

THE



BUILDING

LONDON

59,000 sq. ft of landmark workspace
with expansive floors, abundant terracing,
and uninterrupted views across the Capital.



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



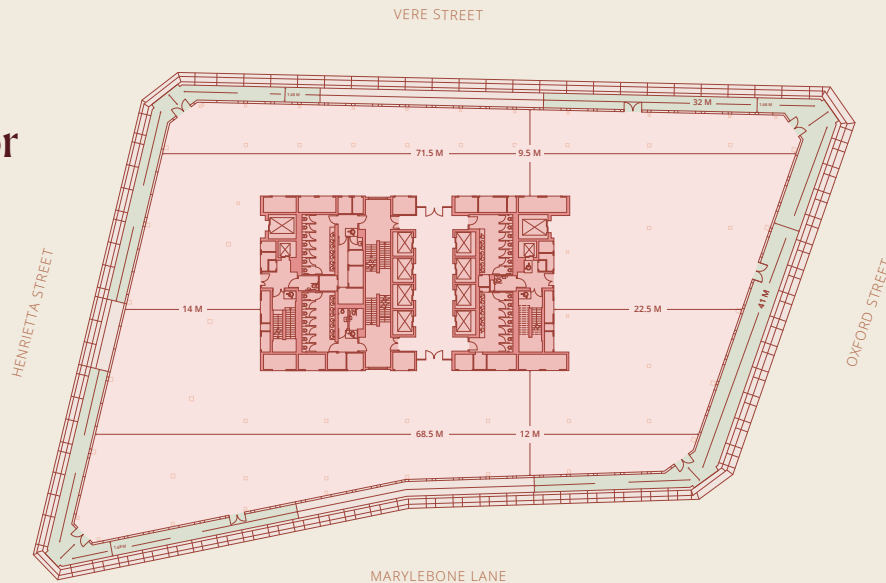
Availability

LEVEL	OFFICE (SQ.FT)	TERRACE (SQ. FT)
9	7,298	4,801
8	25,392	BALCONY: 258
7	25,801	4,015
1-6	LET	
G MARYLEBONE LANE OFFICE RECEPTION	2,960	
G VERE STREET OFFICE RECEPTION	1,959	
TOTAL	58,491	9,074

Seventh Floor

OFFICE
25,801 SQ. FT
2,397 SQ. M

TERRACES
4,015 SQ. FT
373 SQ. M

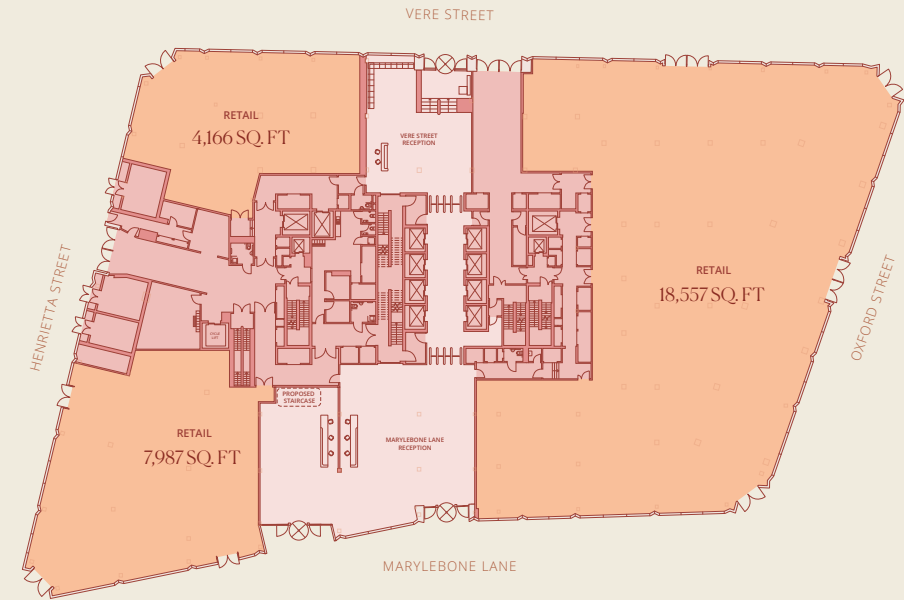


Ground Floor

TOTAL RECEPTION
4,919 SQ. FT
456.9 SQ. M

MARYLEBONE LANE
2,960 SQ. FT

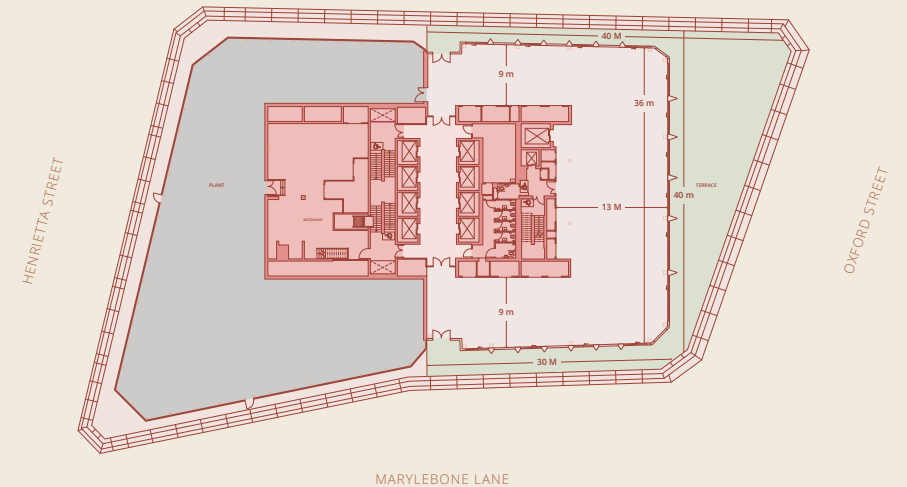
VERE STREET
1,959 SQ. FT



Ninth Floor

OFFICE
25,801 SQ. FT
2,397 SQ. M

TERRACES
4,015 SQ. FT
373 SQ. M



Indicative view

OFFICE CAT B FIT-OUT



Indicative view
OFFICE LEVEL 9



Indicative view

OUTDOOR TERRACES AND WORKSPACE



Summary Specification



Up to 58,941 sq ft floorplates



13,000 sq ft communal and 9,000 sq ft of private terraces



2.9– 3m floor to ceiling height



Openable window panels



Underfloor displacement air conditioning



1:8 sq m occupancy density



8 passenger lifts
3 goods lifts
2 fire fighting lifts
1 cycle lift



Dual office entrances



Backup tenant generator space



509 cycle spaces



46 showers & 509 lockers



Chilled beams provided on Cat A floors (Level 7)

Sustainability Specification



Outstanding



5* targeted



WiredScore

Platinum



Enabled



BCO 2022



All Electric



EPC A



London Energy Plan

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 & ENVIRONMENTAL	Atelier 10
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

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Q4 2024.

