

# LOXTON — WALK

MARYLEBONE W1



An architectural rendering of a modern urban courtyard. The scene is viewed from a low angle, looking down a wide, paved walkway that leads towards a large, multi-story building in the background. The building has a grid-like facade of windows and a flat roof with a glass-enclosed section. On either side of the walkway are lower-level buildings with large glass windows and doors. The left side features a storefront with the text "the 9 cases" and "Fashion & More". The right side has a brick wall and more storefronts. Several trees are planted along the walkway, and many people are depicted walking, sitting on a low wall, and standing in groups, creating a lively atmosphere. The sky is clear and blue.

# THE WALK OF THE TOWN

## Launching 2025



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# 01. THE WALK OF THE TOWN





# Welcome to Loxton Walk



Loxton Walk is a new destination in Marylebone providing 28,500 sq ft of flexible retail and restaurant space across 17 ground floor units.

Four new avenues from George Street, Blandford Street, Gloucester Place and Baker Street will lead visitors into Loxton Walk, an open-air retail courtyard, designed to be a lively communal amenity for residents, office workers and public visitors.

CGI: The entrance to Loxton Walk from Baker Street



Loxton Walk is at the heart of a dynamic mixed-use development. The commercial offering comprises 204,000 sq ft of offices at 25 Baker Street and a further 12,000 sq ft of workspace at 30 Gloucester Place, a restored Grade II listed building. 100 George Street will provide 41 luxury new build apartments, in addition to the 10 affordable residential units in 30 Gloucester Place.

Capitalising on the destination status of the Marylebone neighbourhood, Loxton Walk will be home to a community of like-minded occupiers.

CGI: 5 Loxton Walk to the left-hand side







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02. THE PLACE

CGI: 96 George Street to the left-hand side



# Magnetic Marylebone

Marylebone sits just behind Oxford Street, the capital's main retail thoroughfare home to renowned flagship stores. It is a thriving residential neighbourhood, a location of choice for headquarter offices and boasts over 30 hotels.

The area is home to curated independent boutiques, unique dining experiences, progressive wellness studios, iconic cultural institutions, luscious green spaces and now a new pedestrianised public courtyard, Loxton Walk.

Images: 01) Summer in the Square, Portman Square Garden  
02) 6 - 10 Chiltern Street 03) Monocle Cafe, 18 Chiltern Street  
04) Chiltern Street 05) Home Marylebone, 79 Marylebone High Street  
06) Selfridges, 400 Oxford Street 07) St. Christopher's Place







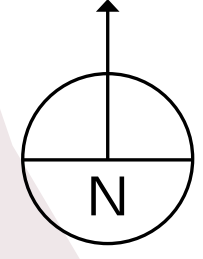
# On your doorstep

Loxton Walk sits in the centre of Portman Marylebone, the London neighbourhood curated and promoted by The Portman Estate. A collection of elegant streets and squares with a vibrant retail and lifestyle offering, it is best known as an independent shopping haven and a foodie's paradise, rich in custom throughout the working week and weekend.

Make your base at Loxton Walk and you'll be joining the celebrated community of shops, restaurants, pubs and hotels in Portman Marylebone. The area is also supported by its Business Improvement District, the Baker Street Quarter Partnership, which runs community events locally throughout the year.

1) Find The Words artwork, New Quebec Street 2) The Portman, Seymour Place 3) Florencio Pizza and The Carpenter's Arms, 12 - 14 Seymour Place 4) Chiltern Firehouse, 1 Chiltern Street 5) Donostia, 10 Seymour Place 6) Shreeji News, 6 Chiltern Street 7) Chiltern Street





GREAT  
PORTLAND  
STREET



LONDON  
EUSTON



KING'S CROSS  
ST PANCRAS



BAKER  
STREET

LONDON  
MARYLEBONE

EDGWARE  
ROAD

MARYLEBONE ROAD

GLoucester PLACE

CRAWFORD STREET

CHILTERN STREET

PADDINGTON  
STREET GARDENS

DAUNT BOOKS

MARYLEBONE HIGH STREET

MARYLEBONE  
FARMERS' MARKET

CHILTERN FIREHOUSE

BLANDFORD STREET

BAKER STREET

LOXTON — WALK  
MARYLEBONE W1

GEORGE STREET

SEYMOUR PLACE

SEYMOUR PLACE

THE WALLACE COLLECTION

ST JOHN MARYLEBONE

WIGMORE HALL

BBC, PORTLAND PLACE

CAVENDISH SQUARE

WIGMORE STREET

MANCHESTER SQUARE

HOME HOUSE

NOBU HOTEL

PORTMAN  
SQUARE GARDEN

NEW  
QUEBEC STREET

NEW QUEBEC STREET

ZETTER TOWNHOUSE

MARBLE ARCH

MARBLE ARCH

CONNAUGHT VILLAGE

HYDE PARK

BOND  
STREET

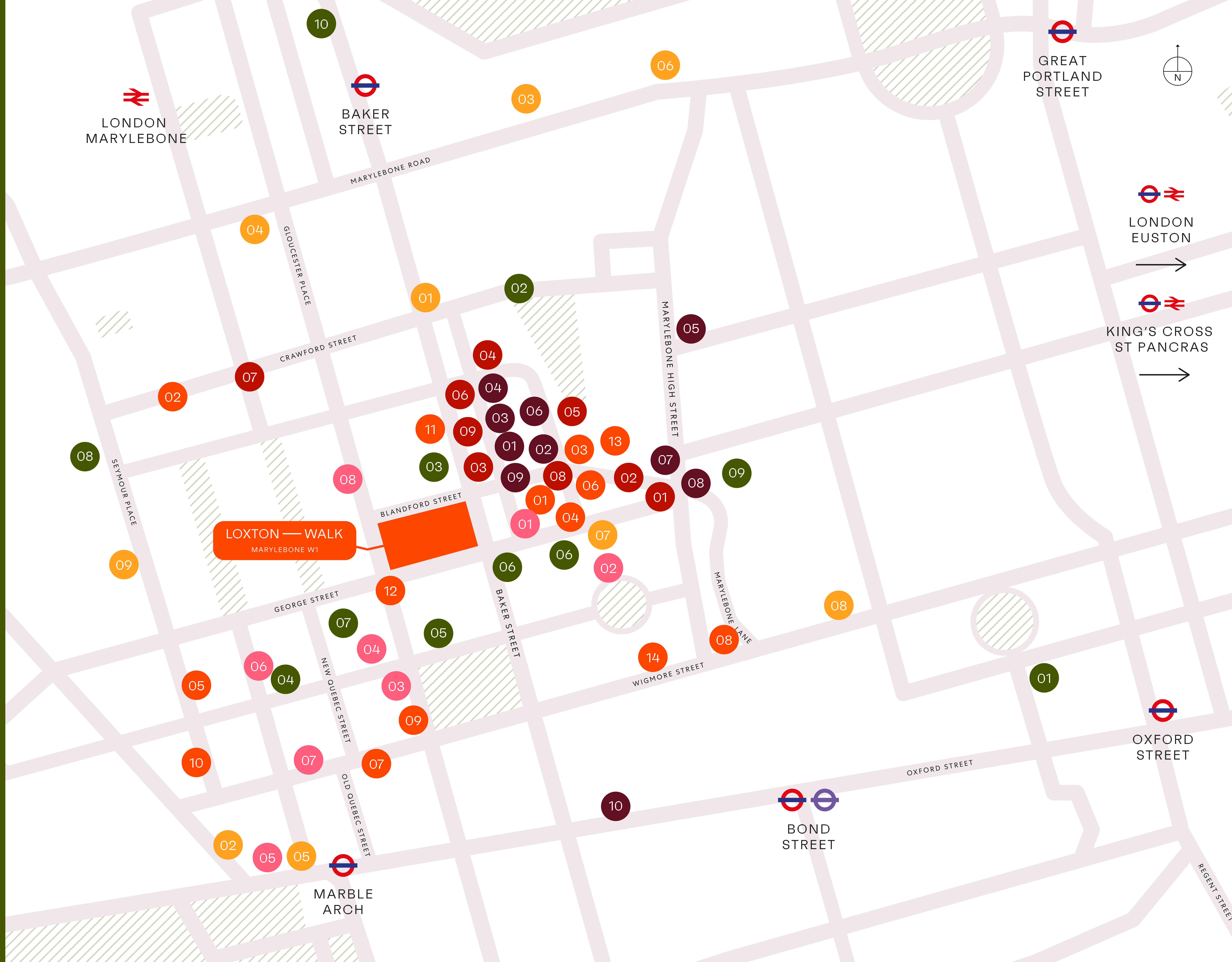
CLARIDGE'S

OXFORD  
STREET

LIBERTY

REGENT STREET





# In fine company

- FASHION & ACCESSORIES**
  - 01 Grey Flannel
  - 02 Kimai
  - 03 MONC
  - 04 Mouki Mou
  - 05 Sézane
  - 06 Sunspel
  - 07 The White Company
  - 08 Theory
  - 09 Trunk
  - 10 Selfridges
- HOTELS**
  - 01 Chiltern Firehouse
  - 02 Durrant's Hotel
  - 03 Hyatt Regency, The Churchill London
  - 04 Nobu Hotel London Portman Square
  - 05 The Cumberland Hotel
  - 06 The Prince Akatoki
  - 07 The Zetter Marylebone
  - 08 Z at Gloucester Place
- WELLBEING & LIFESTYLE**
  - 01 Aesop
  - 02 Daylesford
  - 03 Grandirosa
  - 04 Labour and Wait
  - 05 Monocle
  - 06 Niwaki
  - 07 Perfumer H
  - 08 Shreeji News
  - 09 Tracksmith
- CULTURE**
  - 01 Everyman Cinema
  - 02 Frameless
  - 03 Madame Tussaud's
  - 04 Marylebone Town Hall
  - 05 Moco Museum
  - 06 Royal Academy of Music
  - 07 The Wallace Collection
  - 08 Wigmore Hall
  - 09 Sylvia Young Theatre School
- FOOD & BEVERAGE**
  - 01 Bellazul
  - 02 Boxcar Baker & Deli
  - 03 Clarette
  - 04 Defune
  - 05 Fratelli Greci
  - 06 Jikoni
  - 07 KOL
  - 08 Lina Stores
  - 09 Locanda Locatelli
  - 10 Lurra
  - 11 Royal China
  - 12 Santo Mare
  - 13 Trishna
  - 14 Zoilo
- LEISURE**
  - 01 IRebel
  - 02 BXR
  - 03 Fitness First
  - 04 Home Grown
  - 05 Home House
  - 06 KOBOX Marylebone
  - 07 Nobu Pilates
  - 08 Seymour Leisure Centre
  - 09 Third Space
  - 10 Total Chi Yoga & Pilates



# Well-connected

Wherever your set-off point, reaching Loxton Walk couldn't be simpler, with numerous transport choices covering the capital and beyond.

Less than a 10-minute walk away is Baker Street station, served by five Underground lines. Just as close in the other direction is Bond Street, which adds the Central and Elizabeth lines to your travel options.

Cyclists are able to ride here safely thanks to Cycleway 27, an east-to-west route that runs through Marylebone via Devonshire Street.

Source: TFL & National Rail

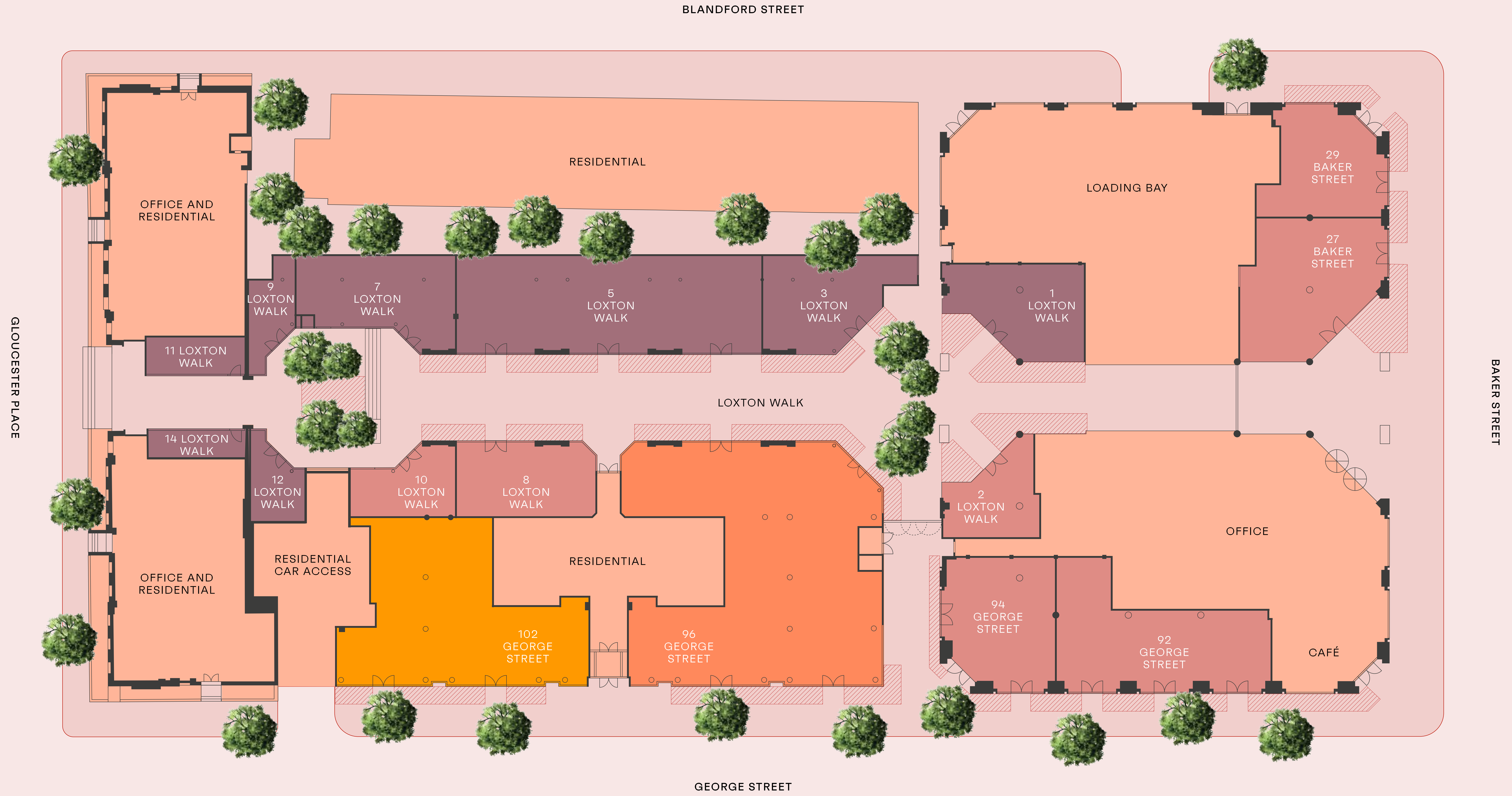











# 03. THE DEVELOPMENT





-  CLASS E RETAIL USE
-  CLASS E RESTAURANT USE
-  CLASS E RETAIL OR RESTAURANT USE
-  CLASS E RESTAURANT OR GYM USE
-  EXTERNAL SEATING AREA



# Loxton Walk

## schedule of areas

ADDRESS	SQ FT(GIA)*	SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
27 Baker Street	1,939	180	5.68
29 Baker Street <sup>†</sup>	1,311	121	5.68
92 George Street <sup>†</sup>	2,244	209	5.48
94 George Street	1,570	146	5.48
96 George Street <sup>†</sup>	5,798	539	3.51 – 3.68
102 George Street <sup>†</sup>	3,395	315	3.33

<sup>†</sup> Kitchen Extract

\* Subject to measurement on practical completion.  
IPMS measurement on request.

\*\* Measured ffl to u/s of slab

ADDRESS	SQ FT(GIA)*	SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
1 Loxton Walk	1,057	98	5.58
2 Loxton Walk	674	63	5.58
3 Loxton Walk	1,207	112	3.75
5 Loxton Walk	3,322	309	3.25
7 Loxton Walk	1,363	127	3.06
8 Loxton Walk	1,159	108	3.32
9 Loxton Walk	396	37	2.43
10 Loxton Walk	668	62	3.13
11 Loxton Walk	377	35	3.16 – 3.33
12 Loxton Walk	376	35	2.43
14 Loxton Walk	309	29	3.16 – 3.33



# Join the community



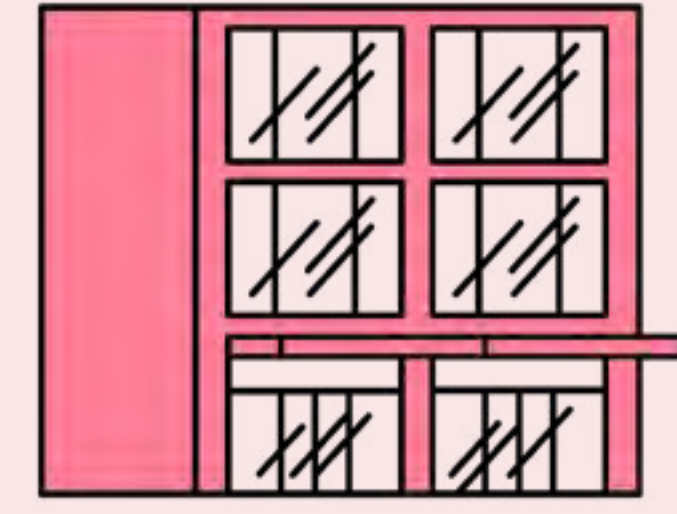
The ground floor retail, restaurant and leisure opportunities span across four buildings with frontages along Loxton Walk, George Street and Baker Street.

Units range from 300 sq ft to 5,800 sq ft and will appeal to a diverse selection of retail and hospitality businesses, bringing together a new community of Marylebone traders.

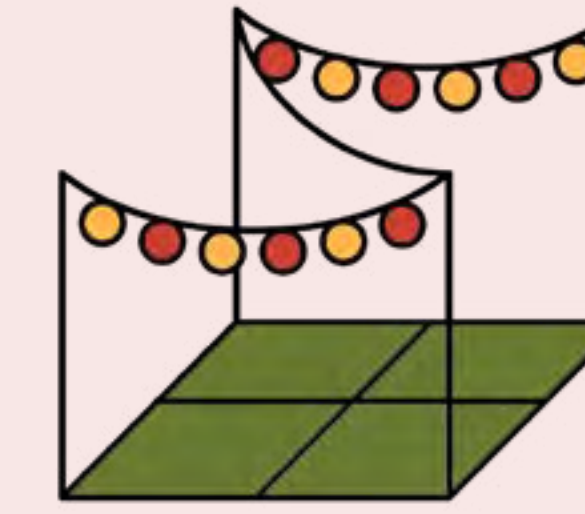
CGI: 102 George Street



# A unique opportunity



The ability to combine some units to create larger anchor or flagship spaces.



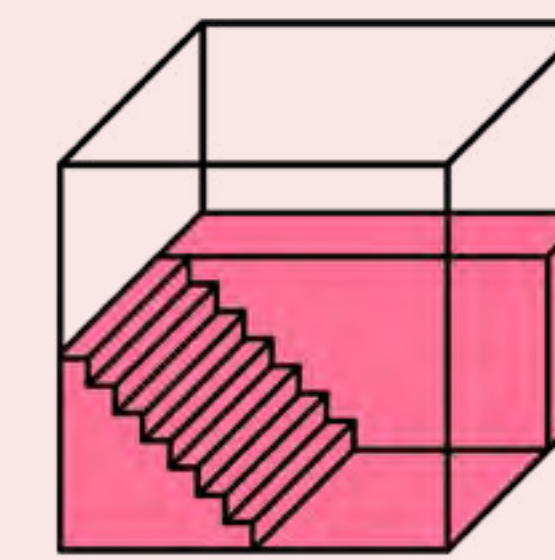
Connected by an open-air public courtyard with planting, seating, art pieces and festoon lighting.



Suiting a variety of businesses, from flagship restaurants to kiosk retail units.



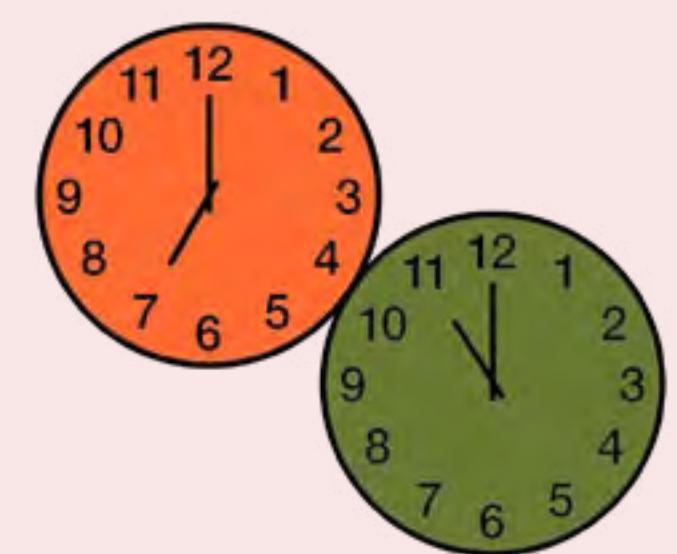
The potential for organised events and activations.



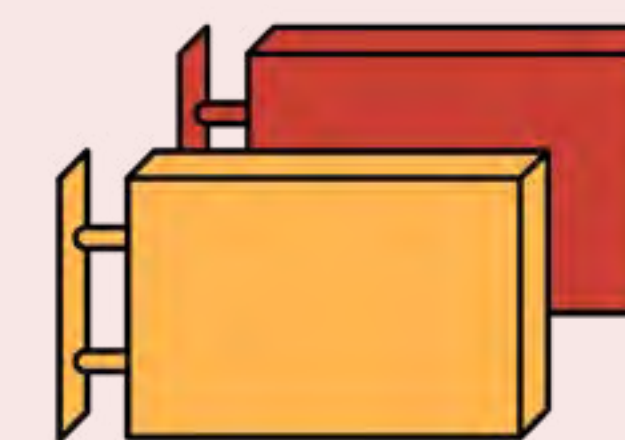
Six units with ceiling heights of up to 5.58m, creating the potential for mezzanines.



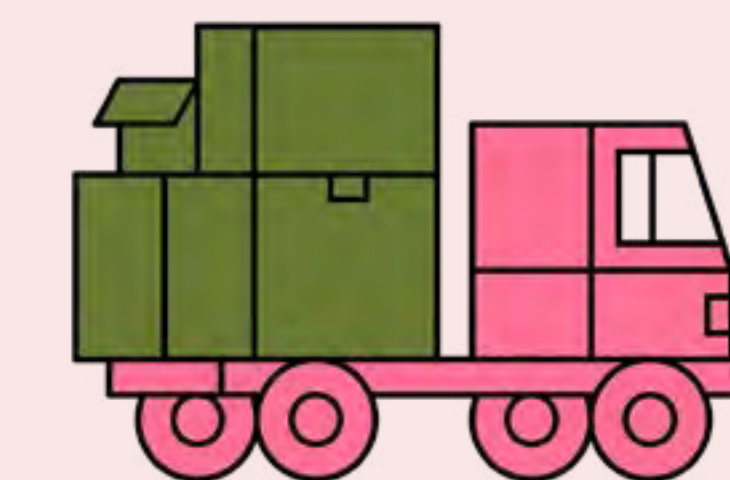
Dedicated outside seating areas are available by way of a separate license.



Operational hours are between 7am and 11pm.



Flag signage and dedicated signage zones.

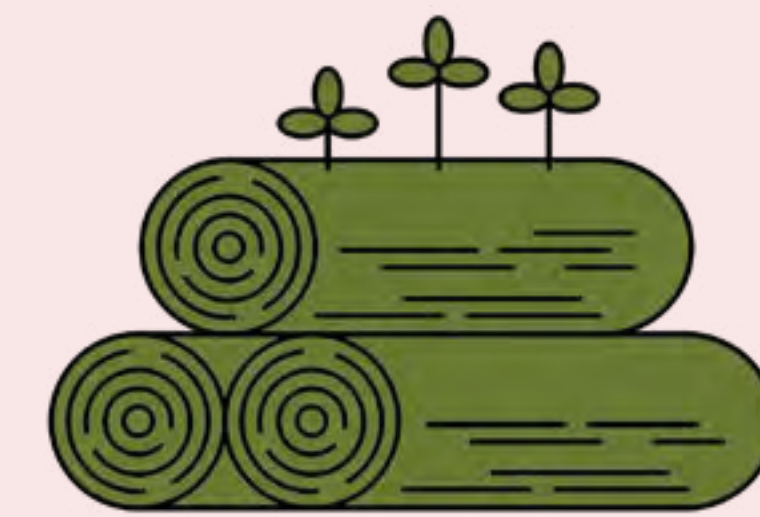


Centralised loading bay and refuse area.

The retail offering at Loxton Walk is centred around a landscaped and pedestrianised courtyard, elegantly designed to be a new public space for the local community.



# Responsible development



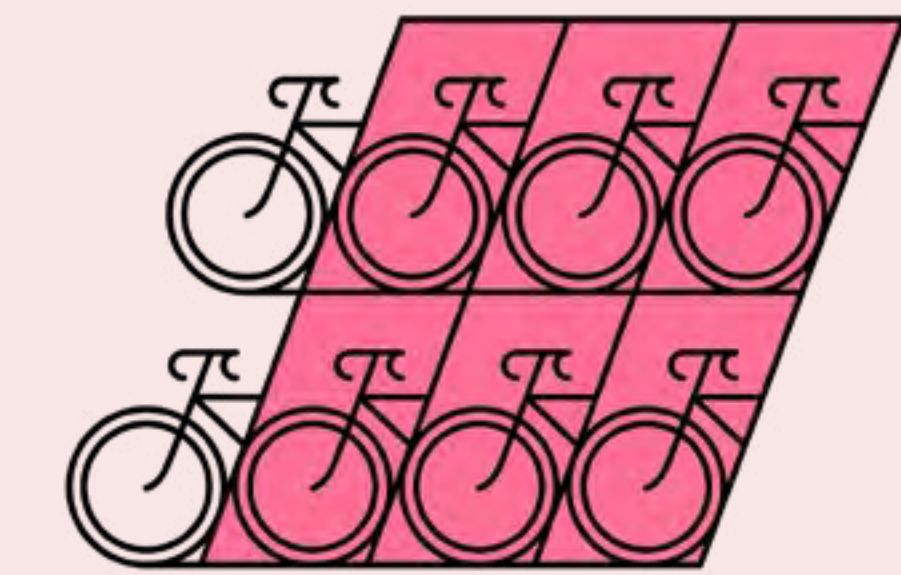
## SUSTAINABLE MATERIALS

All timber used to construct the building will be FSC or PEFC certified.



## CERTIFICATION TARGETING STANDARDS

- WiredScore Platinum
- BREEAM targeting 'Excellent'
- EPC targeting 'A'



## SUSTAINABLE TRAVEL

48 cycle racks and five showers dedicated to retail occupiers to support sustainable travel. Covered cycle racks are also available for public use.



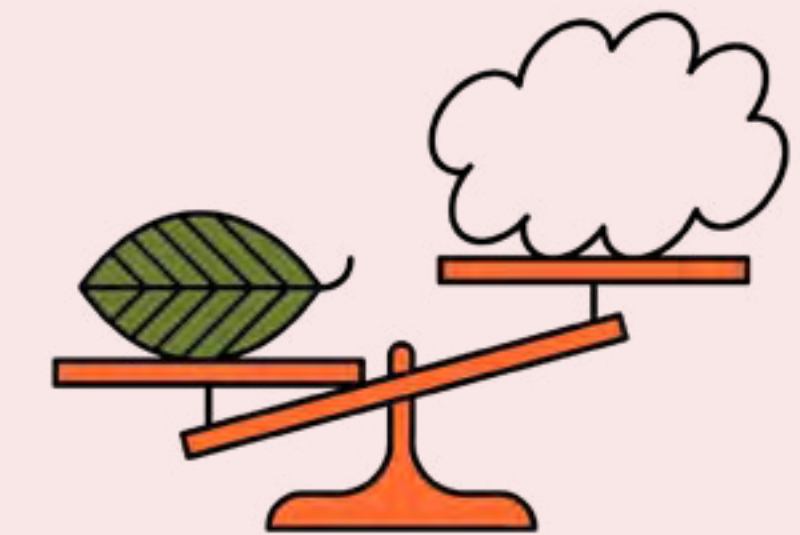
## LANDSCAPING

The scheme features green roofs, green walls and courtyard planting with mature trees to support biodiversity.



## WATER RECYCLING

Greywater from the showers and basins will be recycled and used to flush toilets.



## CARBON OFFSETTING

The embodied carbon emissions of the building will be offset using verified schemes.

In line with Derwent London and The Portman Estate's sustainability targets, Loxton Walk will be designed with the highest standards of environmental design in mind.

Click on the links below to learn more about Derwent London's journey to Net Zero Carbon by 2030 and The Portman Estate's B Corp certification.





# 04. THE TEAM



# Derwent London

## OUR VISION, PURPOSE & VALUES

### VISION

*We craft inspiring and distinctive space where people thrive.*

### PURPOSE

*We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.*

### VALUES

*We build long-term relationships.  
We lead by design. We act with integrity.*

Derwent London is a different kind of developer – a design-led, creative commercial space specialist, providing unique places where occupiers become long-term partners.

We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces, which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to local communities.

Images: 01) White Collar Factory EC1 – Restaurants: Daffodil Mulligan, Lillienblum, DL/ Service 02) One Oxford Street W1 – Retail: Uniqlo, Starbucks, LIDS 03) Tea Building E1 – Restaurants: Brat, Pizza East, Shoreditch House, Smoking Goat 04) Brunel Building W2 – Restaurant: Bondi Green







# The Portman Estate

## OUR VISION

*The Portman Estate is a forward-thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone and London's West End. We recognise our responsibility to provide a high quality, sustainable environment while seeking to safeguard our community, manage responsively and evolve our portfolio for the benefit of all. We aim to do this with a Clean Heart and a Cheerful Spirit, as the family motto directs.*

The Portman Estate comprises 110 acres of Marylebone in London's West End, including frontages to Oxford Street, Baker Street and Edgware Road. We are also home to over 150 shops and restaurants, many of which are located on our three independent retail streets; New Quebec Street, Seymour Place and Chiltern Street.

We are committed to excellence in customer service and aim to be the destination of choice for residents, businesses and visitors, where the buildings exceed market demand and the environment is distinctive, varied and vibrant.

In 2022, we became B Corp certified, making The Portman Estate the first London estate to join the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

Images: 01) Santiago Lastra, chef patron at KOL, 9 Seymour Street. Photograph by Charlie McKay 02) Moco Museum London, One Marble Arch 03) Clarettie, 44 Blandford Street 04) The Italian Greyhound, 62 - 64 Seymour Street



# Agents

ENQUIRES FOR

*1 – 14 Loxton Walk*  
*92 – 104 George Street*  
*27 – 29 Baker Street*

KENNINGHAM RETAIL

Hannah Barter  
hannahb@kenninghamretail.com  
07753 312 591

Mark Serrell  
marks@kenninghamretail.com  
07885 389 435

George Griffiths  
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07496 825 631

ENQUIRES FOR

*1 – 2 Loxton Walk*  
*92 – 104 George Street*  
*27 – 29 Baker Street*

SAVILLS

James Fairley  
jfairley@savills.com  
07824 412 081

Andrew Gibson  
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07596 090 058

George Collison  
george.collison@savills.com  
07590 329 557

ENQUIRES FOR

*3 – 14 Loxton Walk*  
*96 – 104 George Street*

BRUCE GILLINGHAM POLLARD

Charlotte Roberts  
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07738 448 338

Lizzie Knights  
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07511 902 073

Lucy Cope  
lucy@brucegillinghampollard.com  
07595 267 866

loxtontalk.com

ANTI-MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

MISPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Savills, Bruce Gillingham Pollard and Kenningham Retail. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation July 2024.



DERWENT  
LONDON