

40 ARGYLL

LONDON W1



THE BUILDING

SCHEDULE OF AREAS
SUMMARY SPECIFICATION
ESG SPECIFICATION
GALLERY

THE AREA

INTRODUCTION
CONNECTIONS
NEIGHBOURHOOD
LONDON, W1

FLOORPLANS

GROUND FLOOR – RECEPTION
LEVEL 2
LEVEL 3
LEVEL 4
SKY PAVILION

SPACEPLANS

LEVEL 2

LEVEL 4

THE TEAM

PROFESSIONAL TEAM
CONTACT

*94,000 sq ft headquarters
opportunity with outstanding
views from the private
roof garden and pavilion.*

ARRIVING Q4 2026



A view of 40 Argyll from the corner of Argyll Street and Great Marlborough Street, showing the private terracing and new entrance.

LONDON W1



Indicative view of 40 Argyll





THE BUILDING

YOUR SPACE

LONDON W1



Flexible by design, offering expansive floor plates flooded with natural light, 40 Argyll offers an exclusive island site.



Schedule of Areas

Terrace *Sky Pavilion*
2,835 SQ FT 581 SQ FT

Level Four
29,504 SQ FT

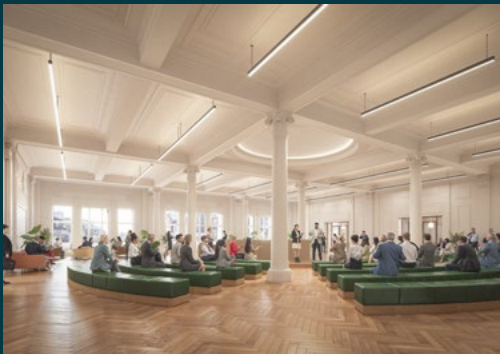
Level Three
30,307 SQ FT

Level Two
31,592 SQ FT

Ground Floor – Reception
1,776 SQ FT

Total
93,760 SQ FT



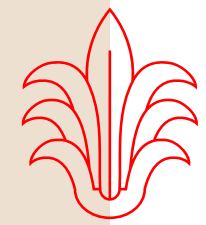




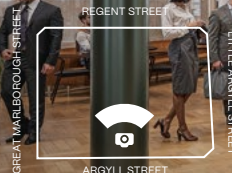
An outstanding arrival experience with an exceptional 9m ceiling height and stunning finishes throughout.

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The second floor opens up into the vast triple height atrium, creating the perfect interconnectivity between floors.



LONDON W1



A view of the atrium and breakout space looking out towards Argyll Street.

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Indicative use of level two atrium base

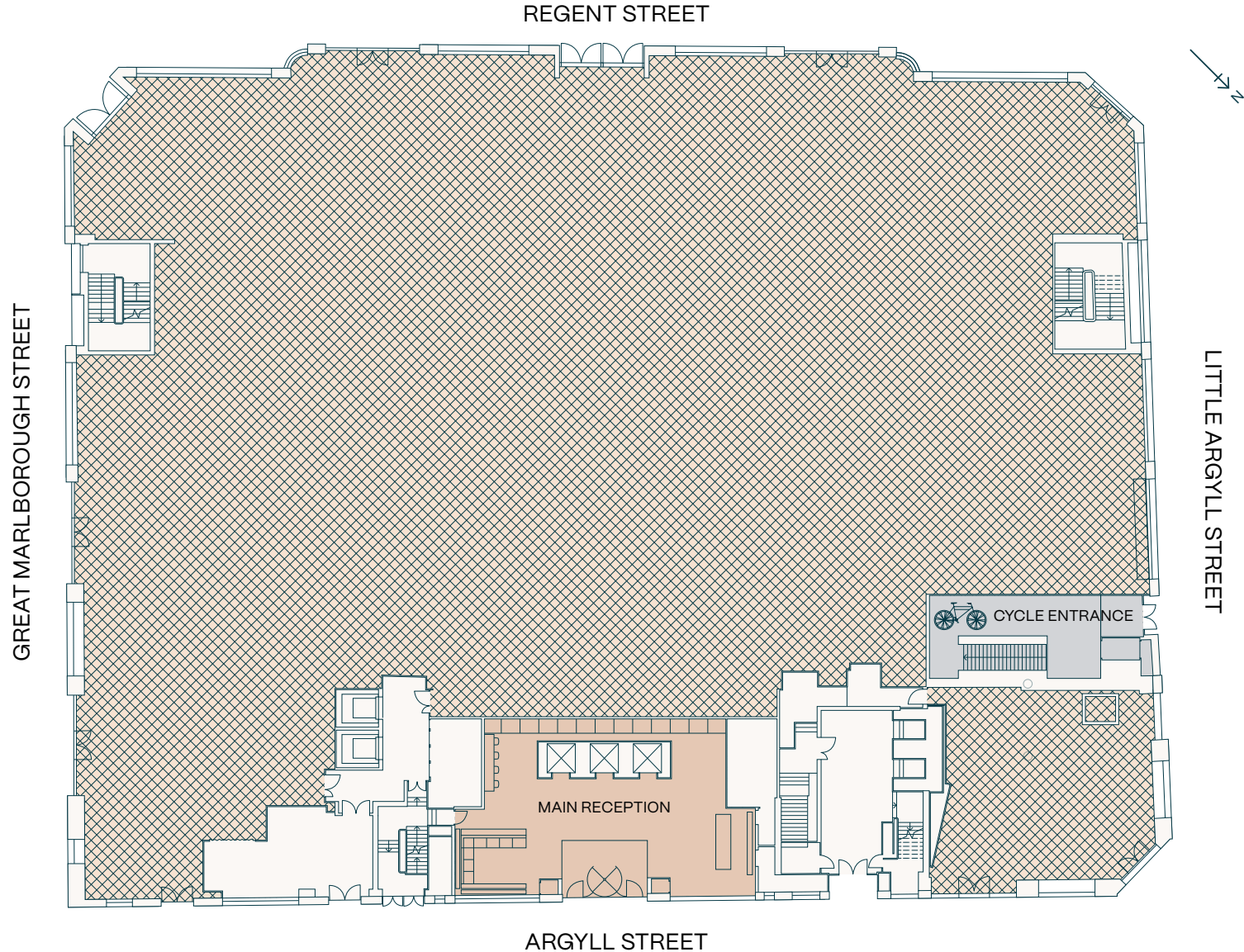


Ground Floor — Reception

1,776 SQ FT

- Main Reception
- Cycle Entrance
- Workspace
- Core



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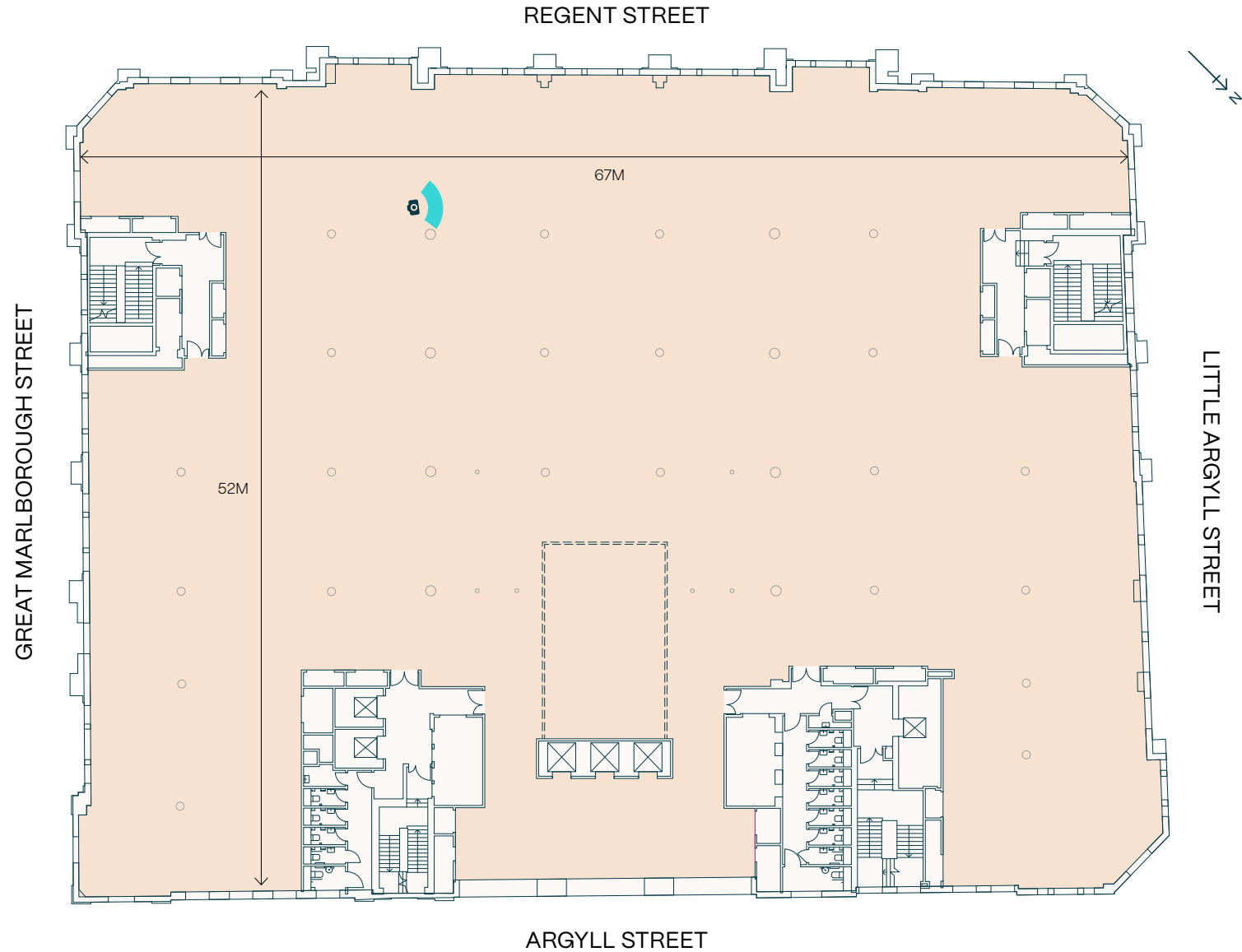


Level Two

31,592 SQ FT

-  Workspace
-  Core

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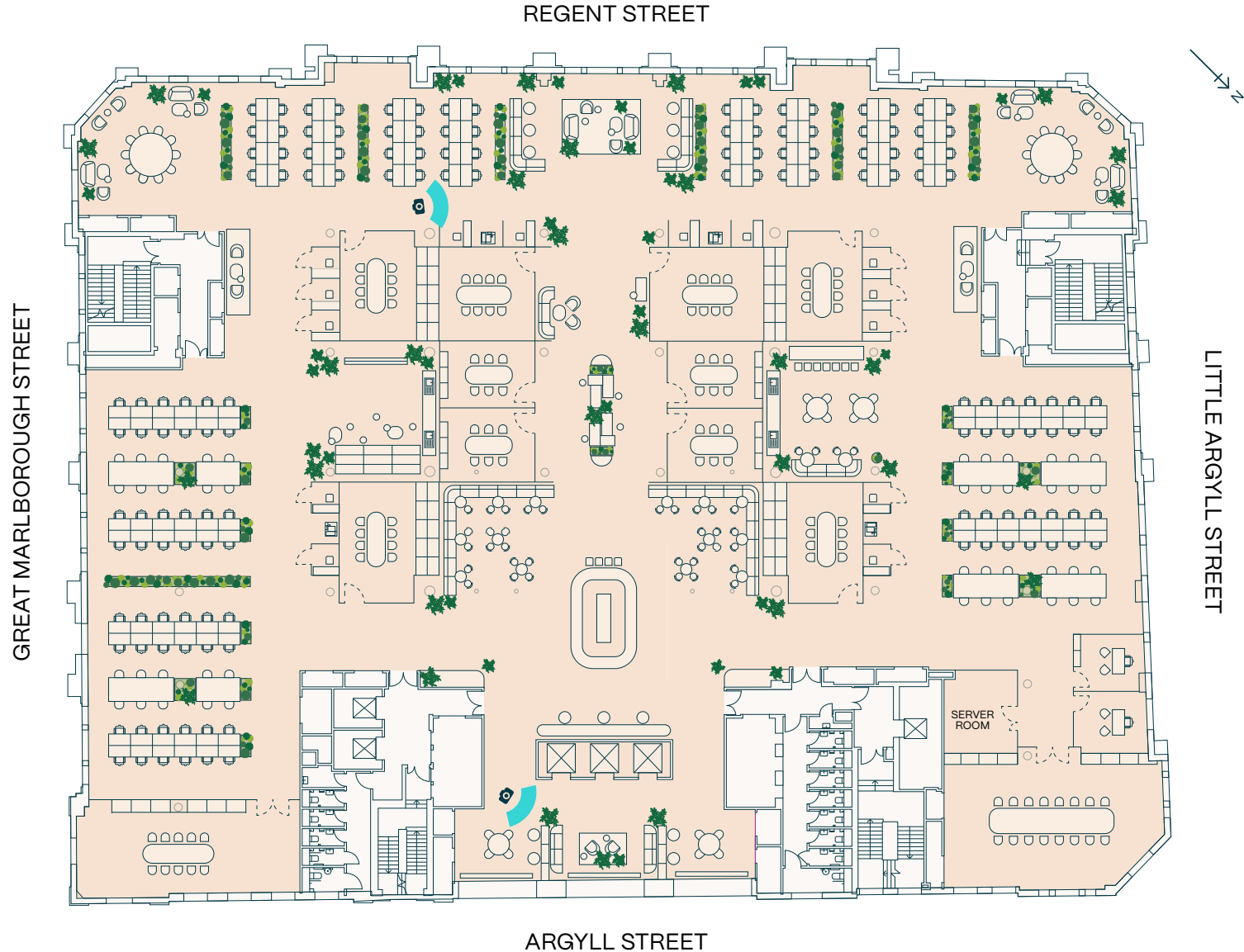
Level Two

OPEN PLAN FITOUT

31,592 SQ FT

Occupational Density	1:15
Desks	184
1-2P Zoom Room	14
4-6P Meeting Room	4
8+P Meeting Room	8
Kitchen Hub	1
Break Out Zones	6
Café / Breakout	1
Private Offices	2

- Workspace
- Core





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Indicative view of the CAT B fit out on level two







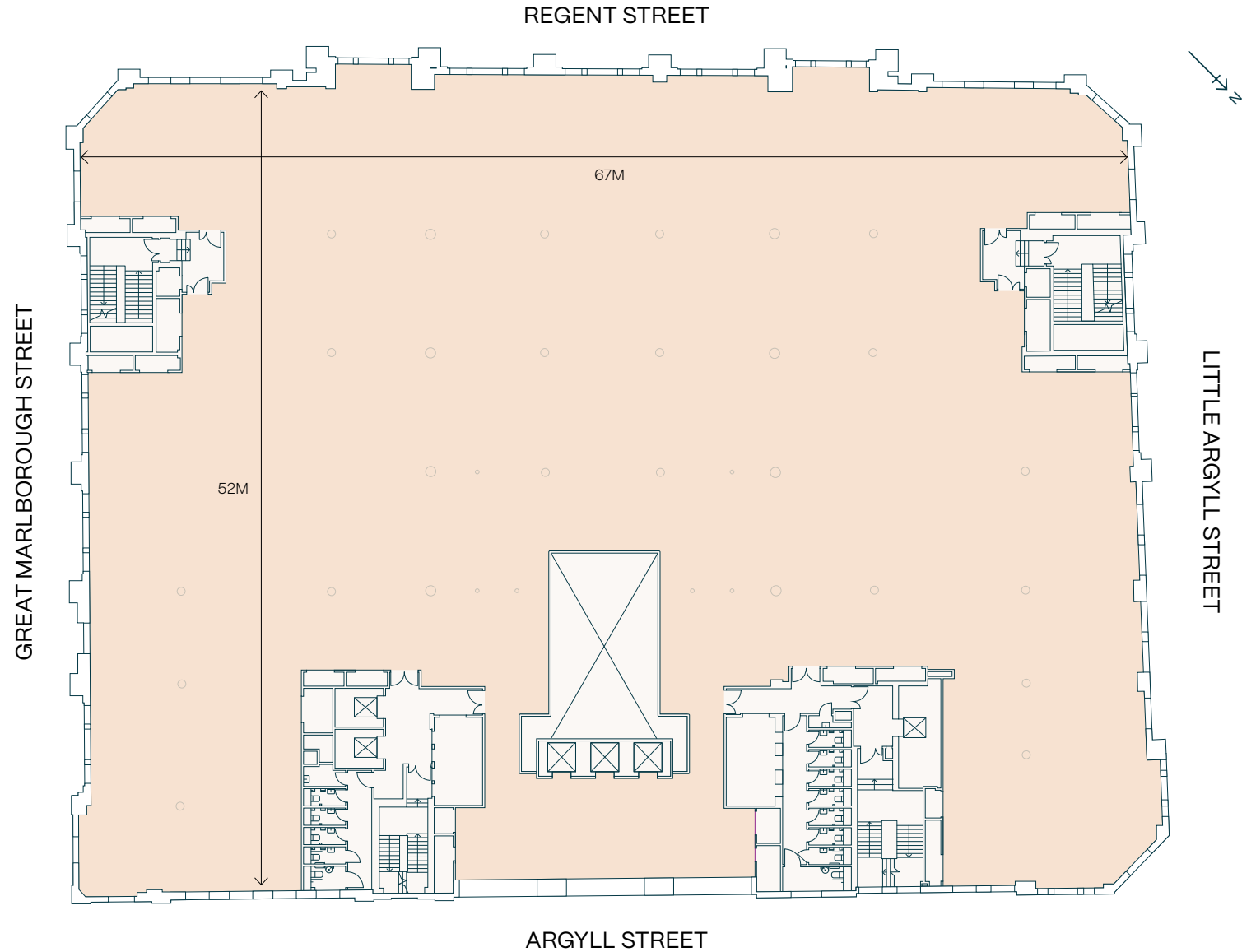


Level Three

30,307 SQ FT

-  Workspace
-  Core



LONDON W1



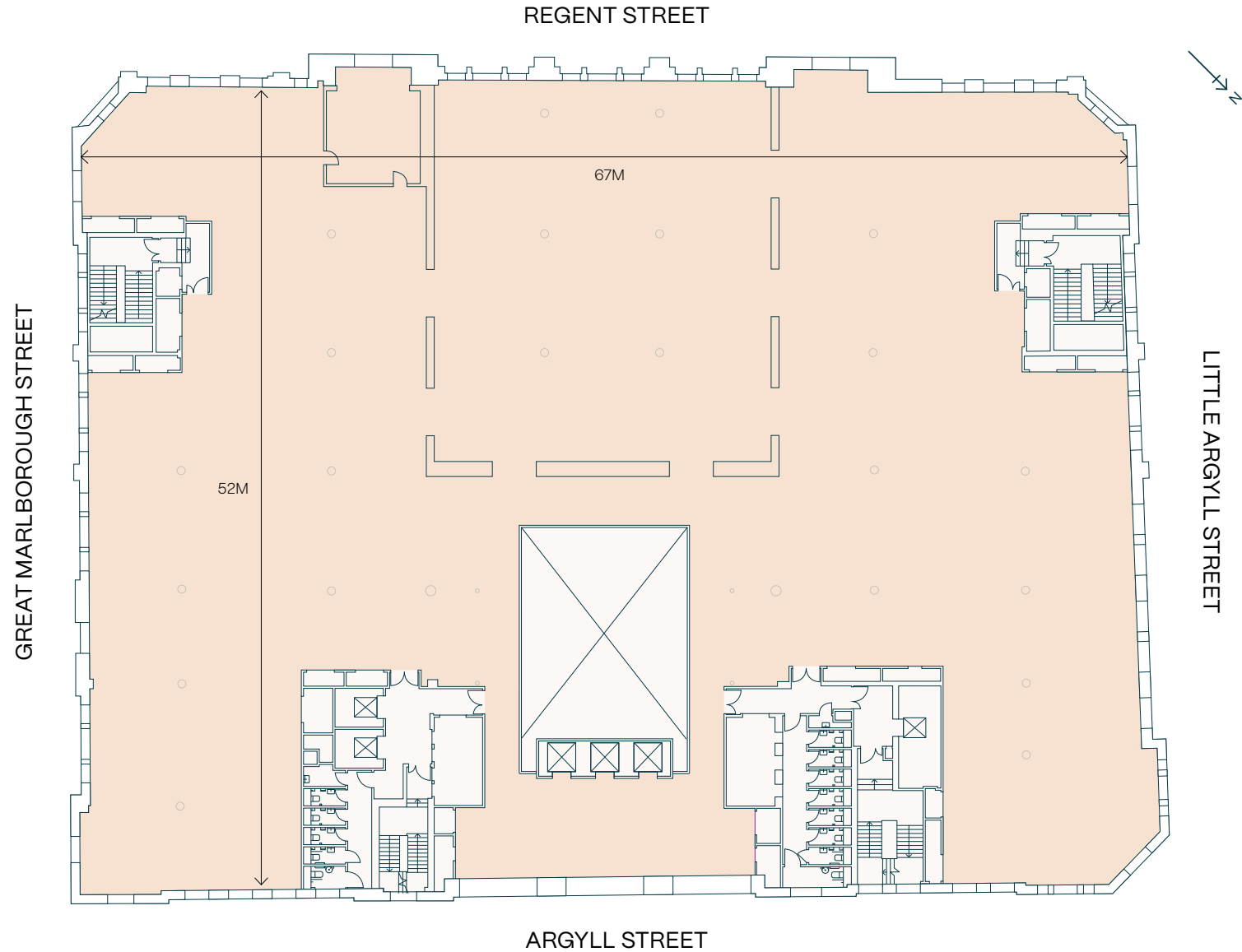


Level Four

29,504 SQ FT

-  Workspace
-  Core

LONDON W1





Level Four

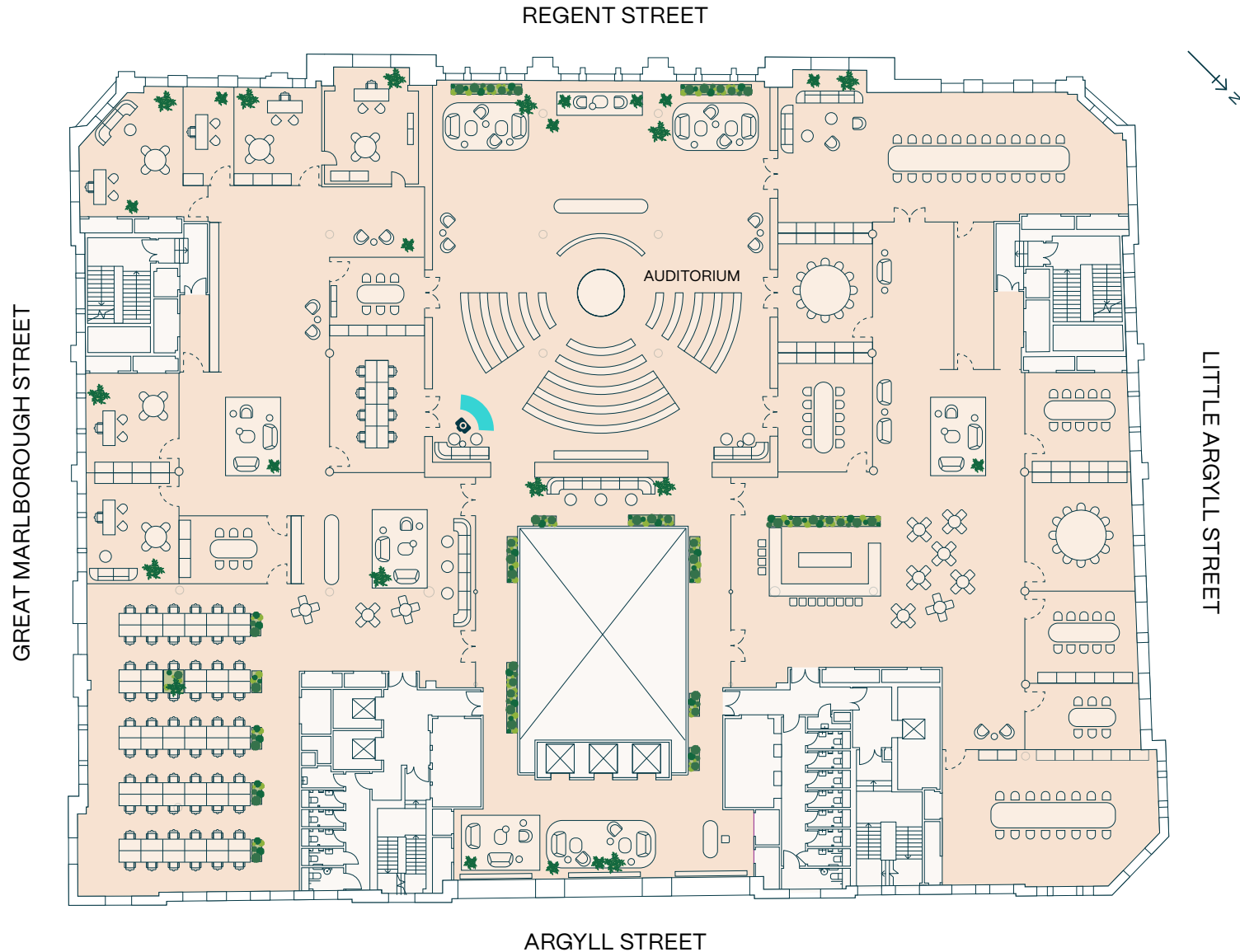
EXECUTIVE FLOOR FITOUT

29,504 SQ FT

Desks	65
4-6P Meeting Room	3
8+P Meeting Room	7
Kitchen Hub	1
Teapoint	1
Café / Breakout	1
Offices	6

- Workspace
- Core

LONDON W1





Sky Pavilion & Terrace

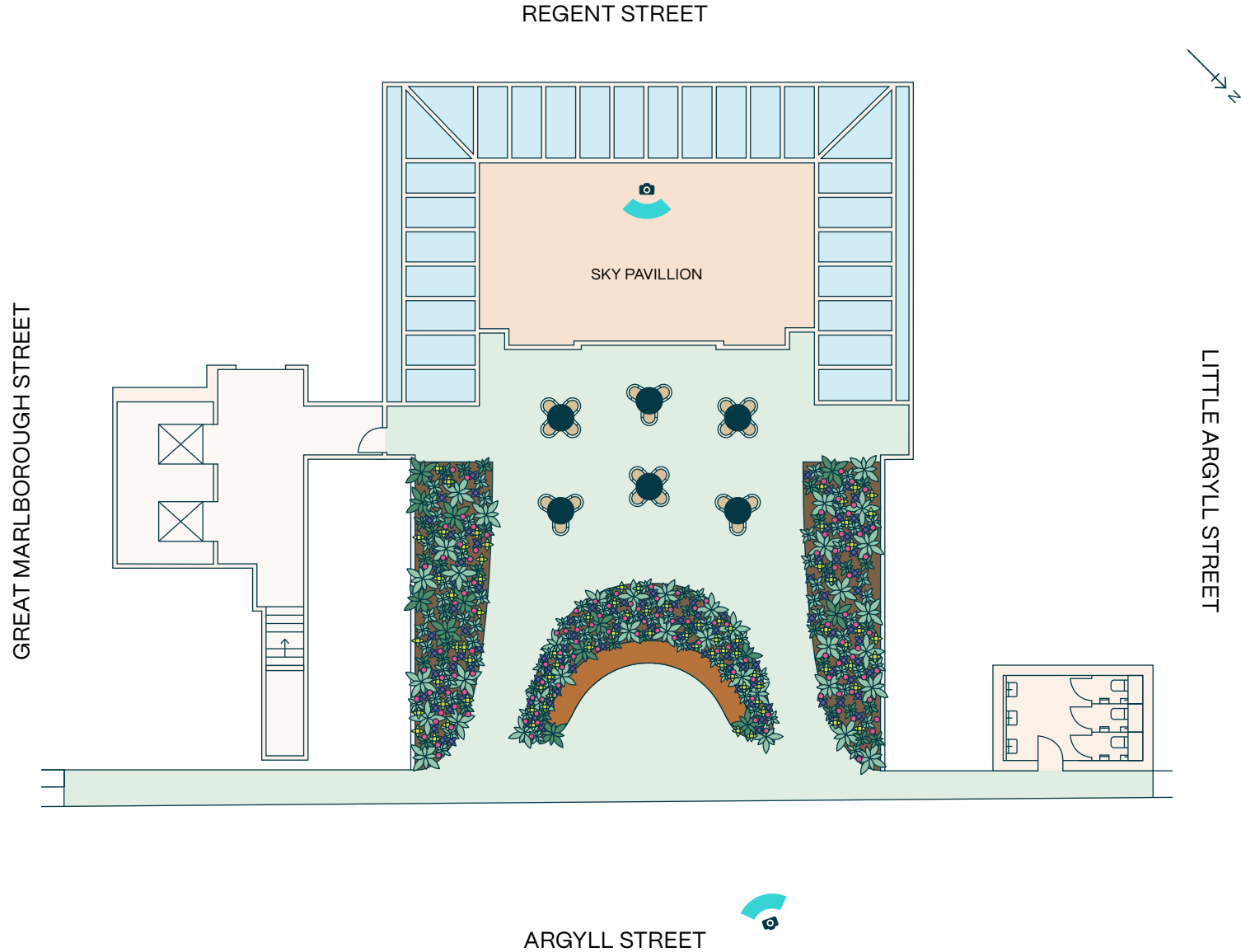
SKY PAVILION

581 SQ FT

TERRACE

2,835 SQ FT

- Sky Pavillion
- Terrace
- Bench Seating
- Skylights
- Provision for WC
- Core





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Indicative view from the Sky Pavilion



REGENT STREET

LITTLE ARGYLL STREET

ARGYLL STREET



LONDON W1

Indicative view of the terrace space and Sky Pavilion



GREAT MARLBOROUGH STREET

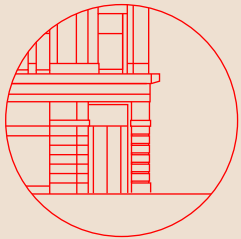
REGENT STREET

LITTLE ARGYLL STREET

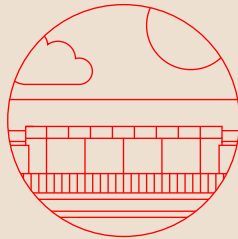
ARGYLL STREET



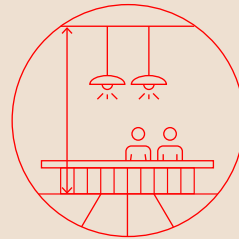
Summary Specification



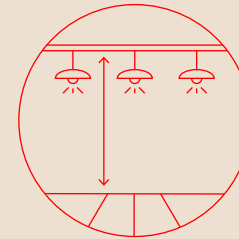
Island site



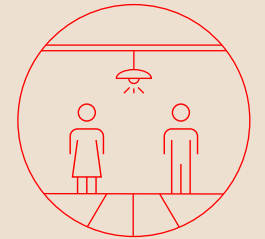
Sky Pavilion and Terrace



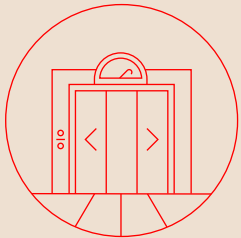
Triple height reception
with 9m volume



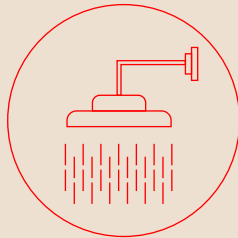
Office floor-to-ceiling
heights of 3.4m – 5.0m



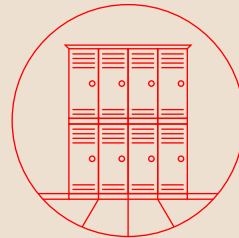
Occupational density 1:10



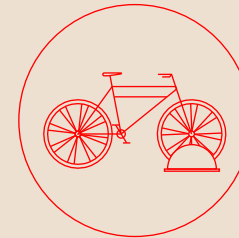
3 passenger lifts
& 2 goods lifts



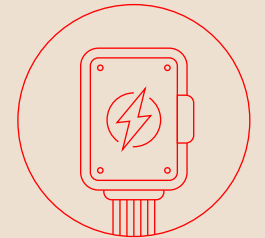
12 showers and
luxury changing facilities



150 lockers



116 cycle spaces

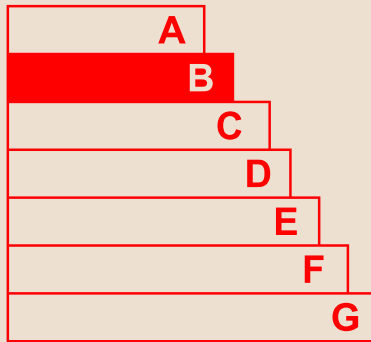


Offices 100% electric

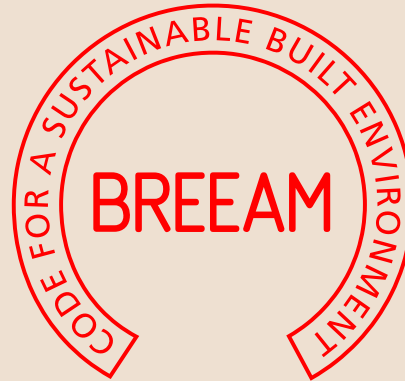




Targeted ESG Specification



EPC B



BREEAM Excellent

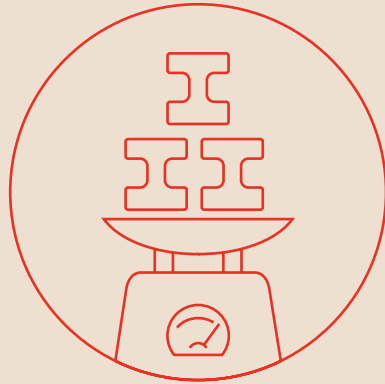


NABERS 4.5

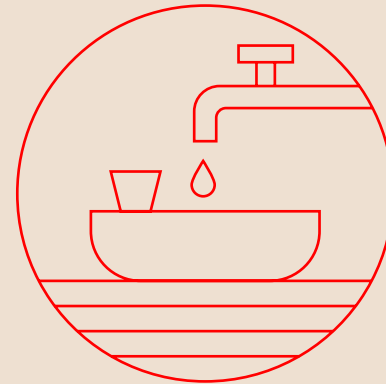
Embodied Carbon Story



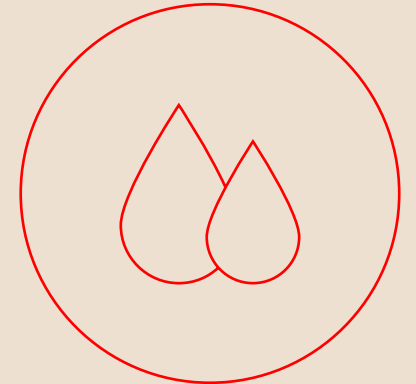
Up to 30% primary steelwork material saved due to optimised structural design.



850 ceiling panel acoustic pads sent for direct reuse. 3.5 tonnes of metal ceiling panels recycled.



1,500 carpet tiles and 46 sanitary items sent for resale.



Designed to save 50% water compared to a baseline office building.



THE AREA

LONDON W1

LONDON W1



*The epicentre of London W1
- the best of Mayfair, Soho,
Fitzrovia and Marylebone*



Hyde Park

Regent's Park

Marylebone

Cavendish Sq

Berkeley Sq

Hanover Sq

Oxford Circus
1 min ⤴

Fitzrovia

Bond Street
2 mins ⤴
from Hanover Sq

Mayfair

Soho

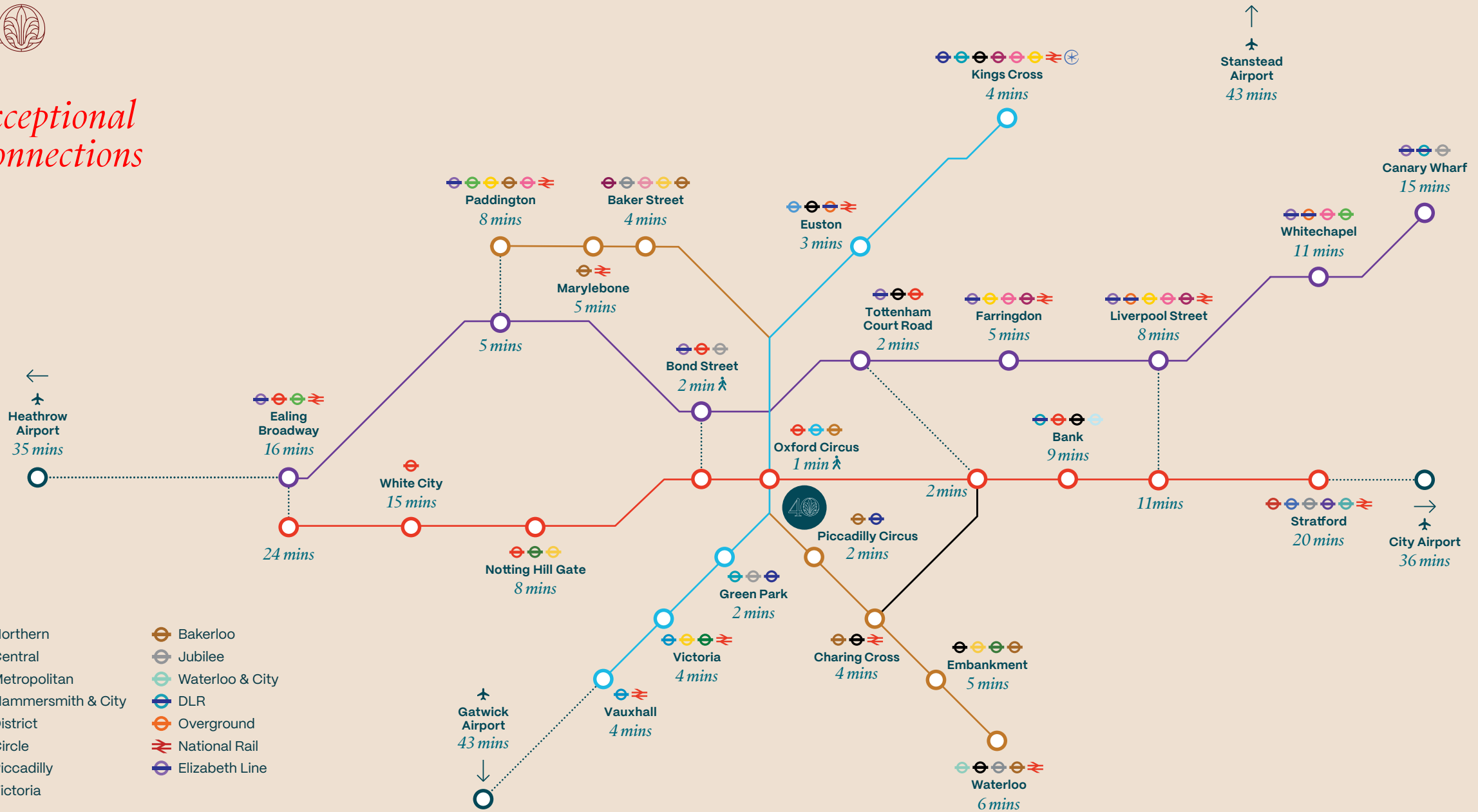
Golden Sq

LONDON W1





Exceptional Connections



- Northern
- Central
- Metropolitan
- Hammersmith & City
- District
- Circle
- Piccadilly
- Victoria
- Bakerloo
- Jubilee
- Waterloo & City
- DLR
- Overground
- National Rail
- Elizabeth Line

Marylebone

Fitzrovia

Covent Garden

Soho

Mayfair

St. James's



Wallace Collection

MANCHESTER SQUARE



Wigmore Hall

CAVENDISH SQUARE GARDENS

MARKET HALLS



Charlotte Street Hotel

TOTTENHAM COURT ROAD



Outernet London

Nobu Portman Sq

PORTMAN SQUARE GARDEN



Selfridges

BOND STREET



SOUTH MOLTON STREET W1

South Molton St.

HANOVER SQUARE



Mandarin Oriental



sketch



Liberty



Kingly Court



Ronnie Scott's



Seven Dials Market

COVENT GARDEN

MARBLE ARCH

OXFORD ST



Mercato Mayfair



Claridges



Sotheby's



The Connaught

Hakkasan

BERKELEY SQUARE

GROSVENOR SQUARE



Shepherd Market

GREEN PARK



Fortnum & Mason
F&M

PICCADILLY CIRCUS



National Gallery & Portrait Gallery



LEICESTER SQUARE



Chinatown

Ham Yard Hotel



GOLDEN SQUARE



Trafalgar Square

CHARING CROSS



Neighbourhood

● Culture

1. Wallace Collection
2. Cinema at Selfridges
3. London Palladium
4. Halcyon Gallery
5. The Royal Institution
6. Royal Academy of Arts
7. National Portrait Gallery

● Hotels

- | | |
|---------------------------|----------------------|
| 1. The Mandeville | 8. Claridges |
| 2. BoTree Hotel | 9. Mandarin Oriental |
| 3. The Langham | 10. The Biltmore |
| 4. The Treehouse | 11. The Dorchester |
| 5. The Mandrake | 12. The Connaught |
| 6. Charlotte Street Hotel | 13. The Dilly |
| 7. The Beaumont | 14. Ham Yard |

● Gyms

1. 1Rebel
2. Fitness First
3. SweatBox
4. SoulCycle Soho
5. Barry's
6. Topnotch Gym
7. F45
8. Third Space
9. 24N





New Bond Street

MAXYFAIR





LONDON W1

Mount Street

Claridges



South Molton Street



Carlos Place



Cartier



Berkeley Square



Grosvenor Square

LONDON W1



Hanover Square



Kingly Street



Carnaby Street



Beak Street



Foubert's Place

SOHO



LONDON W1

Great Marlborough Street



Meard Street



Poland Street





Soho's vibrant charm shines through its famed shopping and Carnaby Street's Kingly Court, a hub for acclaimed global cuisine and a perfect workday escape.

LONDON W1



Kingly Court



Rathbone Square

FITZROVIA





Charlotte Street



Ted's Grooming Room



Lima

LONDON W1





Daunt Books

MARYLEBONE





LONDON W1



Thayer Street



Lina Stores



ARGYLE

Professional Team

Architects

**ALLFORD
HALL
MONAGHAN
MORRIS**

Development Advisor

 **CAPITAL**
REAL ESTATE PARTNERS

Main Contractor

 **mace**

Structural Engineer

ARUP

Project Managers

B&CO

MEP Engineer

ARUP



Get in Touch



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