

LOXTON — WALK MARYLEBONE W1







O1. THE WALK OF THE TOWN

Welcome to Loxton Walk

O3. THE DEVELOPMENT

Loxton Walk site plan Loxton Walk schedule of areas Join the community A unique opportunity Responsible development 05

O2. THE PLACE

Magnetic Marylebone On your doorstep In fine company Well-connected

O4. THE TEAM

Derwent London The Portman Estate Agents

08
09
11
12

20
21
22



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.



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.





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.

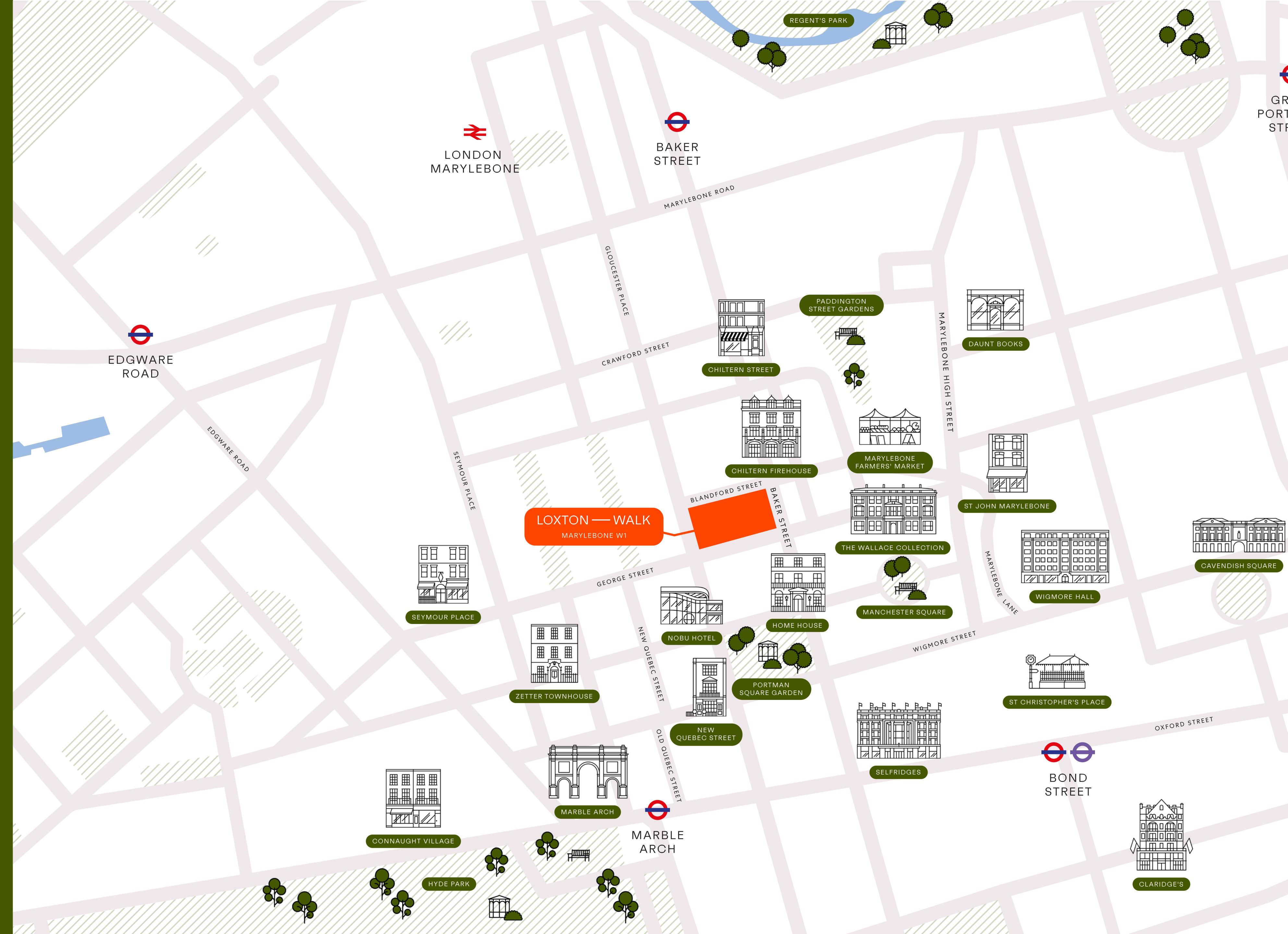
Make your base at Loxton Walk and you'll be joining the celebrated community of shops, restaurants, pubs and hotels in Portman Marylebone. The area is also supported by its Business Improvement District, the Baker Street Quarter Partnership, which runs community events locally throughout the year.

¹⁾ Find The Words artwork, New Quebec Street 2) The Portman, Seymour Place

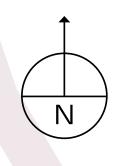
³⁾ Florencio Pizza and The Carpenter's Arms, 12 - 14 Seymour Place

⁴⁾ Chiltern Firehouse, 1 Chiltern Street 5) Donostia, 10 Seymour Place

⁶⁾ Shreeji News, 6 Chiltern Street 7) Chiltern Street











KING'S CROSS ST PANCRAS

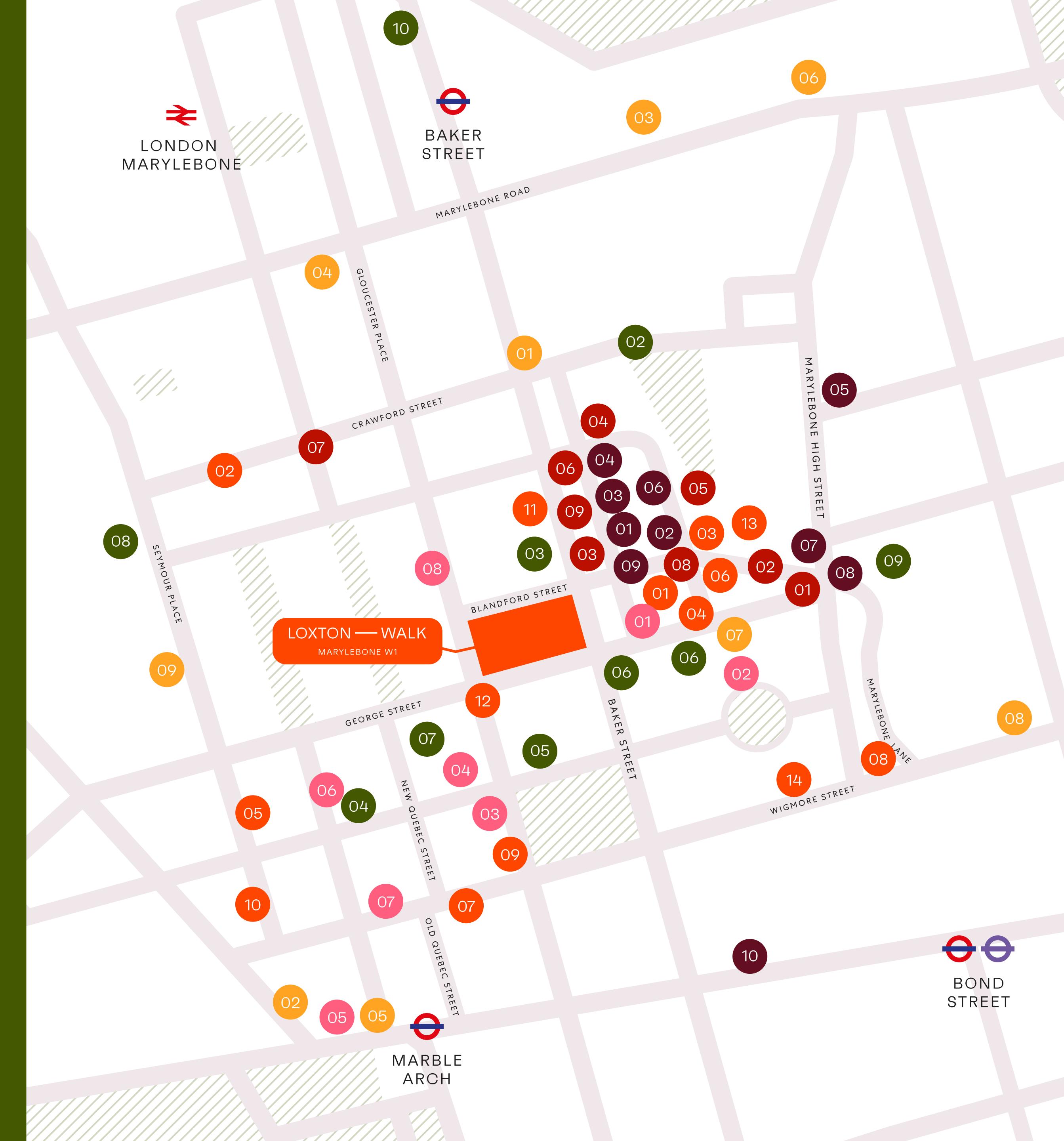
















LONDON EUSTON

Object to the equation of the equation of

01



EGENT STREF

OXFORD STREET

In fine company

FASHION & ACCESSORIES

- 01 Grey Flannel
- 02 Kimai
- os MONC
- 04 Mouki Mou
- 05 Sézane
- 06 Sunspel
- 07 The White Company
- 08 Theory
- 09 Trunk
- 10 Selfridges

• WELLBEING & LIFESTYLE

- 01 Aesop
- 02 Daylesford
- 03 Grandirosa
- 04 Labour and Wait
- 05 Monocle
- 06 Niwaki
- 07 Perfumer H
- 08 Shreeji News
- 09 Tracksmith

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

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

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

- 01 lRebel
- 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

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.



BOND STREET

BOND STREET

BOND

BOND

 $\Theta \ominus \Theta \Theta \Rightarrow \Theta \Rightarrow Marylebone$ (12 mins walk)

⊖ London Paddington (20 mins walk)

(8 mins walk from Loxton Walk)

LONDON EUSTON EUSTON SQUARE **⊖ ⊖ →** London Bridge (8 mins) LONDON BRIDGE ⊖⊖⊖⊖⊖⊖⊖⊖ King's Cross St. Pancras (9 mins) KING'S CROSS ST. PANCRAS OXFORD VICTORIA CIRCUS CANNING LONDON CITY TOWN



Loxton Walk site plan

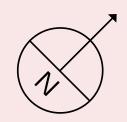
DUCESTER PLACE



	CLASS E RETAIL USE
	CLASS E RESTAURANT USE
	CLASS E RETAIL OR RESTAURANT USE
	CLASS E RESTAURANT OR GYM USE
\bigcirc	EXTERNAL SEATING AREA

BLANDFORD STREET

GEORGE STREET



BAKER STREET

Loxton Walk schedule of areas

ADDRESS	SQ FT(GIA)*	SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
27 Baker Street	LET TO NOTTO		
29 Baker Street ⁺	LET TO NOTTO		
92 George Street ⁺	2,244	209	5.48
94 George Street	1,570	146	5.48
96 George Street ⁺	5,798	539	3.51 - 3.68
102 George Street ⁺	3,395	315	3.33

+ Kitchen Extract

ADDRESS	SQ FT(GIA)*
l Loxton Walk	1,057
2 Loxton Walk	674
3 Loxton Walk	1,207
5 Loxton Walk	3,322
7 Loxton Walk	1,363
8 Loxton Walk	1,159
9 Loxton Walk	396
10 Loxton Walk	668
11 Loxton Walk	377
12 Loxton Walk	376
14 Loxton Walk	309

SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
98	5.58
63	5.58
112	3.75
309	3.25
127	3.06
108	3.32
37	2.43
62	3.13
35	3.16 - 3.33
35	2.43
29	3.16 - 3.33

 ^{*} Subject to measurement on practical completion.
IPMS measurement on request.

^{**} Measured ffl to u/s of slab



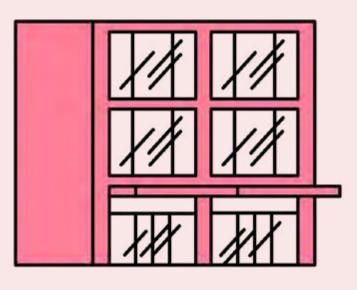
Join the community

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.

A unique opportunity

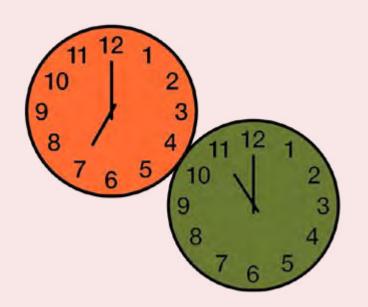
The retail offering at Loxton Walk is centred around a landscaped and pedestrianised courtyard, elegantly designed to be a new public space for the local community.



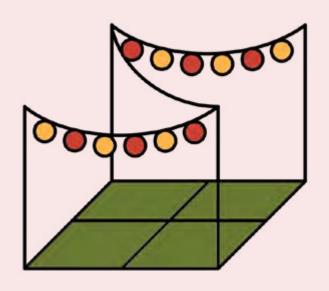
The ability to combine some units to create larger anchor or flagship spaces.



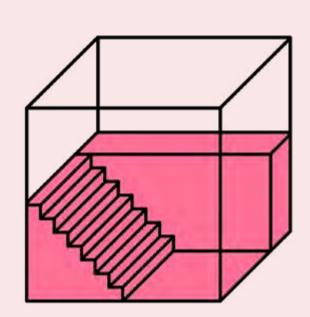
The potential for organised events and activations.



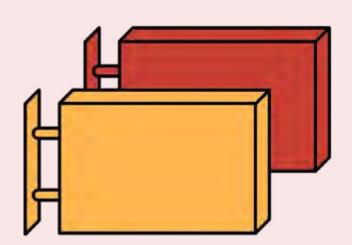
Operational hours are between 7am and 11pm.



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



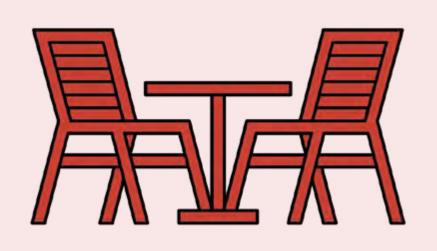
Six units with ceiling heights of up to 5.58m, creating the potential for mezzanines.



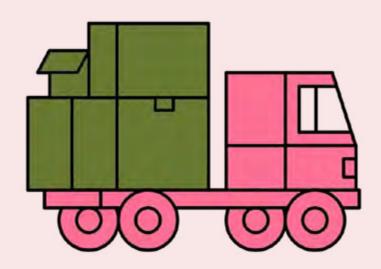
Flag signage and dedicated signage zones.



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



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



Centralised loading bay and refuse area.

Responsible development

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.



SUSTAINABLE MATERIALS

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



LANDSCAPING

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



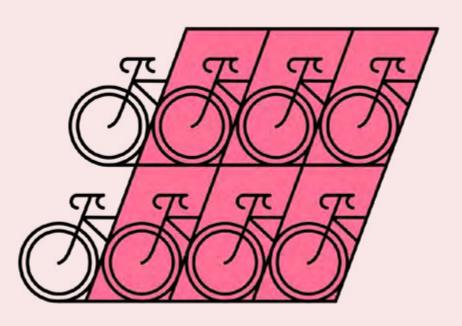
CERTIFICATION TARGETING STANDARDS

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



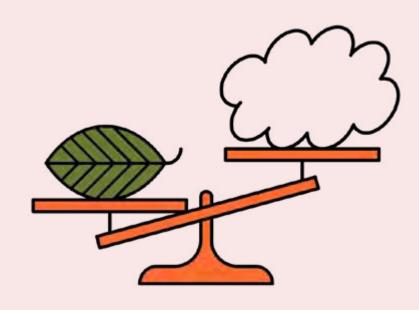
WATER RECYCLING

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



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.



CARBON OFFSETTING

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



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.





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.



ENQUIRES FOR	ENC
1 – 14 Loxton Walk	1 —
92 – 104 George Street	92 -
27 – 29 Baker Street	27 -
KENNINGHAM RETAIL	SAV
Hannah Barter	Dav
hannahb@kenninghamretail.com	dav
07753 312 591	079
Mark Serrell	And
marks@kenninghamretail.com	and
07885 389 435	075
~ 1	
George Griffiths	Geo
georgeg@kenninghamretail.com	geo
07496 825 631	075

loxtonwalk.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 March 2025.

22

JQUIRES FOR - 2 Loxton Walk –104 George Street – 29 Baker Street

VILLS

avid Bannister wid.bannister@savills.com 7974 756 759

ndrew Gibson ndrew.gibson@savills.com 7596 090 058

eorge Collison orge.collison@savills.com 7590 329 557

ENQUIRES FOR 3 – 14 Loxton Walk 96 – 104 George Street

BRUCE GILLINGHAM POLLARD

Charlotte Roberts charlotte@brucegillinghampollard.com 07738 448 338

Lizzie Knights lizzie@brucegillinghampollard.com 07511 902 073

Lucy Cope lucy@brucegillinghampollard.com 07595 267 866





Oin portmanestate.co.uk

O in XFD derwentlondon.com