



2 BENTINCK MEWS

MARYLEBONE

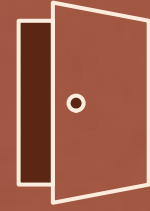


Revealed, re-imagined & refined

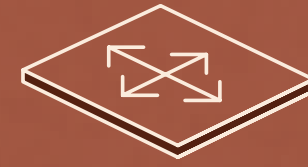
Located in the heart of Marylebone, 2 Bentinck Mews is an exceptional self-contained HQ building.

The accommodation is arranged over three floors, offering 4,691 sq ft of contemporary office space.





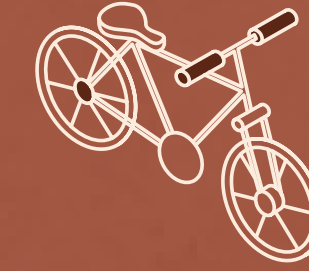
SELF-CONTAINED OFFICE



OPEN-PLAN LAYOUT



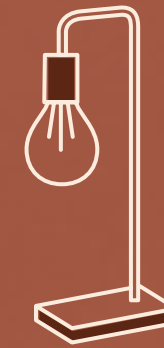
2 SHOWERS



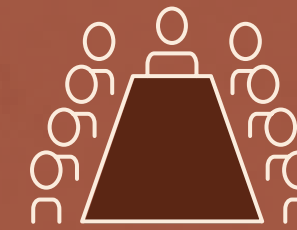
6 CYCLE RACKS



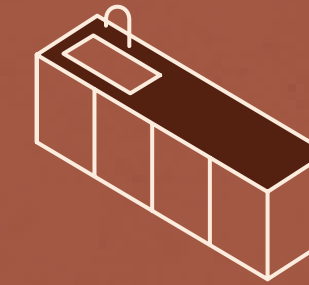
PERIOD DETAILS RESTORED



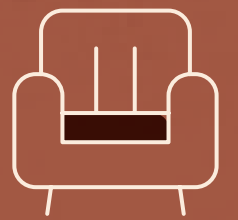
NEW LED LIGHTING



SECRET MEETING ROOM



TEA POINTS

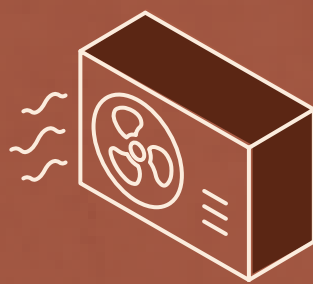


WAITING ROOM/ RECEPTION AREA

The finer details

The building has been sensitively restored, blending heritage and modernity at every turn.

Featuring exposed brick work, light wells and kitchens in situ, ready for today's modern occupier needs.



ALL ELECTRIC BUILDING WITH 100% RENEWABLE ENERGY



EPC RATING A





The secret meeting room, for the discreet and the discerning





Fully fitted
meeting rooms
and breakout
spaces



First Floor / 1,697 Sq Ft / 157.7 Sq M



First Floor Indicative Space Plan



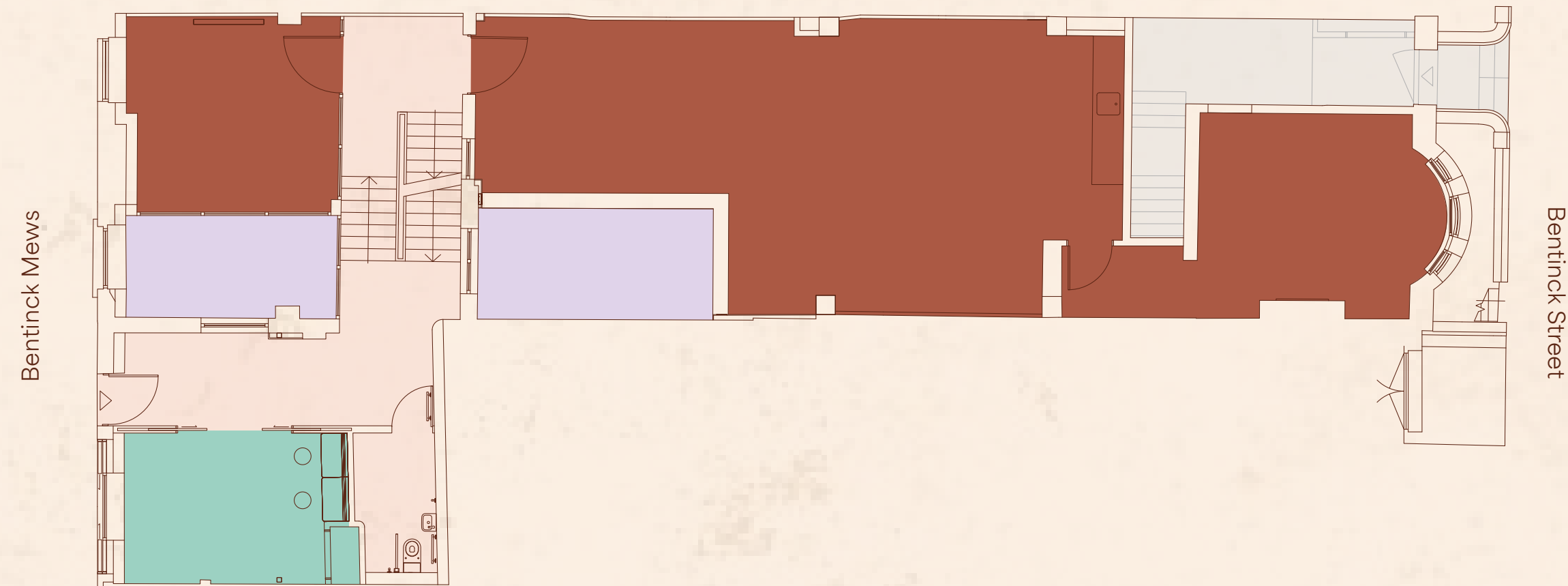
Workstations	28
CEO's Office	01
10 person meeting room	01
Phone booth	01

● Office ● Core ● Reception ● Showers ● Cycle Storage ● Atrium

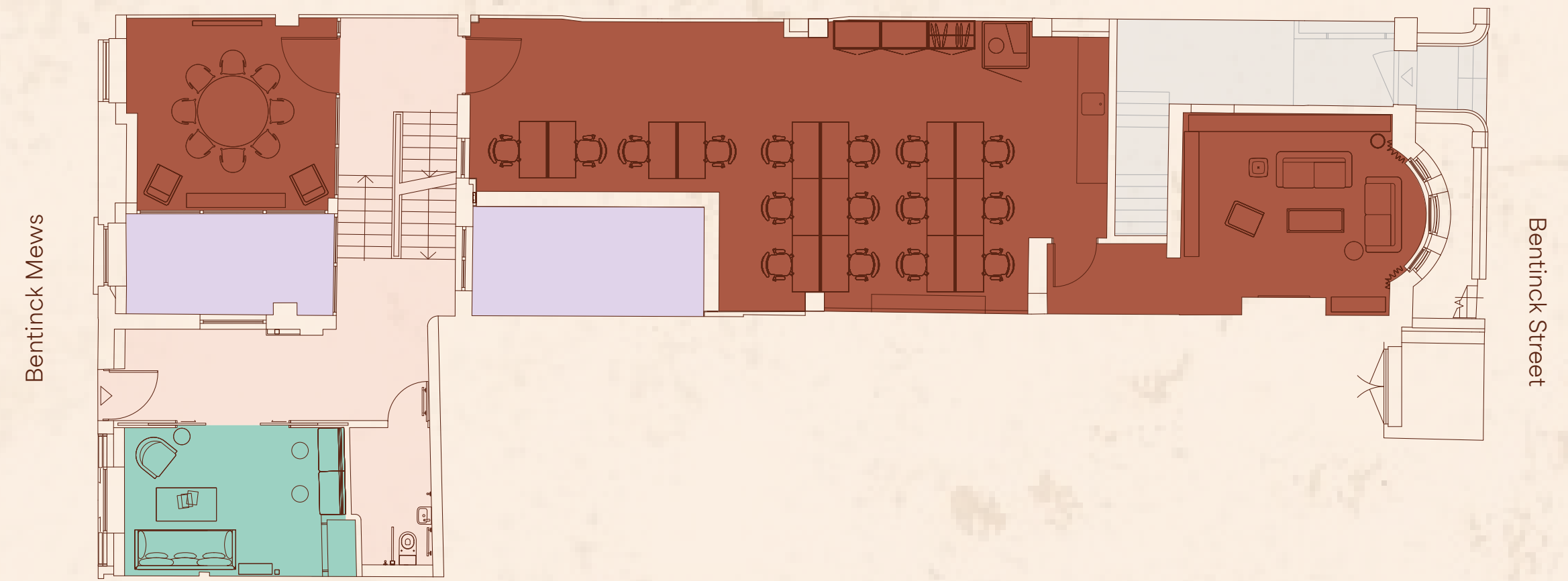


For indicative purposes only. Not to scale.

Ground Floor / 1,568 Sq Ft / 145.7 Sq M



Ground Floor Indicative Space Plan



Workstations	16
8 person meeting room	01
Phone booth	01
Kitchenette	01
Library	01

● Office ● Core ● Reception ● Showers ● Cycle Storage ● Atrium

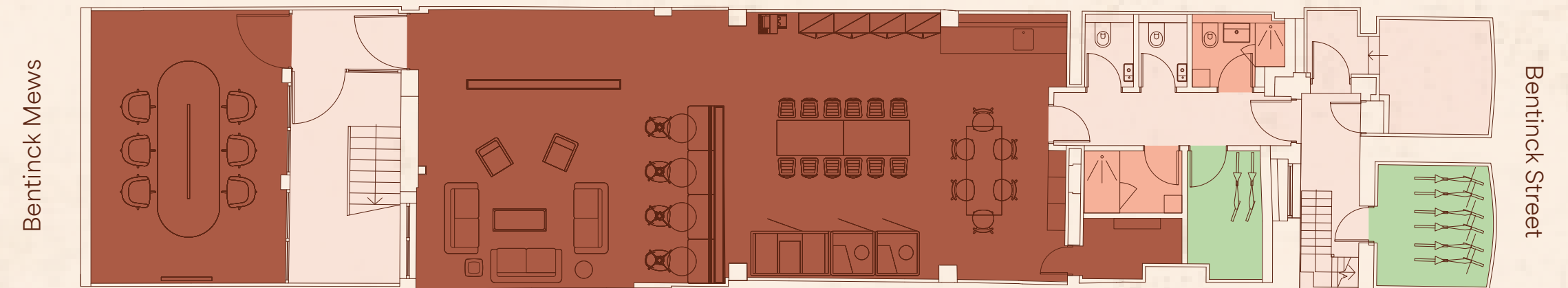
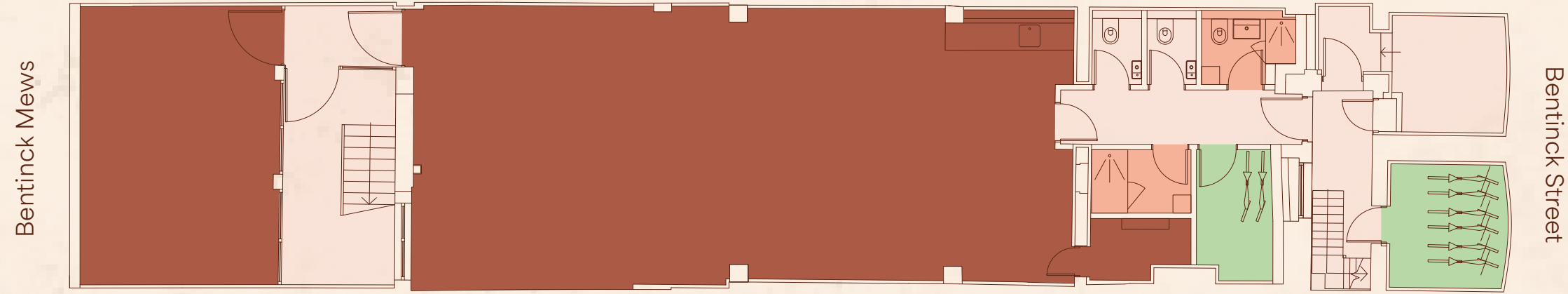
North



For indicative purposes only. Not to scale.

Lower Ground Floor / 1,426 Sq Ft / 132.5 Sq M

Lower Ground Floor Indicative Space Plan



Agile working stations	12
6 person meeting room	01
Meeting pod	01
Phone booths	02
Kitchenette	01
Breakout area	01

● Office ● Core ● Reception ● Showers ● Cycle Storage ● Atrium

North



For indicative purposes only. Not to scale.



Light filled
office space,
to collaborate
and create



A vibrant Marylebone location

Located in the heart of Marylebone Village and just moments from Oxford Street, you'll enjoy a wealth of vibrant amenities - from high-quality restaurants and boutique retailers to independent coffee shops and leisure facilities.

Excellent transport connections are close at hand, with Bond Street station only a short walk away, offering fast access across London.



ELIZABETH LINE CONNECTIONS

Bond Street

04 WALK

Paddington

02

Liverpool Street

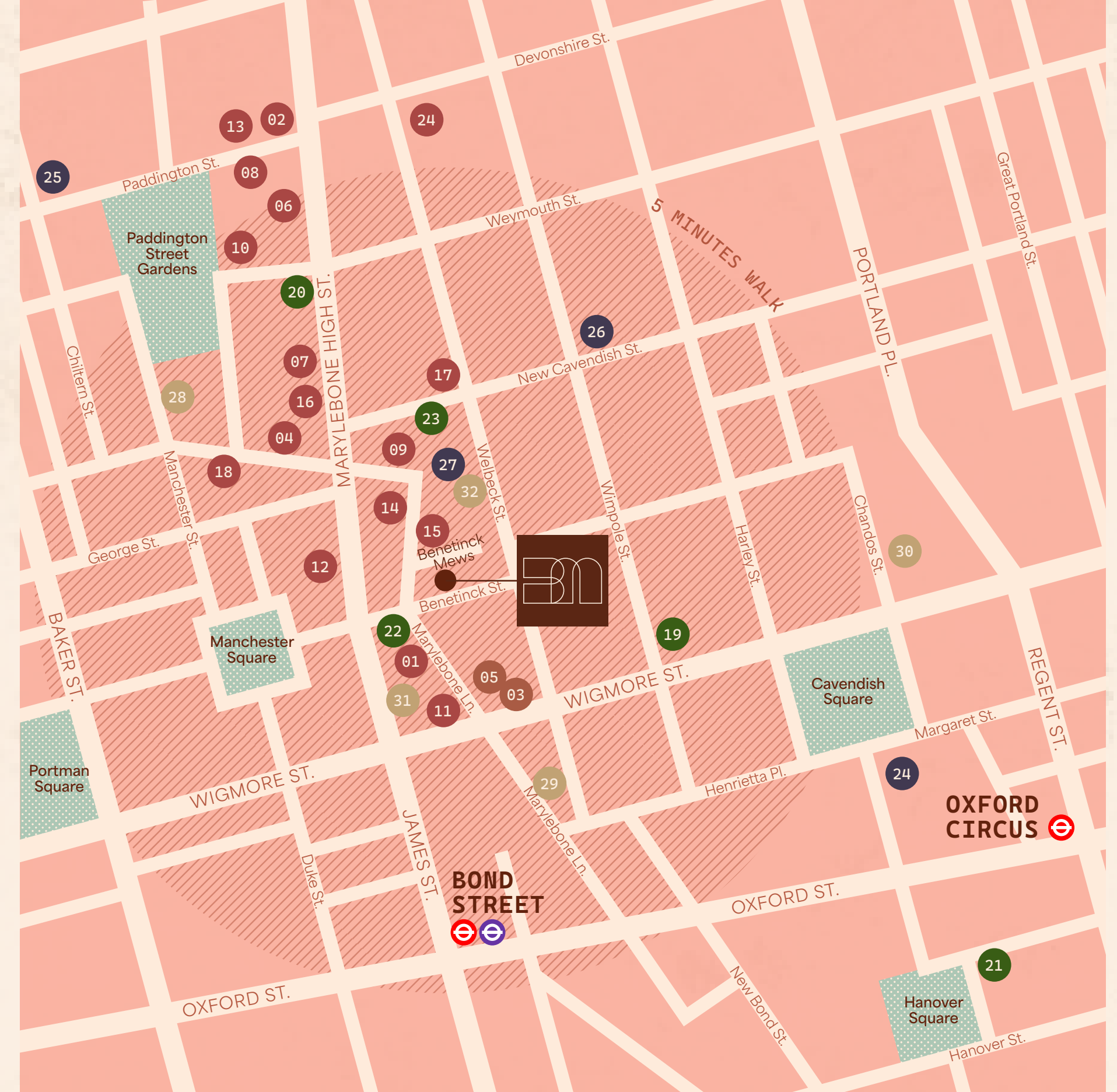
07

Canary Wharf

14

Heathrow

28



Bars & Restaurants

- 01 28-50 Marylebone & By Night
- 02 Carlotta
- 03 Cavita
- 04 Daylesford Organic
- 05 Delamina
- 06 Fishworks
- 07 Granger & Co.
- 08 Kima
- 09 Le Relais de Venise
- 10 Le Vieux Comptoir
- 11 Lina Stores

Gyms

- 12 Nakanojo
- 13 OPSO
- 14 Ottolenghi
- 15 St. John
- 16 Taka
- 17 The Cavendish
- 18 Trishna
- 24 AMP Athletic
- 25 BXR
- 26 Club 51
- 27 Third Space

Coffee & Sandwiches

- 19 Back on Track Coffee
- 20 Hagen
- 21 Nathalie
- 22 Paul Rothe & Son
- 23 WatchHouse

Hotels

- 28 Ten Manchester Street
- 29 The BoTree
- 30 The Langham
- 31 The Mandeville
- 32 The Marylebone



TERMS

Upon application.

VIEWINGS

Strictly through the sole letting agents.



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deWALDEN
ESTATE**

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