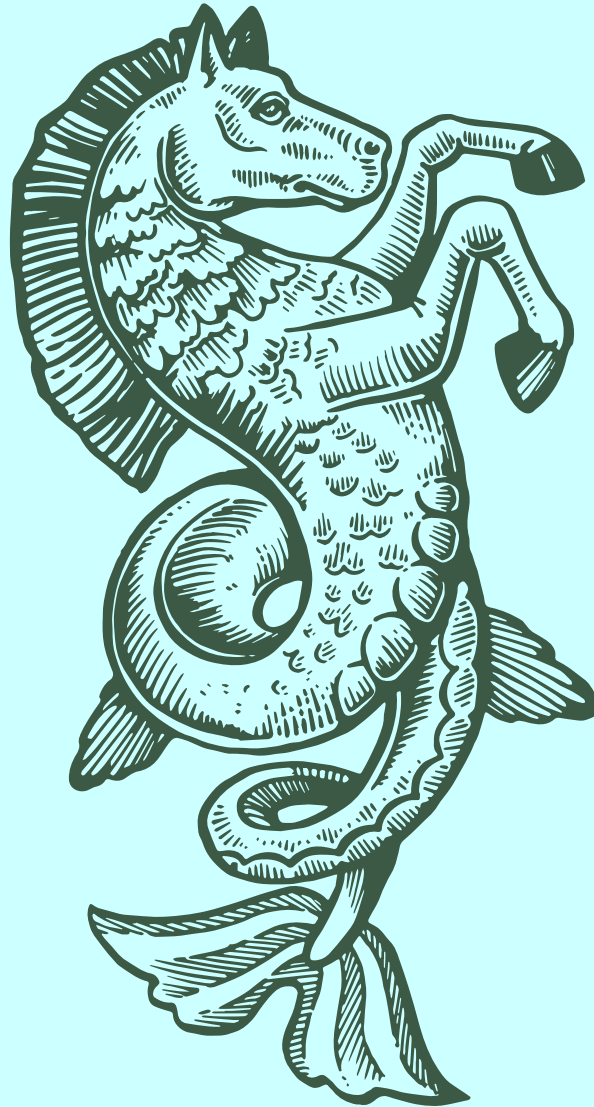


PLYMPTON STABLES MARYLEBONE

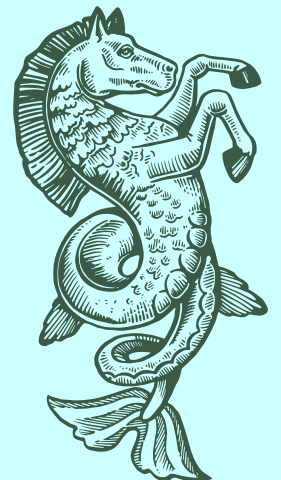
*Superb office suites planned
around a private courtyard
from 1,797 - 4,767 sq ft*

ONE SUITE LET, TWO SUITES
AVAILABLE FOR IMMEDIATE OCCUPATION



Originally constructed as a stable in the 1820s and latterly used as a cutlery factory the building has been re-imagined for the 21st century and will provide stylish, self-contained office suites finished to the highest standard.

In the heart of eclectic Marylebone - near the underground stream of the Tybourne river, be part of the next chapter of this historic place.





A BUILDING LIKE NO OTHER



*SHARED
CENTRAL
COURTYARD*



*WAREHOUSE
'LOFT' STYLE
SPACES*



*COMMUNAL
SHOWERS &
CHANGING
FACILITIES*



*SECURE
BICYCLE
STORAGE*



*FLEXIBLE LEASE
TERMS AVAILABLE,
FULLY FITTED OR
OPEN PLAN*



*OWN ENTRANCE
TO EACH SELF-
CONTAINED UNIT*

All units are self-contained with private toilets and kitchenettes, air cooling and excellent connectivity whilst benefiting from access to shower facilities and secure bicycle parking and a tranquil private courtyard. Where required the landlord can fit out the suites to provide turn-key units ready for immediate occupation.

UNIT *ONE*







**UNIT
TWO**



**UNIT
THREE**

<i>Unit 2</i>	<i>Ground</i>	<i>2,497sqft*</i>
<i>Unit 3</i>	<i>First</i>	<i>2,270sqft</i>
<i>Total</i>		<i>4,767sqft</i>

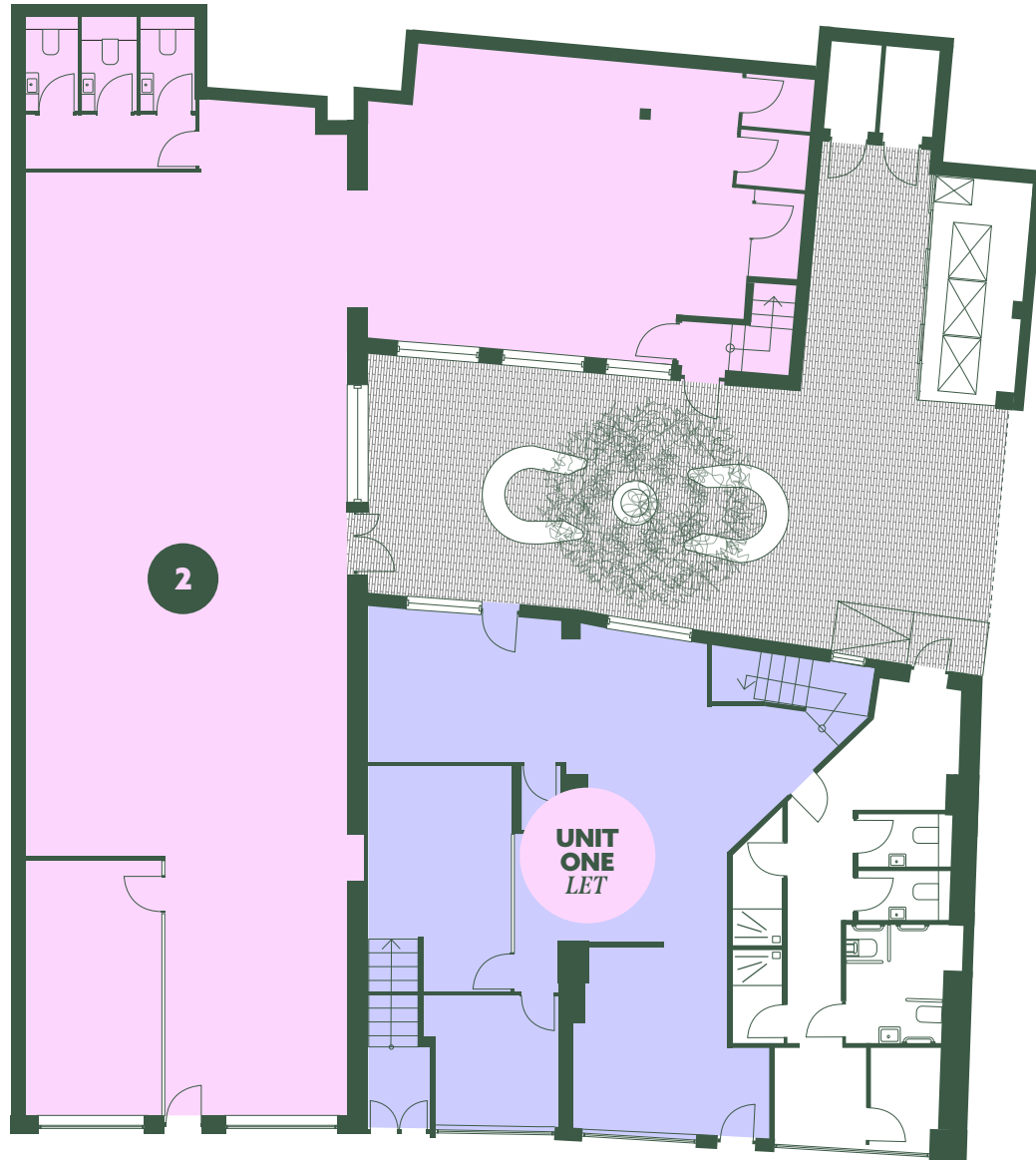


**LOOKING FOR
FLOORPLANS?
THIS WAY PLEASE**

*Can be divided to provide 700sq ft and 1,797sq ft respectively.

GROUND FLOOR

—
● **UNIT TWO**
2,497sqft



GROUND FLOOR

UNIT TWO

2,497sqft

x1 reception

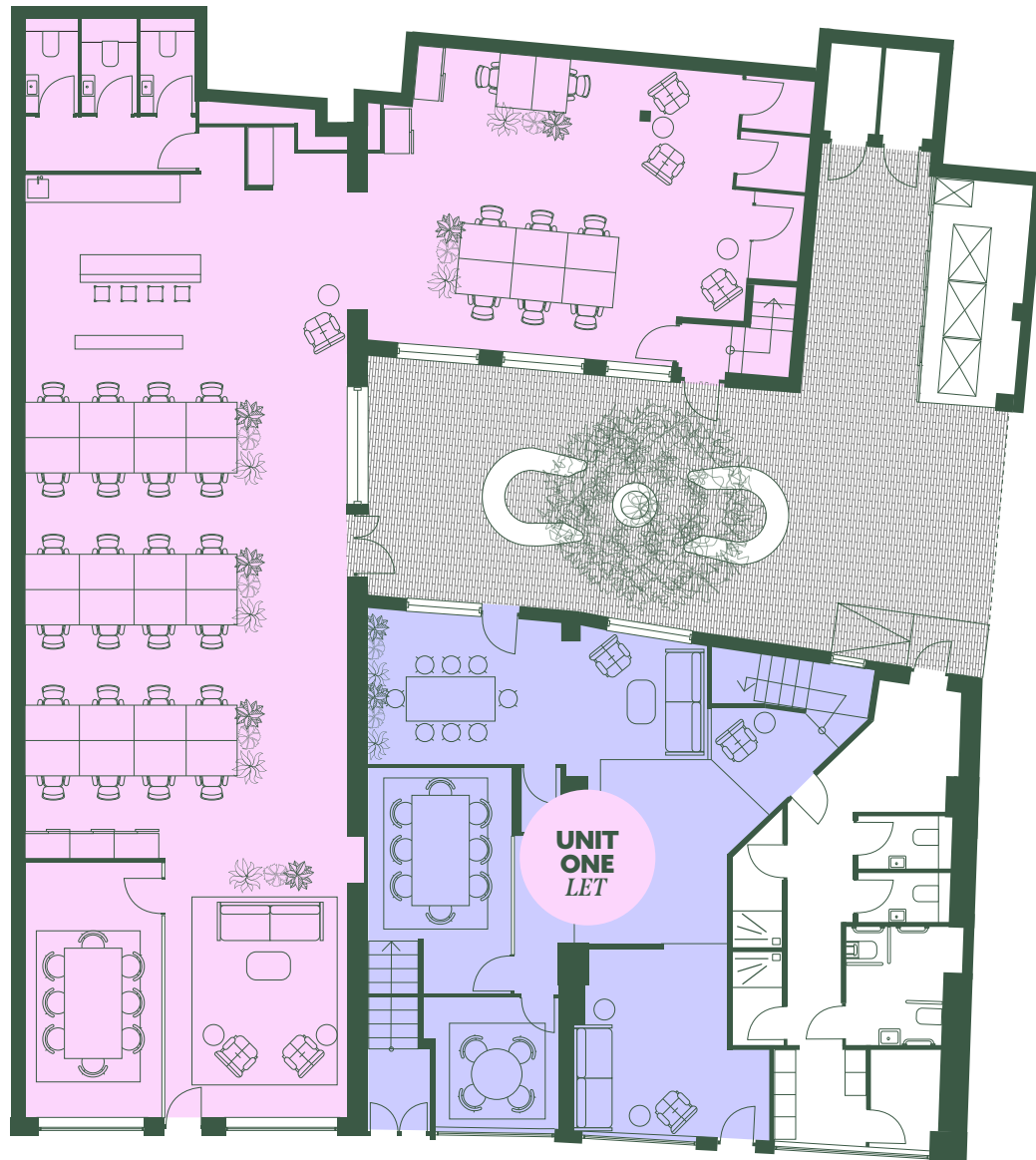
x8 person meeting room

x32 open plan workstations

x1 agile area

x1 kitchen

x3 WC



FIRST FLOOR



UNIT THREE
2,270sqft



FIRST FLOOR

UNIT THREE
2,270sqft

x1 reception area

x6 person meeting room

x12 person boardroom

x22 open plan workstations

x1 lounge area

x1 kitchen

x1 focus room

x3 WC



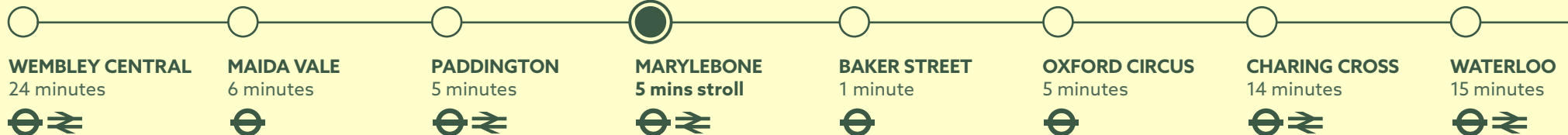






WELL CONNECTED. *GETTING AROUND IS A BREEZE*

Plympton Stables is easily accessible whatever mode of transport tickles your fancy. There are several Underground stations and an important mainline terminus within a few minutes walk and numerous bus routes passing close by. Feeling energetic? Head for one of the many Santander Cycle Hire bays located nearby.





SECOND SHOT

SPOT OF LUNCH OR COFFEE ON THE RUN

LOCAL FAVOURITES

Second Shot Coffee, 49 Church Street

Rooftop Café at Alfies, 13-25 Church Street

Firebrand Pizza, 41-43 Lisson Grove

The Seashell, 49-51 Lisson Grove

Briciole, 20 Homer Street

Boxcar Baker & Deli, 7A Wyndham Place



Start the day as you mean to go on with a coffee pick me up from social enterprise Second Shot or a cold press juice and pastry from Boxcar.

For lunch options you'll be spoilt for choice, whether you are hankering for traditional Lebanese treats or sticking to traditional fish and chips, there is something for all tastes and occasions nearby.



BOXCAR



LUNCHTIME TIPPLES & AFTER WORK DRINKIES

Old fashioned or Craft Beer? Whatever you are in the mood for, opportunities are abound in this area, with a rich heritage of traditional watering holes complemented by a range of new venues.



LOCAL FAVOURITES

Lord Wargrave, 40-42 Brendon Street

The Globe, 47 Lisson Grove

The Larrik, 32 Crawford Place

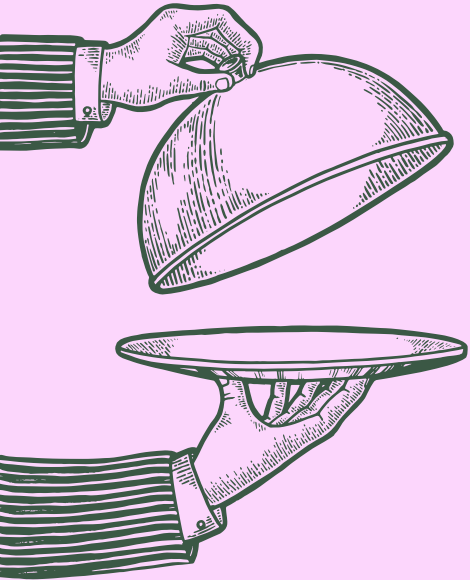
The Duke Of Wellington, 94A Crawford Street

Sir John Balcombe, 21 Balcombe Street





THE WINTER GARDEN



FEELING FLUSH? *PLACES TO IMPRESS*

When you need something a bit out of the ordinary to entertain that important client or just want to give yourself or team a treat, you'll find what you're looking for here.

LOCAL FAVOURITES

The Winter Garden, The Landmark

Chiltern Firehouse, 1 Chiltern Street

Clarette, 44 Blandford Street

28-50 Marylebone, 5-17 Marylebone Lane



If a stroll round one of London's finest parks is just a little too energetic, you can always wander up the road to Lord's Cricket Ground and watch someone else do all the work.

LOCAL FAVOURITES

Regents Park

Little Venice

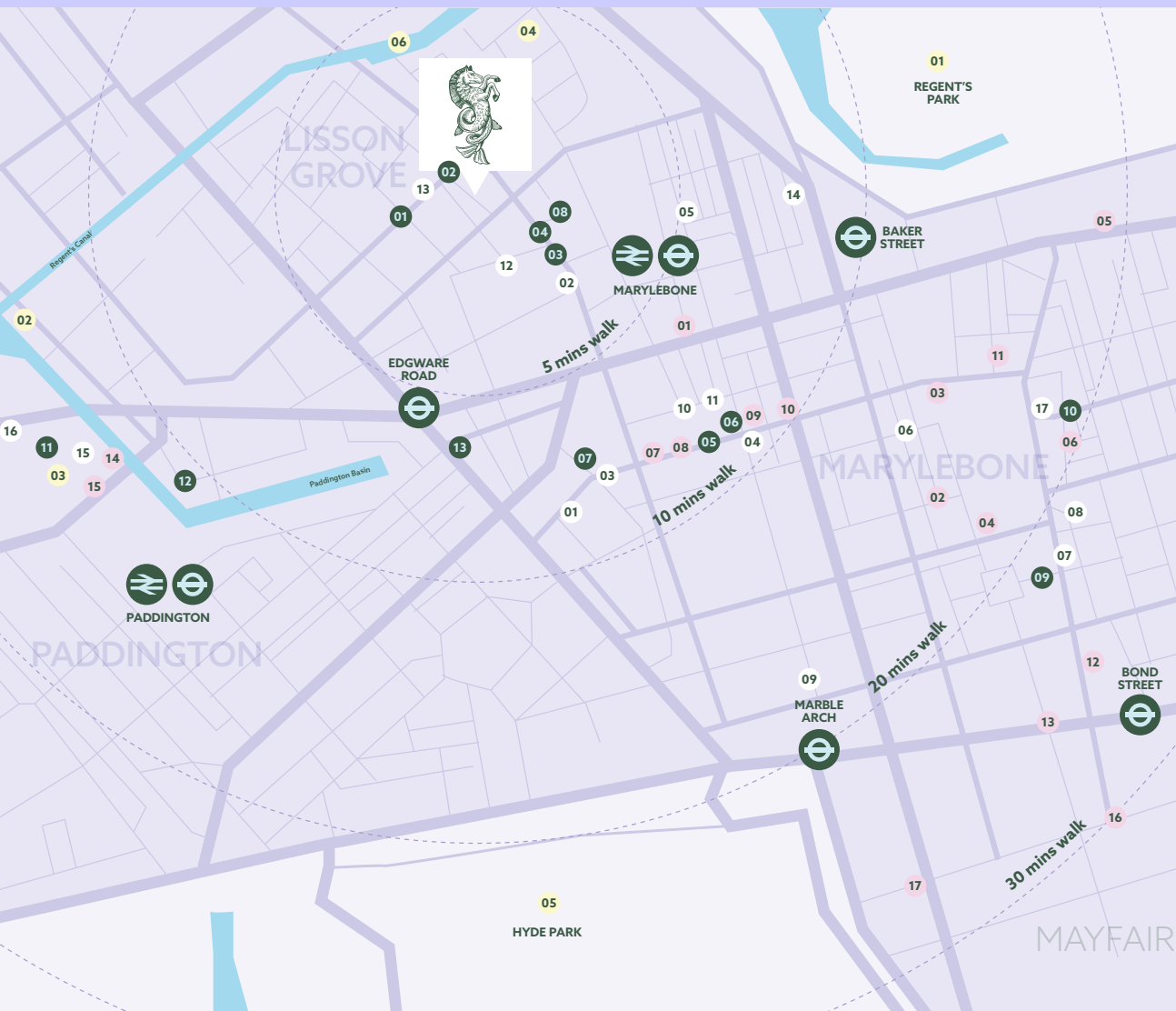
Paddington Central

Lord's Cricket Ground

Church Street Antiques Village

GET OUTSIDE & CLEAR YOUR HEAD





- Pubs & Bars
- Restaurants
- Coffee Shops and everyday dining
- Landmarks

Times and locations are approximate, taken from Google Maps

LUNCHTIME TIPPLES & AFTER WORK DRINKIES

LOCAL FAVOURITES

01. Lord Wargrave, 40-42 Brendon St.
02. The Globe, 47 Lisson Grove
03. The Larrik, 32 Crawford Place
04. The Duke Of Wellington, 94A Crawford St.
05. Sir John Balcombe, 21 Balcombe St.
06. The Barley Mow, 8 Dorset St.
07. Coach Makers Arms, 88 Marylebone Ln.
08. Golden Eagle, 59 Marylebone Ln.
09. The Grazing Goat, 6 New Quebec St.
10. The Harcourt, 32 Harcourt St.
11. The Royal Oak, 74-76 York St.
12. The Perseverance, 11 Shroton St.
13. The Trader's Inn, 52 Church St.
14. The Volunteer, 245-247 Baker St.
15. The Union, 1A Sheldon Square
16. Huckster 4 Kingdom St.
17. The Marylebone, 93 Marylebone High St.

GET OUTSIDE & CLEAR YOUR HEAD

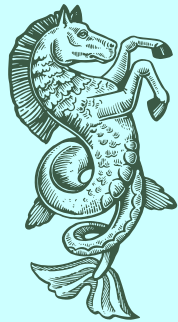
01. Regents Park
02. Little Venice
03. Paddington Central
04. Lord's Cricket Ground
05. Hyde Park
06. Lisson Grove Mooring

FEELING FLUSH? PLACES TO IMPRESS

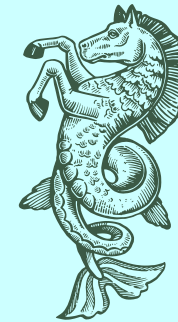
01. The Winter Garden, The Landmark
02. Chiltern Firehouse, 1 Chiltern St.
03. Wulf & Lamb, 66 Chiltern St.
04. Clarette, 44 Blandford St.
05. 28-50 Marylebone, Marylebone Ln.
06. The Ivy Cafe, 96 Marylebone Ln.
07. Twist Connubio, 42 Crawford St.
08. L'Angolo Bianco, 49 Crawford St.
09. Two Point Thai, 26 Crawford St.
10. Monkey & Me, 114-115 Crawford St.
11. OPSON, 10 Paddington St.
12. Flat Iron, 44 James St.
13. Burger & LobSt.er, 26 Binney St.
14. The Cheese Barge, Sheldon Square
15. Ayllu, Sheldon Square
16. Claridge's, Brook St.
17. Le Gavroche, 43 Upper Brook St.

SPOT OF LUNCH OR COFFEE ON THE RUN

01. Second Shot Coffee, 49 Church St.
02. Rooftop at Alfies, 13-25 Church St.
03. Firebrand Pizza, 41-43 Lisson Grove
04. The Seashell, 49-51 Lisson Grove
05. Briciole, 20 Homer St.
06. Boxcar, 7A Wyndham Place
07. The Marylebone Corner, 106 York St.
08. Sunsnacks Cafe, Lisson Grove
09. Paul Rothe & Sons, 35 Marylebone Ln.
10. Ottolenghi, 63-65 Marylebone Ln.
11. Black Sheep Coffee, 2 Kingdom St.
12. Gail's Bakery, Paddington Basin
13. Maison Du Sultan, 256 Edgware Rd.



LIKE WHAT YOU SEE?
*GET IN TOUCH
TO FIND OUT MORE*



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