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The M Building boasts 279,353 sq ft of outstanding new workspace, and 13,035 sq ft of landscaped terraces with uninterrupted views across the capital.

Arriving D4 2025

Benefitting from dual entrances, The M Building is perfectly located less than a minute walk from Bond Street Underground Station and the Elizabeth line, and is served by the very best amenities of Mayfair and Marylebone.





Indicative view

THE M BUILDING FROM MARYLEBONE LANE

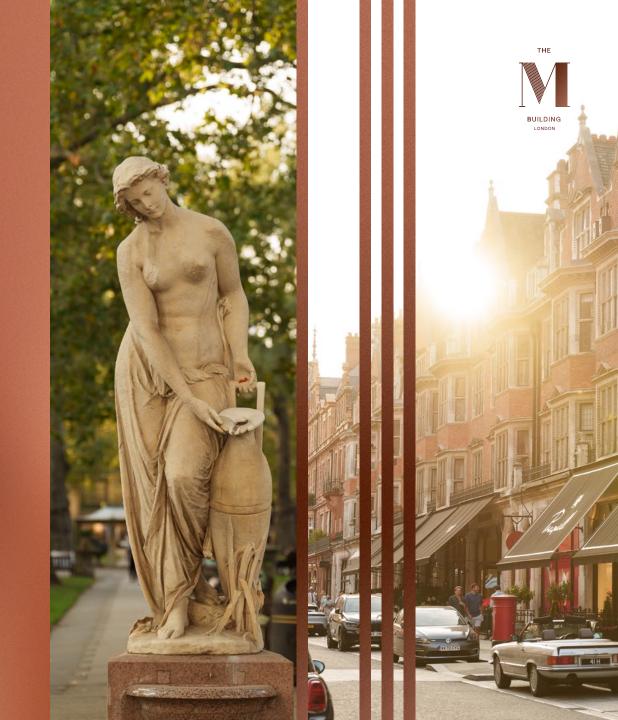






Mis for Mayfair & Marylebone.

TWO ESTABLISHED AND CHARACTERFUL DESTINATIONS













The M Building connects Mayfair & Marylebone, and enjoys the extensive and diverse offer of these two magnificent villages.

The upscale neighbourhoods of Mayfair and Marylebone are home to a remarkable culinary scene boasting an impressive total of **27 Michelin stars**. While fine dining establishments flourish in these areas, they coexist with a **diverse array of dining options** that cater to all preferences.

Discover an abundance of world-class cafés, restaurants, street food markets, pubs, and bars on your doorstep. These incredible neighbourhoods offer unparalleled amenities unique to this part of London, and a rich tapestry of culture to inspire at every turn.

GREAT PORTLAND STREET TOTTENHAM COURT ROAD BAKER STREET MARYLEBONE ROAD BAKER STREET MARYLEBON MARYLEBONE FITZROVIA GLOUCESTER PLACE NEW CAVENDISH STREET SEYMOUR PLACE CHILTERN FIREHOUSE BUILDING GEORGE STREET THE BOTREE WIGMORE STREET EDGNARK ROAD OXFORD CIRCUS HOME HOUSE BOND OXFORD STREET BROOK STREET HYDE PARK PLACE LIBERTY LONDON NORTH AUDLEY STREET REGENT STREET GROSVENOR STREET SAVILE ROW SELFRIDGES PARK STREET MAYFAIR HYDE PARK

Restaurants & Bars

Leisure & Entertainment





Restaurants & Bars

Marylebone

- 1. Beast
- 2. 108 Brasserie
- 3. Pachamama
- 4. The Ivy Café
- 5. KOL
- 6. Trishna
- 7. Harry's Bar
- 8. Flat Iron
- 9. Homeslice
- 10.Ole & Steen
- 11. Isola by San Carlo
- 12.Lina Stores
- 13.Carlotta
- 14. Ottolenghi
- 15. Relais de Venise
- L'Entrecote
- 16. Delamina
- 17. Madera at
 - Treehouse
- 18. The Wigmore
- 19. The Coachmakers
- 20.St. John

Mayfair

- 1. Sketch
- 2. Pollen Street Social
- 3. Roka
- 4. Mercato
- 5. Little Social
- 6. NAC
- 7. Lucky Cat
- 8. Scotts
- 9. The Arts Club
- 10.Ergon Deli
- 11. Goodman
- 12.Sexy Fish
- 13.Amazonico
- 14. Cipriani
- 15.lvy Asia
- 16. Riding House Café
- 17. Hush
- 18. Claridge's
- 19. Bob Bob Ricard
- 20. Cecconi's

Leisure & Entertainment





Restaurants & Bars

Leisure & Entertainment

Hotels

- BoTree Hotel
- 2. Chiltern Firehouse
- 3. Claridge's
- 4. Hyatt Regency
- 5. The Churchill
- 6. The Langham
- 7. Treehouse
- 8. The Mandeville
- 9. Home House
- 10. Nobu
- 11. The Beaumont
- 12. The Dorchester
- 13. The Biltmore
- 14. The Mandrake
- 15. The Connaught

Leisure

- 1. Regent Street Cinema
- 2. Swingers Crazy Golf
- 3. The Cinema at Selfridges
- 4. Market Halls
- 5. Psycle
- 6. Thirdspace
- 7. Marylebone High Street

Culture

- 1. The Photographers' Gallery
- 2. The Wallace Collection
- 3. Wigmore Hall
- 4. Royal Academy of Art
- 5. The Royal Institution
- 6. Royal Academy of Music
- 7. Gagosian





In perfect company











LAZARD









DIAGEO









Moelis









Bridgepoint



The Oxford Street Programme vision includes:

- Widening pavements and upgrading pavement materials
- Createing amenity spaces for rest and play and upgrade existing spaces
- Extensive new landscaping and public realm
- Dramatically improved pedestrian walkways, signage and experience





Connections

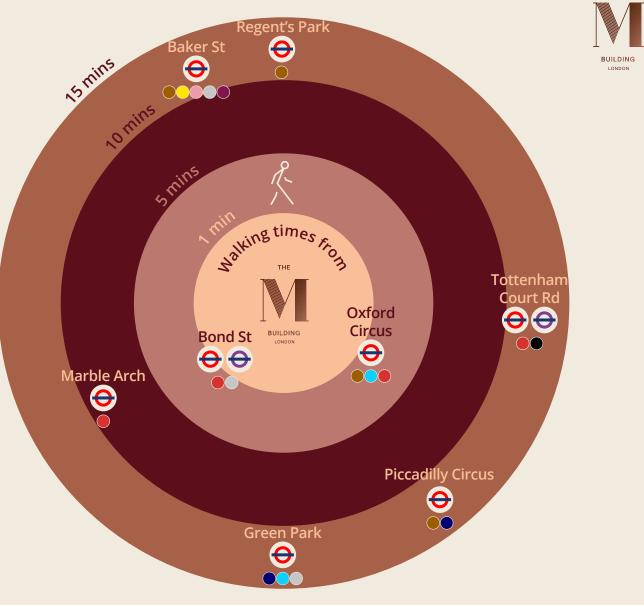
The M Building is perfectly positioned and easily connected to all corners of London. Allowing rapidaccess to London's airports, major rail, and Underground networks.

Train Stations	
Paddington – from Bond Street via Elizabeth line	3 mins
Liverpool St – from Bond Street via Elizabeth line	9 mins
Victoria – from Oxford Circus via Victoria line	10 mins
Waterloo – from Bond Street via Jubilee line	10 mins
Kings Cross – from Bond Street via Oxford Circus	11 mins
Euston – from Oxford Circus via Victoria line	12 mins
London Bridge – from Bond Street via Jubilee line	13 mins

London City – from E	Bond Street	
via Jubilee line & DLR		35 mins
Gatwick – from Oxfo <i>via Victoria line & Gatw</i>	49 mins	
Stansted – from Oxfo via Victoria line & Stans	65 mins	
Key		
Circle	Northern	⊖ Elizabeth
Hammersmith & City	Bakerloo	National Rai
CentralMetropolitan	Picadilly Victoria	

Overground

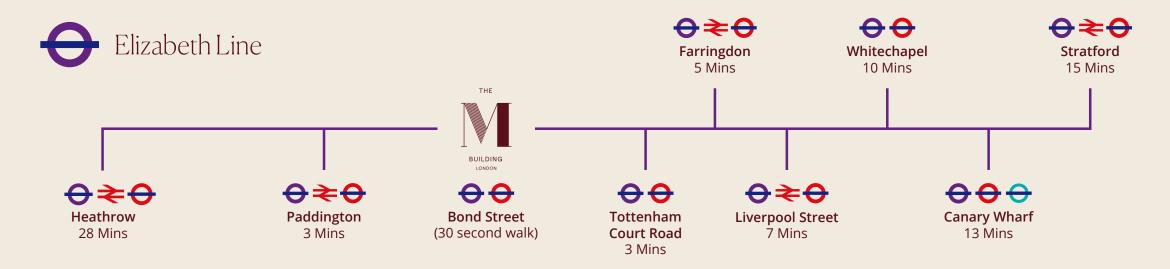
Jubilee



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Connections







Watford	34 mins	Romford	43 mins	Guildford	50 mins	Brentwood	57 mins
St Albans	35 mins	Maidenhead	45 mins	Sevenoaks	50 mins	Cambridge	1hr
Slough	38 mins	Weybridge	49 mins	Chelmsford	52 mins	Southend	1hr 6 mins
Reading	40 mins	Hertford	49 mins	Beaconsfield	55 mins	Oxford	1hr 10 mins

Optimal travel times taken from TFL and Google Maps.



Cycling times



10



20



30



40

0-10 ming

Berkeley Square – 3 mins Green Park - 5 mins St James's Square – 6 mins Goodge Street – 6 mins Covent Garden – 8 mins Paddington – 9 mins Knightsbridge – 10 mins 11-20 mins

Waterloo – 14 mins
Kensington – 15 mins
King's Cross St. Pancras – 15 mins
Farringdon – 15 mins
St Paul's – 17 mins
Pimlico – 17 mins
Vauxhall – 20 mins

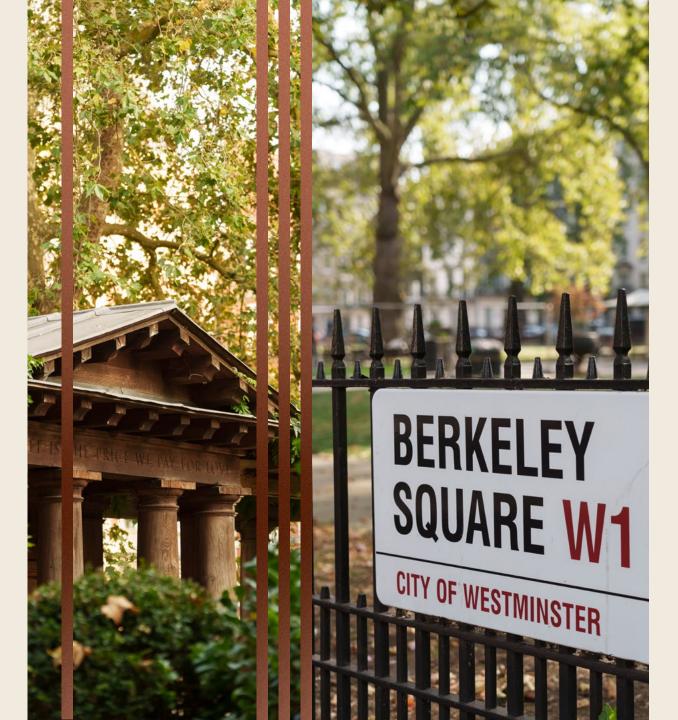
21-30 mins

Chelsea – 22 mins
Battersea – 22 mins
London Bridge – 22 mins
West Hampstead – 22 mins
Islington – 22 mins
Bermondsey – 29 mins
Clapham – 30 mins

31-40 mins

White City – 31 mins
Finsbury Park – 31 mins
Mile End – 32 mins
Brixton – 32 mins
Hackney – 33 mins
Chiswick – 40 mins
Canary Wharf – 40 mins

This is a globally recognised destination with abundant parks, green spaces and lifestyle amenities.











Mayfair is known as one of the finest residential and **luxury shopping** districts in the world. The M Building is perfectly located to take advantage of this offering. From **Berkeley to Hanover Squares**, **Mount Street to South Molton and Bond**.

There are a host of world class amenities, green spaces and energetic streetscapes to explore — all within a short walk of The M Building.

Exploring Maylair









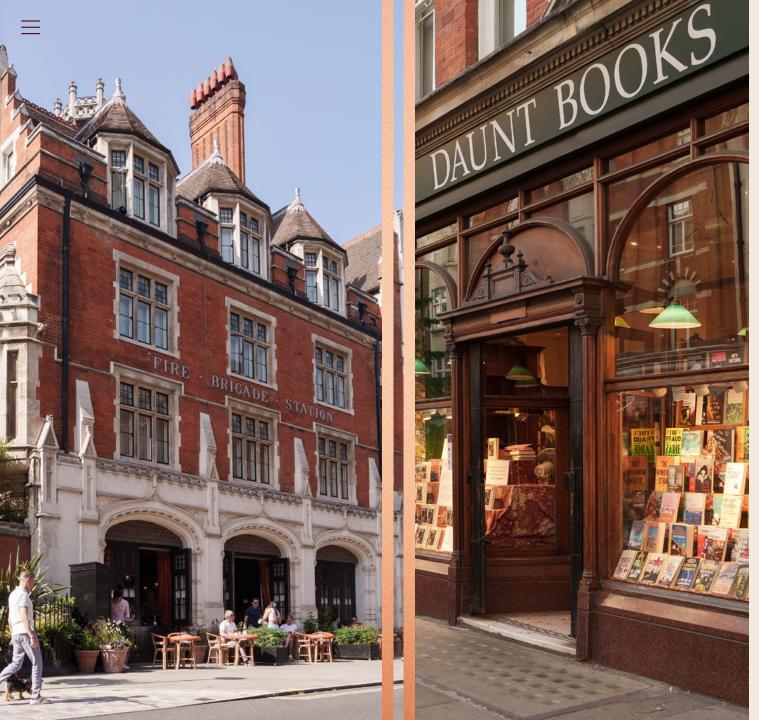














Neighbouring Marylebone is one of the Capital's most acclaimed shopping and dining areas. Head along Marylebone High Street, home to the famous Daunt Books and an array of independent shops and cafés. This is a truly first-class eating and drinking destination, from the world famous Chiltern Firehouse to newcomers like Michelin starred Kol, and the perfect pint at the acclaimed Grazing Goat pub.

London's newest luxury hotel, the **BoTree** sits only **30 metres** from The M Building. A new destination for exceptional cuisine, innovative cocktails and impeccable service.

Marglebone Sillage



























The M Building







Indicative view

THE M BUILDING FROM MARYLEBONE LANE



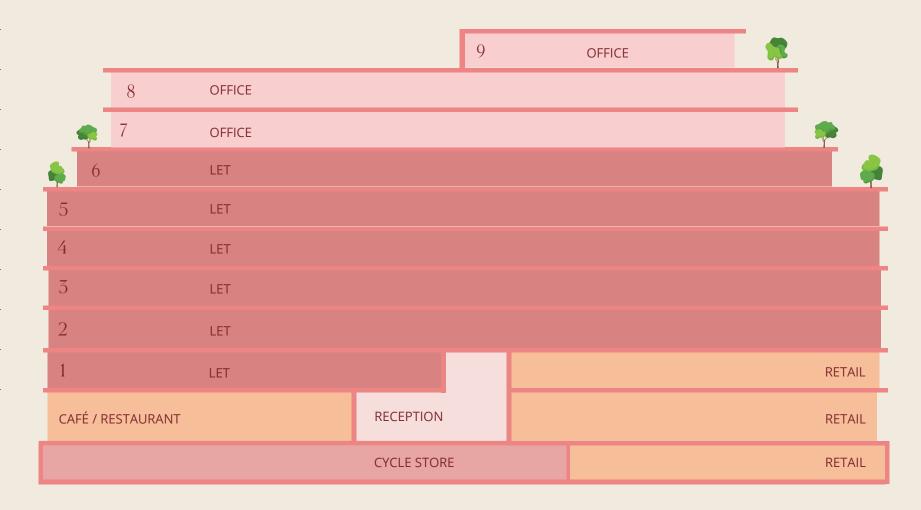




Availability

LEVEL	OFFICE (SQ. FT)	TERRACE (SQ. FT)
9	7,298	4,801
8	25,392	BALCONY: 258
7	25,801	4,015
6	LET	
5	LET	
4	LET	
3	LET	
2	LET	
1	LET	
TOTAL	58,491	9,074







THE M BUILDING FROM MARYLEBONE LANE



MARYLEBONE LANE ARRIVAL



VERE STREET ARRIVAL



MARYLEBONE LANE RECEPTION



VERE STREET RECEPTION



LIFT LOBBY



LEVEL 4 OFFICE SPACE



LEVEL 6 OFFICE SPACE



LEVEL 9 OFFICE SPACE



CASCADING TERRACES



CHANGING ROOMS



BIKE STORAGE





Ground Floor





Total Deception

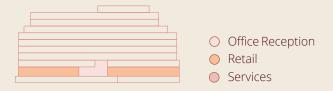
4,919 sq.ft

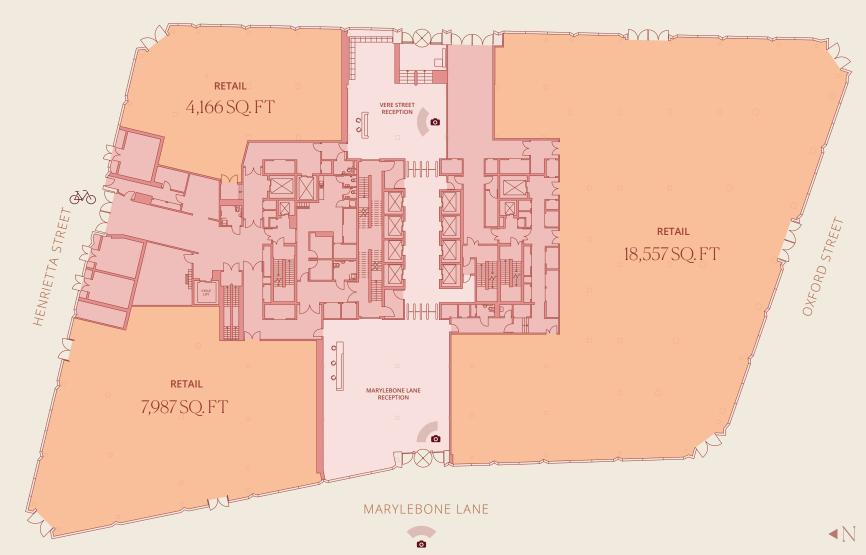
Marylebone Lane

2,960 sq.ft

Neve Street

1,959 sq.ft





Ground Floor

BDO Entrance Option

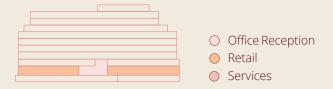
Total Deception

4,919 sq. ft

Marylebone Lane

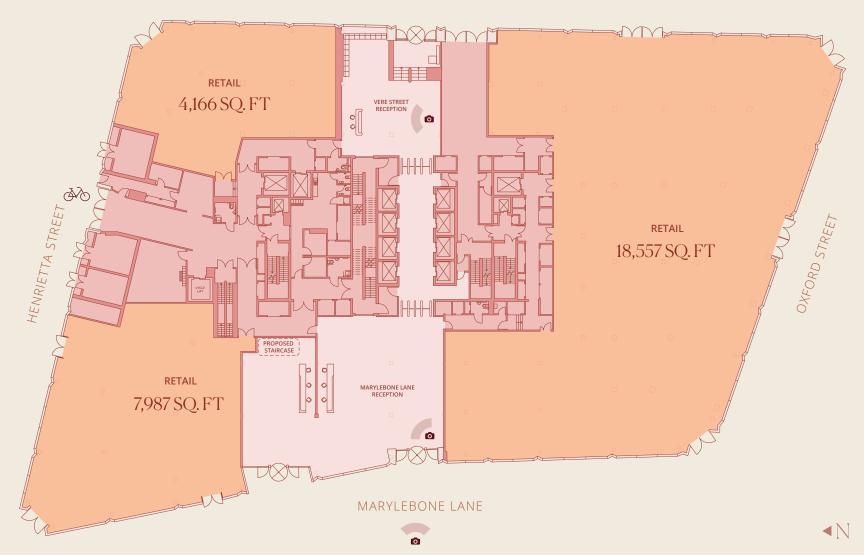
2,960 sq.ft

1,959 SQ.FT





















Seventh Floor



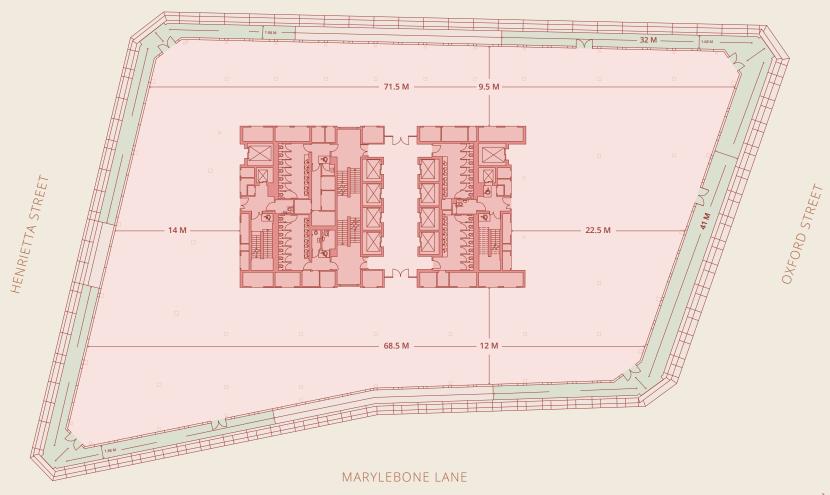
VERE STREET

Office Space

25,801 sq.ft 2,397 sq.m

Terraces
4,015 sq.ft 373 sq.m







Eighth Floor



OXFORD STREET

VERE STREET

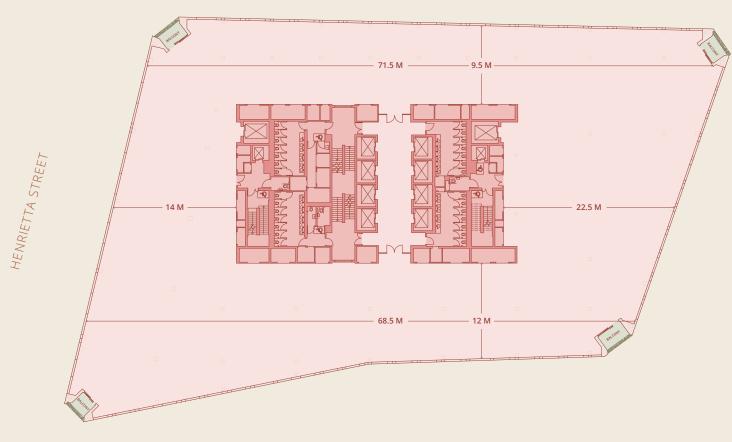
Office Space

25,392 sq.ft 2,359 sq.m

Lasconies
258 SQ.FT

24 sq. m







Ninth Floor



OXFORD STREET

VERE STREET

Office Space

7,298 sq.ft 678 sq.m

Terrace

4,801 sq.ft 446 sq.m















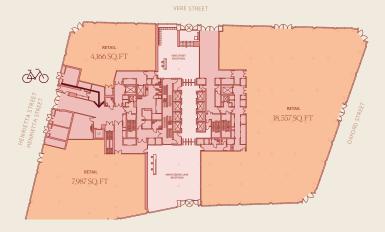
Basement



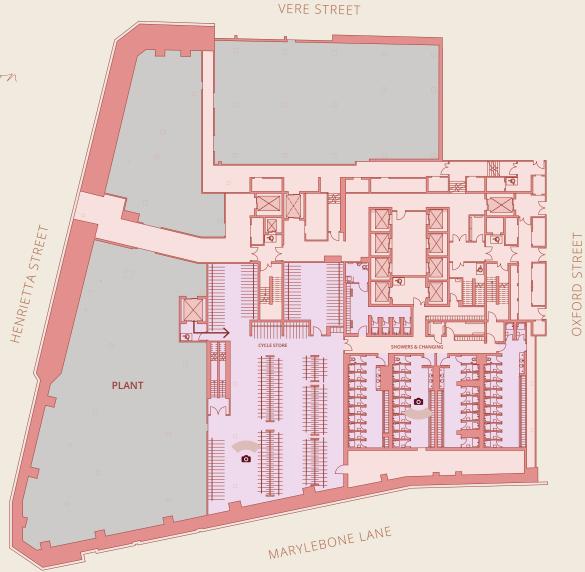
Changing and Cycle Provision

509 CYCLE SPACES & LOCKERS 46 SHOWERS

GROUND CYCLE LIFT



- Retail
- O Cycle Store
- Services
- O Plant

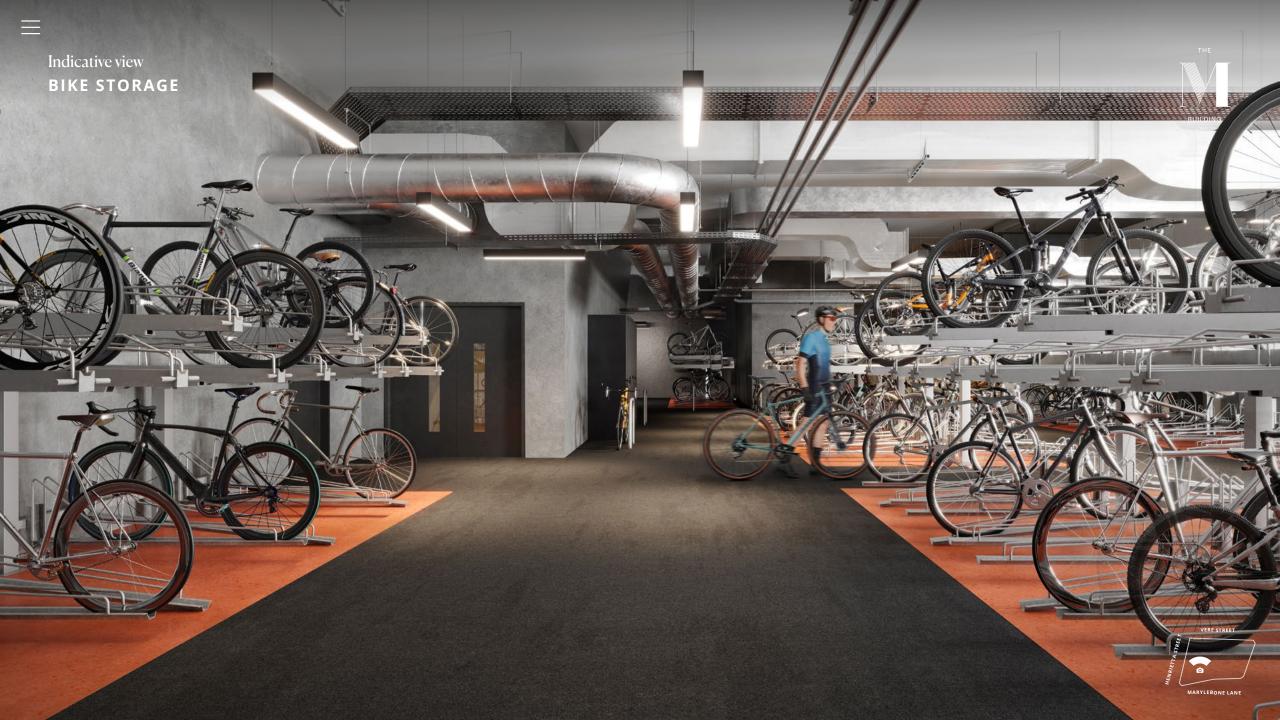














Eighth Floor



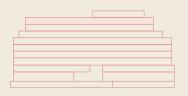
OXFORD STREET

VERE STREET

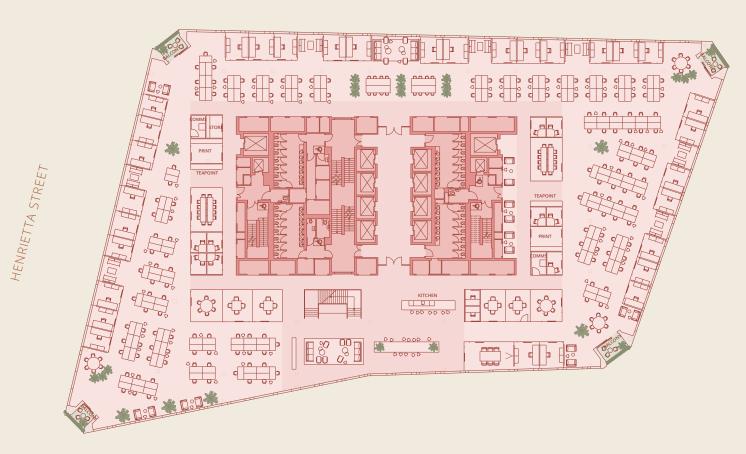
Agile

25,392 sq.ft 2,359 sq.m

Open Workstations	162
Private Offices	31
1–2 Person Zoom Room	11
4–6 Person Meeting Room	7
10+ Person Meeting Room	2
Kitchen Hub	1
Teapoint	3
Density	1:12
Total Seats	193



- Circulation Space
- Office
- Balcony
- Services





Ninth Floor

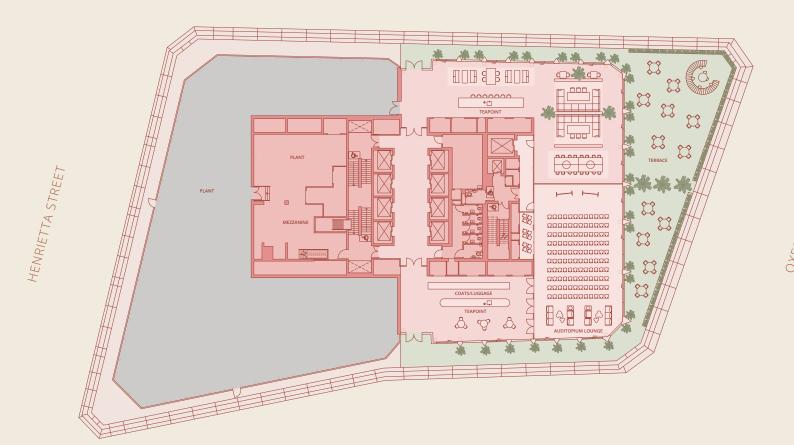


VERE STREET

Agile
7,298 sq.ft

678 sq.m

Total Seats	400
Workstations	48
Auditorium Seats	120







Office

Terrace

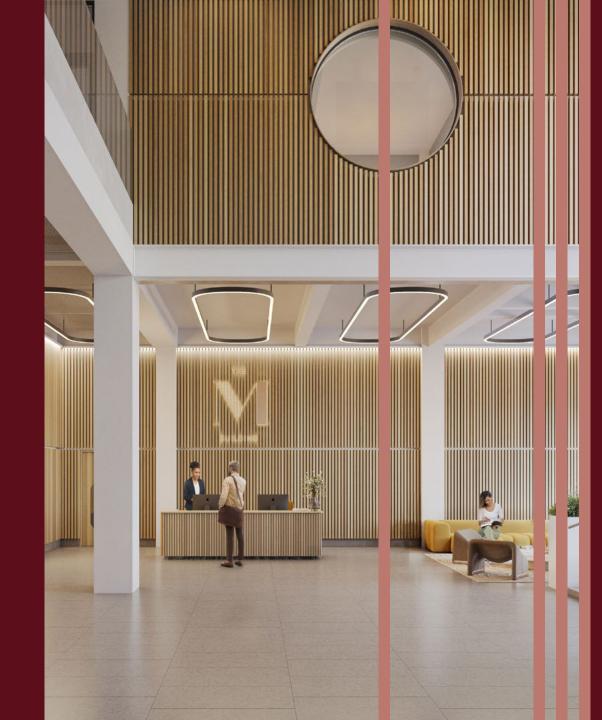
Plant

Services





Specification





A BUILDING FOR A NET-ZERO FUTURE





A Place for Wellness

The M Building has been intelligently designed to improve the wellbeing of its occupants. Dual entrances onto peaceful streets, an abundance of natural light, an array of expansive landscaped terraces and superb end-of-trip facilities and on-site amenities.

An exceptional workplace

Summary Specification





58,941 sq ft remaining available



1:8 sq m occupancy density



9,000 sq ft communal and private landscaped terraces





Chilled beams provided on Cat A floors (Level 7)



Openable window panels



air conditioning





Lifts: 8 passenger lifts 3 goods lifts 2 fire-fighting lifts 1 cycle lift







46 showers



Dual office entrances



Sustainability Specification



BREEAM Outstanding

Placing The M Building in the top 1% of commercial buildings in the UK



All Electric

Reducing carbon emissions, improving indoor air quality and lowering energy costs



5* Targeted

To achieve a NABERS 5-star rating, a building or tenancy demonstrates a high level of energy efficiency and environmental sustainability



London Energy Plan

Improving operational energy by 39% in comparison with the Part L baseline*



WELL Enabled

Making a reliable commitmen to improving the health and wellbeing of occupiers



BCO 2022

Following the British Council for Offices' best-practice for commercial development





WiredScore Platinum

The highest rating, measuring technological infrastructure for ongoing improvement



EPC A

Surpassing the minimum commercial standard of achieving an EPC B rating by 2030

*A building standard that aims to improve energy efficiency of new and existing buildings in the UK



The Team









The Team

DEVELOPER Ramsbury 334 Oxford Ltd

MAIN CONTRACTOR Lendlease

DEVELOPMENT ADVISOR Capital Real Estate Partners LLP

PROJECT MANAGER B&Co

ARCHITECT AHMM

STRUCTURES + CIVILS AKT II

MEP, FIRE & Atelier 10 ENVIRONMENTAL

LANDSCAPES BBUK

COST Turner & Townsend Alinea

FAÇADES Permasteelisa Group





Get in Touch

CBRE

ADAM COSGROVE 07500 872 851 | adam.cosgrove@cbre.com

DAVID PEROWNE 07739 814 720 | david.perowne@cbre.com



IAN MCCARTER 07940 508 650 | ian.mccarter@knightfrank.com

WILLIAM FOSTER 07748 985 951 | william.foster@knightfrank.com

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