

ST JAMES'S  
LONDON

THE  
MARQ

THE CROWN  
 ESTATE



THE  
MARQ

32 DUKE STREET ST JAMES'S

THE CROWN  
ESTATE

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**A new 35,000 sq ft  
headquarters office building  
in the heart of St James's.**

**Available from  
Spring 2019.**

# THE ART OF THE CONTEMPORARY

The Marq is a beautifully designed, brand new office development, occupying the corner of Duke Street St James's and Jermyn Street. Bringing to life a heritage of craftsmanship through contemporary art and architecture, it is the perfect fit for a business that understands the importance of detail.

## Perfectly Tailored

The Marq is a bespoke new building for St James's, inspired by a setting where history and modernity interweave. This unique new office building is a true marriage of function and form. It features bespoke artwork by Jacqueline Poncelet inspired by the history of Jermyn Street. It is one of the UK's first buildings designed to achieve WELL Certification, promoting the health and well-being of all its occupiers. This will be the only new office development to be delivered in 2019 in the St James's area.

The entrance gates and double-height entryway feature bespoke bronzework designed by Jacqueline Poncelet.



ARTISTIC RENDERING, CONCEPTUAL ONLY.

# ARCHITECTURE & DESIGN

The Marq has been designed and crafted with attention to every detail. Finished in the finest-quality Portland stone and brick, it moves the architectural language of St James's forward, with eloquence and sensitivity.

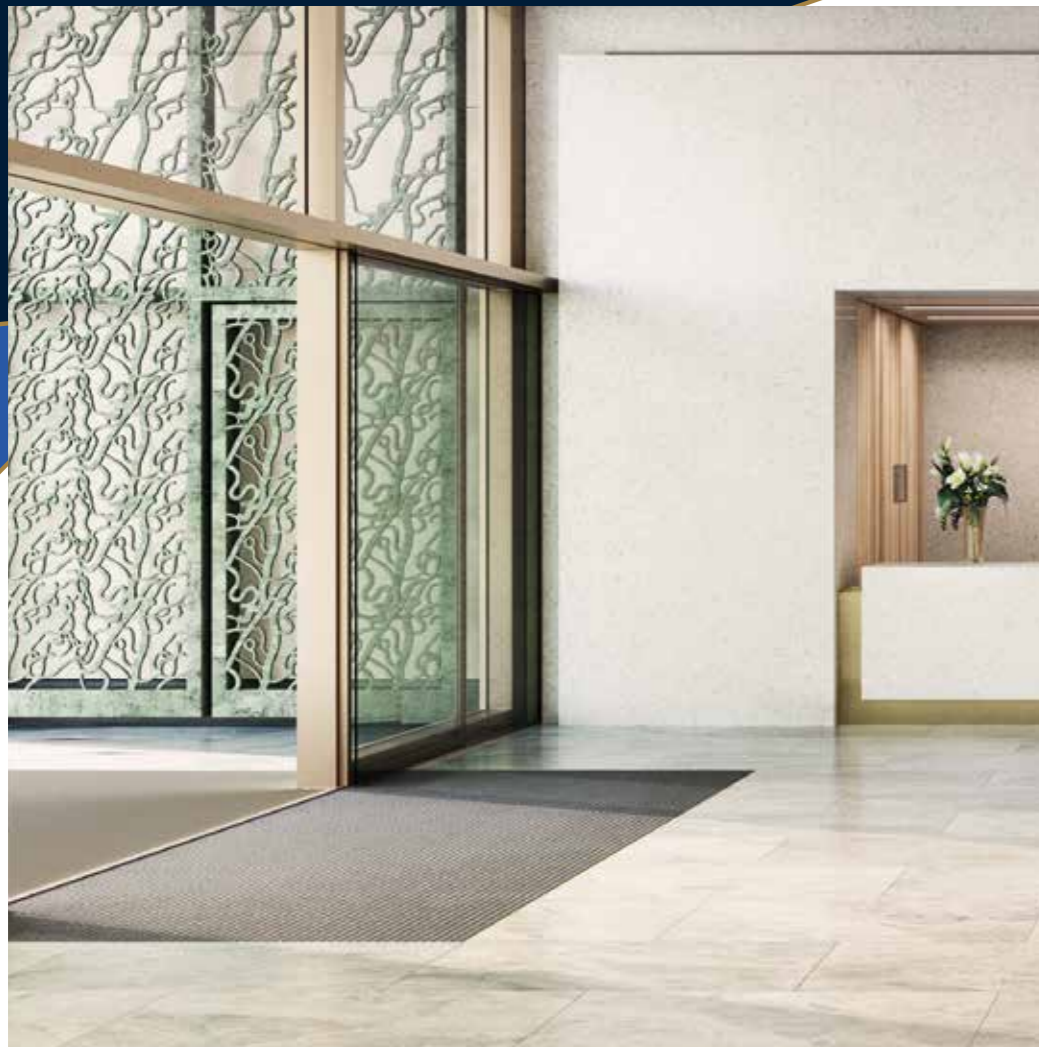


The façade features a chamfered corner with finely detailed engraving, accentuated in gold.

One of a new generation of innovative, contemporary office buildings in St James's.

The Marq is The Crown Estate's first entirely new-build office development in St. James's for three years, and an opportunity to secure uncompromised new-build accommodation so rarely available in the area.

Bronzework gates adorn the entrance.



ARTISTIC RENDERINGS, CONCEPTUAL ONLY.



Finely detailed engraving, accentuated in gold, highlights the windows on the corner of Duke Street St James's and Jermyn Street.

### Uncompromised Elegance

In a skilful response to the architectural rhythm and scale of the surrounding streets, The Marq has been designed to appear as two structures – a prominent corner building clad in stone, and a slightly smaller brick-clad building fronting Duke Street St James's. With a ground floor restaurant and retail unit clad in bronze, it adds life and variety to this buzzing street corner.

The ground floor will incorporate a flagship retail store on Jermyn Street and a restaurant on Duke Street St James's.



# ART

Jacqueline Poncelet's bespoke designs are woven into the very fabric of The Marq. The artwork takes you on a journey that flows from the street into the building, embracing and welcoming customers and their visitors.



The reception features a striking terrazzo and bronze wall.

ARTISTIC RENDERING, CONCEPTUAL ONLY.



# THE PROCESS OF THE ARTWORK

An interview with the artist Jacqueline Poncelet

## How does your passion for pattern and colour inform this project?

"Pattern and colour, taken together or separately, set a mood and affect how you feel about things, whether you're aware of it or not. It's also how you choose to present yourself a lot of the time. Let's say I'm partly clothing the building!"



## "I thought about things being made and how threads just dropped to the floor"

### How did the image of threads come to feature in the design?

"I wanted to get a sense of how the area presents itself and all these small histories, and I also wanted to find a way of balancing the past with the future. And I just couldn't help but think about things being made and how threads just dropped to the floor... and actually they're beautiful. It was just the perfect nod towards something that isn't acknowledged as having a value."

## How do you feel about creating pieces that can be experienced by so many people, either walking by or visiting the building?

"People will have an opinion. How will it make them feel when they see it? Also, the pieces present themselves differently depending on the time of day and the viewpoint. When you're walking along Piccadilly the carving on the stone will appear to be in relief as the road slopes down – it will be more eye-catching, just because of that change of level. So I suppose what's really exciting is that it's all to do with these chance encounters."

## How did you decide on the colour palette for the exterior?

"It comes from the area, because all the names above the shops are in this irresistible gold leaf. I mean everything about it is irresistible. I've done things in bronze but never in the way the gates will be. With my background, flirting with those sorts of materials is great. Thrilling, really."



## "It's all to do with chance encounters"

### How important to you is collaboration?

"Like a good conversation, collaboration draws out different aspects of your work, especially when the work becomes part of the fabric of the building. You need to learn to respect each other, then you can learn from the experience."

### How does it feel to have your work displayed in such an iconic part of the capital?

"Well I don't want to keep saying thrilling, but it is! Really exciting."

## A Glimmer of Colour

Jacqueline Poncelet is a recipient of a British Council Arts Fellowship and well known for her early work in bone china and her sculptural works in ceramics. Born in Liège, Belgium, in 1947, she grew up in the Midlands against a backdrop of extensive town planning. As a consequence, she became interested in the changing faces of towns and cities "how things happen and why". In 2009, Jacqueline was commissioned by Art on the Underground to create a permanent work overlooking Edgware Road underground station. 'Wrapper' consists of 700 decorated enamels and was completed in 2012.

Jacqueline's work at The Marq was commissioned in collaboration with Modus Operandi. The 'dropped threads' design is inspired by the traditional craft of tailoring, for which this part of St James's is renowned.



The confident permanence of the bronze and marble mural is offset by the natural warmth of timber.



Finely detailed engraving accentuated in gold.

Jacqueline Poncelet in her home studio.



# INVESTING IN THE FUTURE

The Crown Estate is leading the biggest transformation in St James's 350-year history, securing its future as a uniquely pleasurable place to do business, with newly curated retail and restaurants, and beautiful public spaces.

St James's is the natural home of influential businesses and singular thinkers, including The Carlyle Group, Apax and Rio Tinto, alongside a plethora of influential fund managers, investment companies and start-ups. The Crown Estate understands that exceptional people need outstanding and inspiring places to work, which is why we have already invested more than £500 million in an ongoing regeneration, revitalising historic buildings, creating new office spaces and evolving the unique character that places St James's in a category of its own.

# EXPLORE

## The Threads Connecting the Streets of St James's

For centuries a special place to do business, today St James's is attracting a new generation of companies and professionals, and it is plain to see why. Our long-standing tradition of one-of-a-kind retail has sustained St James's as an enclave of exceptional and authentic experiences, with a distinctive style all of its own.

The restaurants here are the best, whether you are looking to pick up a morning coffee at Ole & Steen, entertain clients at Michelin-starred Aquavit or dine on traditional British fare at Wiltons. If you have a taste for the refined, the unusual and the bespoke, you can find it in the shops of St James's – from rare wines at the distinguished Berry Bros. & Rudd, to finely tuned cycling gear at Assos or hand-crafted shoes from Grenson.

For those seeking high performance activities, new health clubs like Equinox offer training and a personalised fitness experience, as well as a sanctuary to unwind. Alternatively take a walk to work through the beautifully landscaped parks and squares.

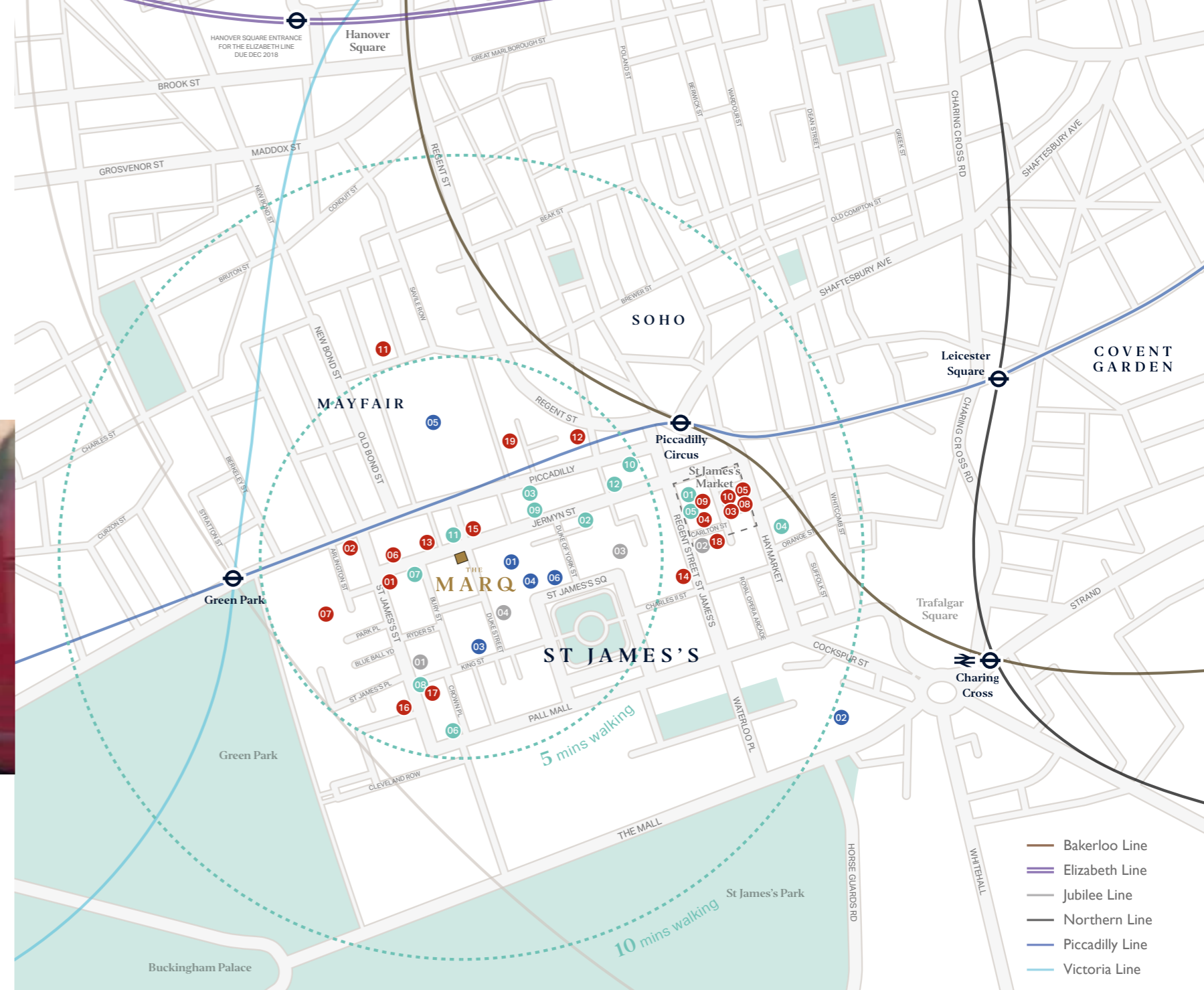
Join us in St James's and see how its unique character can inspire your business.



# LONDON'S ORIGINAL WEST END

The oldest part of London's West End, St James's has been the city's best-connected place to live, work and shop for more than 350 years. Located north of St James's Park, and west of Trafalgar Square, it lies right in the heart of central London.

Transport connections are excellent, with Charing Cross, Victoria and Waterloo rail stations within easy reach, plus Bond Street for rapid Elizabeth Line (Crossrail)\* connections to Heathrow and Canary Wharf. Green Park and Piccadilly Circus underground stations are both a few moments' walk away.



## Travel Times

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li> <b>Charing Cross</b><br/>7 mins via train<br/>15 mins walk</li> <li> <b>Victoria Station</b><br/>8 mins via train<br/>10 mins via car</li> <li> <b>Waterloo Station</b><br/>12 mins via train<br/>18 mins via car</li> <li> <b>Paddington Station for the Elizabeth Line*</b><br/>12 mins via train<br/>21 mins via car</li> </ul> | <ul style="list-style-type: none"> <li> <b>King's Cross Station</b><br/>16 mins via train<br/>26 mins via car</li> <li> <b>Bond Street for the Elizabeth Line*</b><br/>15 mins walk<br/>10 mins via train</li> </ul> | <ul style="list-style-type: none"> <li> <b>Heathrow Airport</b><br/>26 mins via Elizabeth Line*<br/>32 mins via train<br/>46 mins via car</li> <li> <b>London City Airport</b><br/>33 mins via train<br/>57 mins via car</li> <li> <b>Gatwick Airport</b><br/>41 mins via train<br/>1hr 10 mins via car</li> </ul> |
|--|--|--|

## London Underground Lines

- Charing Cross**  
Bakerloo, Northern
- Green Park**  
Piccadilly, Jubilee, Victoria
- Leicester Square**  
Piccadilly, Northern
- Piccadilly Circus**  
Piccadilly, Bakerloo

### Restaurants and Cafés

- 01 Cafe Murano
- 02 The Wolseley
- 03 Anzu
- 04 Aquavit London
- 05 Duck & Waffle Local
- 06 Franco's
- 07 Le Caprice
- 08 Ole & Steen
- 09 Ikoyi
- 10 Urban Tea Rooms
- 11 Ceccoli's
- 12 Hawksmoor
- 13 Wiltons Restaurant

- 14 Estiatorio Milos
- 15 45 Jermyn Street
- 16 Chutney Mary
- 17 Avenue
- 18 Scully
- 19 Bentley's Oyster Bar & Grill

### Culture

- 01 White Cube
- 02 Institute of Contemporary Arts
- 03 Christie's London
- 04 The London Library
- 05 Royal Academy of Arts
- 06 Chatham House

### Retail

- 01 Paul & Shark
- 02 Aquascutum
- 03 Maison Assouline
- 04 Dover Street Market
- 05 Assos of Switzerland
- 06 Berry Bros. & Rudd
- 07 Turnbull & Asser Bespoke
- 08 John Lobb
- 09 Paxton & Whitfield
- 10 Arc'teryx
- 11 Alfred Dunhill
- 12 Sunspel

### Fitness

- 01 Equinox
- 02 PureGym London Piccadilly
- 03 Nordic Balance
- 04 Ten Health & Fitness St. James's

\*Opening 2019.  
Source: Estimated travel times TfL Transport for London.

# THE BUILDING

Every detail of The Marq is the result of careful, considered design. As the exquisite artwork draws you in from the street, you are greeted by a dynamic double-height entrance and an Italian marble floor that wraps up the wall, creating a sense of movement and journey.

The Marq offers flexible, column-free floors, with an abundance of natural light. All floors enjoy a corner aspect overlooking Jermyn Street, and floors 4 and 6 are complemented by external amenity space. The customer facilities on the lower basement include cycle parking, private showers and changing rooms, all designed with wellness in mind.



Outdoor terrace space is a feature of both the 4th and 6th floors.

The spacious, light-filled reception hall is lined in Blue Savoy marble.



ARTISTIC RENDERING. CONCEPTUAL ONLY.

# BUILDING SCHEDULE

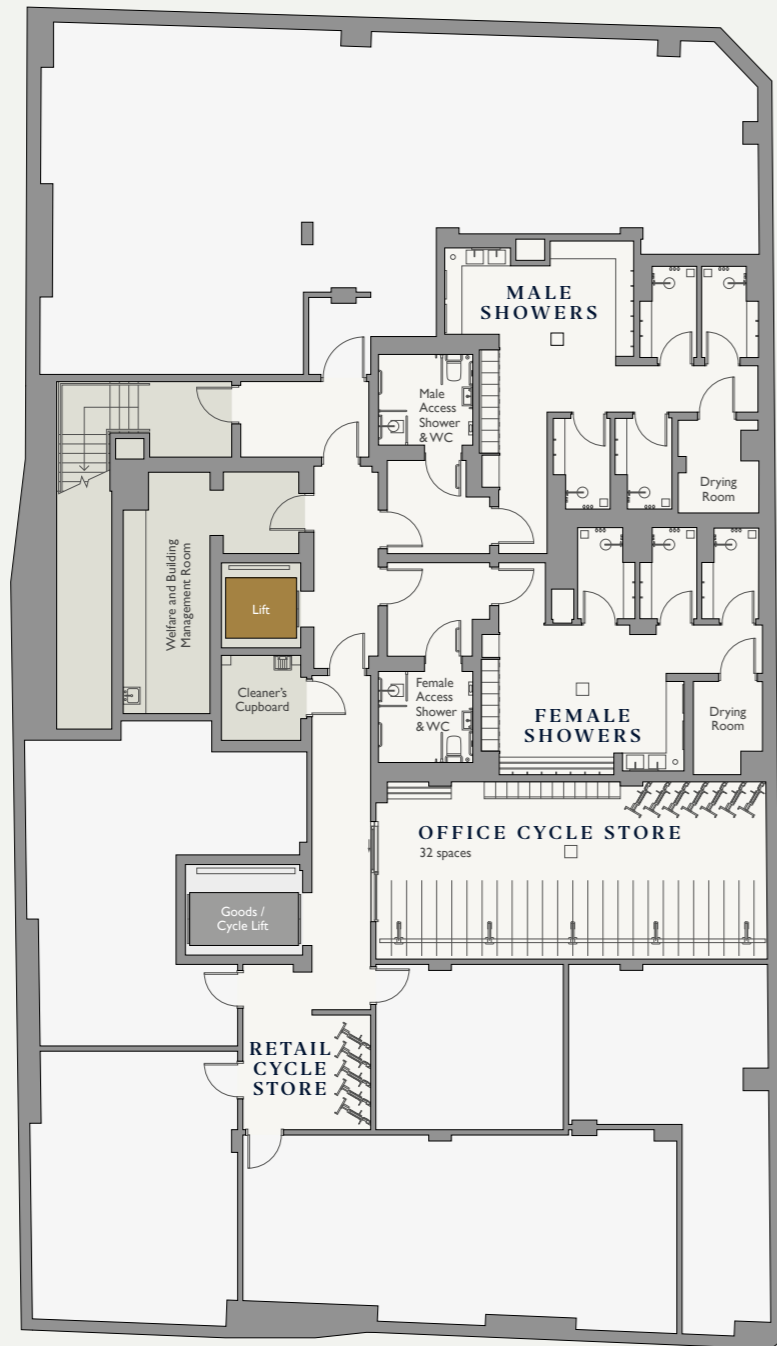
	Area	Terrace
<b>Level 6</b>	4,241 sq ft   394 sq m	742 sq ft   69 sq m
<b>Level 5</b>	5,834 sq ft   542 sq m	
<b>Level 4</b>	5,866 sq ft   545 sq m	570 sq ft   53 sq m
<b>Level 3</b>	6,534 sq ft   607 sq m	
<b>Level 2</b>	6,555 sq ft   609 sq m	
<b>Level 1</b>	6,329 sq ft   588 sq m	
<b>Reception</b>	743 sq ft   69 sq m	
<b>Total</b>	36,102 sq ft   3,354 sq m	



Approximate net internal areas,  
subject to confirmation on completion.

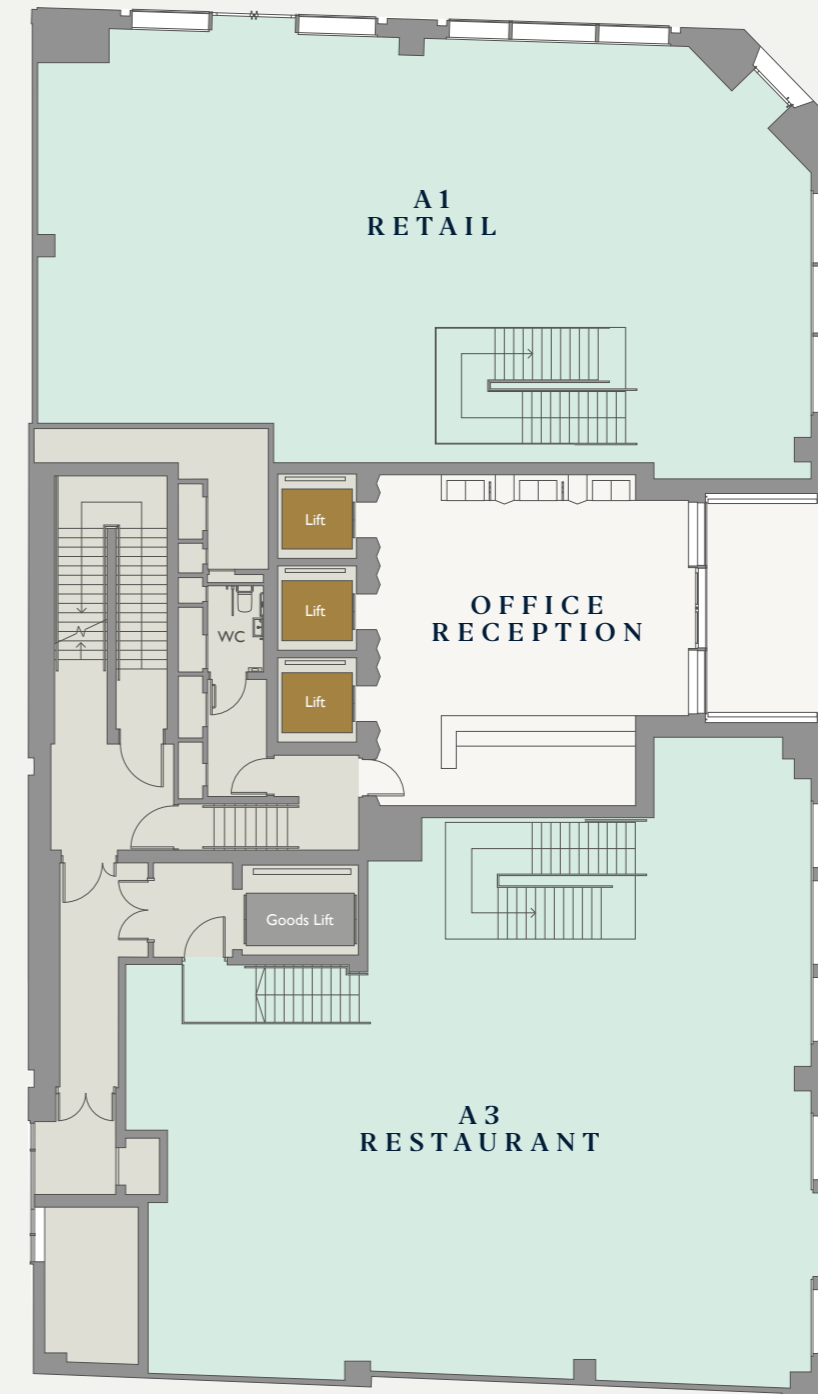


# LOWER BASEMENT



Disclaimer These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. These are illustrations to show the layout of the accommodation only. Any areas, measurements or distances are approximate.

# GROUND FLOOR



# LEVEL 1

6,329 sq ft · 588 sq m



# LEVEL 2

6,555 sq ft · 609 sq m





The Marq is designed to be one of the UK's first WELL Certified Core and Shell buildings.

ARTISTIC RENDERING, CONCEPTUAL ONLY.

# LEVEL 3

6,534 sq ft · 607 sq m



# LEVEL 4

5,866 sq ft · 545 sq m



**TERRACE**  
570 sq ft  
53 sq m



# LEVEL 5

5,834 sq ft · 542 sq m

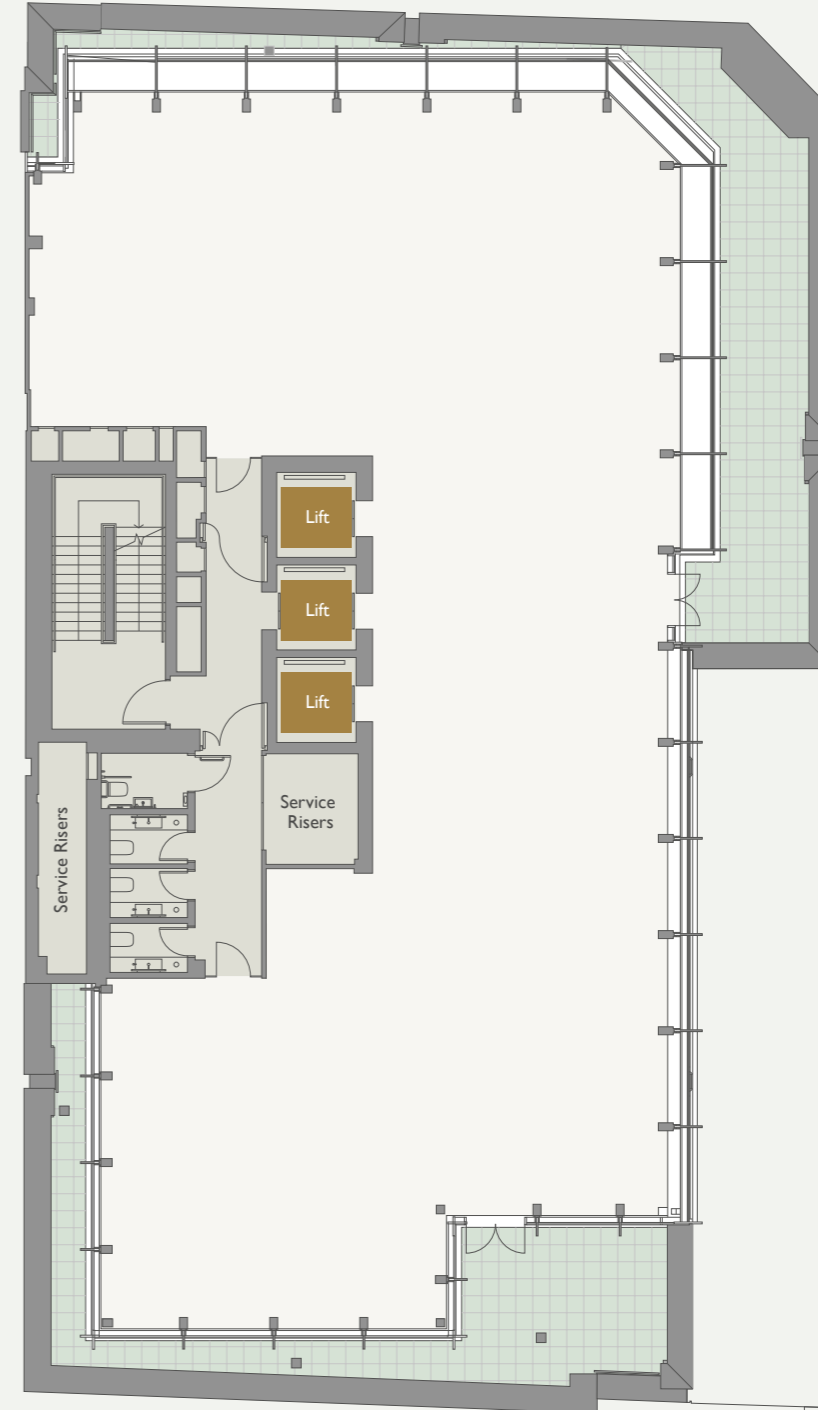


TERRACE  
BELOW



# LEVEL 6

4,241 sq ft · 394 sq m



TERRACE  
484 sq ft  
45 sq m

TERRACE  
258 sq ft  
24 sq m





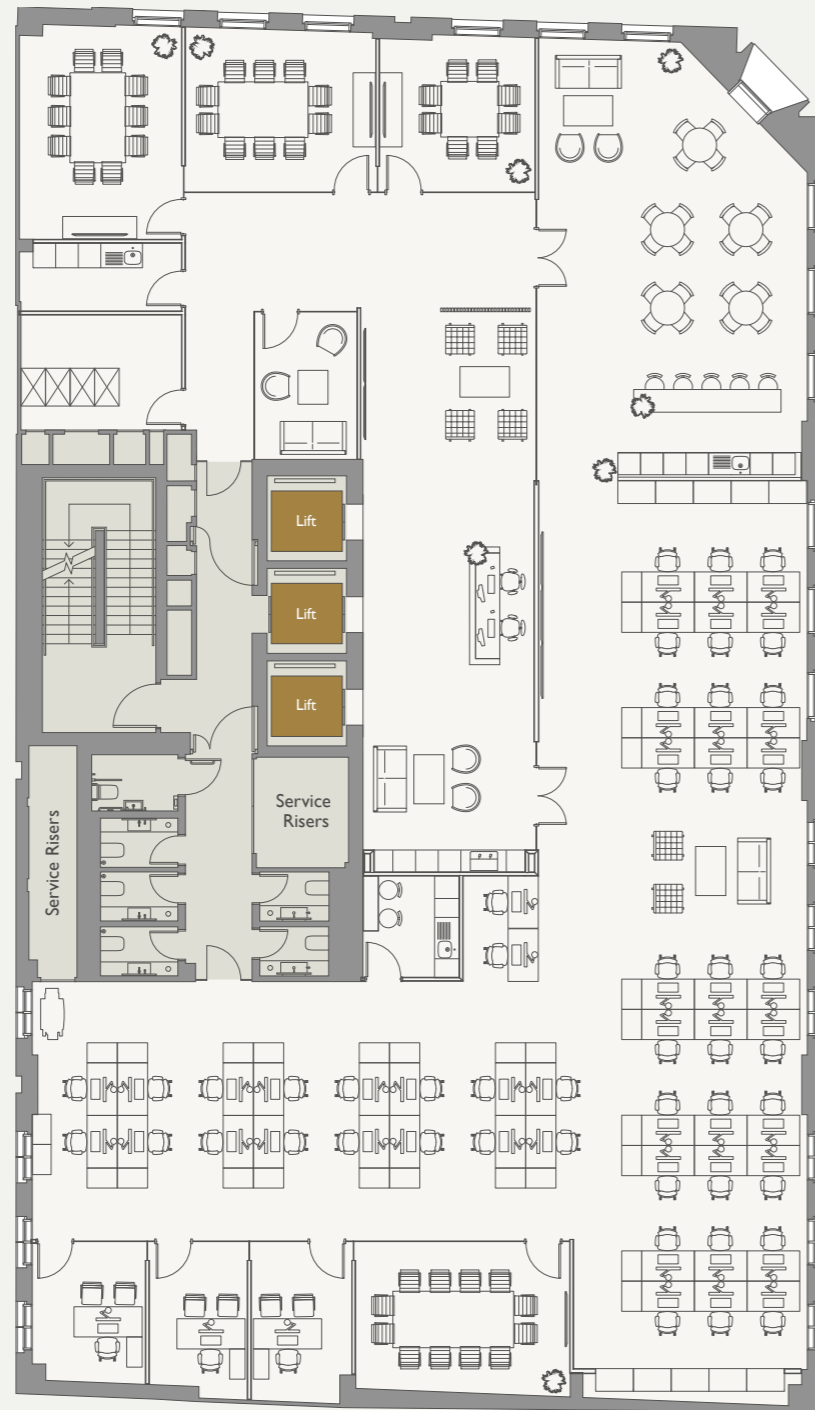
Level 6 is a dramatic, light-filled space, with floor-to-ceiling glazing and views across St James's.

ARTISTIC RENDERING, CONCEPTUAL ONLY.

# SPACE PLANS

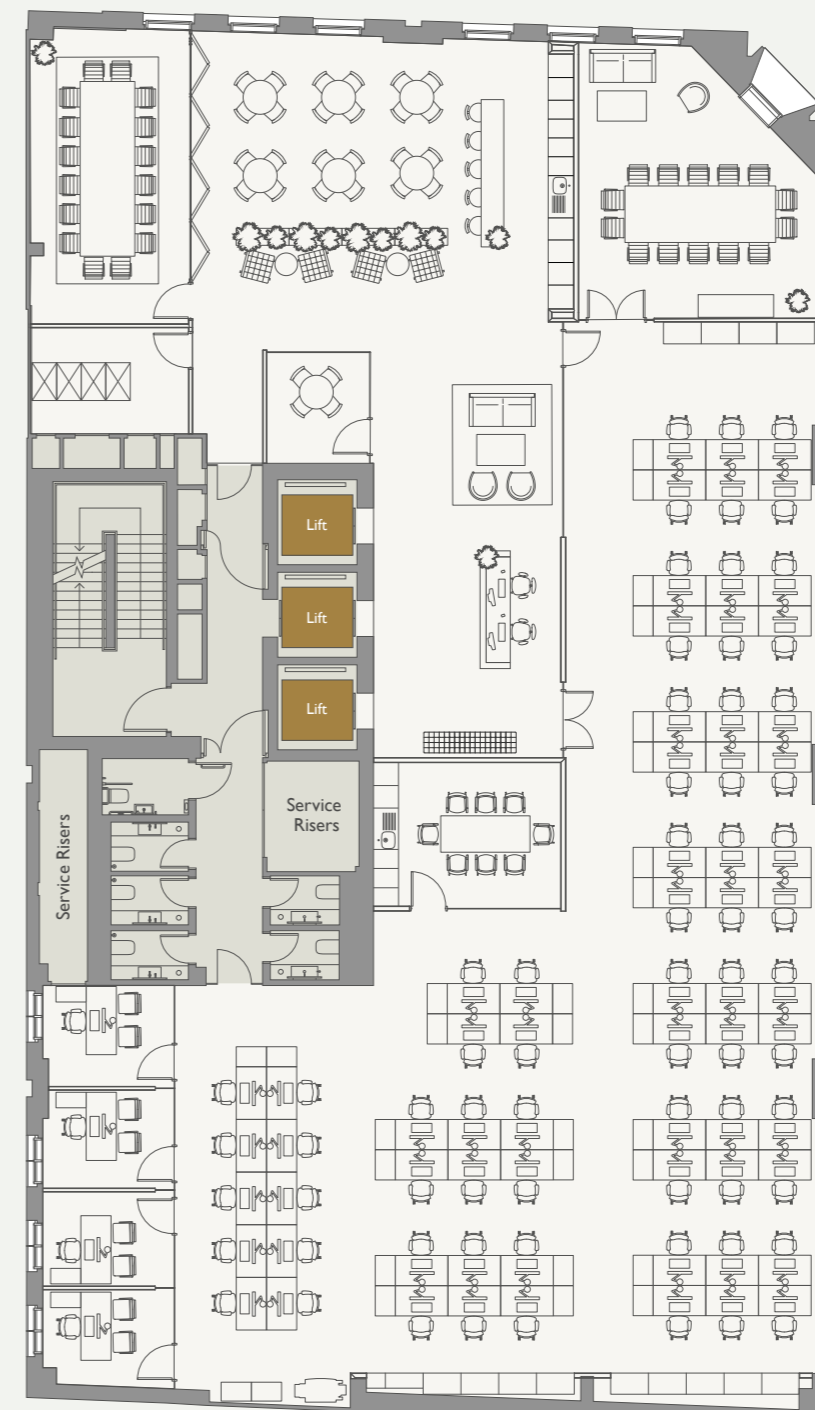
## Level 2 – Mixed

OCCUPATION DENSITY RATIO	1:11.5
OPEN PLAN DESKS	48
CELLULAR OFFICES	3
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	30
12-PERSON MEETING ROOM	1
10-PERSON MEETING ROOM	1
8-PERSON MEETING ROOM	1
INFORMAL MEETING ROOM	1



## Level 2 – Open Plan

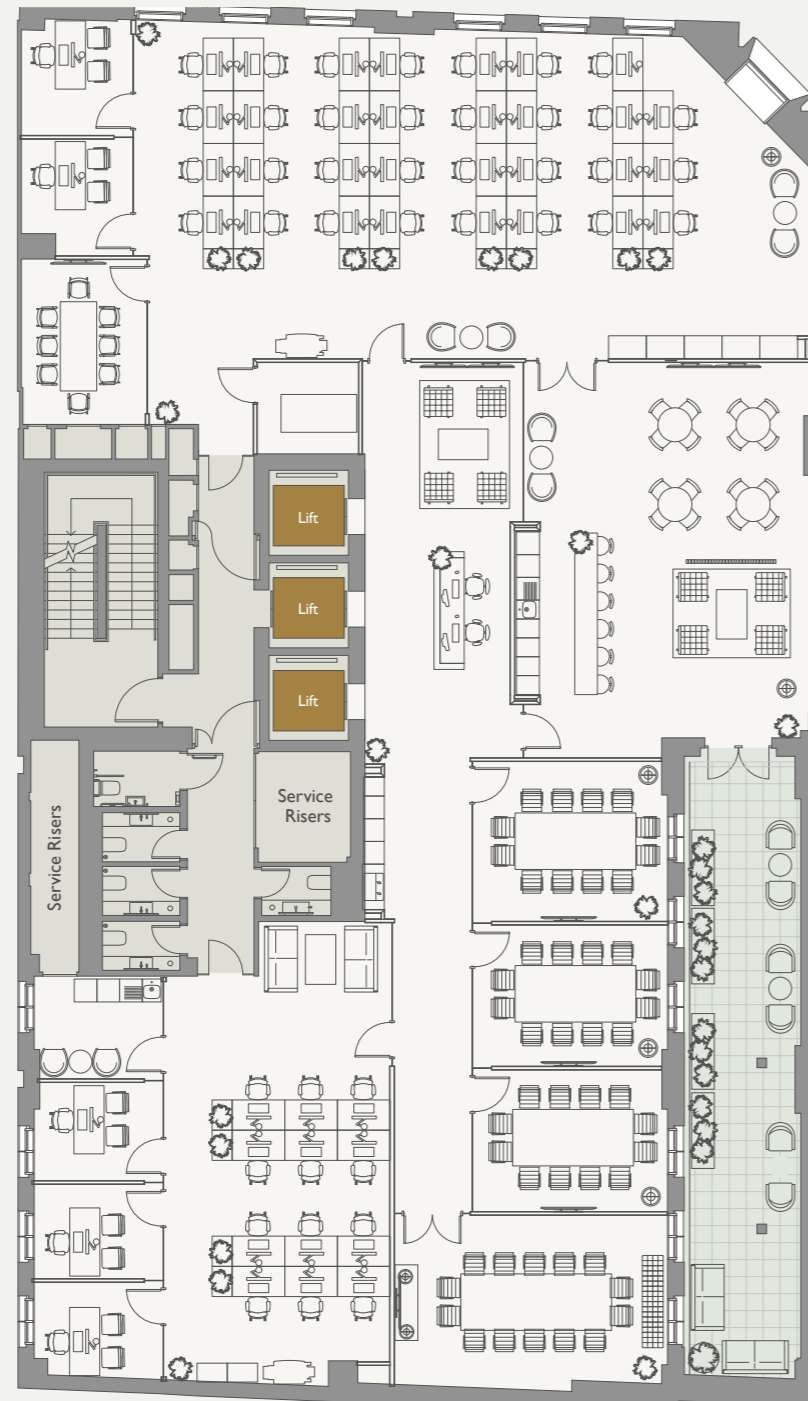
OCCUPATION DENSITY RATIO	1:8
OPEN PLAN DESKS	68
CELLULAR OFFICES	4
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	34
16-PERSON MEETING ROOM	1
4-PERSON MEETING ROOM	1
INFORMAL MEETING ROOM	1



# SPACE PLANS

## Level 4 – Mixed

OCCUPATION DENSITY RATIO	1:11
OPEN PLAN DESKS	43
CELLULAR OFFICES	5
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	26
14-PERSON MEETING ROOM	1
12-PERSON MEETING ROOMS	3
8-PERSON MEETING ROOM	1



## Level 6 – Mixed

OCCUPATION DENSITY RATIO	1:12
OPEN PLAN DESKS	28
CELLULAR OFFICES	3
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	15
8-PERSON MEETING ROOM	1
6-PERSON MEETING ROOMS	2
INFORMAL MEETING ROOM	1





# BUILDING SPECIFICATION

## Professional Team

Architect	Rolfe Judd	Services Consultant	Watkins Payne
Development Manager	Hanover Cube	Structural Engineer	Waterman

## Specification

### Occupancy Design Criteria

Building Services	1 person per 8 sq m for fresh air and cooling.	Internal Finishes – Reception	Access	The office entrance is located on Duke Street. The entry doors and first floor cladding are set back to create an apparent double-height entrance. The glass sliding doors are operated by a sensor during working hours. This will cover the portico area that will be lined either side with bronze feature gates designed by Jacqueline Poncelet.
Means of Escape	1 person per 6 sq m.	Floors	Staggered large format Blue Savoy marble planks laid which also run up the lift-facing wall in a concertina profile.	
Sanitary Accommodation	1 person per 10 sq m.	Walls	Predominantly finished in Blue Savoy marble and Carrara marble terrazzo with elements of walnut timber cladding, full-height mirrors and brushed brass trims.	
Passenger Lifts	1 person per 10 sq m.	Reception Desk & Seating	Bespoke reception desk and seating formed in terrazzo with timber inlay seats. The reception desk will house the controls for the building management and a computer terminal for the receptionist.	

### Office Accommodation

Planning Grid	The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising a planning grid of 1500mm.	Lighting	LED lighting throughout. Linear slot lights recessed into the soffits above the reception desk / bench area. Barisol light above the concertina marble wall. Surface mounted tubular down lights.
Clear Ceiling Heights	4.12m in ground floor reception 2.75m on all upper office floors.	Artwork	The artwork is by Jacqueline Poncelet. It is formed in terrazzo with a variety of marble and glass aggregate with different-coloured resin backings used to create a beautiful design that has brass 'dropped threads' running through it.
Raised Floors	All office floors provide for floor zone of 150mm.	Floor to Ceiling Height	4.12m.
Ceiling / Lighting	Lighting will primarily use LED lights. The lighting control system will provide for both occupancy detection and automatic daylight dimming controls.		

### Internal Finishes – Offices

Walls	Painted plasterboard.
Ceilings	Fully accessible perforated white metal suspended 375 x 1400mm accessible plank ceiling system with dense perforations and an acoustic quilt. A plasterboard margin runs around and contains the planked ceiling along the façades and around the core.
Floors	Raised-access metal floor panels size 600 x 600mm.
Internal Doors	American walnut timber veneer doors / glass doors.
Blinds	Blinds are included.

Cost Consultant	Gardiner & Theobald
Contractor	Skanska

### Lift Installation

Capacity	3 car passenger group (A, B, C) of 13 person/1000kg passenger lifts operating at 1.6m/s using destination hall call control with the central car (B) doubling up for firefighting via a through-car arrangement. Cars A & C serve floors G, I, 2, 3, 4, 5 & 6 with Car B serving B2, B1, G, I, 2, 3, 4, 5 & 6. There will be 1 general purpose goods lift of the through-car type of 1,500 kg capacity operating at 1.0m/s serving floors B2, B1 and G.
Finishes	Blue Savoy marble floors to match the reception with a mix of mirrors to front and back with a blue back-painted glass to complement the reception artwork.

### WCs

Walls	Walnut veneer cubicle system, painted wall and a Carrara marble terrazzo splashback.
Floors	Ardoise Porcelain grey tile.
Ceiling	White plasterboard ceiling.
Cubicle Doors	Walnut veneer timber door sets.

Sanitary Ware	The WC pans will be high-quality wall-hung porcelain and the sinks will be bespoke white Corian units that incorporate lacquered blue vanity joinery with satin stainless steel trims. The splashbacks will be formed in terrazzo with a circular wall-hung mirror.
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Disabled WC	1 accessible WC provided per office floor.
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### Shower / Bike & Changing Facilities

Cycle Spaces	5 retail cycle spaces / 57 office cycle spaces.
Showers	Standard showers – 4 male and 3 female / disabled showers – 1 male and 1 female.
Lockers / Drying Room	Drying room (female lockers 16 / drying room 6) (male lockers 18 / drying room 6) (cycle lockers 24).
Changing Rooms	Separate male and female changing rooms.
Towel Service	Towel drop bin and shelving for towels provided.

### External Envelope

Structure	Steel-framed beams and columns with a concrete core.
Ground Floor Retail	The retail façades are divided into bays. The surrounds are clad in hand set Shelly Portland stone. The stone is textured to give a distinctive banding to the base of the building. The aluminium shopfronts are overlaid in bronze.
Jermyn & Duke Street	Mix of clean Portland stone with punch hole windows in anolok bronze anodised aluminium system with high performance double glazing. There is a 45 degree corner splay featuring deep chamfered reveals with inset gold leaf artwork. This feature will be formed in Shelly Portland stone which will connect with the retail band below. In addition there is dark brown brick laid in stretcher bond with punch hole windows in anolok bronze anodised aluminium system with high performance glazing.
Rear Façade	Clad in a lighter white/grey-coloured brick with detailing and windows as per Duke Street. Recessed panels are set into brickwork.
6th Floor	The 6th floor will be clad in high performance double glazed units; this will be a part-raking, part-vertical glass system. Doors will provide access through the vertical elements to terraces.
Terraces	The terraces on the 4th and 6th floors will be warm deck construction, with maintenance access and abseiling anchor points sealed into the watertight flat roofing system. The terraces will be finished in high-quality paving. Planting will also be included within the design.

### Structural Design

Floor loading – Offices	Imposed Floor Live Load – 3.5Kn/m <sup>2</sup> , Partitions – 1.0Kn/m <sup>2</sup> , Cores/Landlord Circulation Areas – 4.0Kn/m <sup>2</sup> .
Floor loading – Plan	Roof Plant (within enclosed mechanical plant area) – 7.5Kn/m <sup>2</sup> , Outside Enclosed Area – 5.0Kn/m <sup>2</sup> , Basement Plant – Imposed Plant Live Load 7.5Kn/m <sup>2</sup> .

### Services Design

Tenancy Split	The base build design will have no subdivisions of the floor plate; however, the design has the potential to be adapted to allow for a split tenancy.
External Temperature – Winter	-3°C db (saturated).
External Temperature – Summer	30°C db / 22°C wb.

Internal Design Conditions – Winter (offices)	21°C db / no RH control.
Internal Design Conditions – Summer (offices)	22°C db / no RH control.
Internal Design Conditions (toilets)	20°C db / no RH control (heating only).
Internal Design Conditions (staircases)	20°C db / no RH control (heating only).
Reception – Summer	24°C db / no RH control.
Reception – Winter	22°C db / no RH control.

### Ventilation Systems

Office	16 litres per person + 10% for meeting rooms.
Toilets	10 air changes per hour extract.
Shower & Changing Areas	10 air changes per hour extract.
Plant Rooms	2 air changes per hour extract.
Storage	2 air changes per hour extract.

### Power

Small Power Allowance	25 W/m <sup>2</sup> for offices. 25 W/m <sup>2</sup> plus 10 W/m <sup>2</sup> spare capacity for incoming supply, risers and main distribution.
Lighting Allowance	10 W/m <sup>2</sup> (net lettable area).

### Lighting

General Office	400 lux maintained illuminance at 0.75 working plane and 0.7 uniformity based upon following reflectances: ceilings – 70%, walls – 50%, floors/upwards horizontal surfaces – 20%.
Reception / Main Entrance	250 lux maintained illuminance at floor level. – subject to Studio29 design.
Stairs	150 lux maintained illuminance at floor level.
Corridors	150 lux maintained illuminance at floor level.
Washrooms	150 lux maintained illuminance at floor level.

### Sustainability

BREEAM	BREEAM 'Outstanding' – subject to final certification.
EPC	A rated EPC – subject to final certification.
Renewable Energy Systems	Air source heat pump systems, solar thermal panels, photovoltaic panels.
WELL Score	Aiming for Gold

### Heating, Cooling & Ventilation

Heating and cooling for the offices will use a variable refrigerant flow (VRF) system provided on a floor-by-floor basis with mechanical fresh air supply and extract ventilation from a central air handling plant.

### Life Safety Generator

A 600kVA prime-rated life safety standby generator is provided at roof level. The generator system supplies the entire landlord's life safety power supplies, landlord's and customer's building loads (with the exception of retail areas) in the event of mains electricity failure. The system consists of an 8-hour day tank local to the generator unit and a 48-hour storage tank at basement 2 level.

### Lighting

Offices	The lighting to the offices comprises recessed LED luminaires.
Emergency Lighting	Achieved using integral 3-hour duration battery packs within general luminaires and 3-hour duration non-maintained illuminated emergency exit signs.

### Fire Alarm

Each floor is integrated into the building fire alarm system – Category L1 level of protection provided.

### Security

Access control including door monitoring. Access control provided on all entrance doors into the building at ground and roof levels, onto each office floor and within basement amenity spaces. Access control system is integrated with the passenger lift destination hall control systems for Lifts A, B and C.

Video intercom system with handsets at ground floor rear and front entrances only with network extended to each office floor.

### Telecommunications

Vodafone	Ducts provided for future provision into the building.
Zayo	Ducts provided for future provision into the building.
COLT	Ducts provided for future provision into the building.
BT	Infrastructure into the telecoms intake room with relevant BT services extended for landlord's equipment.

### Future Customer Plant

Future customers' plant space is allocated at both lower and upper roof levels with vertical distribution risers allocated for future customers' services.

# WELLNESS

The Marq will be one of the first buildings in the UK to be awarded WELL Certification by the International WELL Buildings Institute and is designed to create a healthier environment for everyone in the building.



## Natural Daylight

Access to daylight supports natural circadian rhythms and healthy sleep. The Marq has been designed with full-height glazing to ensure that every floor enjoys good levels of natural daylight.



## Acoustic Performance

Noise can be an unwelcome distraction at work. It's stressful and damages productivity. We have installed high-performance double glazing throughout The Marq, and taken measures to reduce mechanical noise and vibration.



## Indoor Air Quality

We all feel healthier and more alert in well-ventilated spaces. We have invested in materials and filtration to achieve excellent indoor air quality at The Marq. The fresh air supply rate to the offices is 50% above minimum recommended levels.



## Water

Even small levels of dehydration can affect cognitive performance. We've ensured that all water supplied to amenity areas, toilets and other facilities is potable so everyone can access drinking water when and where they need it.



## Biodiversity

The Marq's two terraces, on the 4th and 6th floors, will be green, calm and relaxing areas. These outdoor spaces will incorporate landscaping amongst fixed seating.



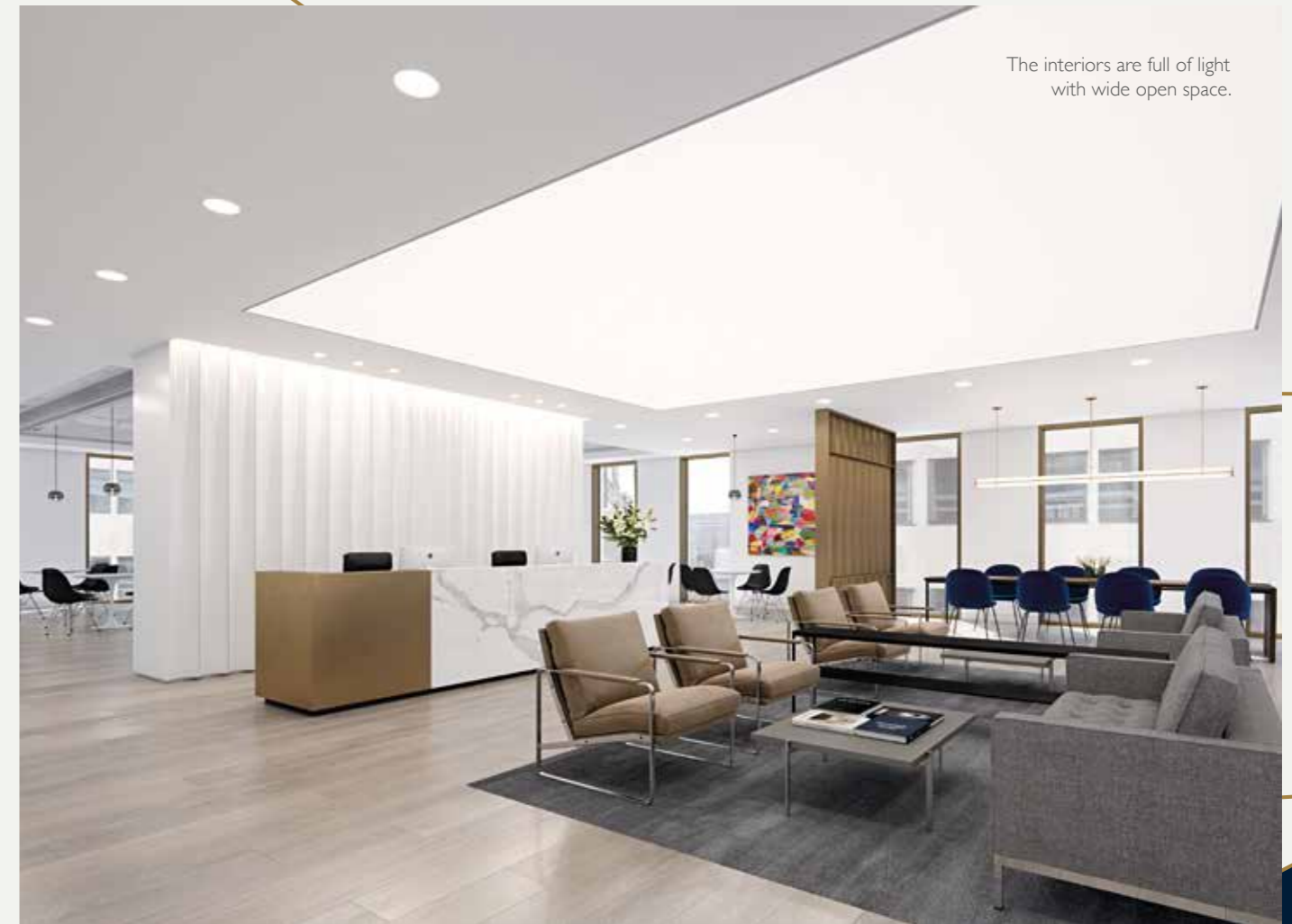
## Thermal Comfort

We have found ways to put people in charge of their own thermal comfort without the need to adjust the overall room or building temperature, for example, we are installing blinds on all windows.



## Shower Facilities and Cycle Storage

WELL Certified buildings make it easier for employees to build healthy activities into their daily routines. The Marq has 57 cycle spaces and the shower facilities are excellent, with five male and four female showers.



The interiors are full of light with wide open space.

ARTISTIC RENDERING, CONCEPTUAL ONLY.



BREEAM Outstanding



WELL Certification

To reference the wellness topics covered, please refer to the WELL Institute website: [wellcertified.com](http://wellcertified.com)

# THE CROWN ESTATE

Your business and employees are worthy of outstanding places to work and The Crown Estate works hard to create high-quality workplaces that are designed around the needs of you and your employees.

We have been in the West End for hundreds of years and, as the owner of around half the buildings in St James's, we take our role in the area very seriously. We want to ensure that St James's will always be an extraordinary place to live, work and visit. To achieve this we have a clear vision for the future of St James's, which combines careful custodianship of its 350-year heritage and character, with the largest investment programme in its history.

It is our aim to create an environment where your business can succeed, and to work with you to support you as your needs evolve.



## Contact

### Developer

The Crown Estate  
1 St James's Market  
London SW1Y 4AH

### Agents

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