

SEVEN  
CAVENDISH PLACE

MARYLEBONE  
W 1





04 – 05

06 – 13

14 – 15

16 – 17

18 – 19

20 – 35

36 – 43

44 – 45

46



## NEXT GENERATION MARYLEBONE

Seven Cavendish Place is an exquisite new office building in the heart of one of London's most famous districts. The Portland stone and high quality materials reflect the area's elegant character. This fully furnished workspace of 13,661 sq ft is unquestionably designed to power business and inspire both your people and your clients for years to come.





Reception



## A STATEMENT ADDRESS

Squire & Partners have designed a landmark building that embraces the history of Cavendish Place and its Georgian past whilst integrating a clear vision of the new.









Typical teapoint

Lift interior



Third and fourth floor breakout space



## YOUR PLACE TO PROSPER



Third and fourth floor large meeting room

Seven Cavendish Place's layout and fully furnished fit out make working a pleasure, with areas tailored for all different types of business activities.



## EXECUTIVE SPACE

Seventh floor private office



Top floor views

The seventh floor will appeal as an exclusive penthouse office suite. The offices are luxuriously appointed and benefit from a private shower and WC.

Seventh floor private ensuite





# MINDFUL OF SUSTAINABILITY & WELLBEING



Office entrance from Cavendish Place

With BREEAM Excellent rating, Seven Cavendish Place is the perfect example of a sustainability-focused workspace. It also puts wellness to the fore, with 46 bike spaces, showers and large changing rooms encouraging healthy commutes.

The opening windows and sedum roof provide important microclimates for various species to flourish, as well as helping to lower the heat produced from the building.



Shower Rooms on the lower ground floor



Find a picturesque running route in Regent's Park

Cycle store and locker facilities on the lower ground floor





## PRIMED FOR PRODUCTIVITY

Brand new development

Concierge style reception

All floors fully fitted and furnished

Fibre broadband pre-installed

Air conditioned

Fully accessible raised floor

LED lighting

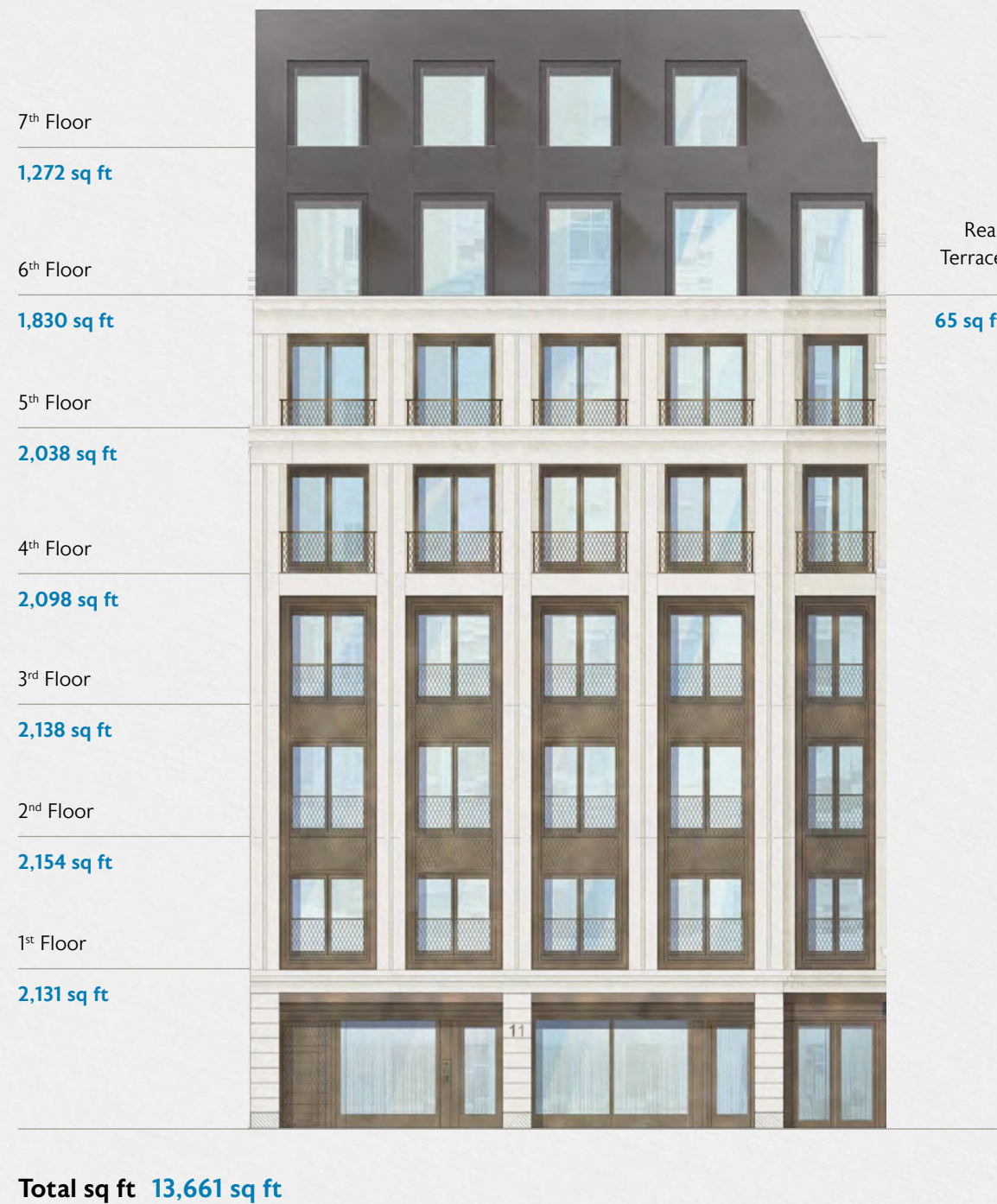
Bike racks, showers and changing rooms

BREEAM rating "Excellent"





## A TAILORED SPACE





SEVENTH  
FLOOR



WCs	4	Private Office with Shower Room	1
Breakout Space	1	Desks	8
Meeting Room	1		

Net Internal Area **1,272 sq ft**



Indicative layout



Private bathroom

Office area



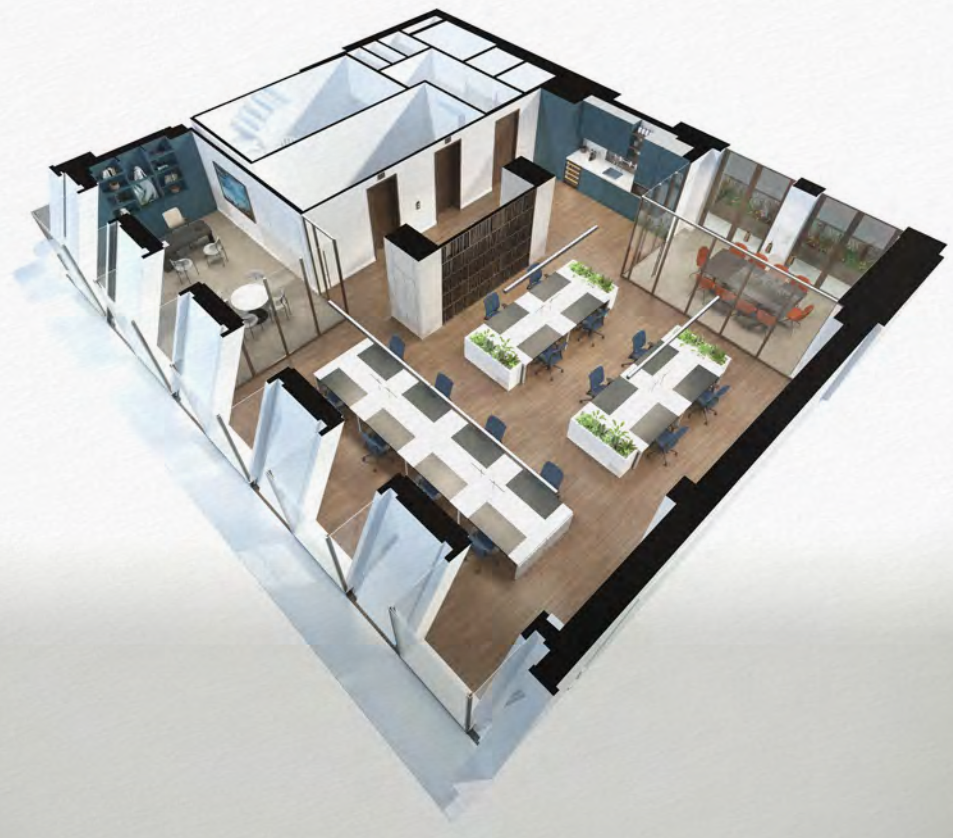


SIXTH  
FLOOR



WCs	3	Private Office	1
Breakout Space	1	Desks	16
Meeting Room	1	Terrace	1

Net Internal Area **1,830 sq ft**  
Terrace Area **65 sq ft**



Indicative layout



Teapoint

Office area





# FIFTH FLOOR



WCs	3	Private Office	1
Breakout Spaces	2	Desks	16
Meeting Room	1		
Net Internal Area	2,038 sq ft		



Indicative layout



Breakout space

Teapoint





# FOURTH FLOOR



WCs	3	Private Office	1
Breakout Space	1	Desks	20
Meeting Room	1		

Net Internal Area **2,098 sq ft**



Indicative layout



Meeting room

Private office





THIRD  
FLOOR



WCs	3	Private Office	1
Breakout Space	1	Desks	20
Meeting Room	1		

Net Internal Area **2,138 sq ft**



Indicative layout



Breakout space

Private office





## SECOND FLOOR



WCs	3	Private Office	1
Breakout Space	1	Desks	18
Meeting Rooms	2		
Net Internal Area	2,154 sq ft		



Indicative layout



Meeting room

Office area





# FIRST FLOOR



WCs	3	Private Office	1
Breakout Space	1	Desks	18
Meeting Rooms	2		
Net Internal Area	2,131 sq ft		



Indicative layout



Breakout area

Private office





LOWER GROUND  
FLOOR



WCs	2	Showers	5
Bike Spaces	46	Lockers	50

GROUND  
FLOOR



Concierge Style Reception	1	WCs	1
---------------------------	---	-----	---



# A NEIGHBOURHOOD LIKE NO OTHER

Cavendish Square Gardens

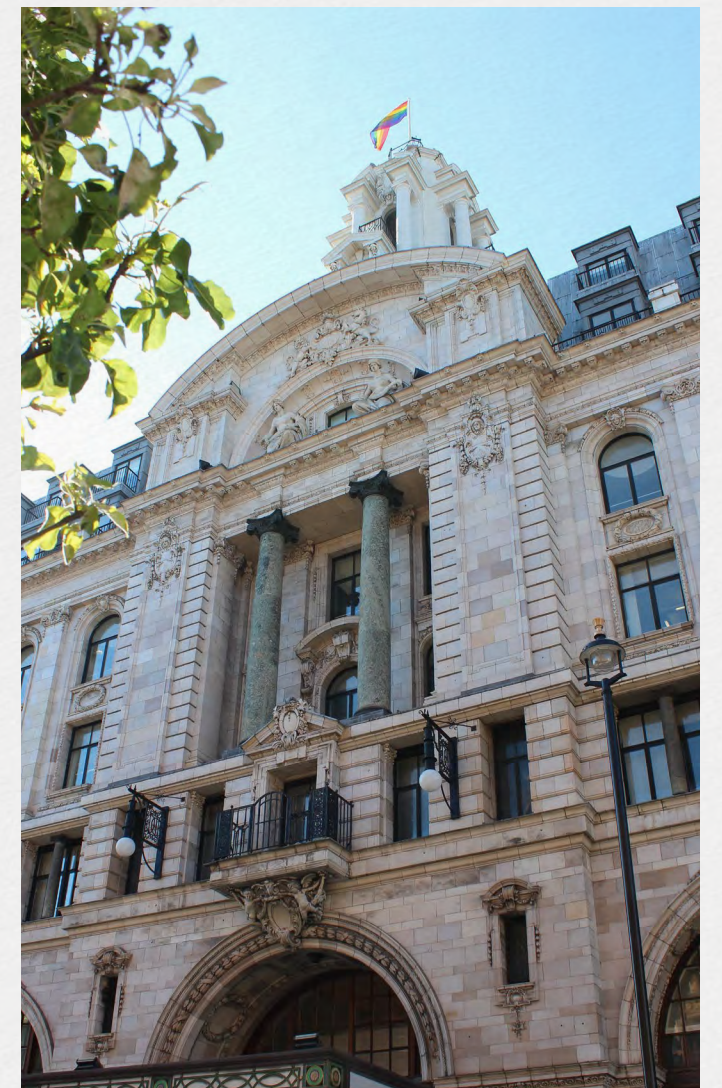


Discuss next steps in a leafy escape

Architecture that gives the area its distinctive character



The newly unveiled Elizabeth Line at Bond Street







Shop the Grade II listed building down Regent's Street



Stroll through the gardens of Regent's Park

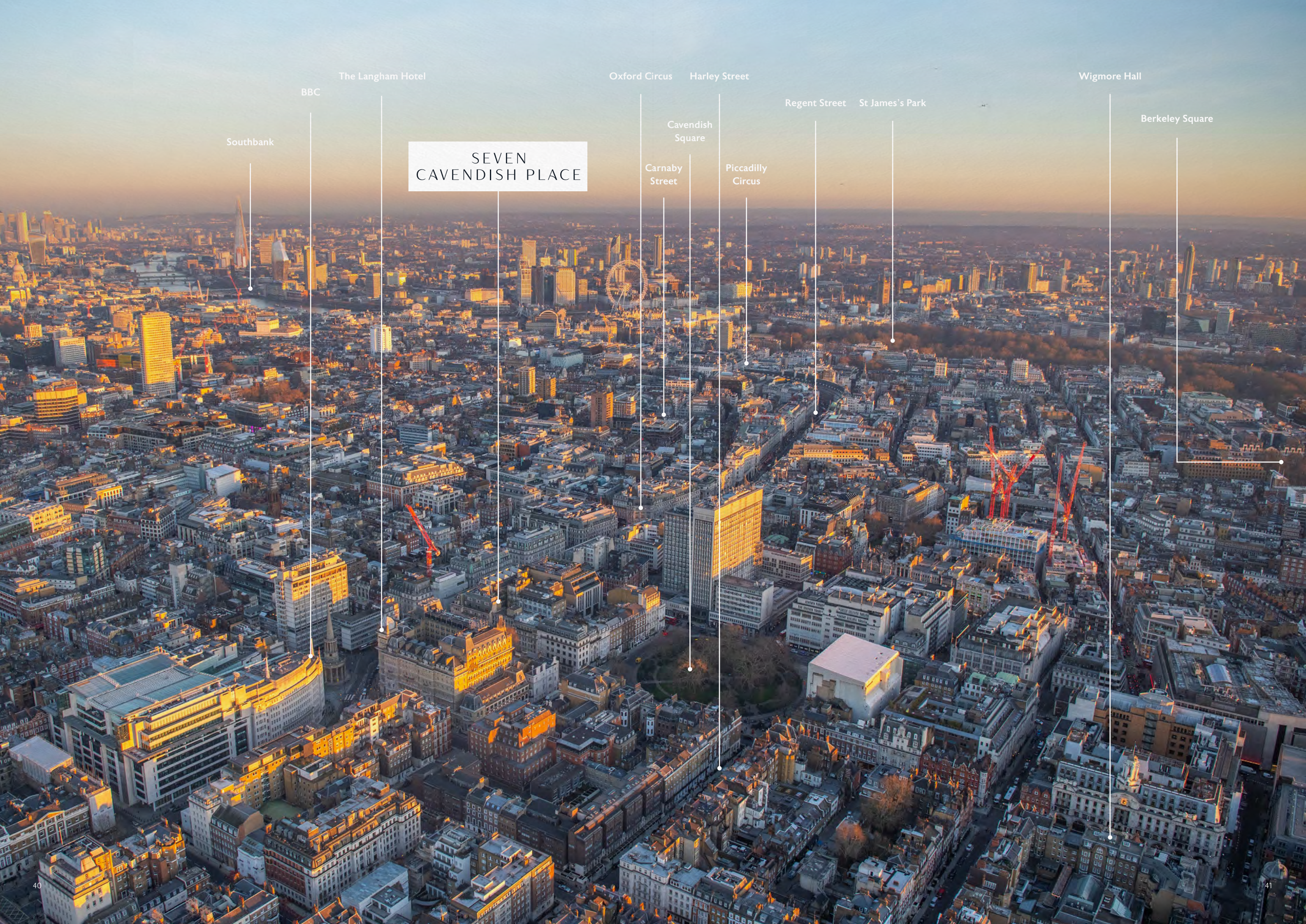


Wine and dine in The Wigmore, a modern British tavern



Revel in the Summer Terrace and Garden at The Langham





Southbank

The Langham Hotel

BBC

SEVEN  
CAVENDISH PLACE

Oxford Circus

Harley Street

Cavendish  
Square

Carnaby  
Street

Piccadilly  
Circus

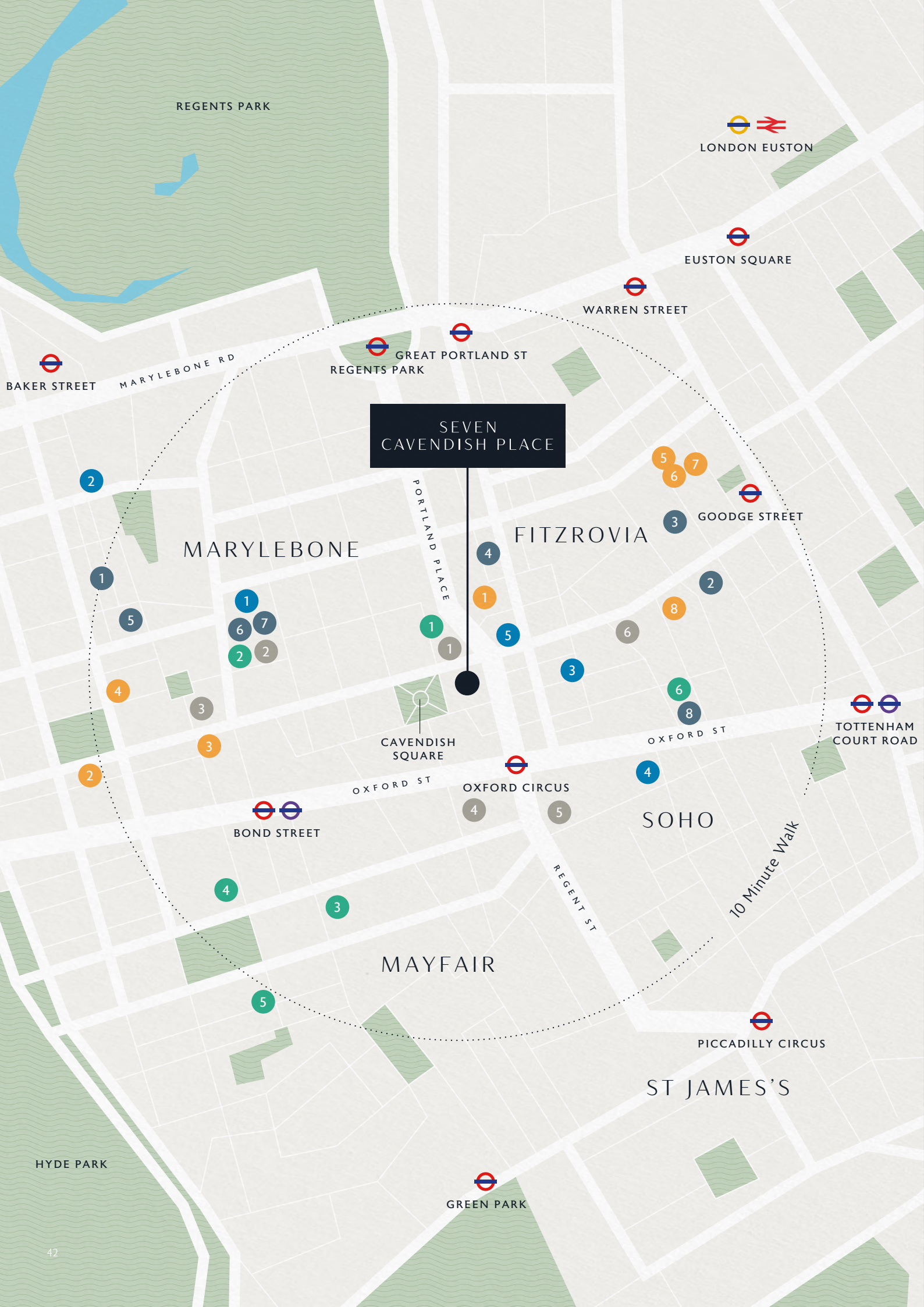
Regent Street

St James's Park

Wigmore Hall

Berkeley Square





# A WEALTH OF OPPORTUNITY

## WELLNESS

- 1. Third Space
- 2. BXR
- 3. F45
- 4. Soul Cycle
- 5. Psycle

## HOTELS

- 1. The Langham
- 2. The Marylebone Hotel
- 3. Claridge's
- 4. London Marriott Hotel Grosvenor Square
- 5. The Connaught Hotel
- 6. The London Edition

## BUSINESSES

- 1. BBC
- 2. CPPIB
- 3. Lane Clark Peacock
- 4. Aramco
- 5. Perella Weinberg
- 6. Boston Consulting Group
- 7. Estee Lauder
- 8. Netflix

## BARS

- 1. The Wigmore
- 2. The Coachmakers
- 3. The Devonshire
- 4. Dirty Martini
- 5. Aqua
- 6. Mr Foggs (Mortimer Street)

## RESTAURANTS

- 1. The Chiltern Firehouse
- 2. ROKA Charlotte Street
- 3. Gaucho Charlotte Street
- 4. Portland
- 5. Il Baretto
- 6. The Ivy Cafe
- 7. Ottolenghi
- 8. Berners Tavern



# COMPLETELY CONNECTED

1

## MINUTE WALK TO OXFORD CIRCUS TUBE STATION

With 4 entrances on the corners of the Oxford Street and Regent Street intersection, Oxford Circus can be easily accessed from any direction.

3

## TUBE LINES TO CHOOSE FROM AT OXFORD CIRCUS

Oxford Circus station is connected to the Bakerloo, Central and Victoria lines.



### WALK

Cavendish Square <i>1 min</i>	Oxford Circus Station <i>2 mins</i>	Bond Street Station <i>5 mins</i>	Regents Park <i>9 mins</i>	Grosvenor Square <i>12 mins</i>
----------------------------------	--	--------------------------------------	-------------------------------	------------------------------------



### ELIZABETH LINE *from Bond Street*

Paddington <i>3 mins</i>	Farringdon <i>5 mins</i>	Liverpool Street <i>7 mins</i>	Canary Wharf <i>13 mins</i>	Heathrow Airport <i>26 mins</i>

Oxford Circus and Bond Street Underground stations make commuting simple, with the newly unveiled Elizabeth Line trains to Liverpool Street (7 mins), Canary Wharf (13 mins) and Heathrow Airport (26 mins).

10

## MINUTES TO KING'S CROSS ST. PANCRAS

As well as it's unrivaled connections on the London Underground, there are also 4 other services from the station – Eurostar, East Midlands Railway, Southeastern and ThamesLink.

30

## MINUTES TO EITHER HEATHROW OR LONDON CITY AIRPORTS

Global connections are crucial to a modern business. London Heathrow and London City Airport can both be easily accessed via tube.



### DRIVE

Soho <i>5 mins</i>	Savile Row <i>9 mins</i>	Trafalgar Square <i>14 mins</i>	Lords Cricket Ground <i>15 mins</i>	Covent Garden <i>18 mins</i>
-----------------------	-----------------------------	------------------------------------	--	---------------------------------



### TUBE *from Oxford Circus*

Victoria <i>4 mins</i>	Marylebone <i>5 mins</i>	London Euston <i>6 mins</i>	Bank <i>7 mins</i>	Kings Cross St Pancras <i>10 mins</i>



A DEVELOPMENT BY



## AGENT DETAILS



**Alex Hunt**

alex.hunt@realestate.bnpparibas  
07717 493 802

**Katrina Love**

katrina.love@realestate.bnpparibas  
07818 290 253

**BLUEBOOK**

**Chris Watkin**

chris@bluebooklondon.co.uk  
07730 066 523

**Ollie Pardoe**

ollie@bluebooklondon.co.uk  
07748 626 103



**Peter Hutchinson**

p.hutchinson@hmc.london  
07712 779 619

### Misrepresentation Act

Acai Group for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract; The statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy themselves as to the correctness of each statement made therein, and the vendor does not make or give, neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.  
Design by Mammal I mammaldesign.com



SEVEN  
CAVENDISH PLACE

MARYLEBONE  
W 1