



# 12 Harcourt Street

Marylebone W1

2,021 – 12,662 Sq Ft Newly Refurbished Fitted Offices To Let



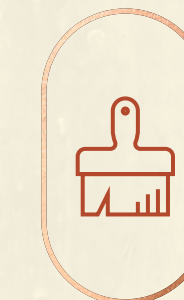


# ELEVATE YOUR BUSINESS

Newly refurbished, fully fitted opportunity.

12 Harcourt Street has been comprehensively remodelled throughout, providing up to 12,662 sq ft of office space arranged over five floors.

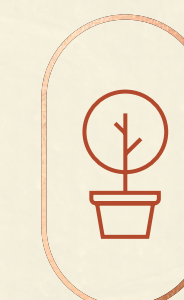
The building has excellent ESG credentials and is available to let as an entire building or on a floor-by-floor basis.



Comprehensively  
refurbished



Reimagined  
fully fitted workspace



Outside  
terrace space



Self-contained  
or floor-by-floor





# THE COMPLETE PACKAGE

The building features new end-of-trip facilities, as well as a contemporary reception and refined finishes and furnishings throughout.

The garden floor has a 14-person bookable boardroom, as well as new shower facilities, a drying room and bicycle storage.



Refurbished  
manned reception



Bookable  
boardroom



Fibre  
connectivity



New LED  
lighting throughout



24 hour  
access



BREEAM In-Use  
'Excellent'



New shower &  
changing facilities



Bicycle storage  
& lockers



New  
air conditioning



Passenger  
lift



Excellent  
natural light



EPC B  
rating



- 01. Third floor – office
- 02. Third floor – meeting room
- 03. Building exterior





# CAREFULLY CONSIDERED WORKSPACE



Second floor office





- 01. Third floor  
— breakout area
- 02. Third floor  
— meeting rooms
- 03. First floor  
— breakout area
- 04. Ground floor  
— private office



# ELEGANT SPACES

The space is complete with agile working areas, comfortable meeting rooms, private offices, and spacious breakout areas to relax and recharge.

The entire building benefits from a high quality fit out, ready for an occupier to get straight to work.







ACCOMMODATION

Floor	Use	Sq Ft	Sq M
Third	Office	2,159	200.6
Second	Office	2,440	226.7
First	Office	3,147	292.4
Ground	Office	2,284	212.2
	Reception	609	56.6
Garden	Office	1,593	148.0
	Boardroom	428	39.8
Total		12,662	1,176.3

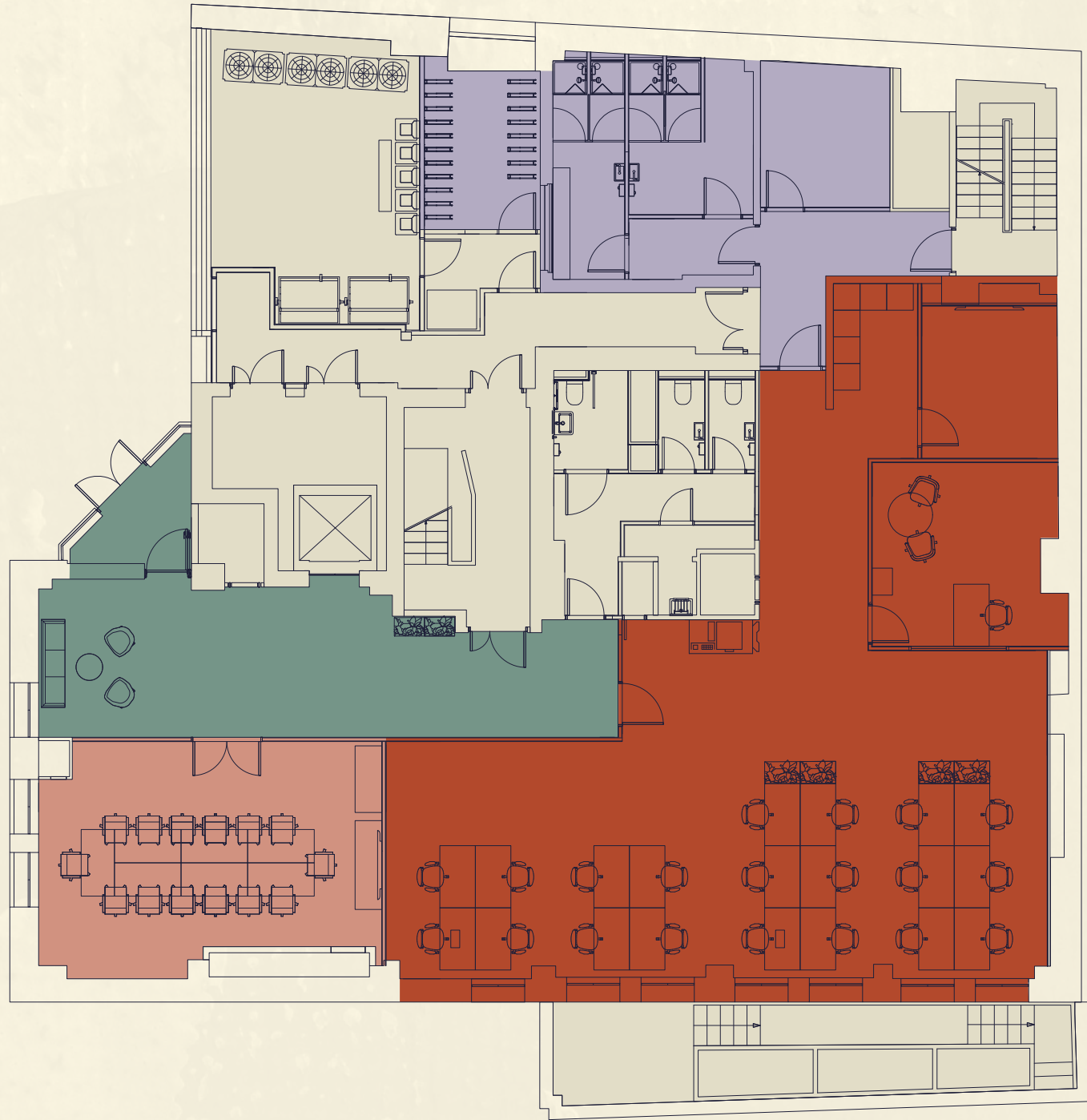
Office Communal boardroom Reception Communal lobby End-of-journey facilities Terrace Core

Floorplans not to scale. Indicative only.



GARDEN FLOOR  
2,021 SQ FT / 187.8 SQ M

Workstations	12	Showers	04	14 person communal boardroom	01
Private offices	02	Bicycle racks	10	Teapoint	01
10 person boardroom	01	Communal lobby	01		



HARCOURT STREET

GROUND FLOOR  
2,284 SQ FT / 212.2 SQ M

Workstations	10	Reception area	01	Teapoint / breakout area	01
Private offices	05	Terrace	01		



HARCOURT STREET





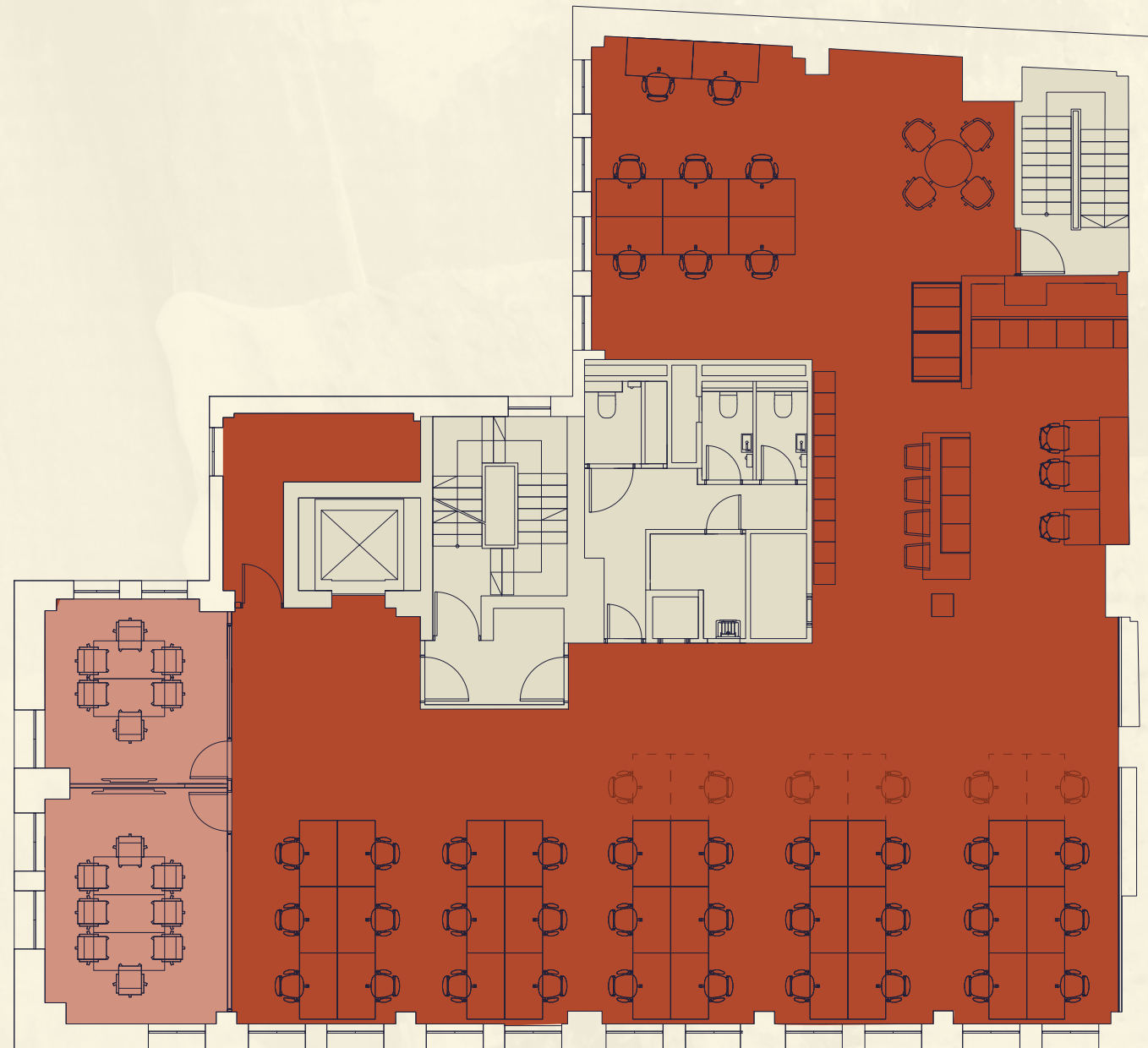
Office Meeting Room Core Additional desk positions

Floorplans not to scale. Indicative only.

## FIRST FLOOR

3,147 SQ FT / 292.4 SQ M

Workstations	44	6 person meeting room	01	Teapoint / breakout area	01
Zoom booths	02	8 person meeting room	01		

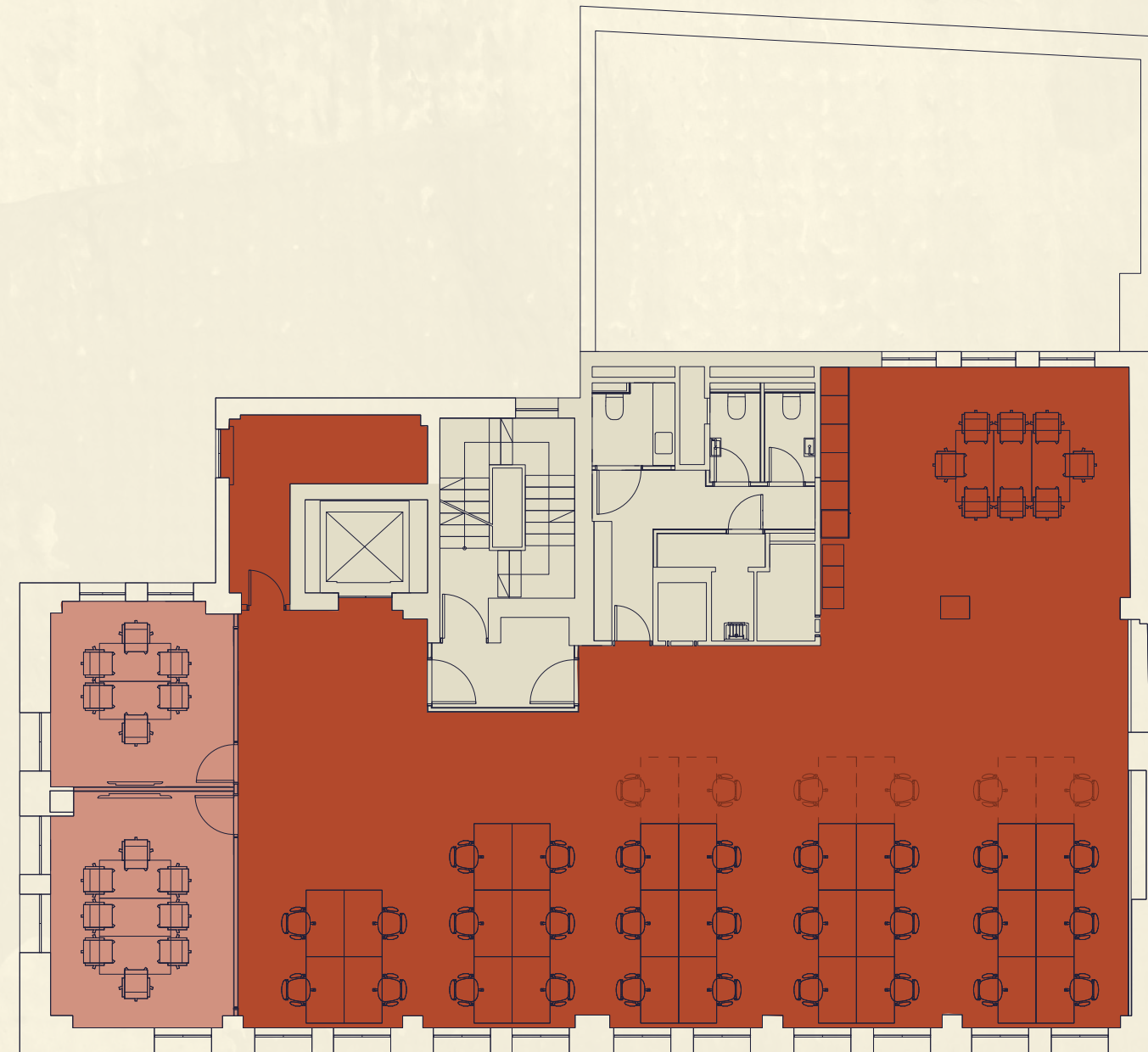


HARCOURT STREET

## SECOND FLOOR

2,440 SQ FT / 226.7 SQ M

Workstations	28	6 person meeting room	01	Teapoint / breakout area	01
		8 person meeting room	01		

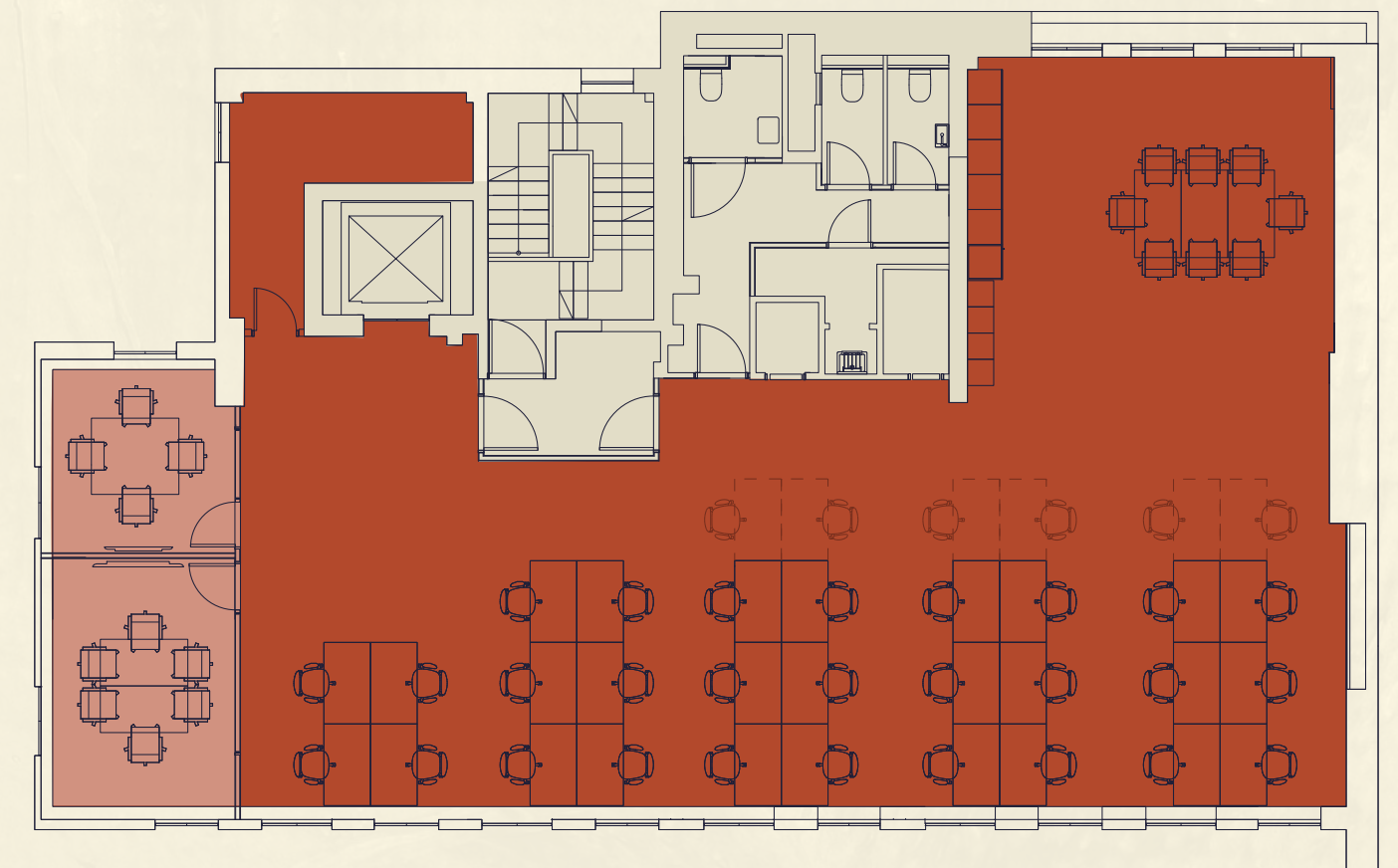


HARCOURT STREET

## THIRD FLOOR

2,159 SQ FT / 200.6 SQ M

Workstations	28	4 person meeting room	01	Teapoint / breakout area	01
		6 person meeting room	01		



HARCOURT STREET





- 01. The Marylebone Corner
- 02. The Ivy
- 03. Duke of Wellington
- 04. The Larrik
- 05. Paddington Basin



# THE BEST OF BOTH WORLDS

12 Harcourt Street is nestled between Marylebone and Paddington.

Step out of the office and explore Marylebone – known for its chic boutiques, gourmet dining, and tranquil green spaces.

Take a walk in the serene Regent's Park, or explore the waterside amenities around Paddington Basin.







# CONNECTED NEAR & FAR

The building benefits from excellent travel connections with Elizabeth Line, National Rail and Underground services nearby.

12 Harcourt Street is just a few minutes walk from Edgware Road Station, with Paddington and Marylebone stations also within easy reach.



12 HARCOURT STREET – THE LOCATION



### Restaurants

- 1. L'Angolo Bianco
- 2. The Ivy
- 3. Clarette
- 4. Granger & Co.
- 5. Carlotta
- 6. Boxcar Bar & Grill
- 7. Twist Connubio
- 8. Chiltern Street Deli

### Bars / Cafés

- 9. The Marylebone Corner
- 10. The Larrik
- 11. The Duke of Wellington
- 12. Boxcar Baker & Deli
- 13. Brewdog
- 14. Lockhouse
- 15. Pret A Manger
- 16. Social Impact Coffee

### Leisure / Hotels

- 17. Lisson Gallery
- 18. The Landmark Hotel
- 19. Hilton
- 20. Park Grand Mayfair
- 21. Montagu Place Hotel
- 22. BXR Marylebone
- 23. PureGym
- 24. Fitness First

## CONNECTIVITY



Edgware Road



Marylebone



Baker Street



Paddington





## FURTHER INFORMATION

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### Terms

Upon application.  
Freehold can also be made available.

### Viewings

Strictly through the joint sole letting agents:

12HARCOURTSTREET.CO.UK

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## CONTACTS

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