

2 STRATFORD PLACE

L O N D O N W 1

PRESTIGIOUS MARYLEBONE HEADQUARTERS

5,380 SQ FT

2 STRATFORD PLACE
LONDON W1

*BEAUTIFULLY DESIGNED
MARYLEBONE TOWNHOUSE,
SITUATED IN THE HEART OF
LONDON'S WEST END*

2 Stratford Place has been comprehensively refurbished in 2025 to deliver a fully fitted and best in class office headquarters, combining contemporary design whilst enhancing the Georgian character one would expect from a prestigious Marylebone Townhouse.

Originally constructed in 1774, the Grade II Listed Georgian property provides a collection of self-contained office floors, meeting rooms, and lounge facilities which are fully fitted and ready to occupy. There is state of the art security, technology, excellent natural light, expansive ceiling heights, and high-quality specifications throughout this impressive property located in the heart of the West End.







LOUNGE & MEETING AREA



PRINCIPAL STAIRCASE



GROUND FLOOR BOARDROOM



ACCOMMODATION

FLOOR	NIA (SQ FT)	GIA (SQ F)
Fourth	933	1,324
Third	1,121	1,513
Second	1,294	1,523
First	989	1,420
Ground	1,043	1,469
TOTAL	5,380	7,580

CONFIGURATION

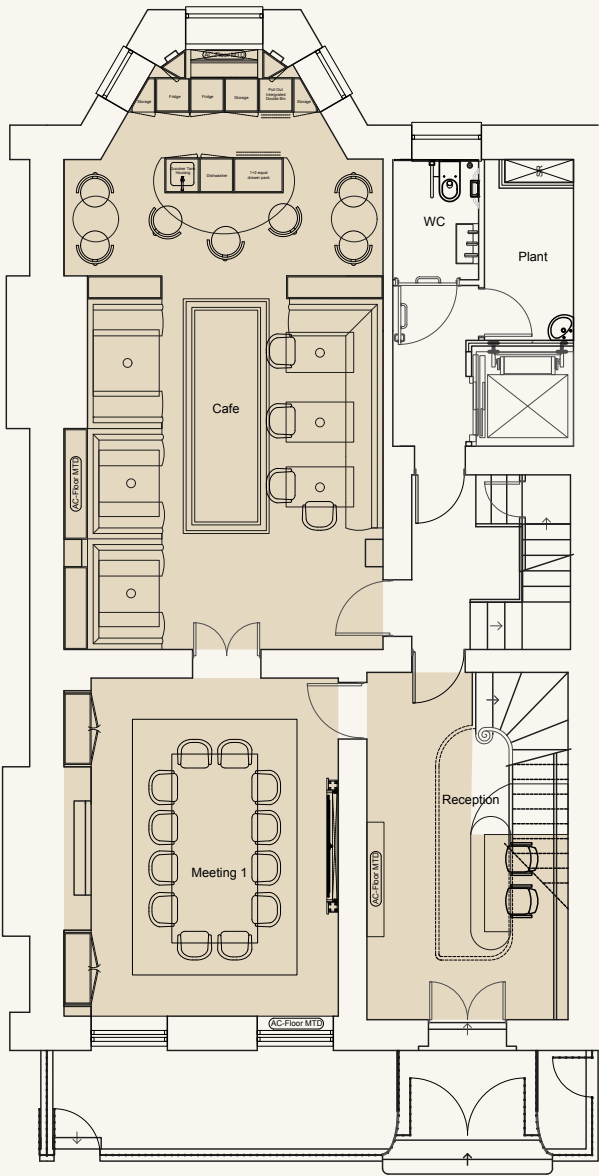
- 74 x Fixed workstations
- 7 x Private offices
- 2 x Boardrooms
- 2 x Phone booths
- 7 x WCs & shower
- 4 x Fully integrated kitchenettes
- Lift access to all floors
- Members' club style lounge area
- Manned reception



FLOOR PLANS

GROUND FLOOR

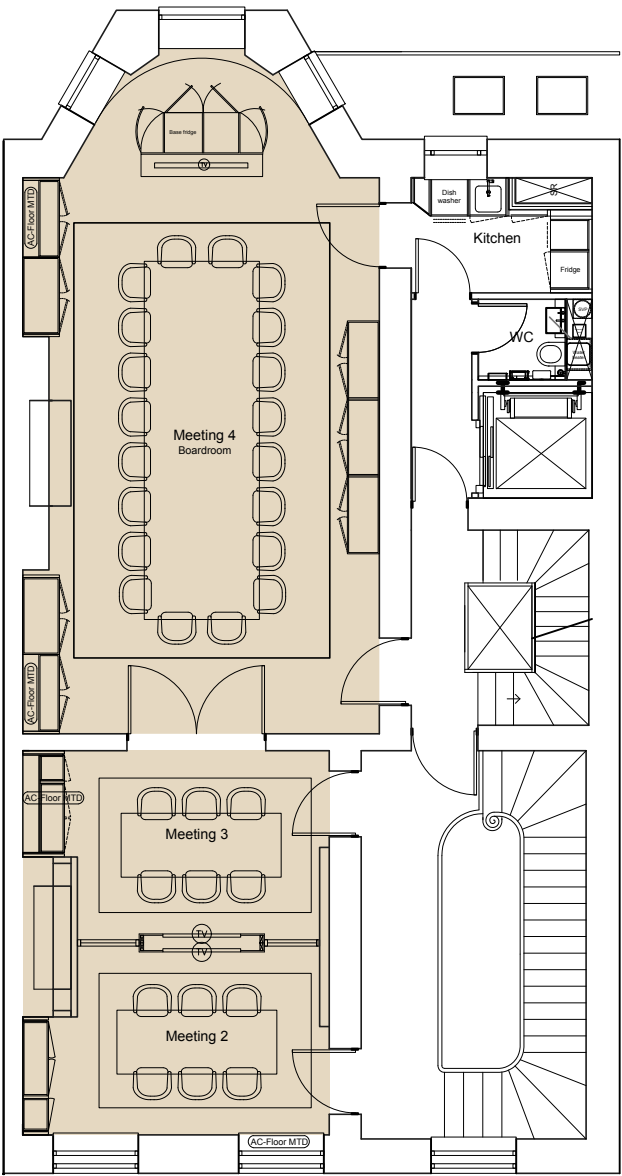
- Reception
- 12 person meeting room
- 30 person lounge & bar area
- Fully integrated bar facilities
- 1 x WC



Not to scale.
Indicative only.

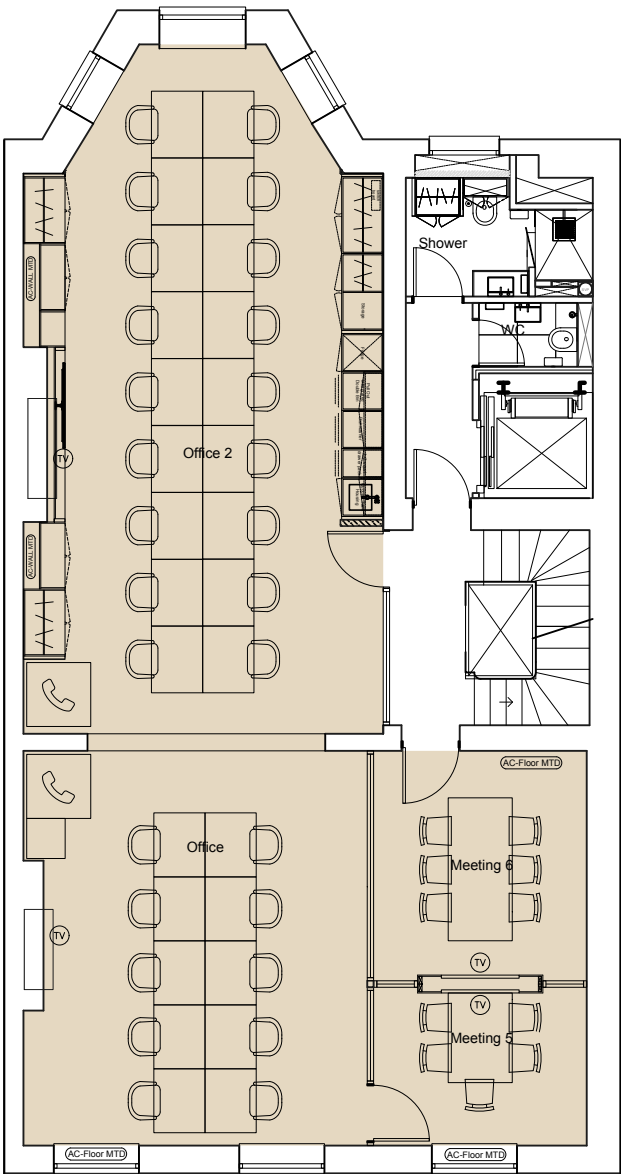
FIRST FLOOR

- 2 x 6 person meeting room
- 20 person boardroom & bar
- Fully integrated kitchen
- 1 x WC



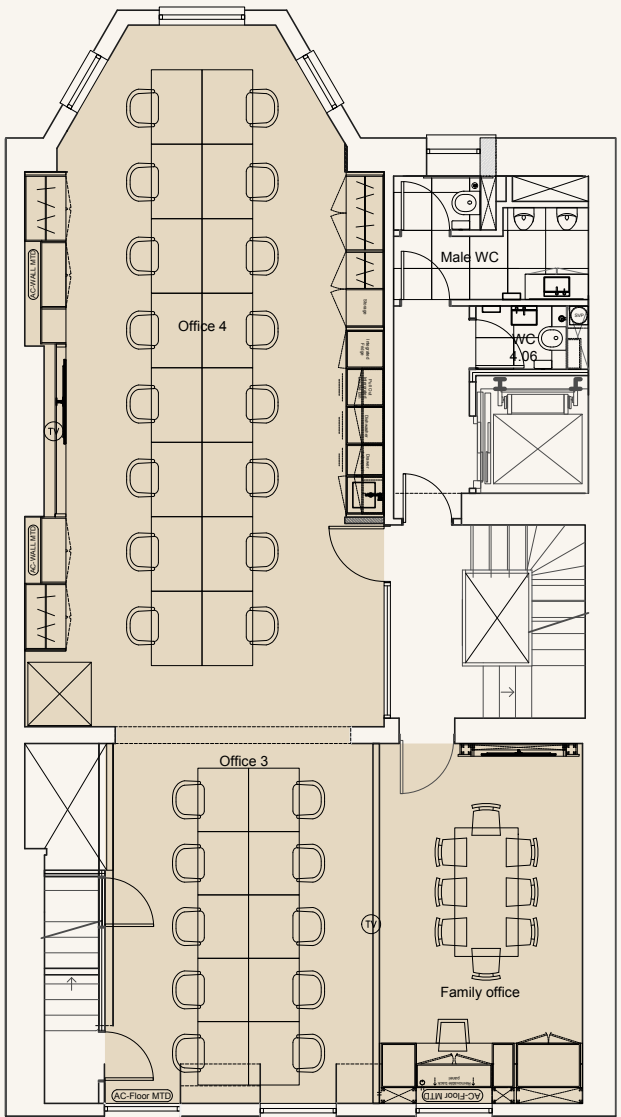
SECOND FLOOR

- 28 x person workspace
- 1 x 6 person meeting room
- 1 x 4 person meeting room
- 1 x 2 person phone booth
- 1 x 1 person phone booth
- Fully integrated kitchenette
- 2 x WCs
- Shower



THIRD FLOOR

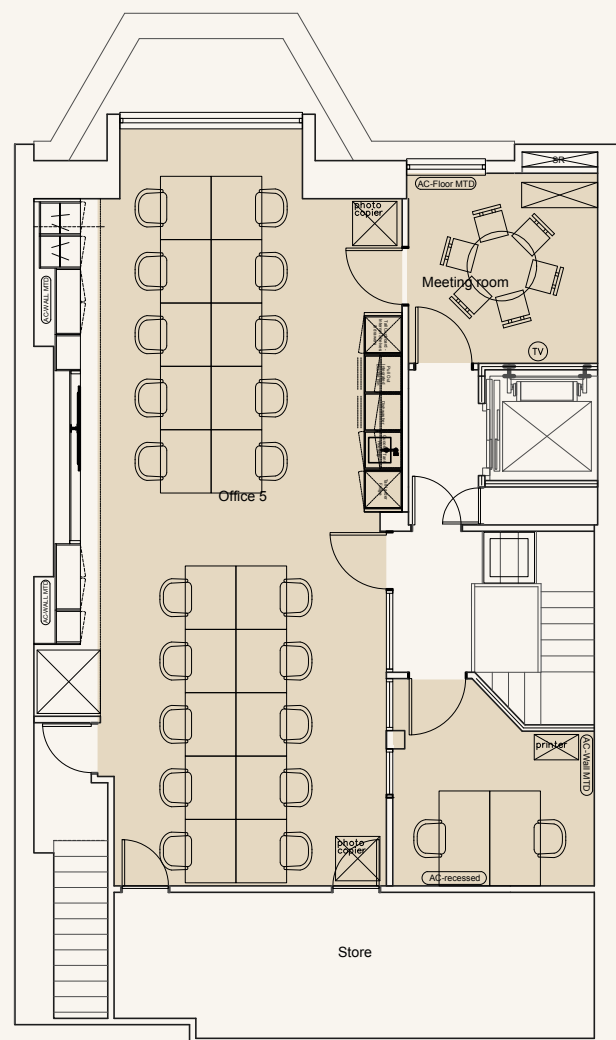
- 26 x person workspace
- 1 x 8 person meeting room / private office
- Fully integrated kitchenette
- 2 X WCs
- Hidden door to fourth floor



Not to scale.
Indicative only.

FOURTH FLOOR

- 20 x person workspace
- 1 x 6 person meeting room
- 1 x 2 person meeting room / private office
- Fully integrated kitchenette
- Hidden door to third floor



2 STRATFORD PLACE
LONDON W1



SECOND FLOOR MEETING ROOM



FIRST FLOOR MEETING ROOM

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SPECIFICATION



NEW PAXTON DOOR
ACCESS CONTROL
SYSTEM



ELECTRONIC
ADJUSTABLE HEIGHT
DESKS



PRINCIPAL ROOMS
WITH 3M+ CEILING
HEIGHT



NEW STRONGHOLD
SECURITY FRONT
DOOR WITH DEAD
BOLTS



FULLY FITTED AND
REFURBISHED



BAR & LOUNGE
AREA



HIK SECURITY
CAMERAS



AIR CON THROUGHOUT
THE PROPERTY
- CENTRALLY
CONTROLLED / ZONED
AREAS PER FLOOR



NEW BILLI UK QUADRO
TAPS SUPPLYING
BOILED/HOT/COLD/
SPARKLING WATER



KANGEN TAP IN
LOUNGE/BAR AREA



2 X 1GB INTERNET
CONNECTION
(ACTIVE/STANDBY)



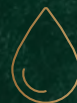
PERIOD
FEATURES



NEW HYDRAULIC LIFT -
GROUND TO TOP
FLOOR



NEW SOLAR
POWERED SKYLIGHTS
(AUTOMATICALLY
CLOSE IF OPEN WHEN
RAINS)



SPLASHLABS
TAPS







FIRST FLOOR PRINCIPAL BOARDROOM

2 STRATFORD PLACE
LONDON W1

MARYLEBONE, MAYFAIR & WEST END, ON YOUR DOORSTEP

2 Stratford Place is a unique location in the heart of London's West End, linking Marylebone to Mayfair. It is one of the most sought-after office, leisure and lifestyle addresses, offering world class amenities and connectivity.

The property sits in a prestigious quiet cul-de-sac. The prominent location resides at the epicentre of Marylebone & Mayfair and the wider West-End. Within a short walk there is an abundance of open green spaces including Hyde Park, Regents Park, Green Park & St James Park.

Bond Street, Oxford Circus & Elizabeth Lines are on your doorstep. Stratford Place is at the centre of London's fastest and most efficient transport networks.

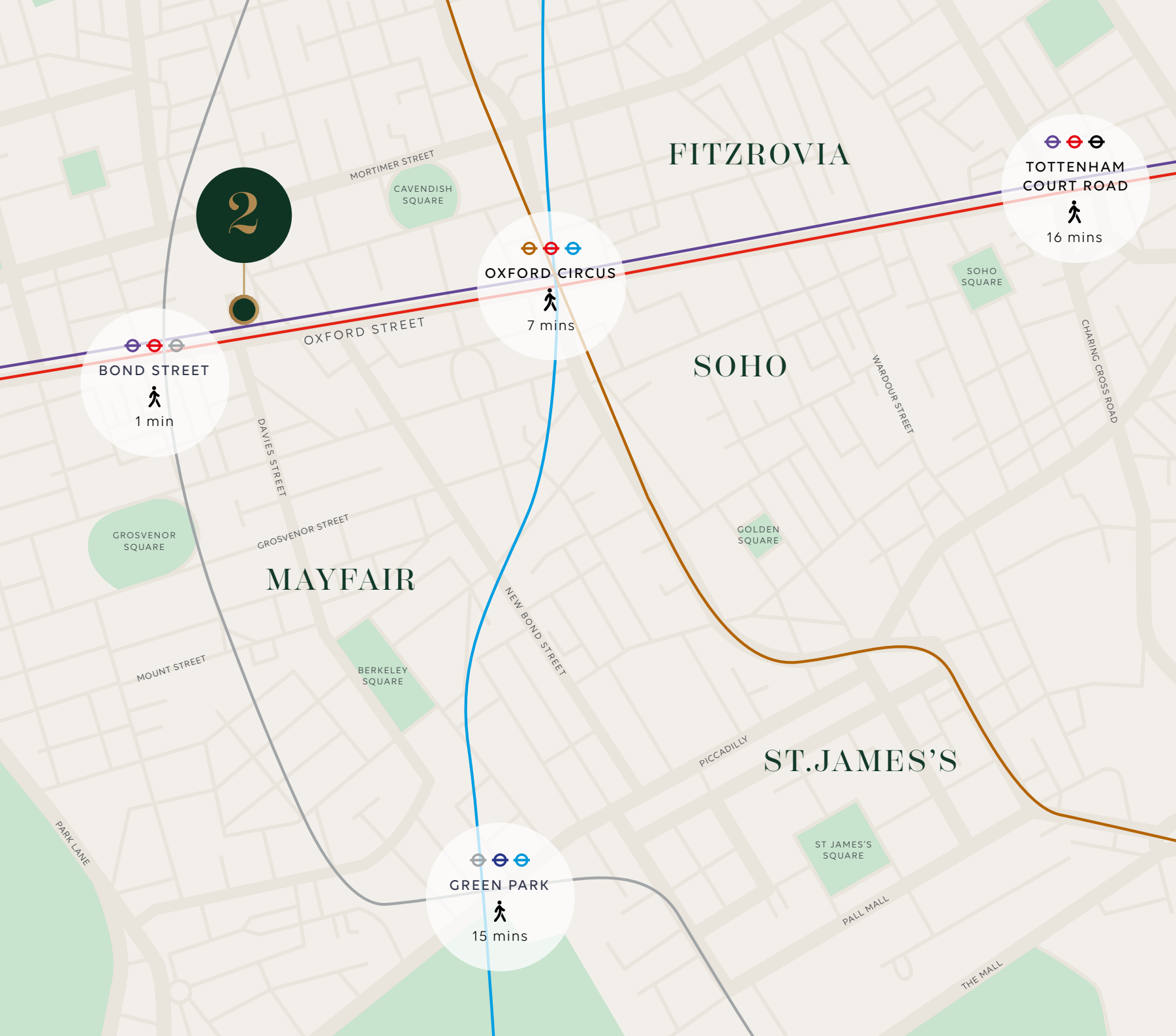


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CONNECTIVITY



- BAKERLOO LINE
- CENTRAL LINE
- ELIZABETH LINE
- JUBILEE LINE
- NORTHERN LINE
- PICCADILLY LINE
- VICTORIA LINE





FURTHER INFORMATION

TERM

A new lease to be agreed, direct from the landlord.

VAT

The building is elected for VAT.

EPC

B (48).

VIEWINGS

To arrange an inspection, please contact Sole Agents:

albany

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