

LOXTON — WALK

MARYLEBONE W1

96 George Street, Marylebone W1

Flagship restaurant opportunity



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 and Baker Street will lead visitors into Loxton Walk, an open-air retail courtyard, designed to be a lively amenity for residents, office workers and public visitors.

96 George Street is a 5,800 sq ft flagship restaurant opportunity with a remarkable wraparound frontage across George Street and Loxton Walk. Suitable for a brand looking to make a statement in Marylebone, this prominent restaurant also benefits from generous outside seating across all frontages.

96 George Street, Marylebone W1

Flagship restaurant opportunity

AREA
Ground floor
5,798 sq ft (GIA) / 539 sq m (GIA).

CEILING HEIGHT
3.51m – 3.68m.

PLANNING
Class E restaurant use.

LEASE TERMS
A new full repairing and insuring lease for a term to be agreed. Leases will be granted outside the provisions of the Landlord & Tenant Act 1954.

QUOTING RENT
£275,000 per annum exclusive.

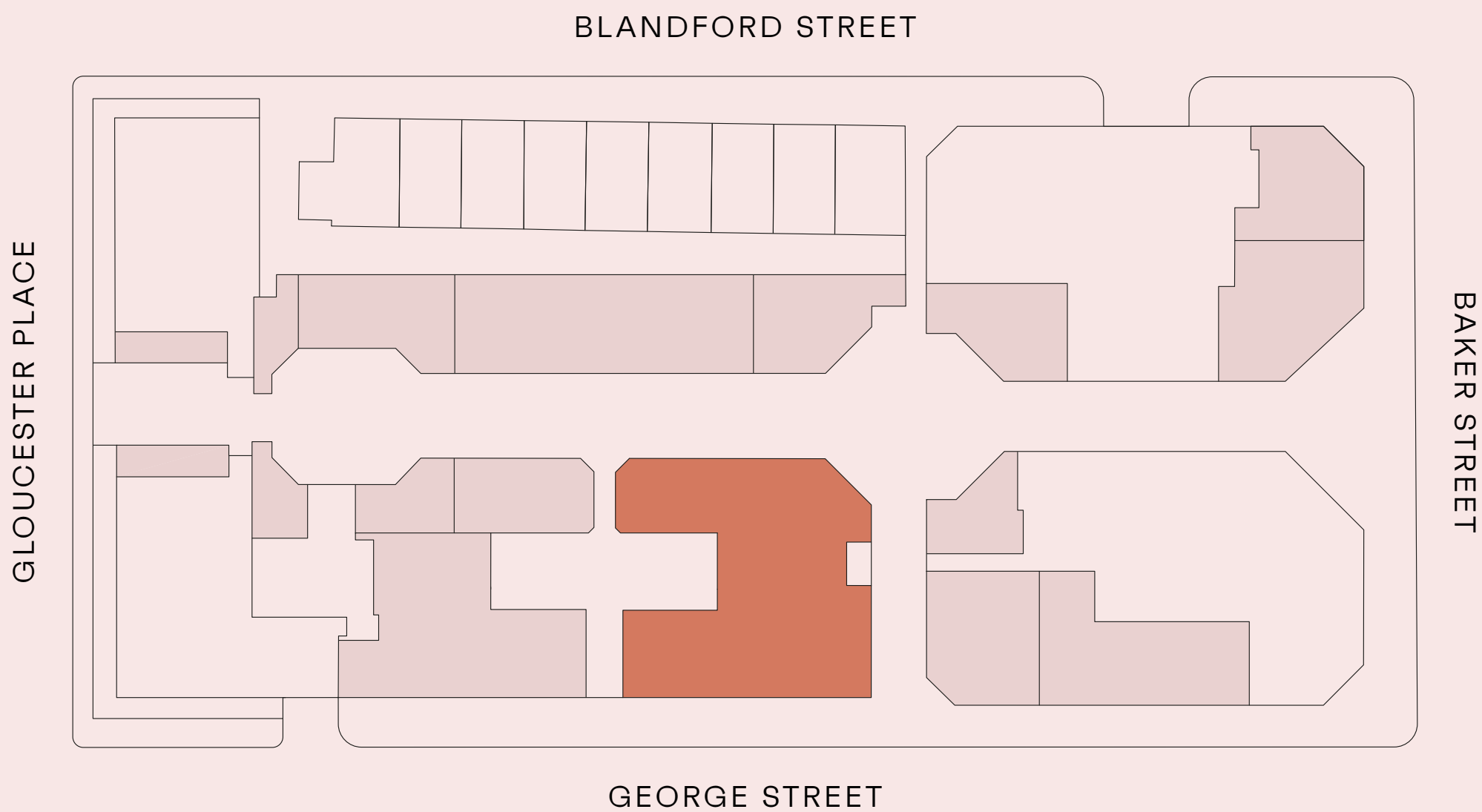
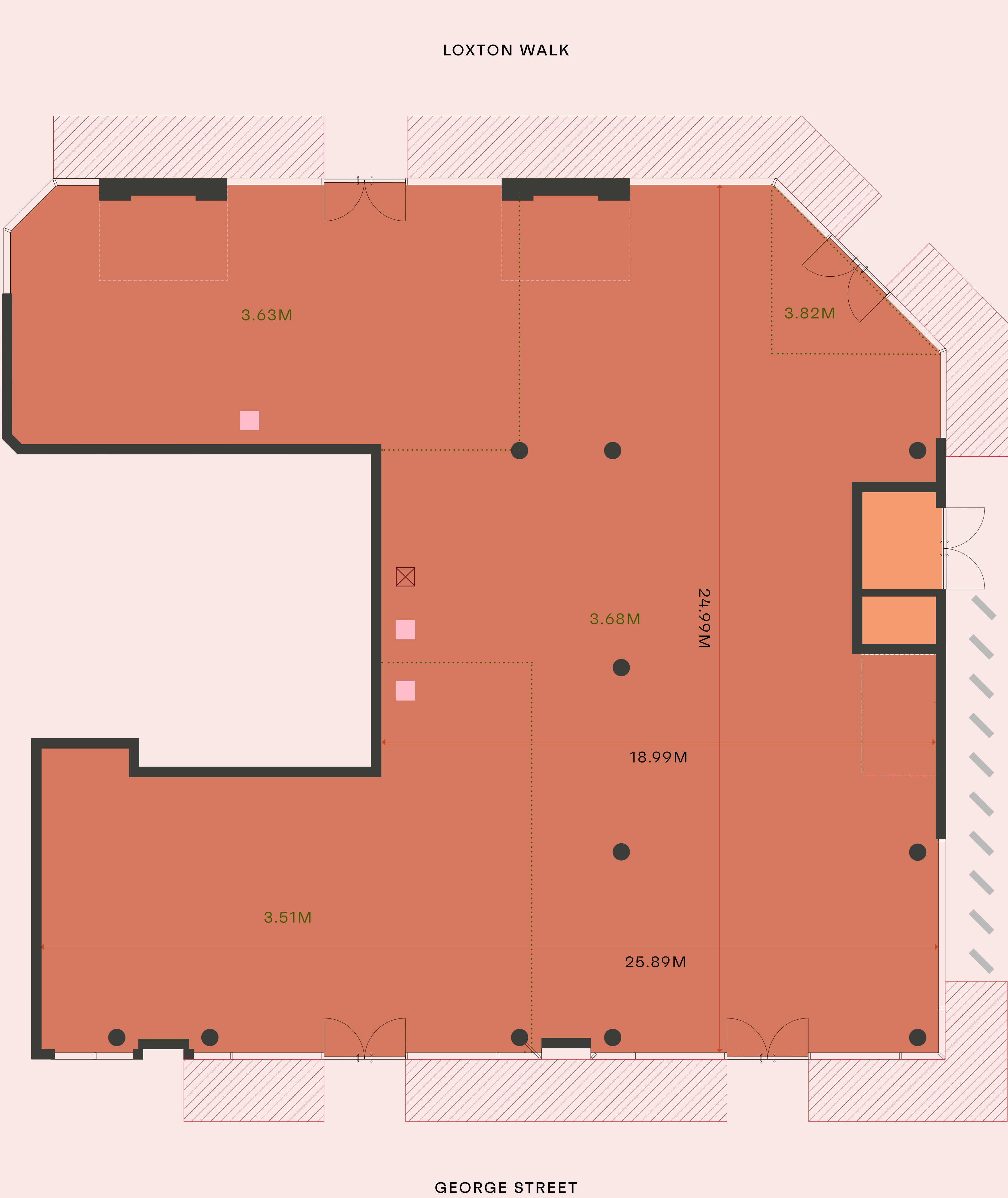
BUSINESS RATES
Approximate rates payable are £123,848 per annum. Parties are advised to verify this figure with the local authority.

SERVICE CHARGE
Estimated at £6.50 psf.

EPC
Targeting A

HANDOVER CONDITION AND POSSESSION
The premises will be ready for fitting out upon handover from The Portman Estate in Q1 2025.

- GROUND FLOOR
- CEILING HEIGHTS
- EXTERNAL SEATING AREA
- SERVICES
- PLANT ENCLOSURE
- INDICATIVE TENANT PLANT ZONE
- KITCHEN EXTRACT DUCT TERMINATION
- BIKE RACKS





Specification

HANDOVER SPECIFICATION

- The restaurant unit will be handed over in a shell and core specification, with capped off services.

FIT OUT APPROVAL

- Fit out plans will be subject to the Landlord’s prior written approval, by way of a Licence for Alterations.

FAÇADE AND GLAZING

- The external façade has been newly built as part of the redevelopment.
- The building has a brick façade with precast concrete features above ground floor level. The retail façade comprises high level ventilation louvres, framed glazing and four sets of double doors in a bronze PPC finish.
- All shopfronts are double glazed, with single glazed doors, to comply with BREEAM requirements.

EXTERNAL SEATING

- Potential outside seating area is shown on the floor plan.
- The area on George Street is public highway and any proposals for outdoor seating in this area must seek the required consents from the Landlord and the local authority.

FLOOR LOADING

- 5.00 kN/m² for live load + 1.0 kN/m² for partitions.

SIGNAGE

- Signage will be permitted, subject to the Tenant obtaining the required planning consents and Landlord approval.
- Signage will be permitted only on the zones outlined in the drawings on pages 7 and 8.
- External flag signage is illuminated metal measuring 430mm x 430mm.
- The graphics area of the flag signage is 280mm x 280mm.

ELECTRICAL SERVICES

- The electrical supply to the restaurant is fed by individual power supplies from the Landlord switchboards located at lower ground level.
- Subject to an upgrade of the circuit breaker, the unit will benefit from a power supply of 248.8A / 172.1 kVA. This will terminate in an isolator located within the premises.
- Energy metering is provided and all meters are physically labelled to enable the building user to identify the end energy use.

GENERAL VENTILATION (FAÇADE LOUVRES)

- There are supply and exhaust louvres (0.4m high) at high level on the façade of the restaurant. Louvres have been designed to allow for 2L/s/m².
- These louvres will be blanked off on handover to maintain air tightness and thermal envelope.

RAISED ACCESS FLOOR DEPTH

- The raised access floor depth varies between 165mm, 215mm and 385mm. Raised access flooring is to be installed by the Tenant.
- Floor depth measures from slab FFL to door threshold level, therefore the clear void is dependent upon the Tenant’s raised access floor detail.

KITCHEN EXTRACTION

- The restaurant benefits from an exhaust ductwork riser running from high level ground floor to the roof.
- This is a 900 x 550mm duct suitable for a maximum kitchen exhaust rate of 4.0m³/s. The aspect ratio of the duct varies along its route. There is a provision for kitchen extract plant space at roof level.
- Installation of fan and attenuators at roof level will be undertaken by the Tenant.

GAS SUPPLY

- The restaurant benefits from a gas supply allowance of 30m³/hr.
- The premises is provided with sub metered gas connections from the Developer’s gas meter room. These are dual contained gas pipework from the submeters. The Tenant shall be required to provide their own gas isolation valves, the interlock arrangement with the ventilation system and all other valving arrangements within their demise as per the Gas Sage & IGEM gas regulations.
- Gas will be charged by the Developer.

WATER SUPPLY

- A metered boosted cold water supply with 54mm pipework. The water supply is submetered by the Landlord and charged by the Developer.

FOUL WATER DRAINAGE

- 100mm diameter foul water drainage stacks and vents with capped connections for gravity drainage, as shown on plan.
- 40mm diameter foul water drainage stacks and vents, with capped connections at the proposed condenser location.
- All grease capture equipment is to be installed by the Tenant as part of their fit out.

HEATING AND COOLING SYSTEM

- An allowance of 100 W/m² of heating and 180W/m² of cooling has been made to determine the plant, louvre and servicing requirements for this restaurant.
- A condenser enclosure has been constructed within the restaurant, alongside the high level louvres for ventilation. There is also a vertical floor-to-soffit louvre for air intake and discharge from heating and cooling equipment.
- The on-floor plant is predominantly for heat rejection; the equipment is to be located behind the louvred façade which will draw in and discharge air.
- Acoustic louvres have been provided for the condenser units based on provisional plant selections to ensure a noise level no greater than 55dB(A) at 1m from the louvres.

FIRE SAFETY SYSTEM

- A fire alarm interface unit will be provided within the premises, local to the services penetration from the lower ground level.
- As part of their fit out, the Tenant is to supply and install bi-directional fire detection and alarm system for the unit, which is compatible with the Developer’s system and the cable connections to the Developer’s interface unit.

Specification

SPRINKLERS

- A sprinkler connection and zone check isolating valve will be provided. Each connection is to be monitored by the Developer’s fire alarm system.
- The Tenant will design, supply and install the sprinkler system within the units.

EMERGENCY LIGHTING

- The Tenant will be required to install their own emergency lighting to comply with the Developer’s requirements.

TELECOMMUNICATIONS

- Pathway has been provided from building intakes for the Tenant to order commercial telecom services from service providers to be cabled into their demise.
- Openreach, Hyper Optic and Virgin Media are connected into the lower ground incoming telecoms rooms.
- The restaurant is also provided with Hyperoptic and Openreach Fibre to the premises infrastructure for broadband.

SECURITY

- The Tenant will be responsible for installing dedicated access control systems to their units if required.
- 24-hour site wide security will be provided by the Landlord.

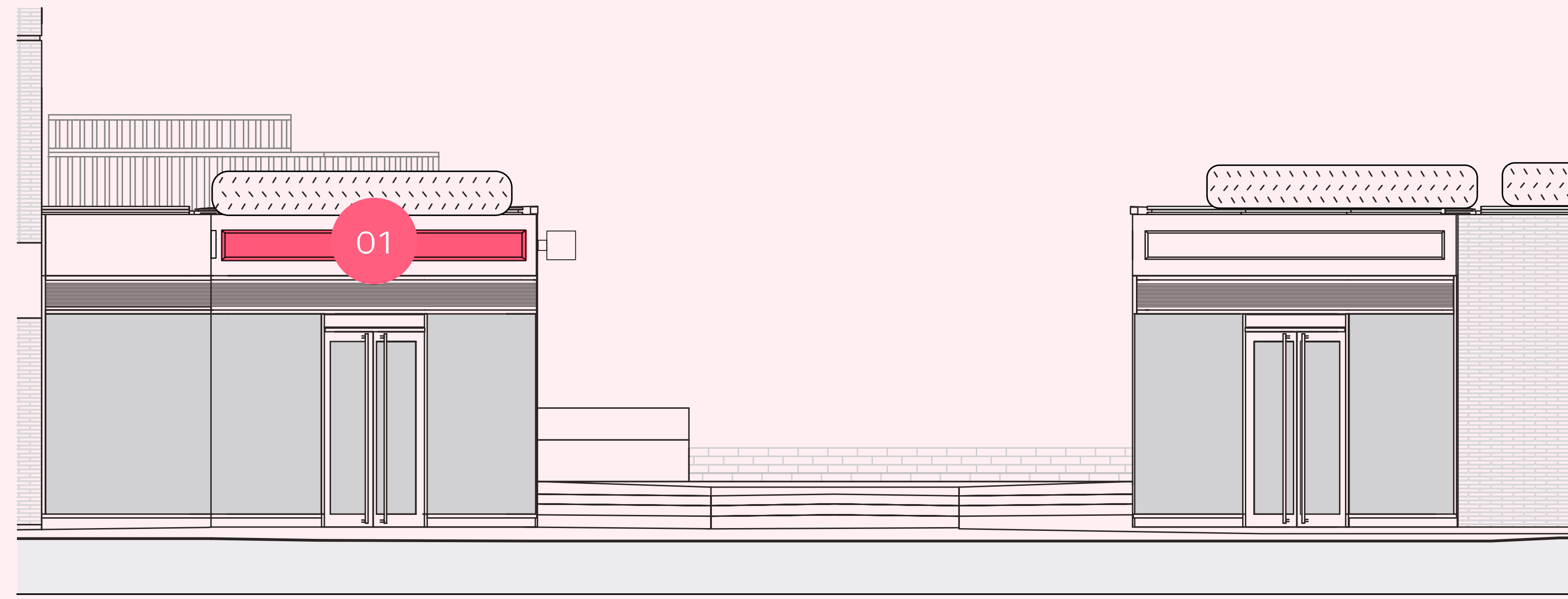
REFUSE

- All commercial Tenants will share the main waste room within 25 Baker St., at lower ground floor level. Access to the refuse room is via a dedicated goods lift.

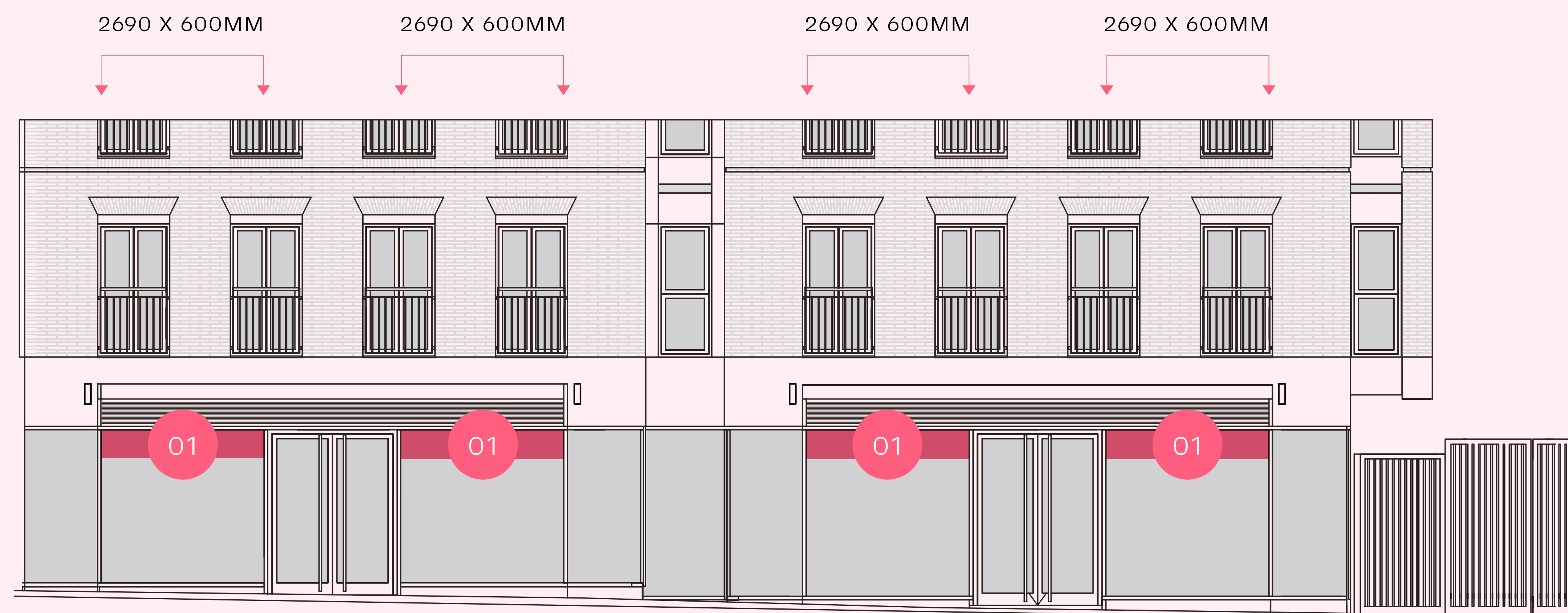
END-OF-JOURNEY FACILITIES

- Dedicated end-of-journey facilities for staff are provided at lower ground level, accessed via street level cycle lift on George Street.
- Facilities include 5 shower cubicles, 5 WCs, 44 half-height lockers and 34 secure cycle spaces.

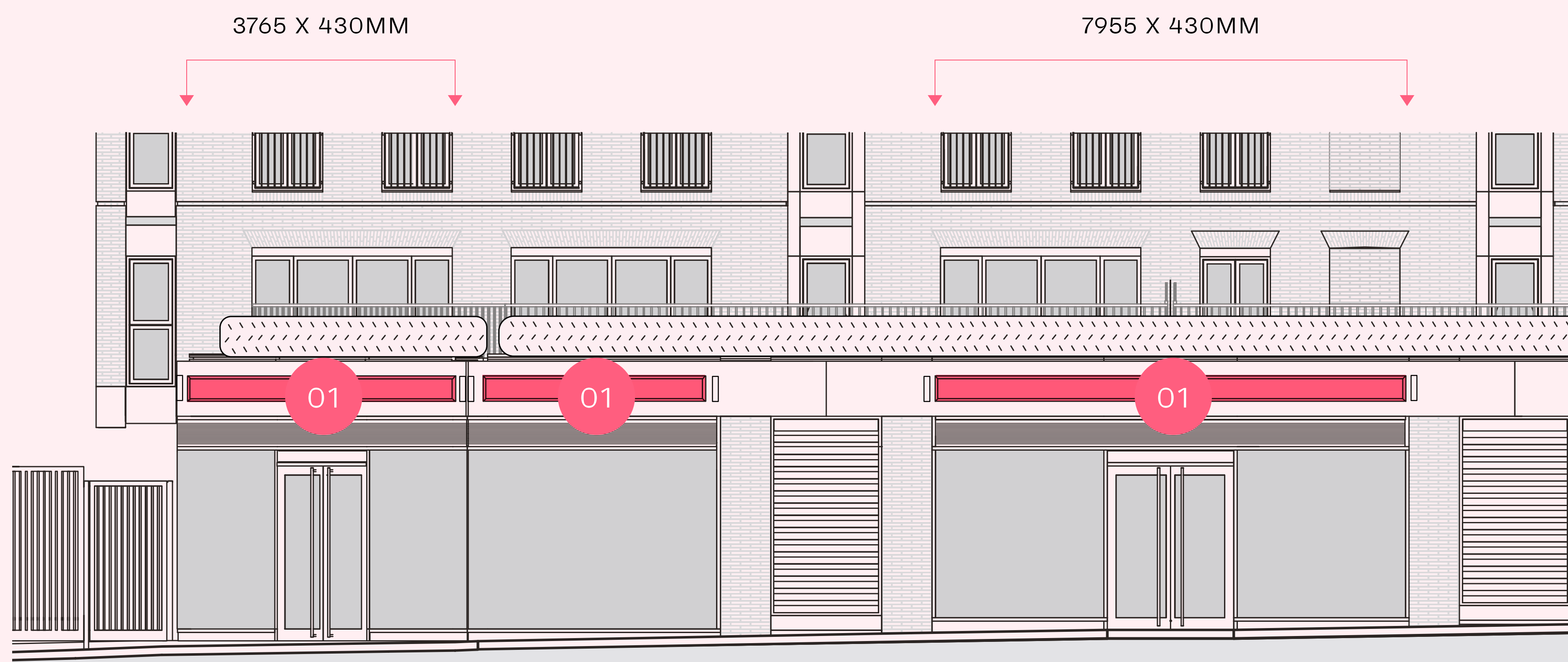
Signage zones



VIEW FROM BAKER STREET WALKWAY



VIEW FROM GEORGE STREET



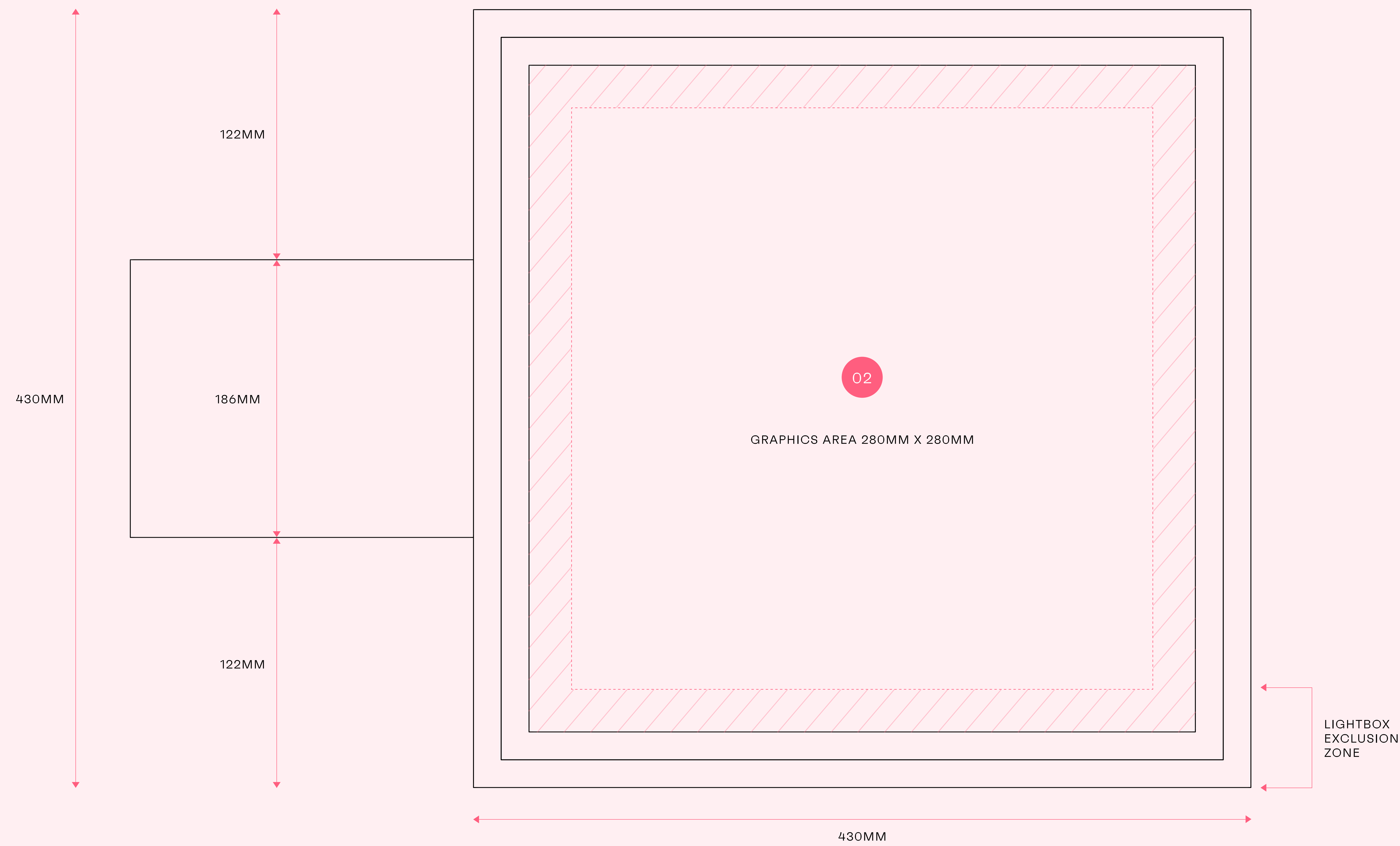
VIEW FROM LOXTON WALK

The opportunity to re-locate the George Street signage zone onto the high level louvres is currently being explored. Further information is available upon request.

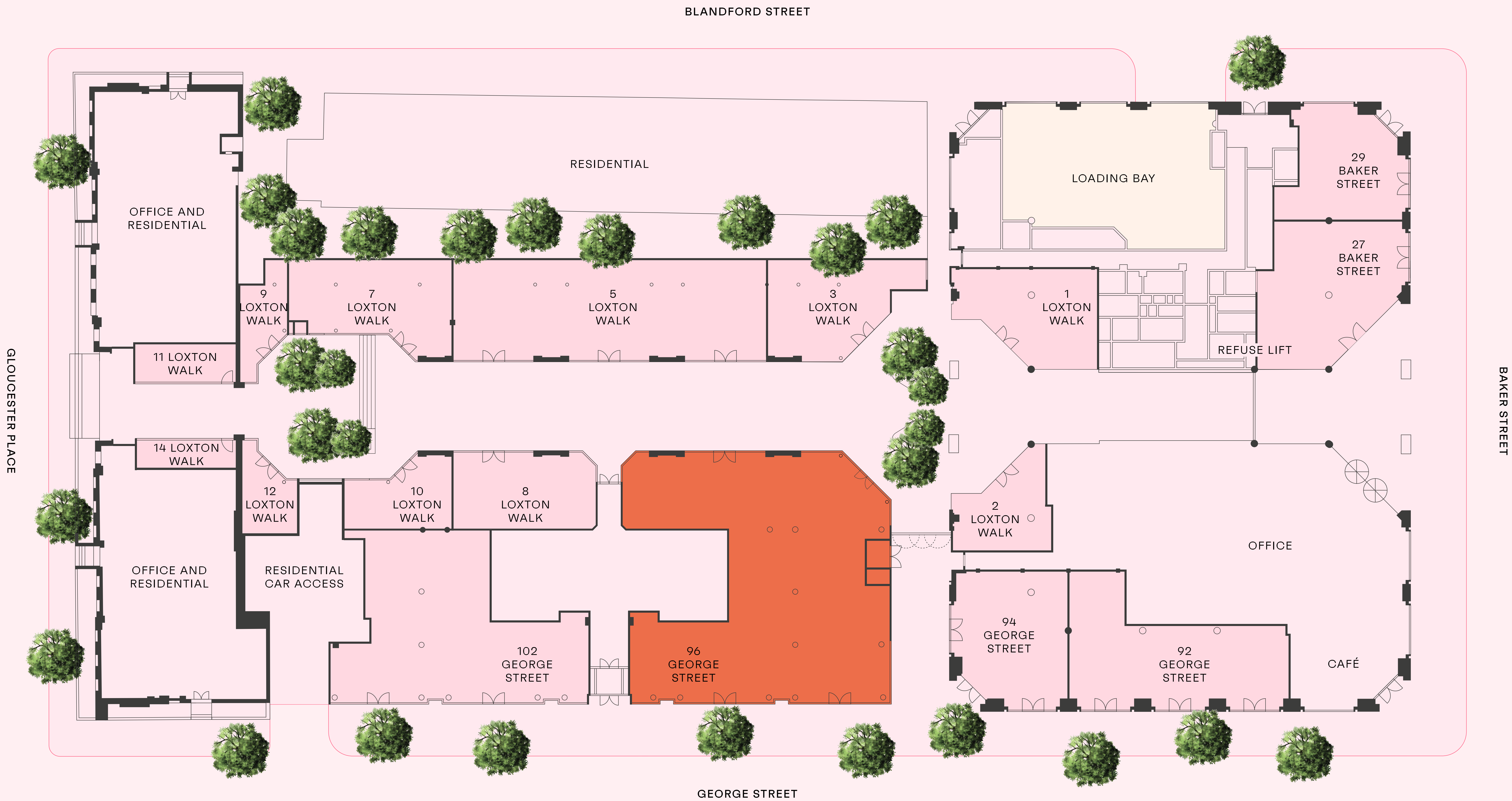
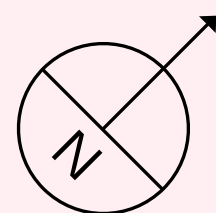
01. FAÇADE SIGNAGE

02. FLAG SIGNAGE

Signage zones



Servicing and loading bay plan



DELIVERIES

All units within the development share the main loading bay accessed from Blandford Street. This area contains a total of three loading bays (2 x 8m and 1 x 6m).
The loading bays have a clear height of 4.5m and the maximum size vehicle permitted to enter is 8m in length. Goods should then be distributed from the loading bay to the front of the premises via trolleys or on foot. Further information about the servicing can be found in the servicing management plan.

● 96 GEORGE STREET

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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 Kenningham Retail and Bruce Gillingham Pollard. 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 August 2024.



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