

ST JAMES'S
LONDON

THE
MARQ

THE CROWN
 ESTATE



THE MARQ

32 DUKE STREET ST JAMES'S

THE CROWN
ESTATE

CONTENTS

THE ART OF THE CONTEMPORARY
5

ARCHITECTURE & DESIGN
8

ART
12

INVESTING IN THE FUTURE
15

THE BUILDING
24

WELLNESS
44

THE CROWN ESTATE
46

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

One level remaining.
6,331 sq ft available
on the first floor.

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 first WELL Shell and Core certified buildings, promoting the health and wellbeing of all its occupiers. The Marq is the only new office development available in 2019 in the St James's area.

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



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.



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.



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 is 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 incorporates 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.

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.

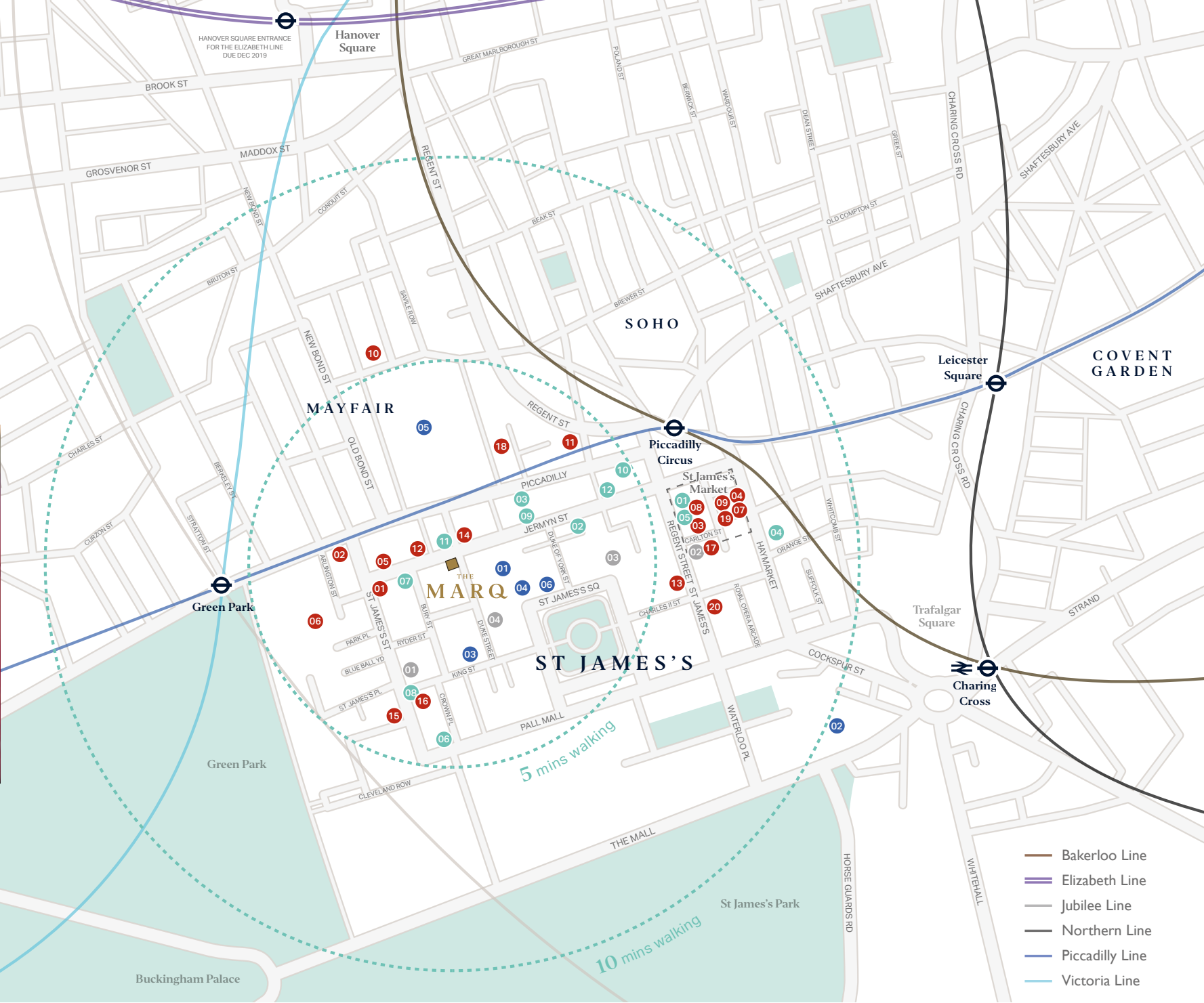
For those seeking high performance activities, new health clubs like Equinox offer training and a personalised fitness experience, as well as a sanctuary to unwind. Alternatively take a walk to work through the beautifully landscaped parks and squares.

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

- | | | |
|--|--|---|
| Charing Cross
7 mins via train
15 mins walk | King's Cross Station
16 mins via train
26 mins via car | Heathrow Airport
26 mins via Elizabeth Line*
32 mins via train
46 mins via car |
| Victoria Station
8 mins via train
10 mins via car | Bond Street for the Elizabeth Line*
15 mins walk
10 mins via train | London City Airport
33 mins via train
57 mins via car |
| Waterloo Station
12 mins via train
18 mins via car | | Gatwick Airport
41 mins via train
1hr 10 mins via car |
| Paddington Station for the Elizabeth Line*
12 mins via train
21 mins via car | | |

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

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 | Aquavit London |
| 04 | Duck & Waffle Local |
| 05 | Franco's |
| 06 | Le Caprice |
| 07 | Ole & Steen |
| 08 | Ikoyi |
| 09 | Urban Tea Rooms |
| 10 | Cecconi's |
| 11 | Hawksmoor |
| 12 | Wiltons Restaurant |
| 13 | Estiatorio Milos |

- | | |
|----|------------------------------|
| 14 | 45 Jermyn St. |
| 15 | Chutney Mary |
| 16 | Avenue |
| 17 | Scully |
| 18 | Bentley's Oyster Bar & Grill |
| 19 | 'O ver |
| 20 | Imperial Treasure |

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 |

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 first floor offers column-free floors, with an abundance of natural light and a corner aspect overlooking Jermyn Street. The customer facilities on the lower basement include cycle parking, private showers and changing rooms, all designed with wellness in mind.



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

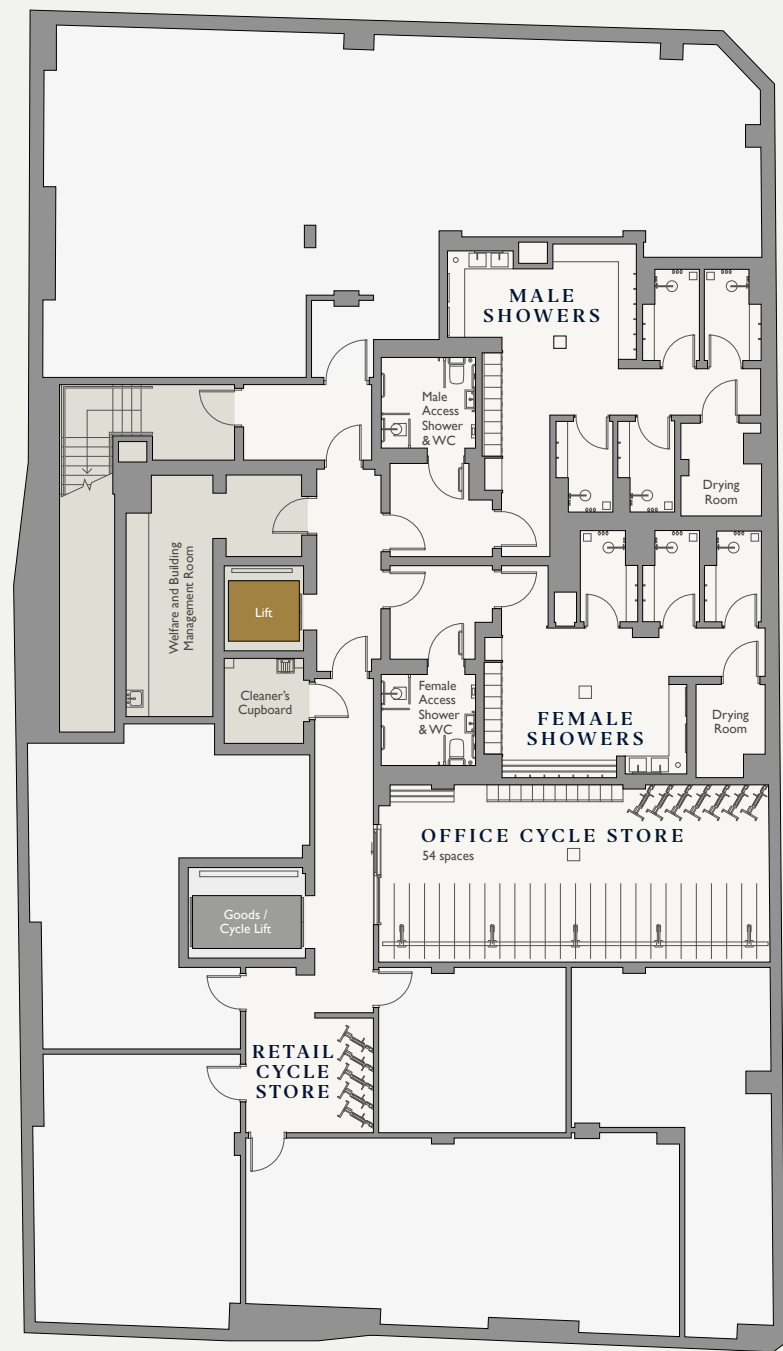


BUILDING SCHEDULE

	Area	Terrace	
Level 6	4,223 sq ft 392 sq m	742 sq ft 69 sq m	Under offer
Level 5	5,878 sq ft 546 sq m		Under offer
Level 4	5,891 sq ft 547 sq m	570 sq ft 53 sq m	Under offer
Level 3	6,562 sq ft 510 sq m		Under offer
Level 2	6,575 sq ft 611 sq m		Under offer
Level 1	6,331 sq ft 588 sq m		Available
Reception	727 sq ft 68 sq m		
Total	36,187 sq ft 3,262 sq m		

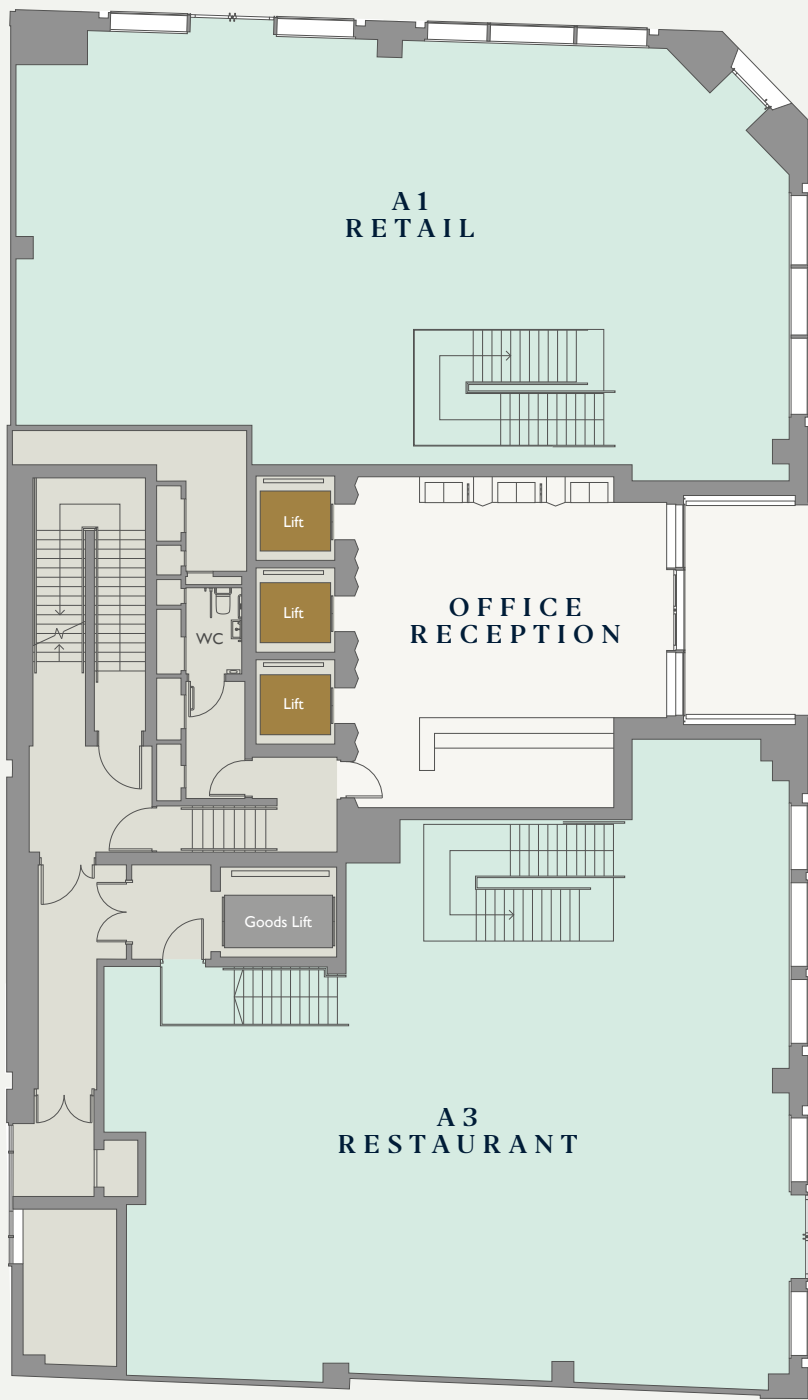


LOWER BASEMENT



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

6,331 sq ft · 588 sq m



SPACE PLANS

Level 1 – Option 1



OCCUPATION DENSITY RATIO	1:15
OPEN PLAN DESKS	38
CELLULAR OFFICES	2
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	8
18-PERSON MEETING ROOM	1
8-PERSON MEETING ROOMS	3

Level 1 – Option 2

OCCUPATION DENSITY RATIO	1:18
OPEN PLAN DESKS	30
CELLULAR OFFICES	2
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	6
18-PERSON MEETING ROOM	1
8-PERSON MEETING ROOM	1
6-PERSON MEETING ROOM	1
4-PERSON MEETING ROOM	1



Level 1 – Option 3

OCCUPATION DENSITY RATIO	1:18
OPEN PLAN DESKS	30
CELLULAR OFFICES	2
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	6
18-PERSON MEETING ROOM	1
10-PERSON MEETING ROOM	1
8-PERSON MEETING ROOM	1
4-PERSON MEETING ROOM	1





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



Level 1 offers column-free floors and a corner aspect overlooking Jermyn Street.

ARTISTIC RENDERING, CONCEPTUAL ONLY.



Various floor fit-out opportunities are available for your business's needs.

ARTISTIC RENDERING, CONCEPTUAL ONLY.

BUILDING SPECIFICATION

Professional Team

Architect	Rolfe Judd
Development Manager	Hanover Cube

Services Consultant	Watkins Payne
Structural Engineer	Waterman

Cost Consultant	Gardiner & Theobald
Contractor	Skanska

Specification

Occupancy Design Criteria

Building Services	1 person per 8 sq m for fresh air and cooling.
Means of Escape	1 person per 6 sq m.
Sanitary Accommodation	1 person per 10 sq m.
Passenger Lifts	1 person per 10 sq m.

Office Accommodation

Planning Grid	The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising a planning grid of 1500mm.
Clear Ceiling Heights	4.12m in ground floor reception 2.75m on all upper office floors.
Raised Floors	All office floors provide for floor zone of 150mm.
Ceiling / Lighting	Lighting uses primarily LED lights.The lighting control system provides 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.

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 covers the portico area that are lined either side with bronze feature gates designed by Jacqueline Poncelet.
Floors	Staggered large format Blue Savoy marble planks laid which also run up the lift-facing wall in a concertina profile.
Walls	Predominantly finished in Blue Savoy marble and Carrara marble terrazzo with elements of walnut timber cladding, full-height mirrors and brushed brass trims.
Reception Desk & Seating	Bespoke reception desk and seating formed in terrazzo with timber inlay seats.The reception desk houses the controls for the building management and a computer terminal for the receptionist.
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.
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.
Floor to Ceiling Height	4.12m.

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,1, 2, 3, 4, 5 & 6 with Car B serving B2, B1, G,1, 2, 3, 4, 5 & 6.There is a 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 are high-quality wall-hung porcelain and the sinks are bespoke white Corian units that incorporate lacquered blue vanity joinery with satin stainless steel trims.The splashbacks are formed in terrazzo with a circular wall-hung mirror.
Disabled WC	1 accessible WC provided per office floor.

Shower / Bike & Changing Facilities

Cycle Spaces	5 retail cycle spaces / 54 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 17 / drying room 6) (cycle lockers 34).
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 overclad 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. The feature is formed in Shelly Portland stone which connects 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 is clad in high performance double glazed units; this is part of a part-raking, part-vertical glass system. Doors provide access through the vertical elements to terraces.
Terraces	The terraces on the 4th and 6th floors are of warm deck construction, with maintenance access and abseiling anchor points sealed into the watertight flat roofing system. The terraces are finished in high-quality paving. Planting will also be included within the design.

Structural Design

Floor loading – Offices	Imposed Floor Live Load – 3.5Kn/m², Partitions – 1.0Kn/m², Cores/Landlord Circulation Areas – 4.0Kn/m².
Floor loading – Plan	Roof Plant (within enclosed mechanical plant area) – 7.5Kn/m², Outside Enclosed Area – 5.0Kn m², Basement Plant – Imposed Plant Live Load 7.5Kn/m².

Services Design

Tenancy Split	The base build design has 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.

THE BUILDING

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/m² for offices. 25 W/m² plus 10 W/m² spare capacity for incoming supply, risers and main distribution.
Lighting Allowance	10 W/m² (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	Gold Achieved.

Heating, Cooling & Ventilation

Heating and cooling for the offices uses 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 is 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, are both 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 have installed 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 54 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

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.



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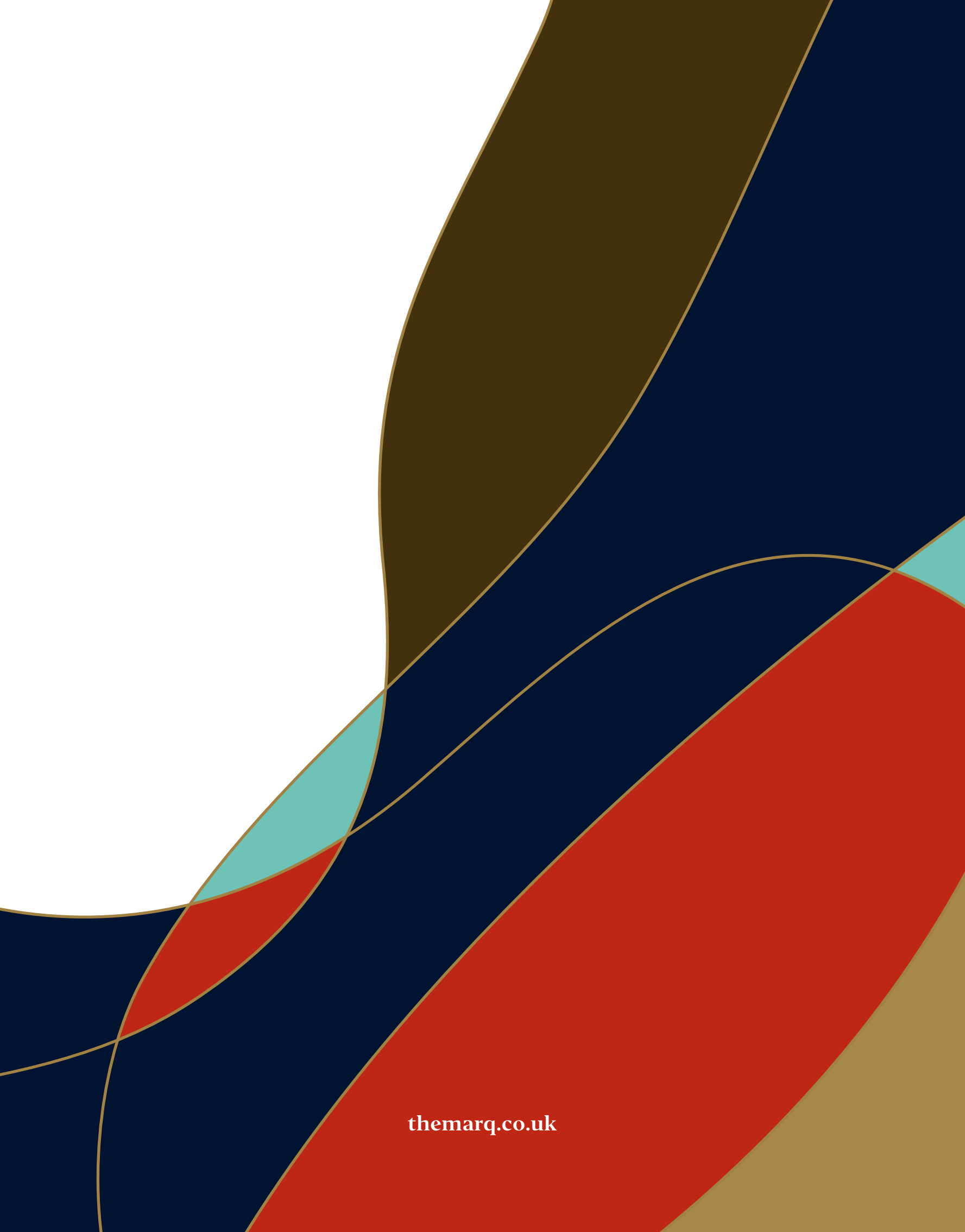
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ST JAMES'S
LONDON

THE CROWN
ESTATE

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