

LOXTON — WALK

MARYLEBONE W1

An architectural rendering of a modern urban courtyard. The scene is viewed from a low angle, looking down a wide, paved walkway that leads towards a large, multi-story building in the background. The building has a grid-like facade of windows and balconies. On either side of the walkway are lower-level buildings with large glass windows and doors, some with signage like "the 9 cases". Several young people are depicted in various poses: walking, standing, sitting on a low concrete wall, and talking. There are several trees with green leaves planted along the walkway, and string lights are strung across the courtyard. The overall atmosphere is bright and lively, suggesting a vibrant community space.

THE WALK OF THE TOWN

Opening 2026

Contents

O1. THE WALK OF THE TOWN

Welcome to Loxton Walk 05

O3. THE DEVELOPMENT

Loxton Walk site plan	14
Loxton Walk schedule of areas	15
Join the community	16
A unique opportunity	17
Responsible development	18

O2. THE PLACE

Magnetic Marylebone	08
On your doorstep	09
In fine company	11
Well-connected	12

O4. THE TEAM

Derwent London	20
The Portman Estate	21
Agents	22

01. THE WALK OF THE TOWN



Welcome to Loxton Walk



Loxton Walk is a new destination in Marylebone providing 27,200 sq ft of flexible retail and restaurant space across 17 ground floor units.

Four new avenues from George Street, Blandford Street, Gloucester Place and Baker Street will lead visitors into Loxton Walk, an open-air retail courtyard, designed to be a lively communal amenity for residents, office workers and public visitors.

CGI: The entrance to Loxton Walk from Baker Street

Loxton Walk is at the heart of a dynamic mixed-use development. The commercial offering comprises 204,000 sq ft of offices at 25 Baker Street and a further 12,000 sq ft of workspace at 30 Gloucester Place, a restored Grade II listed building. 100 George Street will provide 41 luxury new build apartments, in addition to the 10 affordable residential units in 30 Gloucester Place.

Capitalising on the destination status of the Marylebone neighbourhood, Loxton Walk will be home to a community of like-minded occupiers.

CGI: 5 Loxton Walk to the left-hand side





02. THE PLACE

CGI: 96 George Street to the left-hand side

Magnetic Marylebone

Marylebone sits just behind Oxford Street, the capital's main retail thoroughfare home to renowned flagship stores. It is a thriving residential neighbourhood, a location of choice for headquarter offices and boasts over 30 hotels.

The area is home to curated independent boutiques, unique dining experiences, progressive wellness studios, iconic cultural institutions, luscious green spaces and now a new pedestrianised public courtyard, Loxton Walk.

Images: 01) Summer in the Square, Portman Square Garden
02) 6 - 10 Chiltern Street 03) Monocle Cafe, 18 Chiltern Street
04) Chiltern Street 05) Home Marylebone, 79 Marylebone High Street
06) Selfridges, 400 Oxford Street 07) St. Christopher's Place



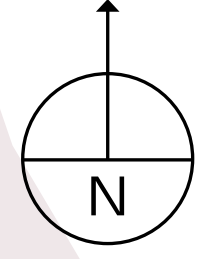


On your doorstep

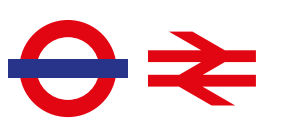
Loxton Walk sits in the centre of Portman Marylebone, the London neighbourhood curated and promoted by The Portman Estate. A collection of elegant streets and squares with a vibrant retail and lifestyle offering, it is best known as an independent shopping haven and a foodie's paradise, rich in custom throughout the working week and weekend.

Make your base at Loxton Walk and you'll be joining the celebrated community of shops, restaurants, pubs and hotels in Portman Marylebone. The area is also supported by its Business Improvement District, the Baker Street Quarter Partnership, which runs community events locally throughout the year.

1) Find The Words artwork, New Quebec Street 2) The Portman, Seymour Place
3) Florencio Pizza and The Carpenter's Arms, 12 - 14 Seymour Place
4) Chiltern Firehouse, 1 Chiltern Street 5) Donostia, 10 Seymour Place
6) Shreeji News, 6 Chiltern Street 7) Chiltern Street



LONDON
EUSTON



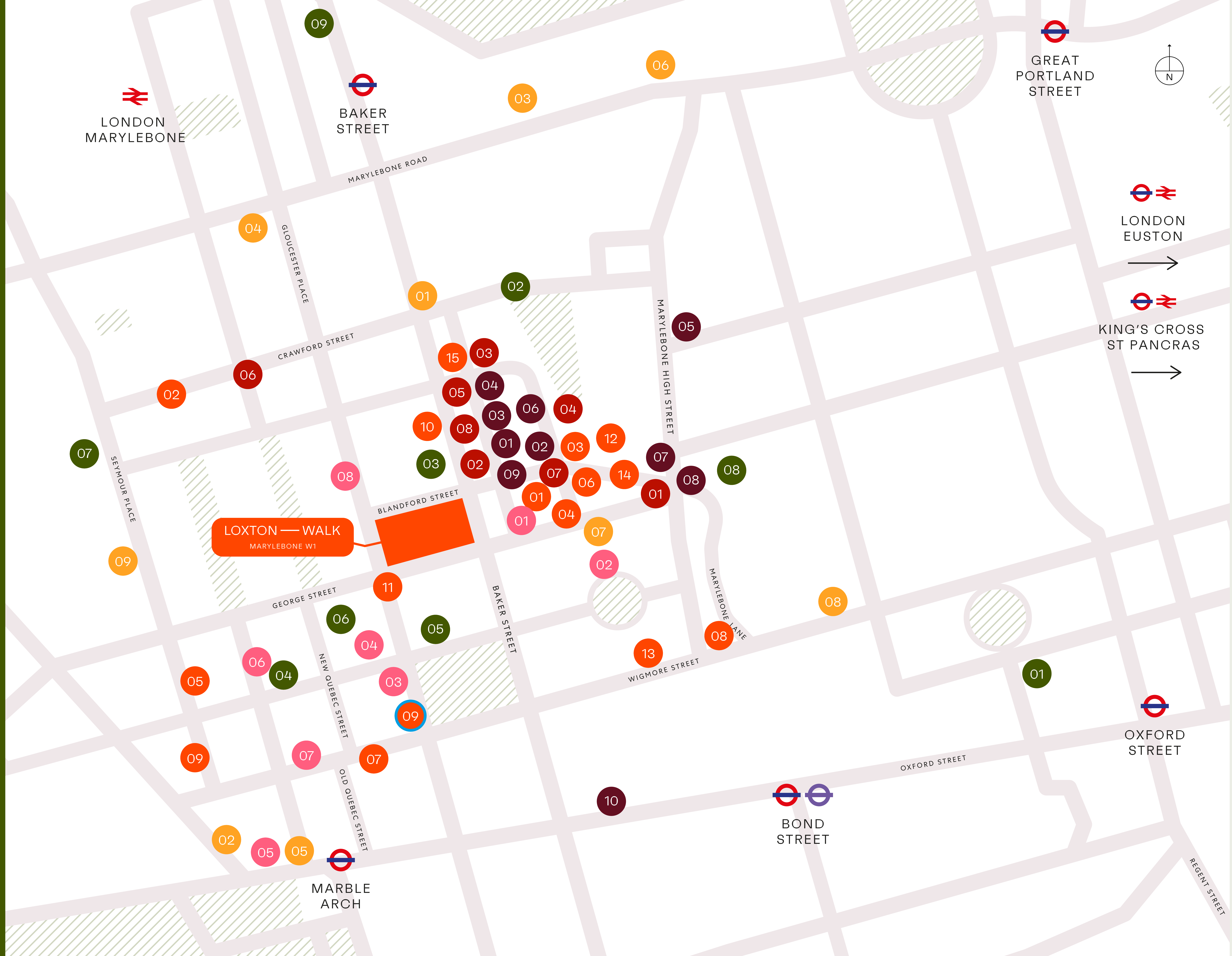
KING'S CROSS
ST PANCRAS



LOXTON — WALK
MARYLEBONE W1



In fine company



FASHION & ACCESSORIES

- 01 Grey Flannel
- 02 Kimai
- 03 MONC
- 04 Mouki Mou
- 05 Sézane
- 06 Sunspel
- 07 The White Company
- 08 Theory
- 09 Trunk
- 10 Selfridges

HOTELS

- 01 Chiltern Firehouse
- 02 Durrant's Hotel
- 03 Hyatt Regency, The Churchill London
- 04 Nobu Hotel London Portman Square
- 05 The Cumberland Hotel
- 06 The Prince Akatoki
- 07 The Zetter Marylebone
- 08 Z at Gloucester Place

WELLBEING & LIFESTYLE

- 01 Aesop
- 02 Grandirosa
- 03 Labour and Wait
- 04 Monocle
- 05 Niwaki
- 06 Perfumer H
- 07 Shreeji News
- 08 Tracksmith

CULTURE

- 01 Everyman Cinema
- 02 Frameless
- 03 Madame Tussaud's
- 04 Marylebone Town Hall
- 05 Moco Museum
- 06 Royal Academy of Music
- 07 The Wallace Collection
- 08 Wigmore Hall
- 09 Sylvia Young Theatre School

FOOD & BEVERAGE

- 01 Bellazul
- 02 Boxcar Baker & Deli
- 03 Clarette
- 04 Defune
- 05 Fratelli Greci
- 06 Jikoni
- 07 KOL
- 08 Lina Stores
- 09 Lurra
- 10 Royal China
- 11 Santo Mare
- 12 Trishna
- 13 Zoilo
- 14 Josephine
- 15 Cafe Murano

LEISURE

- 01 IRebel
- 02 BXR
- 03 Fitness First
- 04 Home Grown
- 05 Home House
- 06 Nobu Pilates
- 07 Seymour Leisure Centre
- 08 Third Space
- 09 Total Chi Yoga & Pilates

Well-connected

Wherever your set-off point, reaching Loxton Walk couldn't be simpler, with numerous transport choices covering the capital and beyond.

Less than a 10-minute walk away is Baker Street station, served by five Underground lines. Just as close in the other direction is Bond Street, which adds the Central and Elizabeth lines to your travel options.

Cyclists are able to ride here safely thanks to Cycleway 27, an east-to-west route that runs through Marylebone via Devonshire Street.

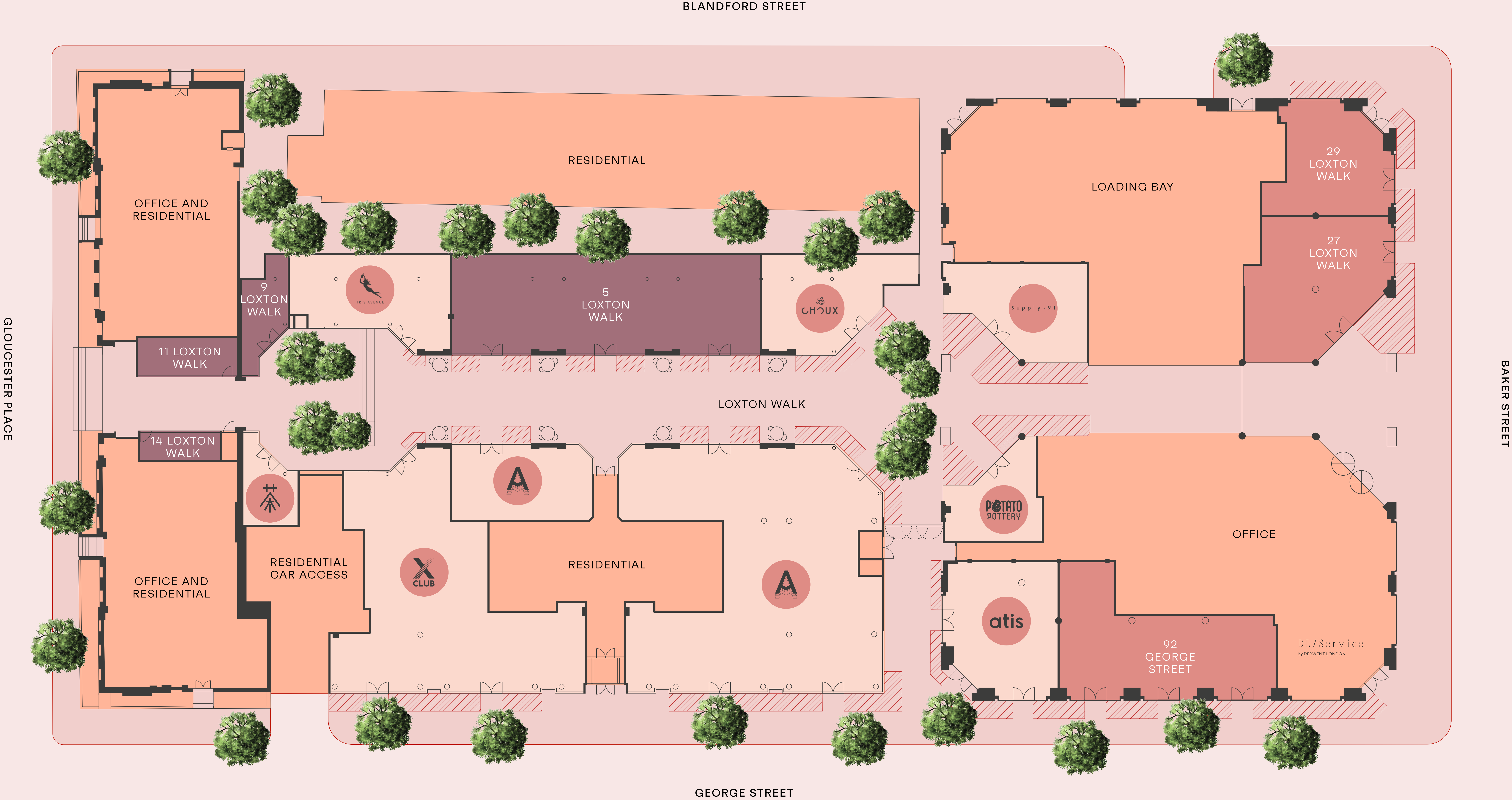
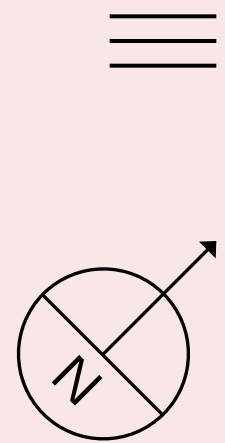
Source: TFL & National Rail





03. THE DEVELOPMENT

Loxton Walk site plan



- CLASS E RETAIL USE
- CLASS E RESTAURANT USE
- CLASS E RETAIL OR RESTAURANT USE
- CLASS E RESTAURANT OR GYM USE
- EXTERNAL SEATING AREA

Loxton Walk

schedule of areas

ADDRESS	SQ FT(GIA)*	SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
27 Baker Street	1,939	180	5.58
29 Baker Street [†]	1,311	121	5.58
92 George Street [†]	2,315	215	5.48
94 George Street	LET TO ATIS		
96 George Street [†]	LET TO PACHAMAMA		
102 George Street & 10 Loxton Walk [†]	LET TO X CLUB		

[†] Kitchen Extract

* Subject to measurement on practical completion.
IPMS measurement on request.

** Measured ffl to u/s of slab

ADDRESS	SQ FT(GIA)*	SQ M(GIA)*	FLOOR-TO-CEILING HEIGHTS M**
1 Loxton Walk	LET TO SUPPLY 91		
2 Loxton Walk	LET TO POTATO POTTERY		
3 Loxton Walk	LET TO LE CHOUX		
5 Loxton Walk	3,322	309	3.25
7 Loxton Walk	LET TO IRIS AVENUE		
8 Loxton Walk	LET TO PACHAMAMA		
9 Loxton Walk	401	37	2.43
11 Loxton Walk	415	39	3.16 – 3.33
12 Loxton Walk	LET TO MATCHADO		
14 Loxton Walk	300	28	3.16 – 3.33

Join the community

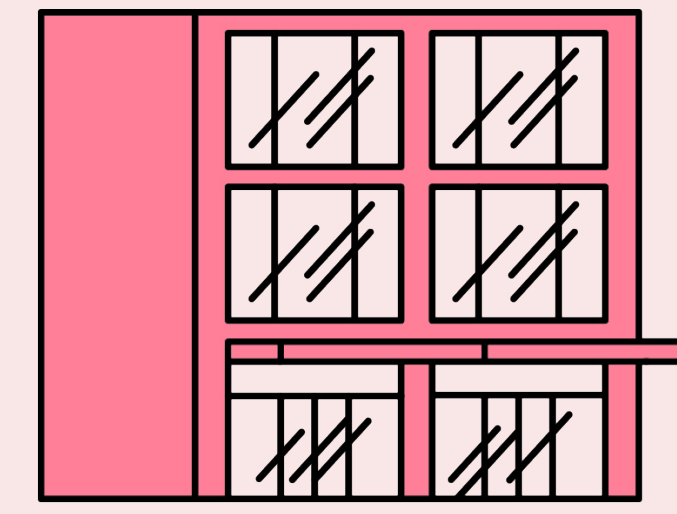
Loxton Walk will be home to a thoughtfully curated line-up of independent food, lifestyle and wellness brands.

Operators now open include Atis, Supply 91, Potato Pottery and DL/Service. The following months will see them joined by Le Choux, Iris Avenue, Matchado and two new signature restaurant concepts by the acclaimed Pachamama Group.

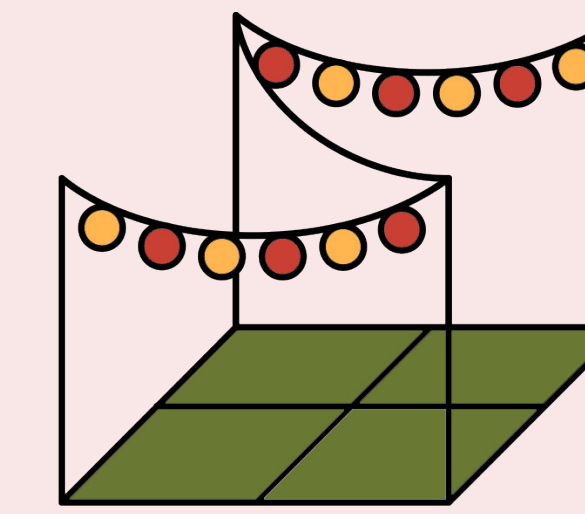
Situated centrally within the Walk, 5 Loxton Walk will be at the heart of a thriving community of new Marylebone traders.



A unique opportunity



The ability to combine some units to create larger anchor or flagship spaces.



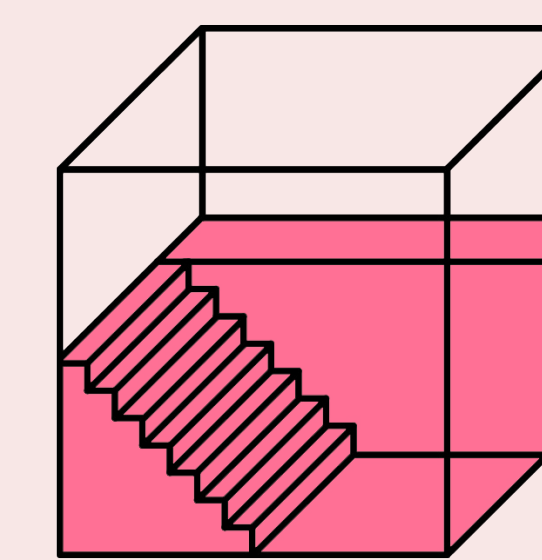
Connected by an open-air public courtyard with planting, seating, art pieces and festoon lighting.



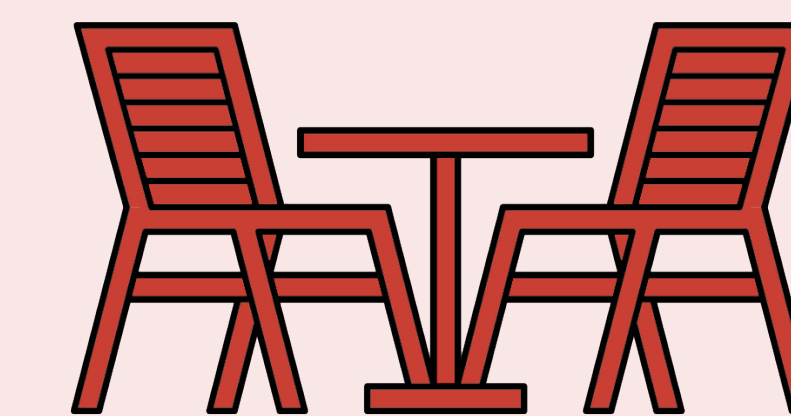
Suiting a variety of businesses, from flagship restaurants to kiosk retail units.



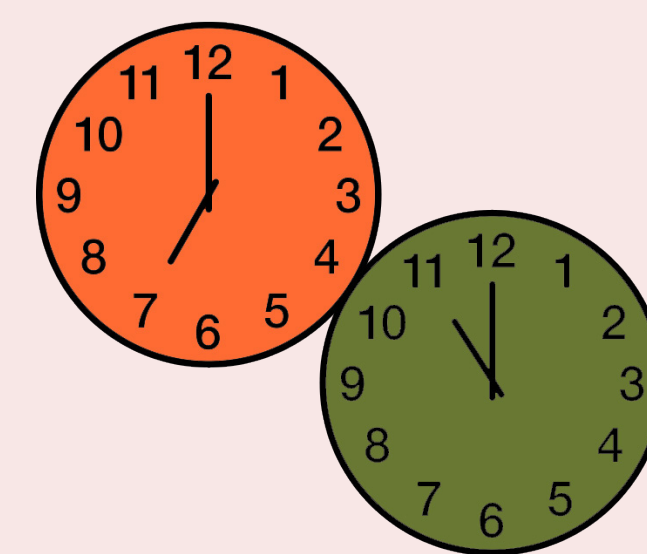
The potential for organised events and activations.



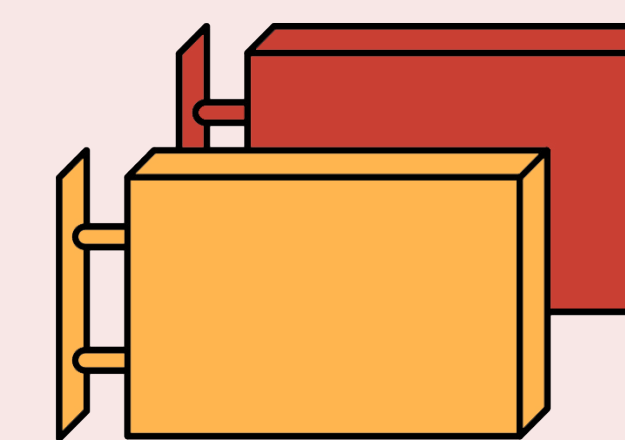
Six units with ceiling heights of up to 5.58m, creating the potential for mezzanines.



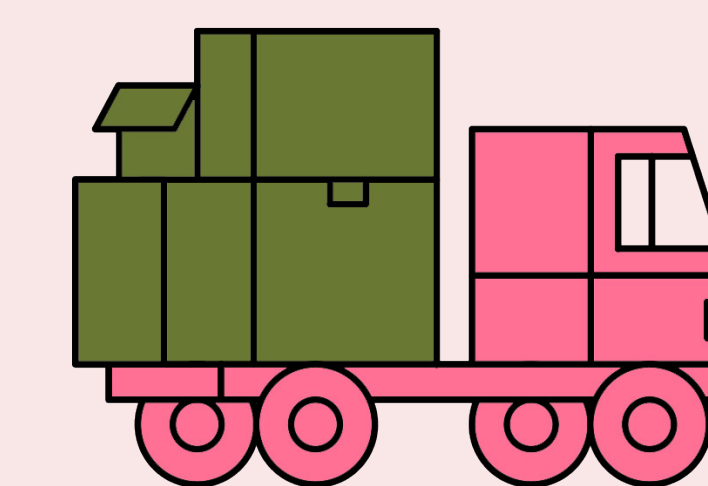
Dedicated outside seating areas are available by way of a separate license.



Operational hours are between 7am and 11pm.



Flag signage and dedicated signage zones.



Centralised loading bay and refuse area.

The retail offering at Loxton Walk is centred around a landscaped and pedestrianised courtyard, elegantly designed to be a new public space for the local community.

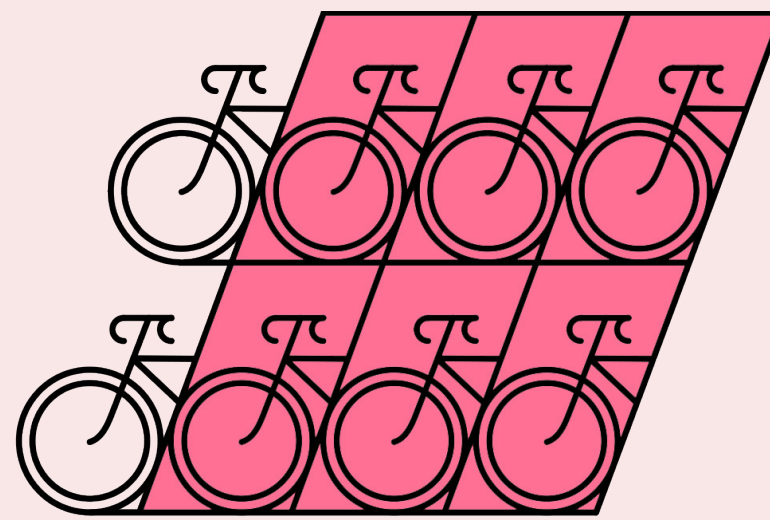
Responsible development

In line with Derwent London and The Portman Estate’s sustainability targets, Loxton Walk will be designed with the highest standards of environmental design in mind.

Click on the links below to learn more about Derwent London’s journey to Net Zero Carbon by 2030 and The Portman Estate’s B Corp certification.

DERWENT LONDON: NET ZERO CARBON

THE PORTMAN ESTATE: B CORP CERTIFIED



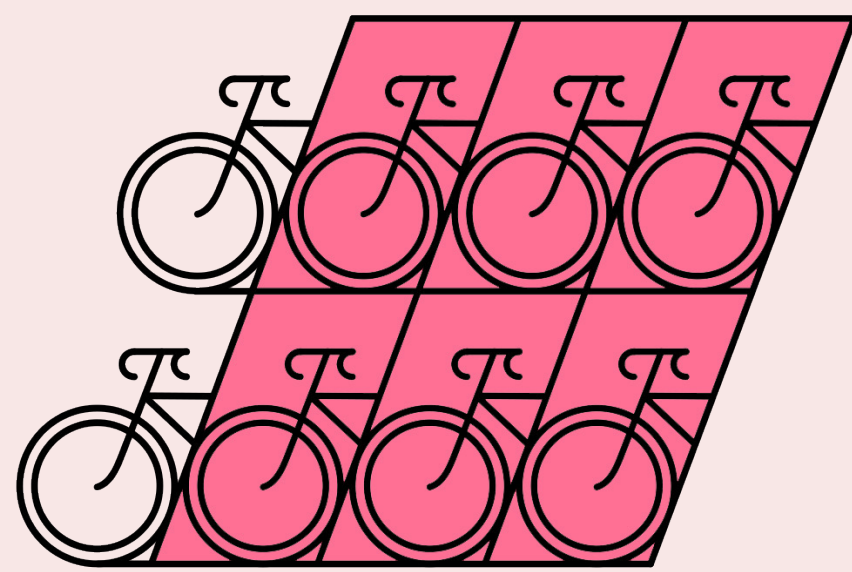
SUSTAINABLE MATERIALS

All timber used to construct the building will be FSC or PEFC certified.



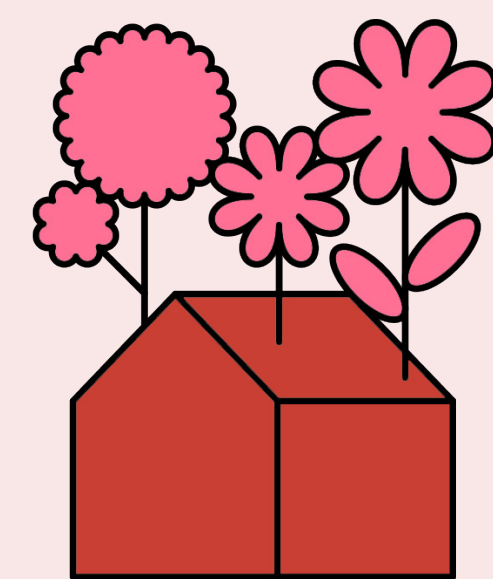
CERTIFICATION TARGETING STANDARDS

- WiredScore Platinum
- BREEAM targeting 'Excellent'
- EPC targeting ‘A’



SUSTAINABLE TRAVEL

48 cycle racks and five showers dedicated to retail occupiers to support sustainable travel. Covered cycle racks are also available for public use.



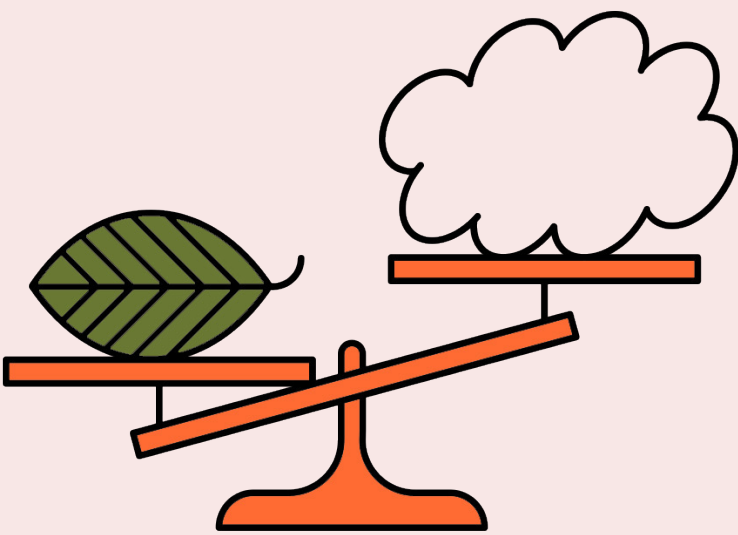
LANDSCAPING

The scheme features green roofs, green walls and courtyard planting with mature trees to support biodiversity.



WATER RECYCLING

Greywater from the showers and basins will be recycled and used to flush toilets.



CARBON OFFSETTING

The embodied carbon emissions of the building will be offset using verified schemes.



04. THE TEAM

Derwent London

OUR VISION, PURPOSE & VALUES

VISION

We craft inspiring and distinctive space where people thrive.

PURPOSE

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

VALUES

*We build long-term relationships.
We lead by design. We act with integrity.*

Images: 01) White Collar Factory EC1 – Restaurants: Daffodil Mulligan, Lillienblum, DL/ Service 02) One Oxford Street W1 – Retail: Uniqlo, Starbucks, LIDS 03) Tea Building E1 – Restaurants: Brat, Pizza East, Shoreditch House, Smoking Goat 04) Brunel Building W2 – Restaurant: Bondi Green

Derwent London is a different kind of developer – a design-led, creative commercial space specialist, providing unique places where occupiers become long-term partners.

We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces, which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to local communities.





The Portman Estate

OUR VISION

The Portman Estate is a forward-thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone and London's West End. We recognise our responsibility to provide a high quality, sustainable environment while seeking to safeguard our community, manage responsively and evolve our portfolio for the benefit of all. We aim to do this with a Clean Heart and a Cheerful Spirit, as the family motto directs.

The Portman Estate comprises 110 acres of Marylebone in London's West End, including frontages to Oxford Street, Baker Street and Edgware Road. We are also home to over 150 shops and restaurants, many of which are located on our three independent retail streets; New Quebec Street, Seymour Place and Chiltern Street.

We are committed to excellence in customer service and aim to be the destination of choice for residents, businesses and visitors, where the buildings exceed market demand and the environment is distinctive, varied and vibrant.

In 2022, we became B Corp certified, making The Portman Estate the first London estate to join the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

Images: 01) Santiago Lastra, chef patron at KOL, 9 Seymour Street. Photograph by Charlie McKay 02) Moco Museum London, One Marble Arch 03) Clarett's, 44 Blandford Street 04) The Italian Greyhound, 62 - 64 Seymour Street

Agents

ENQUIRES FOR

1 – 14 Loxton Walk
92 – 104 George Street
27 – 29 Baker Street

KENNINGHAM RETAIL

Hannah Barter
hannahb@kenninghamretail.com
07753 312 591

Mark Serrell
marks@kenninghamretail.com
07885 389 435

George Griffiths
georgeg@kenninghamretail.com
07496 825 631

ENQUIRES FOR

1 – 2 Loxton Walk
92 – 104 George Street
27 – 29 Baker Street

SAVILLS

David Bannister
david.bannister@savills.com
07974 756 759

Andrew Gibson
andrew.gibson@savills.com
07596 090 058

George Collison
george.collison@savills.com
07590 329 557

ENQUIRES FOR

3 – 14 Loxton Walk
96 – 104 George Street

BRUCE GILLINGHAM POLLARD

Charlotte Roberts
charlotte@brucegillinghampollard.com
07738 448 338

Lizzie Knights
lizzie@brucegillinghampollard.com
07511 902 073

Lucy Cope
lucy@brucegillinghampollard.com
07595 267 866

loxttonwalk.com

ANTI-MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

MISPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Savills, Bruce Gillingham Pollard and Kenningham Retail. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation August 2025.

