FERGUSON HOUSE

15 MARYLEBONE ROAD • LONDON • NW1

FULLY REFURBISHED OFFICES WITH TERRACE - TO LET

8,000 SQ FT TO 12,000 SQ FT APPROX

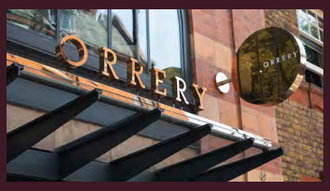
DESCRIPTION

Ferguson House is being substantially refurbished throughout. The 4th (8,763 sq ft) and 5th (3,163 sq ft) floors provide contemporary office accommodation accessed via a refurbished ground floor, manned reception and two 13 person passenger lifts serving all floors. The fifth floor benefits from a large terrace. Available Q1 2020.

The 4th (8,763 sq ft) and 5th (3,163sq ft) floors have been comprehensively refurbished to provide top specification offices benefiting from contemporary finishes. The 5th floor has its own terrace. The lower ground, ground and 1st to 3rd floors (39, 886 sq ft) has been pre-let to NHS Property Services.

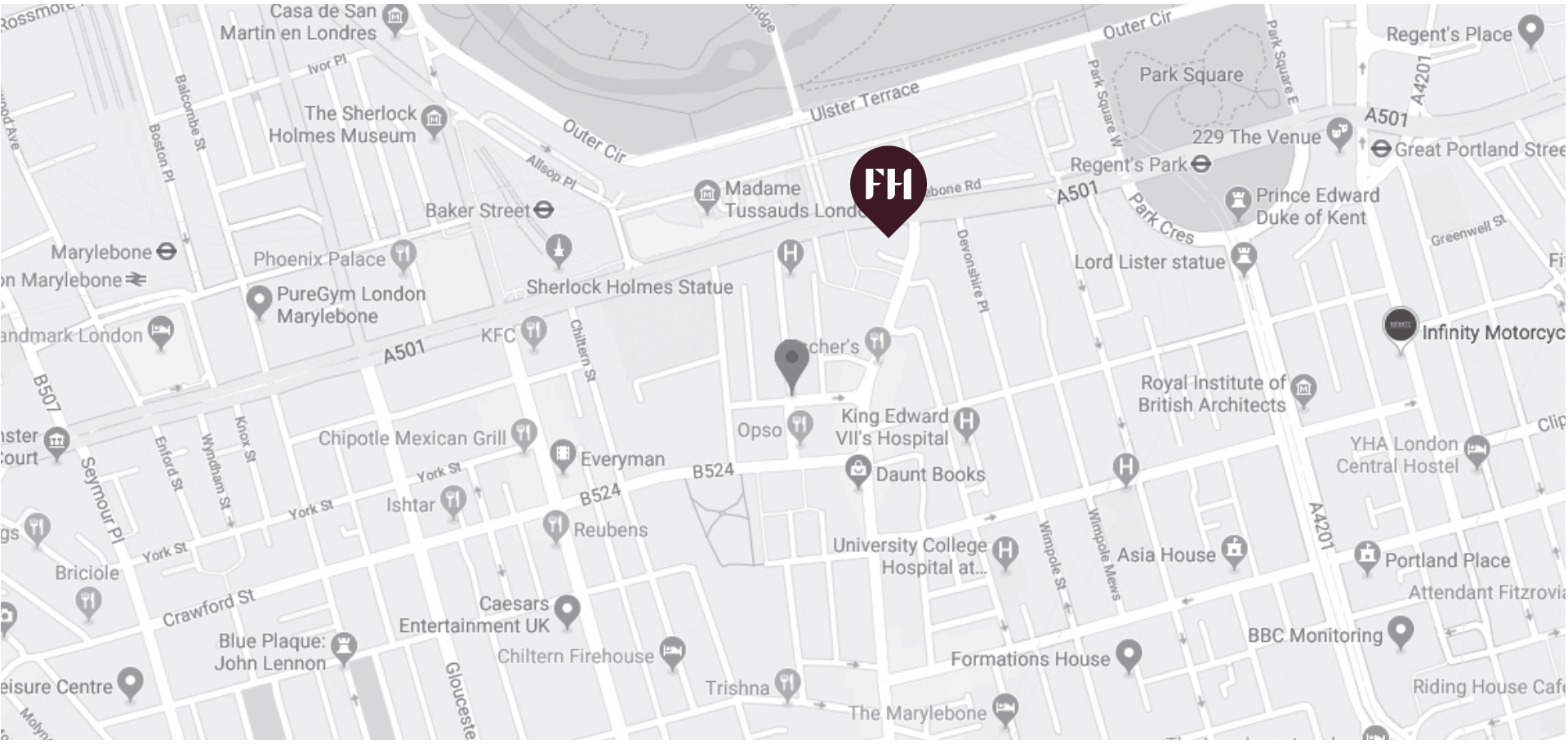
LOCATION

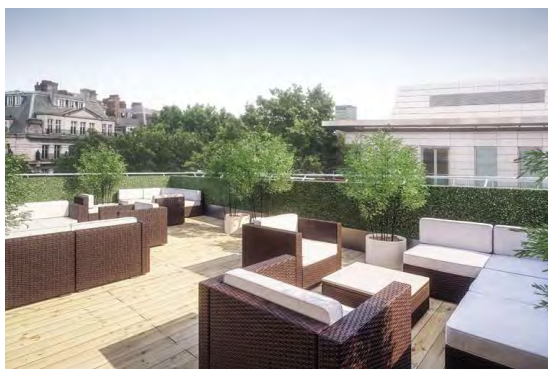
Marylebone High Street is now recognised as one of the leading High Streets in London including Conran Shop, Jaegar, The White Company, Cologne and Cotton, Daunt Books, Peloton, Boots and Waitrose. Marylebone also boasts a wide range of national and international restaurants, pubs and bars including Fischers, Orrery, Opso, Chiltern Firehouse, La Brasseria, Trishna, L'Entrecote, Fucina, Coco Momo, The Prince Regent, 28-30, Fishworks and Le Vieux Comptoir.

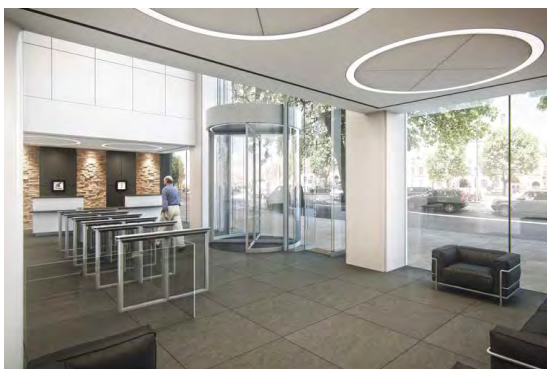


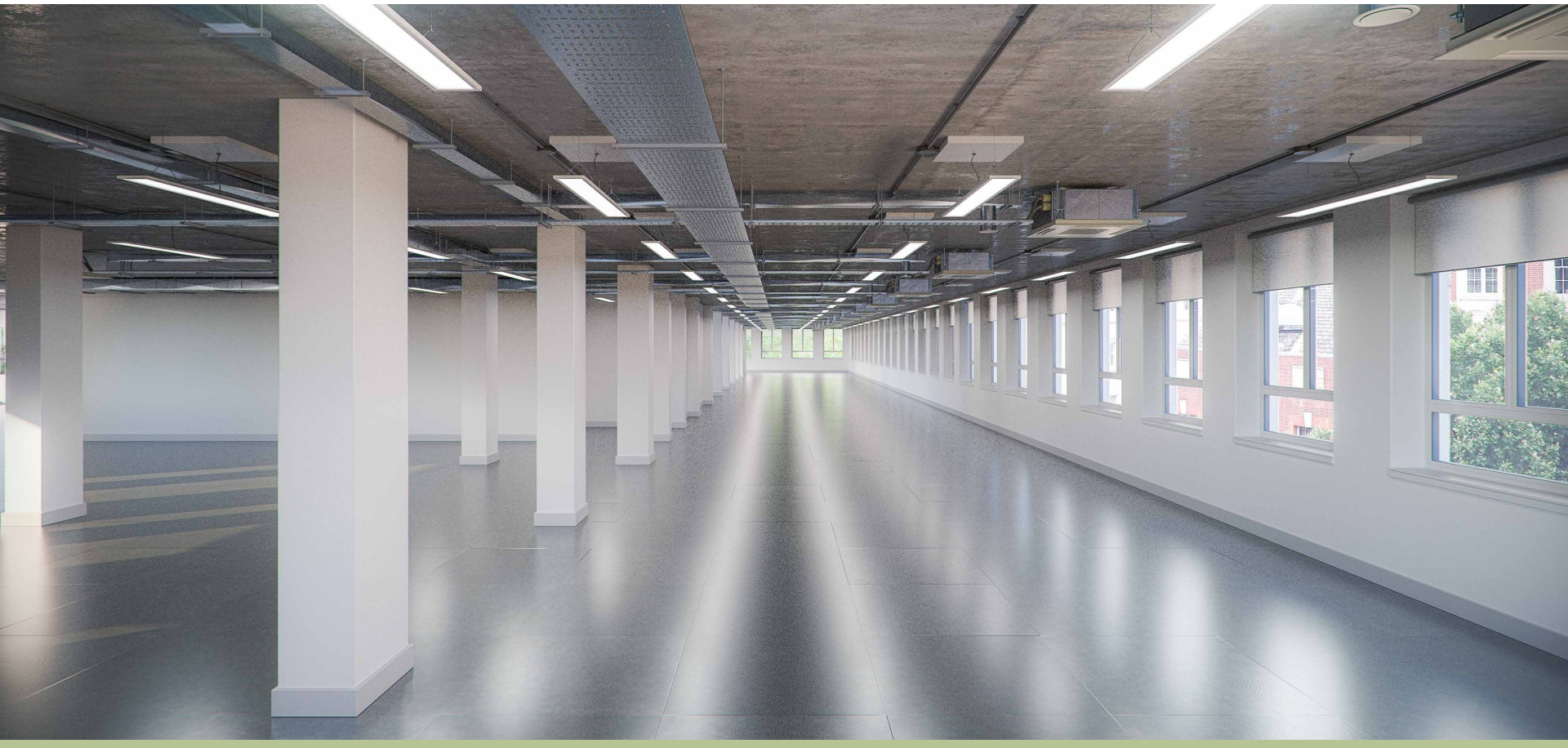
TRANSPORT

Ferguson House commands a prominent location on the corner of Marylebone Road and Marylebone High Street within close walking distance of Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, and Jubilee Lines). From there you can also reach King's Cross / St Pancras International, Paddington, Heathrow Airport, Marylebone Main Line Station and Marylebone Underground Station. Several bus routes also pass the building.


Casa de San Martin en Londres
Ivor Pl
Balcombe St
Boston Pl
The Sherlock Holmes Museum
Outer Cir
Allsop Pl
Baker Street
Madame Tussauds London
Ulster Terrace
Outer Cir
Park Square
Park Square W
Park Square E
Regent's Place
A4201
A501
229 The Venue
Great Portland Stree
Regent's Park
Prince Edward Duke of Kent
Park Cres
Greenwell St
Marylebone
Phoenix Palace
PureGym London Marylebone
Sherlock Holmes Statue
Lord Lister statue
Infinity Motorcyc
A501
KFC
Chiltern St
Devonshire Pl
B507
Royal Institute of British Architects
Chipotle Mexican Grill
Everyman
Opso
King Edward VII's Hospital
Daunt Books
YHA London Central Hostel
Seymour Pl
Enford St
Wyndham St
Knox St
York St
Ishtar
B524
Reubens
University College Hospital at...
Wimpole St
Wimpole Mews
Asia House
Portland Place
Briciole
Crawford St
Caesars Entertainment UK
Blue Plaque: John Lennon
Chiltern Firehouse
Formations House
BBC Monitoring
Trishna
The Marylebone
Riding House Cafe
Gloucester







AMENITIES

The floors have been refurbished to include the installation of new fan coil air conditioning together with the following amenities / specification:

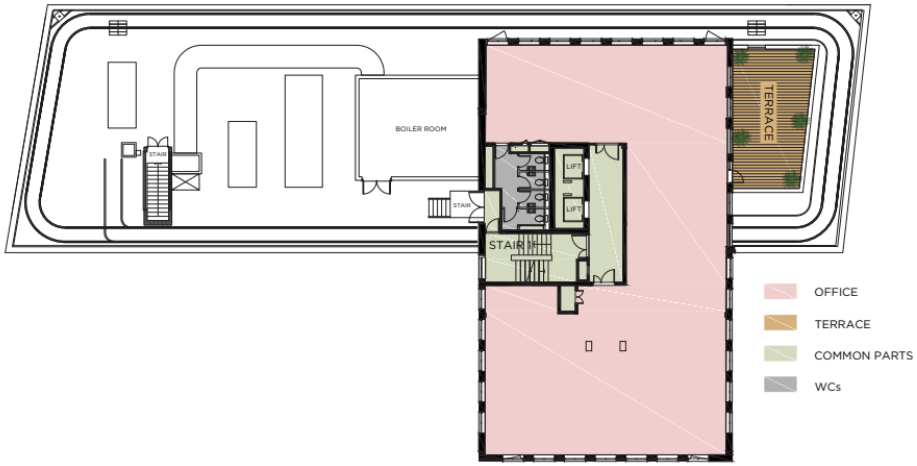
- Double height entrance hall and manned reception
- Two 13 person passenger lifts
- New four pipe fan coil VRF air-conditioning
- New LED lighting throughout
- Fully exposed services
- Full access 100mm raised floor
- Double glazed windows
- Male and Female WCs on each floor
- Private terrace with planting and lighting on the 5th floor
- Excellent natural light
- 64 secure cycle storage spaces
- 8 Showers
- Locker space and bench seating

ACCOMMODATION

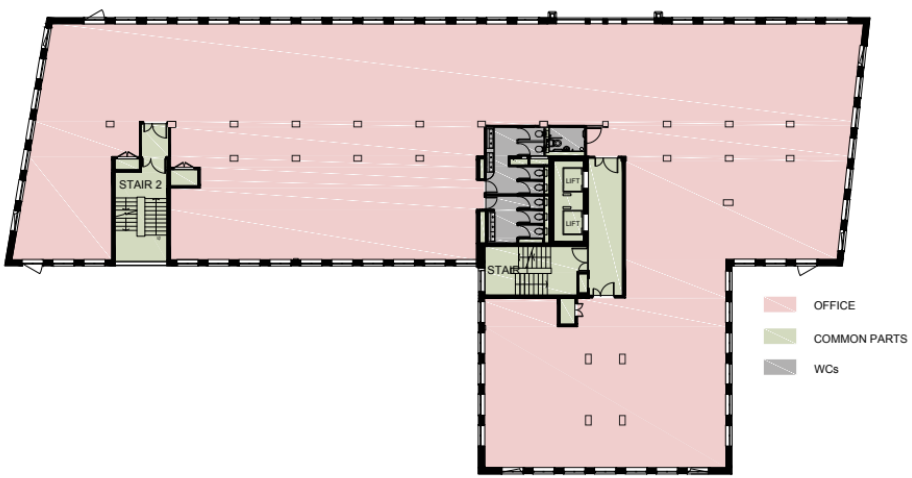
Floor	(SQ FT)	(SQ M)
5th	3,163	293.74
5th Terrace	(452)*	(52)*
4th	8,763	813.80
Total	**11,926**	**1,107.54**

FLOOR PLANS

5TH FLOOR - 3,163 sq ft



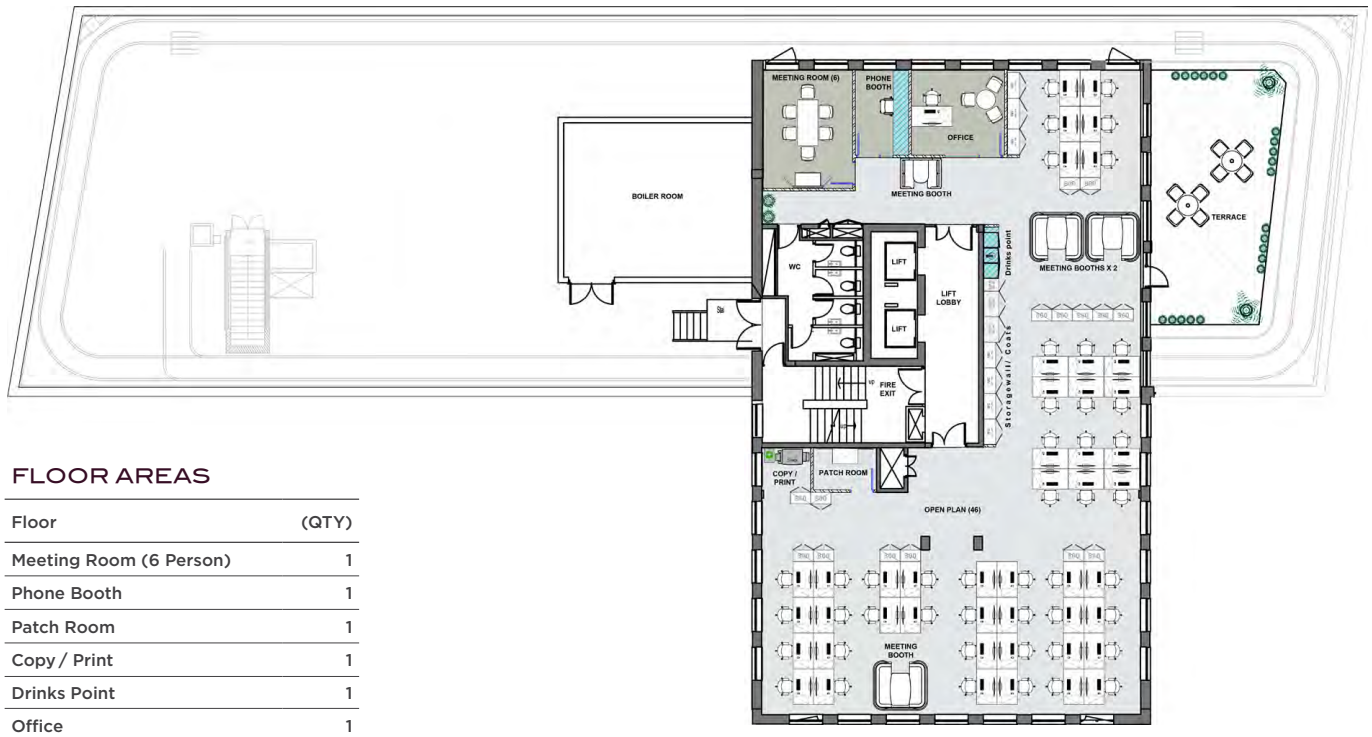
4TH FLOOR - 8,763 sq ft



Plans Not to Scale

5TH FLOOR - 296sq m/ 3,186sq ft

CORPORATE LAYOUT - OPTION 1



FLOOR AREAS

Floor	(QTY)
Meeting Room (6 Person)	1
Phone Booth	1
Patch Room	1
Copy / Print	1
Drinks Point	1
Office	1
Open Plan	46
Fourth Floor Desks	84
Fifth Floor Desks	47
Total Desks	131

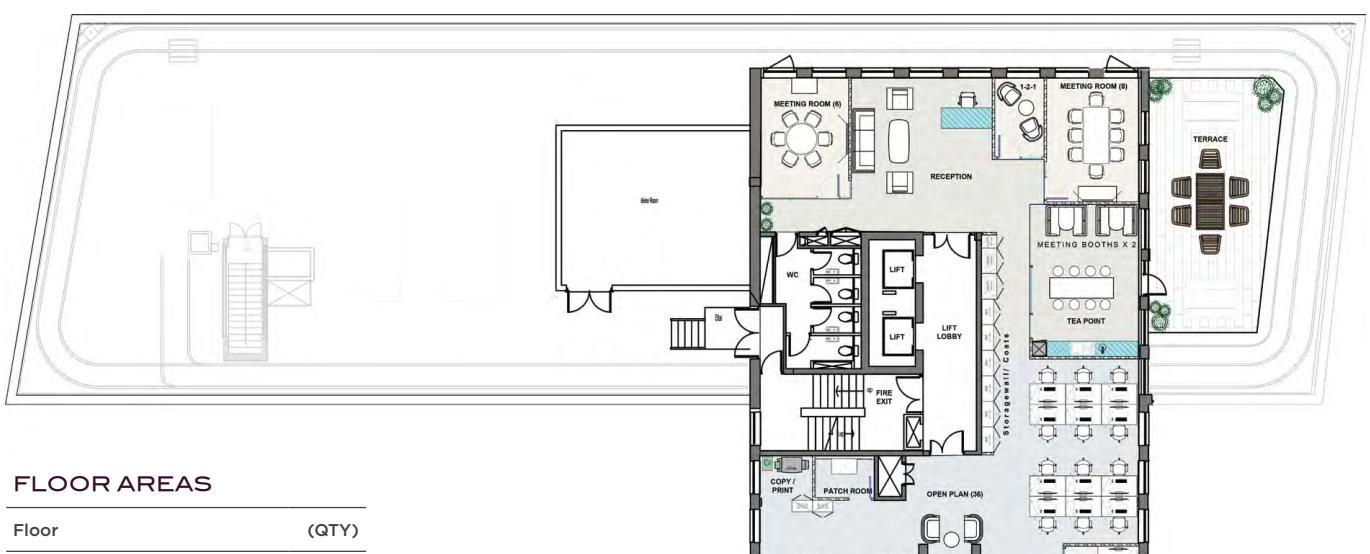
DOWNLOAD PDF

N

Plans Not to Scale

5TH FLOOR - 296sq m/ 3,186sq ft

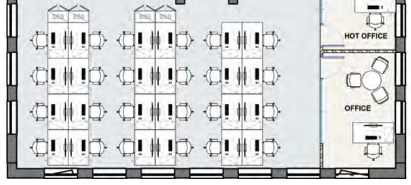
CORPORATE LAYOUT - OPTION 2



FLOOR AREAS

Floor	(QTY)

Meeting Room (6 Person)	1
Meeting Room (8 Person)	1
1 - 2 - 1	1
Comms Room	1
Copy / Print	1
Tea Point	1
Office	2
Open Plan	36
Total Desks	38



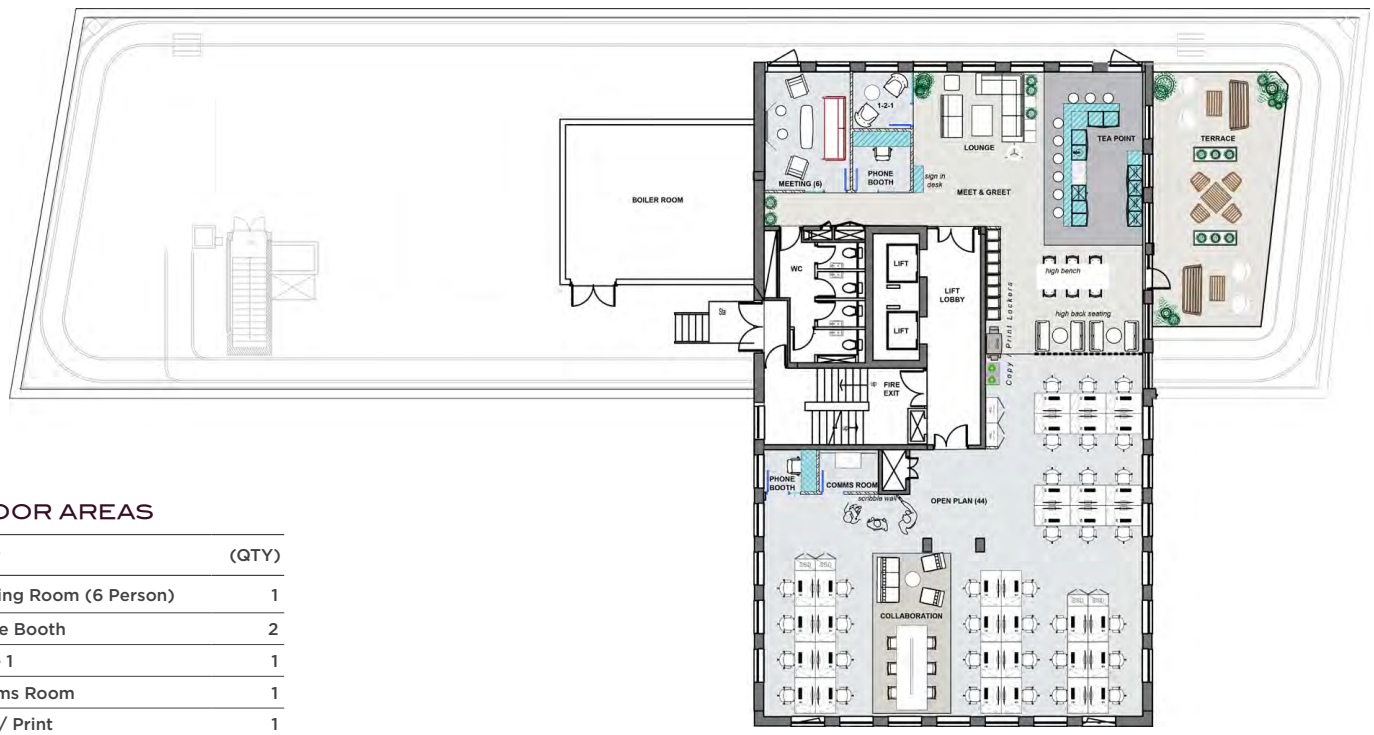
DOWNLOAD PDF

N

Plans Not to Scale

5TH FLOOR - 296sq m/ 3,186sq ft

TECH LAYOUT - OPTION 3



FLOOR AREAS

Floor	(QTY)
Meeting Room (6 Person)	1
Phone Booth	2
1 - 2 - 1	1
Comms Room	1
Copy/ Print	1
Tea Point	1
Open Plan	34
Total Desks	34

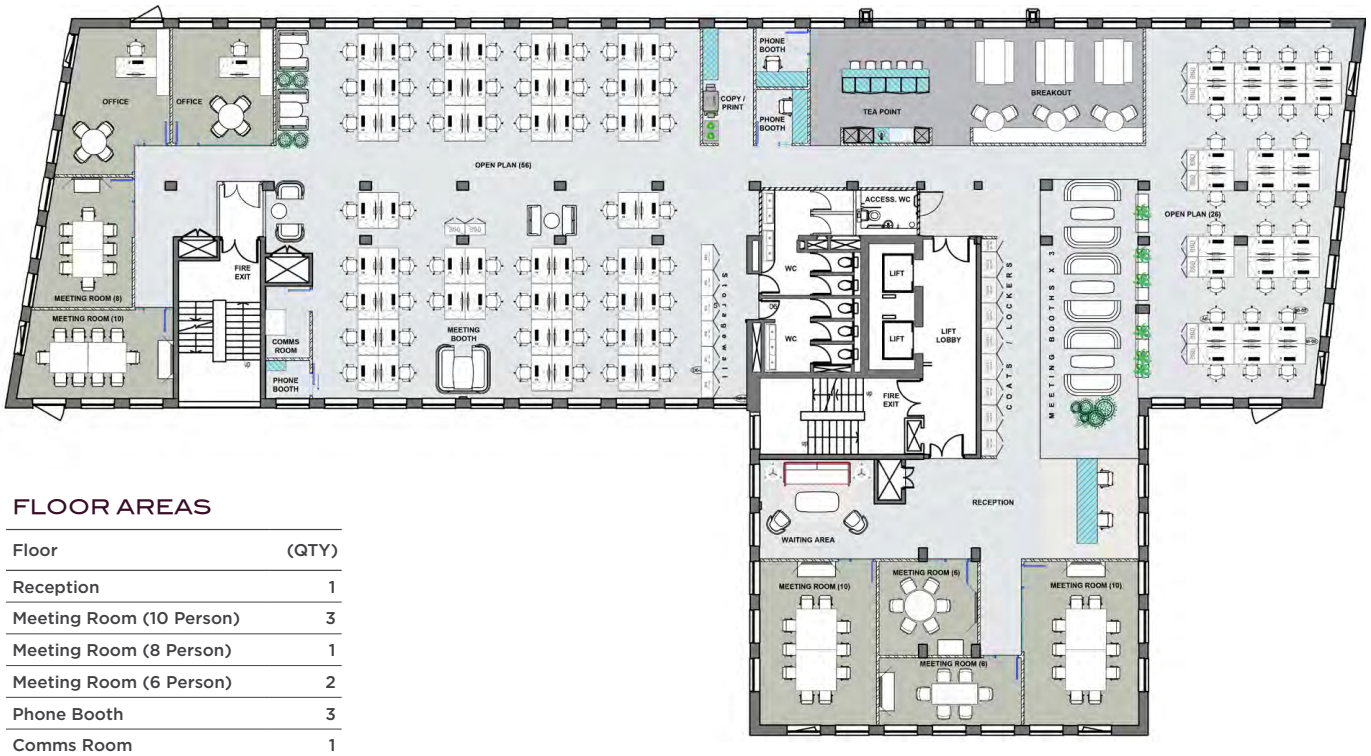
DOWNLOAD PDF

N

Plans Not to Scale

4TH FLOOR - 813.80sq m / 8,763 sq ft

CORPORATE LAYOUT - OPTION 1



FLOOR AREAS

Floor	(QTY)
Reception	1
Meeting Room (10 Person)	3
Meeting Room (8 Person)	1
Meeting Room (6 Person)	2
Phone Booth	3
Comms Room	1
Copy / Print	1
Tea Point / Breakout	1
Office	2
Open Plan	82
Fourth Floor Desks	84
Fifth Floor Desks	47
Total Desks	131

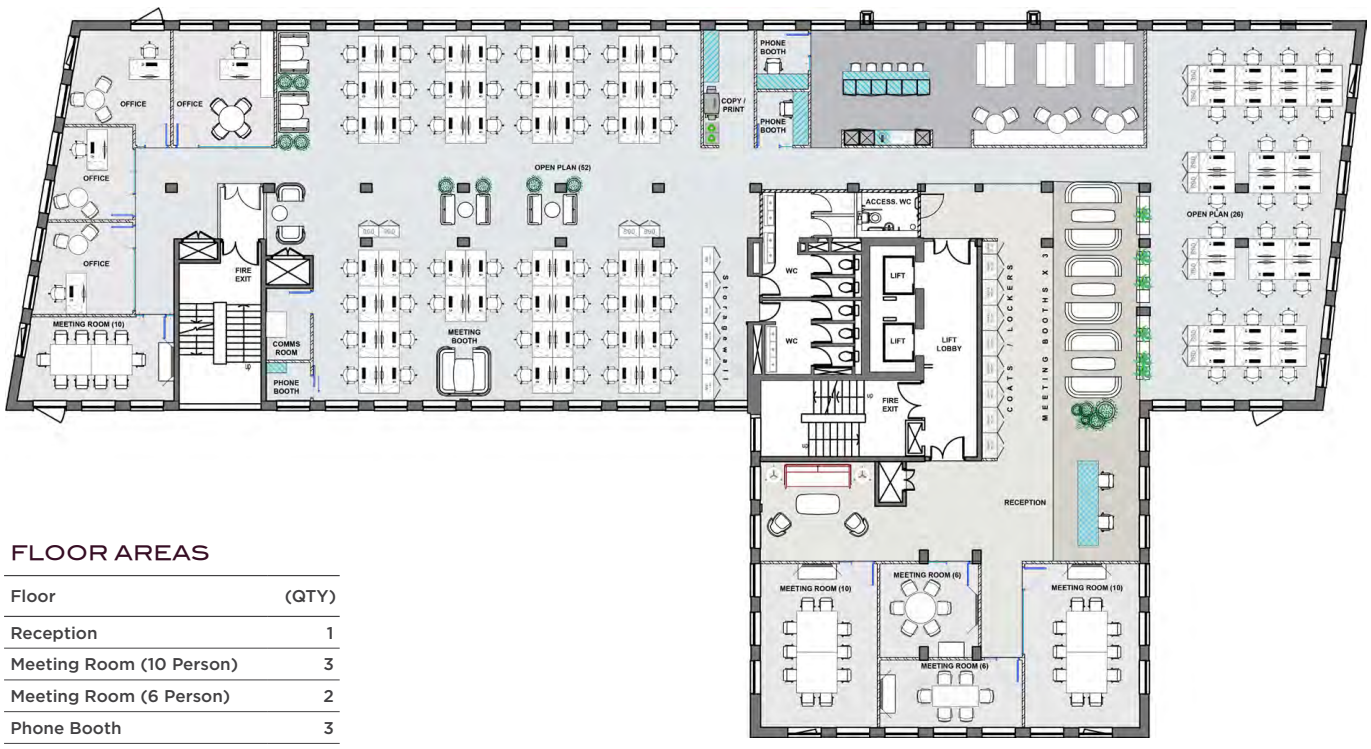
DOWNLOAD PDF

N

Plans Not to Scale

4TH FLOOR - 813.80sq m / 8,763 sq ft

CORPORATE LAYOUT - OPTION 2



FLOOR AREAS

Floor	(QTY)
Reception	1
Meeting Room (10 Person)	3
Meeting Room (6 Person)	2
Phone Booth	3
Comms Room	1
Copy / Print	1
Tea Point / Breakout	1
Office	4
Open Plan	78
Total Desks	82

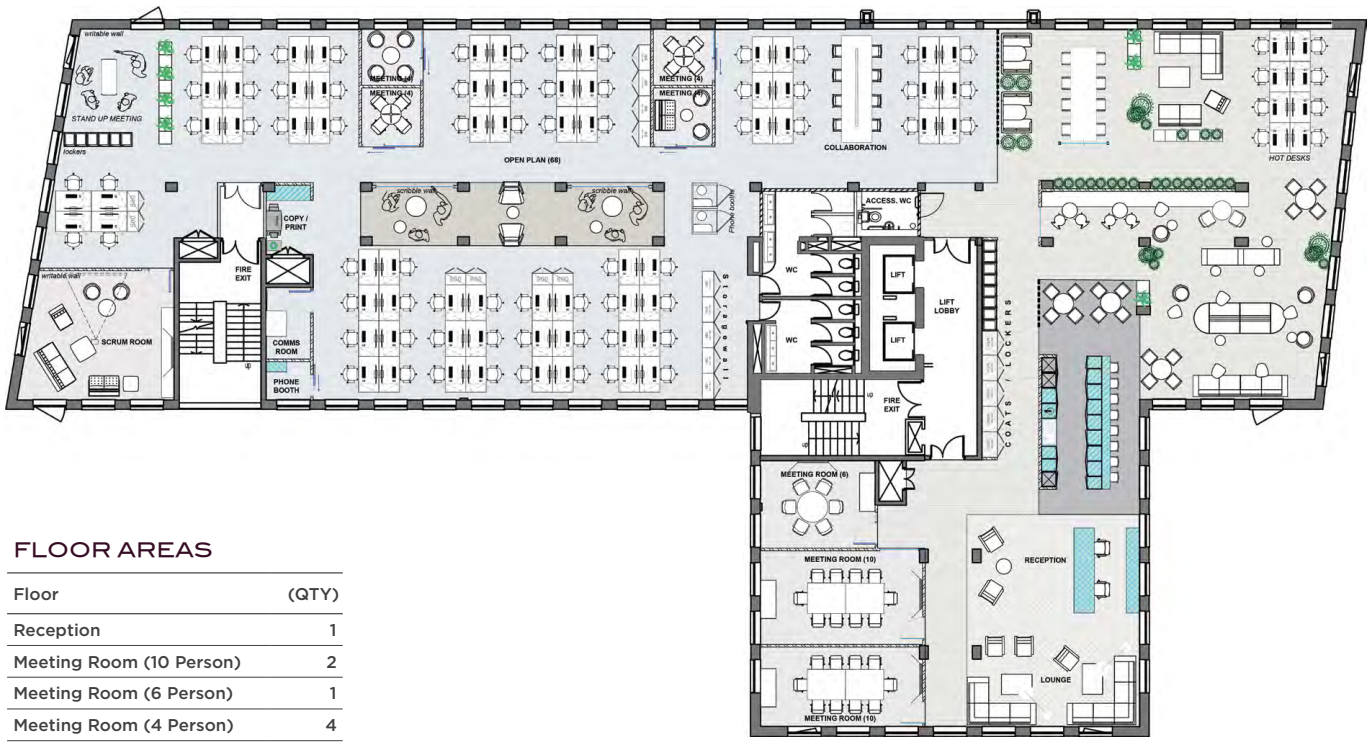
DOWNLOAD PDF

N

Plans Not to Scale

4TH FLOOR - 813.80sq m / 8,763 sq ft

TECH LAYOUT - OPTION 3



FLOOR AREAS

Floor	(QTY)
Reception	1
Meeting Room (10 Person)	2
Meeting Room (6 Person)	1
Meeting Room (4 Person)	4
Scrum Room	1
Phone Booth	3
Comms Room	1
Copy / Print	1
Tea Point / Breakout	1
Open Plan	68
Hot Desks	8
Total Desks	76

DOWNLOAD PDF

N

Plans Not to Scale

ALL ENQUIRIES

David Baker ESTATES LIMITED +44(0)7768 500 148

David Baker
T: +44 (0)7768 500 148
E: david@dlbestates.co.uk

GN2
www.gn2.uk.com
020 7183 7676

Julie Rees
M: +44 (0)7710 257 924
E: julie.rees@gn2.uk.com

A development by:
Lazari Investments Limited

LAZARI INVESTMENTS LIMITED

MISREPRESENTATION ACT

1991 DLB, GN2 and their clients give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

DESIGNED AND PRODUCED BY ORACLE CREATIVE

© 2019 | Privacy Policy | Cookies