SEVEN SEYMOUR STREET WILL PROVIDE 32,000 SQ FT OF BRAND NEW, GRADE A OFFICE SPACE BALANCING THE ENERGY OF CENTRAL LONDON WITH THE PEACE AND SERENITY OF MARYLEBONE.
THIS NEW, HIGH-QUALITY OFFICE BUILDING IS CONTEXTUAL, STYLISH AND THE PRODUCT OF A RIGOROUS DESIGN EXERCISE.
THE RECEPTION AT SEVEN SEYMOUR STREET IS DESIGNED BY THE AWARD-WINNING ARCHITECT ERIC PARRY. FROM THE ZINC COVING TO THE BESPOKE RECEPTION DESK, EVERY ELEMENT HAS BEEN CONSIDERED AND CURATED WITH AN OPENNESS THAT REFLECTS THE CONTEMPORARY STYLE OF THE BUILDING.
local life
THE PORTMAN ESTATE’S 110 ACRES IN THE HEART OF MARYLEBONE OFFERS THE QUIET VILLAGE ANTIDOTE TO LONDON’S CONSTANT HUM OF ENERGY
THE LOCATION

The Monocle Café
Chiltern Street

Trunk Clothiers
Chiltern Street

STEWARDS OF MARYLEBONE SINCE THE 1500S, THE PORTMAN ESTATE IS A LOCAL COMMUNITY IN THE HEART OF CENTRAL LONDON

Daisy Green
Seymour Street

Portman Marylebone Summer Street Party
Seymour Place
A CURATED MIX OF INDEPENDENT BOUTIQUES, RESTAURANTS AND CAFÉS ARE ON OFFER FOR THOSE WHO VISIT, LIVE AND WORK IN THE AREA TO ENJOY.
SHOPPING
1. Suzannah
2. Paolita
3. Trunk Clothiers
4. Talbots
5. The New Craftsmen
6. Margaret Howell

BARS & RESTAURANTS
7. Chiltern Firehouse
8. Texture
9. The Grazing Goat
10. Lurra
11. Boxcar
12. Locanda Locatelli

DAY TO DAY
13. Philglas & Swiggot
14. Monico Café
15. Deliciously Ella
16. Dasy Green
17. Third Space
18. GAIL’s

CULTURE
19. The Wallace Collection
20. Wigmore Hall
21. Marylebone Farmers’ Market
22. Dust Book
23. Atlas
24. Everyman Cinema

OCCUPIERS
25. Ahli United Bank
28. Fulcrum Asset Management
30. Cabot Square Capital Signia Wealth
33. Marcel Group
35. BC Partners
37. D E Shaw
39. Pimco
40. Arrowgrass Capital
43. National Bank of Kuwait
44. Lane Clarke & Peacock Bridgepoint Advisers Limited
45. Jo Malone

MEDIA & TECHNOLOGY
28. G-Tech UK Limited
38. Fujitsu Services

PROFESSIONAL SERVICES
27. Metrostars Partners LLP
36. Cushman & Wakefield
37. Knight Frank

PUBLIC & GOVERNMENT
34. Embassy of Switzerland
32. Embassy of Sweden

REAL ESTATE
35. The Portman Estate
37. London & Regional
42. McArthur Glen UK

DISTRIBUTION
26. Coca Cola
29. Hunter Boot Ltd
45. Jo Malone

MANUFACTURING & ENERGY
40. Aramco
41. ConocoPhillips

THE LOCATION

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Seven Seymour Street has unrivalled travel connections with two tube stations and The Elizabeth Line (2018) within a five minute walk.

The Elizabeth Line (2018)

- Reading: 52 mins
- Paddington: 2 mins
- Tottenham Court Road: 1 min
- Liverpool Street: 7 mins
- Stratford: 25 mins
- Bond Street
- Farringdon: 4 mins
- Canary Wharf: 13 mins
- Heathrow: 27 mins

Source: tfl.gov.uk
• FOUR PIPE FAN COIL AIR CONDITIONING
• METAL TILED SUSPENDED CEILING WITH INTEGRATED LED LIGHTING
• DESIGN OCCUPANCY ONE PERSON PER 8 SQ M
• 2.75M FLOOR TO CEILING HEIGHT
• PRIVATE TERRACE ON FIRST FLOOR
• 150MM FULLY ACCESSIBLE METAL TILED RAISED FLOORS
• 3 X 13 PERSON PASSENGER LIFTS (1 DOUBLING AS FIREFIGHTING / GOODS LIFT)
• 41 X CYCLE SPACES
• 7 X SHOWERS WITH SEPARATE MALE AND FEMALE CHANGING ROOMS
• 24 X LOCKERS WITH SEPARATE DRYING ROOM
• TARGETING BREEAM ‘OUTSTANDING’
COLUMN-FREE GRADE A OFFICE SPACE

Typical upper floor
Computer generated image

<table>
<thead>
<tr>
<th>FLOORS</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIFTH</td>
<td>5,640</td>
<td>524</td>
</tr>
<tr>
<td>FOURTH</td>
<td>6,523</td>
<td>606</td>
</tr>
<tr>
<td>THIRD</td>
<td>6,544</td>
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</tr>
<tr>
<td>SECOND</td>
<td>6,544</td>
<td>608</td>
</tr>
<tr>
<td>FIRST (TERRACE)</td>
<td>6,534</td>
<td>607</td>
</tr>
<tr>
<td>RECEPTION</td>
<td>1,707</td>
<td>159</td>
</tr>
<tr>
<td>TOTAL</td>
<td>33,492</td>
<td>3,112</td>
</tr>
</tbody>
</table>

APPROX NIA MEASURED FROM ARCHITECT PLANS
### Typical 2–4

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td>Client Waiting Area</td>
<td>1</td>
</tr>
<tr>
<td>Cloaks</td>
<td>1</td>
</tr>
<tr>
<td>Open Plan (1 person)</td>
<td>8</td>
</tr>
<tr>
<td>Office (2 person)</td>
<td>5</td>
</tr>
<tr>
<td>Office (3 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (2 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (4 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (5 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (12 person)</td>
<td>1</td>
</tr>
<tr>
<td>Tea Point / Breakout Area</td>
<td>2</td>
</tr>
<tr>
<td>Comms Room</td>
<td>1</td>
</tr>
<tr>
<td>Print Point</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Head Count</strong></td>
<td><strong>48</strong></td>
</tr>
<tr>
<td><strong>Occupancy Ratio</strong></td>
<td><strong>1:12</strong></td>
</tr>
</tbody>
</table>

### Typical Open Fit Out

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td>Client Waiting Area</td>
<td>1</td>
</tr>
<tr>
<td>Open Plan</td>
<td>52</td>
</tr>
<tr>
<td>Agile Working / Hot Desks</td>
<td>32</td>
</tr>
<tr>
<td>Meeting Room (2 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (4 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (6 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (8 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (10 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (12 person)</td>
<td>1</td>
</tr>
<tr>
<td>Sister / Breakout Area</td>
<td>1</td>
</tr>
<tr>
<td>Comms Room</td>
<td>1</td>
</tr>
<tr>
<td>Print Point</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Head Count</strong></td>
<td><strong>139</strong></td>
</tr>
<tr>
<td><strong>Occupancy Ratio</strong></td>
<td><strong>1:8</strong></td>
</tr>
</tbody>
</table>

### Two Floor Option

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td>Client Waiting Area</td>
<td>1</td>
</tr>
<tr>
<td>Cloaks</td>
<td>1</td>
</tr>
<tr>
<td>Open Plan (1 person)</td>
<td>92</td>
</tr>
<tr>
<td>Agile Working / Hot Desks</td>
<td>32</td>
</tr>
<tr>
<td>Offices</td>
<td>8</td>
</tr>
<tr>
<td>Meeting Room (2 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (4 person)</td>
<td>2</td>
</tr>
<tr>
<td>Meeting Room (6 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (8 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (10 person)</td>
<td>1</td>
</tr>
<tr>
<td>Meeting Room (12 person)</td>
<td>1</td>
</tr>
<tr>
<td>Sister / Breakout Area</td>
<td>1</td>
</tr>
<tr>
<td>Comms Room</td>
<td>1</td>
</tr>
<tr>
<td>Print Point</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Head Count</strong></td>
<td><strong>159</strong></td>
</tr>
<tr>
<td><strong>Occupancy Ratio</strong></td>
<td><strong>1:8</strong></td>
</tr>
</tbody>
</table>

Plans not to scale

Indicative only
OCCUPANCY DESIGN CRITERIA

Building services: 1 person per 8 sq m for fresh air and cooling
Means of escape: 1 person per 6 sq m
Sanitary accommodation: 1 person per 8 sq m

OFFICE ACCOMMODATION

Planning grid: The office accommodation layout provides an opportunity for cellular, mixed or open plan office layout utilizing a planning grid of 3m
Clear ceiling heights: 3.4m in ground floor reception; 2.75m on all upper office floors
Routed floors: All office floors provide for nominal 150mm from top of structural slab to top of raised floor. Actual void nominal 109mm (41mm tile plus 10mm for floor finish)
Ceiling / Lighting: A lighting zone of nominal 675mm between top of ceiling framing and underside of slab is provided in the offices

INTERNAL FINISHES – OFFICES

Walls: Painted plasterboard
Ceilings: Fully accessible perforated white metal suspended 300 x 1200mm plank ceiling system by SAS
Floors: Raised access metal floor panels size 600 x 600mm
Internal doors: Solid core with high quality lacquer finish with integrated smoke and acoustic seals. Frames in matching lacquered hardwood
Blinds: Blinds are included to south façade (Law courts manual control). Bussaeva allowed to north façade for future blind installation

INTERNAL FINISHES – RECEPTION

Walls: Light grey and dark grey Terrazzo Walls
Floors: Polished plaster with zinc ceiling coving
Reception desk: Reception desk with leather and solid fluted Maple wood finishes
Lighting: Barrial lighting with linear lighting to zinc coving
Floor to ceiling height: 3.4m

LIFT INSTALLATION

Capacity: 3 x 13 person passenger lift (one doubling as a firefighting lift and goods lift)
1 x bicycle lift to basement level
Finishes: Terrazzo floors to match the reception with a mix of back painted glass, mirror and stainless steel panels with timber handrail

WCs: Walls: Combination of Walnut veneer and back painted glass panels with timber handrail
Floors: High quality ceramic tiled floors
Ceiling: Painted plasterboard

Cubicles: Full-height partition walnut veneer walls and doors
Sanitary ware: White enameled steel basins; urinals/WCs will be ceramic with chrome fittings. Paper towel units and bins will be concealed in joinery. Spares provided in each washroom for future provision of hand dryers

WC provision: 4 x female WCs provided per floor
2 x male cubicles and 2 x urinals provided per floor
1 x accessible WC provided per office floor

SHOWER, BIKE AND CHANGING FACILITIES

Cycle spaces: 41 x cycle spaces
Showers: 7 x showers – 4 male and 3 female
Lockers / Drying room: 24 x lockers with separate drying room
Changing rooms: Separate male and female changing rooms

EXTERNAL ENVELOPE

Ground floor: Pre-cast concrete and glazed panels in PPC metal frames
Seymour Street: High quality traditional brick with feature pre-cast concrete, corining and punched windows
Entrance doors: Automatic sliding glazed doors in painted metal frame

STRUCTURAL DESIGN

Floor loading – Plant: 10kN/m²
Floor loading – Plant floor: 7.5kN/m²

SERVICES DESIGN

Tenancy split: The services and metering specification allows for a floor by floor tenancy split. Design is based on single tenancy per floor
External temperature - Winter: Minus 4°C (extradosed)
External temperature - Summer: 29°C db / 20°C wh
Internal design conditions – Winter (offices): 20 – 22°C
Internal design conditions – Summer (offices): 24 + 2°C db during occupied hours
Internal design conditions (WCs): Via transfer air
Internal design conditions (stairs/areas): Heated only to 18°C db minimum

Reception - Summer: 25 – 2°C
Reception - Winter: 20 – 2°C

VENTILATION SYSTEMS

Office (fresh air): 132.45 m³ per person based on 18 air changes per hour
Additional 10% spare capacity
WCS: 10 air changes per hour (extract)/ 6 air changes per hour transfer air
Showers and changing areas: 10 air changes per hour (extract)
Plantrooms: 1 – 2 air changes per hour
Storage: 1 air change per hour minimum

POWER

Small power allowance: 15 w/m² (net lettable area)
Lighting allowance: 10 w/m² (net lettable area)

LIGHTING

Offices: The lighting to the offices comprises recessed LED luminaires
General office: 300 – 500 lux at working plane
Reception / Main entrance: 200 – 300 lux
Store: 150 lux average (100 lux average with higher local levels to suit specific tasks)
Corridors 150 – 200 lux average centre of corridor
WC: 100 – 200 lx with enhanced lighting giving approximately 500 lux over vanity units

SUSTAINABILITY

BREEAM
BREEAM 'Excellent' – Note ‘outstanding’ rating is being targeted and has been awarded at design stage

ACF

Renewable energy systems: Combined Heat and Power plant and Photovoltaic panels provided as part of landlord systems

FUTURE TENANT PLANT

Space allocation is to be provided at roof level for the provision of future plant installation by office tenants which will be agreed with the landlord

TELECOMMUNICATIONS

A communal satellite dish is located on the roof with a fibre GTU in the riser at each office level. Diverse telecommunications routes via Bryanston Street has been identified. BT Openreach are providing FTTB (fiber to the main comm area)

FIRE ALARM

Each floor is integrated into the building fire alarm system

SECURITY

An integrated CCTV system with digital recording to be installed to cover critical areas of the building for surveillance

Primary access for pedestrians is via the main building reception on Seymour Street with cycle access via Bryanston Street

HEATING, COOLING AND VENTILATION

Four pipe (heating and cooling) fan coil air conditioning system at perimeter locations with two pipe (cooling only) units internally located on a modular basis within the ceiling voids

Life safety generator: A 250kVA life safety standby generator is provided in the basement to supply the fire fighting lifts and other critical landlord provisions in the event of an emergency

FUTURE TENANT PLANT

Space allocation is to be provided at roof level for the provision of future plant installation by office tenants which will be agreed with the landlord
THE ESTATE RECOGNISES THE IMPORTANCE OF PLACEMAKING. IT WORKS WITH PARTNERS IN THE PRIVATE AND PUBLIC SECTORS, INCLUDING BAKER STREET QUARTER PARTNERSHIP AND MARBLE ARCH LONDON, TO DEVELOP VISIONARY PUBLIC REALM INITIATIVES WHICH BENEFIT THE NEIGHBOURHOOD AND ENVIRONMENT

FIND OUT MORE AT WWW.PORTMANESTATE.CO.UK

THE PORTMAN ESTATE COMPRISES 110 ACRES IN MARYLEBONE, COVERING 69 STREETS. IT IS A BEAUTIFULLY CURATED MIX OF ELEGANT GEORGIAN TERRACES, TRANQUIL GARDEN SQUARES, OFFICES, BOUTIQUES, HOTELS, CAFÉS AND RESTAURANTS

KEEN TO ENSURE MARYLEBONE’S CHARACTER IS PROTECTED, IT DIRECTLY INVESTS AN AVERAGE OF £20M EACH YEAR, AND WILL REINVEST £300M ESTATE-WIDE OVER THE NEXT SEVEN YEARS
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