## Atrium

Internal atrium spread  
over five floors



## Lighting

Intelligent Circadian lighting system  
(-38% consumption)



## Power and data

Space for back up generator and  
provision for local UPS on each level



# SERVICES

## Lighting

Intelligent circadian lighting to create organic, natural environment and reduce energy consumption by 38%

## Mixed mode ventilation

Openable windows with “traffic light” system. Reducing cooling demand by 60%.

## Roof space

For supplementary cooling and tenant plant

## Space for back up generator

Provision for local UPS on each floor

## Blue roof rainwater harvesting and greywater recycling

Blue roof reduces flow into sewers. Reduced flow fittings in washrooms to meet BREEAM

# FACILITIES

## Main reception

The main reception is accessed from Harewood Avenue and comprises two wings separated by a staggered four storey atrium and a skyward view via a large rooflight at level 4

Separate entrance on Marylebone Road provides the ability to create a self contained entrance

## Stair access

The building has two stair cases to all levels and a further one running from lower ground to level four

## WCs

14 WCs on lower ground to level 4, including three accessible toilets. 10 WCs on levels 5 to 7, including two accessible toilets. 3 WCs on level 8 including one accessible toilet.

## Ground floor and Basement units

One flexible A1/B1 retail unit is provided on the ground floor and basement to the corner of Harewood Avenue

## Lifts

4 passenger lifts serving all floors  
3 lifts in centre core serving lower ground to level four  
Average wait time of no more than 25s

## Structure

The existing structural frame is comprised of loadbearing external brickwork and a mixture of in-situ and hollow core reinforced concrete floor slabs supported by reinforced concrete members. The structure of the new extension will be CLT slabs supported on exposed steel frame.

## Floor Loadings

Plant Areas – 5.0 kN/m<sup>2</sup>  
Office Areas – 3.75 kN/m<sup>2</sup>  
Terrace Areas – 2.5 kN/m<sup>2</sup>

## Grids

Planning grid – 2.6m/4.2m  
Structural grid varies – nom. 4.3m x 6.5m/8.0m

## Acoustics

Office: NR 38  
Toilets: NR 40-45  
Common areas: NR 40

## Occupancy standards

Office Zones: 1 person per 8m<sup>2</sup>  
A1/B1 Zones: Shell and Core only  
Reception and lift lobby zones:  
1 person per 10m<sup>2</sup>  
WC provision: 1 person per 8m<sup>2</sup>  
(with 80% utilisation factor)  
Means of escape: 1 person per 8m<sup>2</sup>

## Air conditioning system

CAM – V system allows for maximum flexibility. Underfloor supply via raised access floor, high level return.  
No division in floor plenum means unrivalled future reconfiguration.

## Fresh air rate

15 l/s/p based on 1:8 with 20% absenteeism

## Security

Provision for access control and CCTV provided.

## Floor to ceiling heights

Main Reception	2.45m
Secondary Reception	5.5m
Typical Floor	2.5/2.6m
Basement	3.2m

## Accreditations

-  BREEAM Outstanding
-  EPC A
-  REGO energy supply
-  Designed to AirRated Platinum



# THE TEAM

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# THE TEAM



## HENDERSON — PARK —

Henderson Park is a private equity real estate manager headquartered in London. Our investment strategy focuses exclusively on real estate investments, primarily in Western European capital and gateway cities.



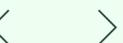
## GENERAL PROJECTS

General Projects is a contemporary real estate developer. We design and deliver creative, inspiring and experiential buildings for an ambitious new generation.



## ALLFORD HALL MONAGHAN MORRIS

The principal focus of AHMM has been the design of everyday buildings in the city. It is their belief that such buildings can, through intelligent design and a professional methodology, be made extraordinary.



# CONTACTS

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# GALLERY MARYLEBONE

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[THE BUILDING](#)

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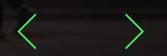


VIP entrance on Marylebone Road





Main entrance on Harewood Avenue



Ground Floor Retail unit



HAREWOOD AVENUE NW1

HAREWOOD ROAD NW1

3





Rear terraces



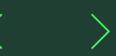


Rear terraces















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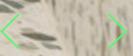








Main reception area







METROPOLIS