



ULSTER

TERRACE

OFFICE SPACE IN THE HEART OF REGENT'S PARK, NW1
FROM 1,722 SQ FT—8,543 SQ FT (160-794 SQ M)

An iconic Regency haven





1-17 Ulster Terrace

1-17 Ulster Terrace is not just an address; it's an exclusive gateway to London's illustrious past. Part of the historic Regent's Park landscape designed by John Nash in the early 1800s, this light-filled commercial space sits within a building of huge architectural significance.



Perfectly positioned for business & leisure

While Ulster Terrace might feel like a place in the clouds, far away from the busy city, the shops and eateries of Marylebone High Street, Oxford Street, Bond Street and Regent Street are in fact only moments away.

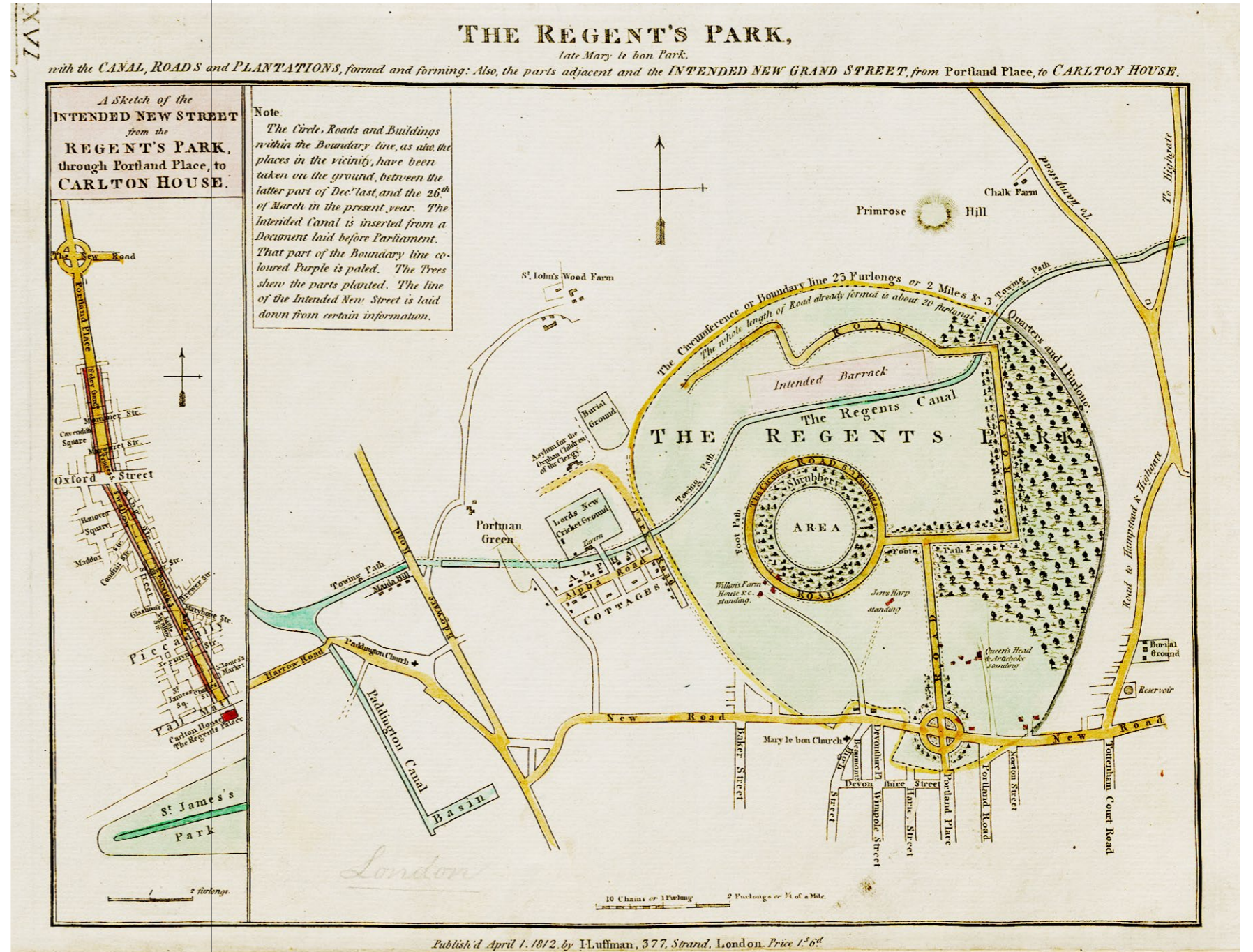
A range of dining options are within strolling distance, from cosy coffee houses to exclusive establishments like Chiltern Firehouse and Orrery, and the independent boutiques, bookshops, and street markets of Primrose Hill and Camden are easily reachable on foot.



A workplace with heritage

This Grade I listed property is a jewel of Regent's Park's outer circle and one of the UK's grandest terraces. From its charming stucco-fronted exterior to breath-taking views across 400 acres of London's finest parkland, 1-17 Ulster Terrace truly is a location like no other.

The site has retained the tranquil atmosphere John Nash originally intended, with broad streets, minimal street furniture and a palatial aesthetic. As the most visionary exercise in town planning ever carried out in central London, Regent's Park is celebrated the world over for its historic value.



17 Ulster Terrace

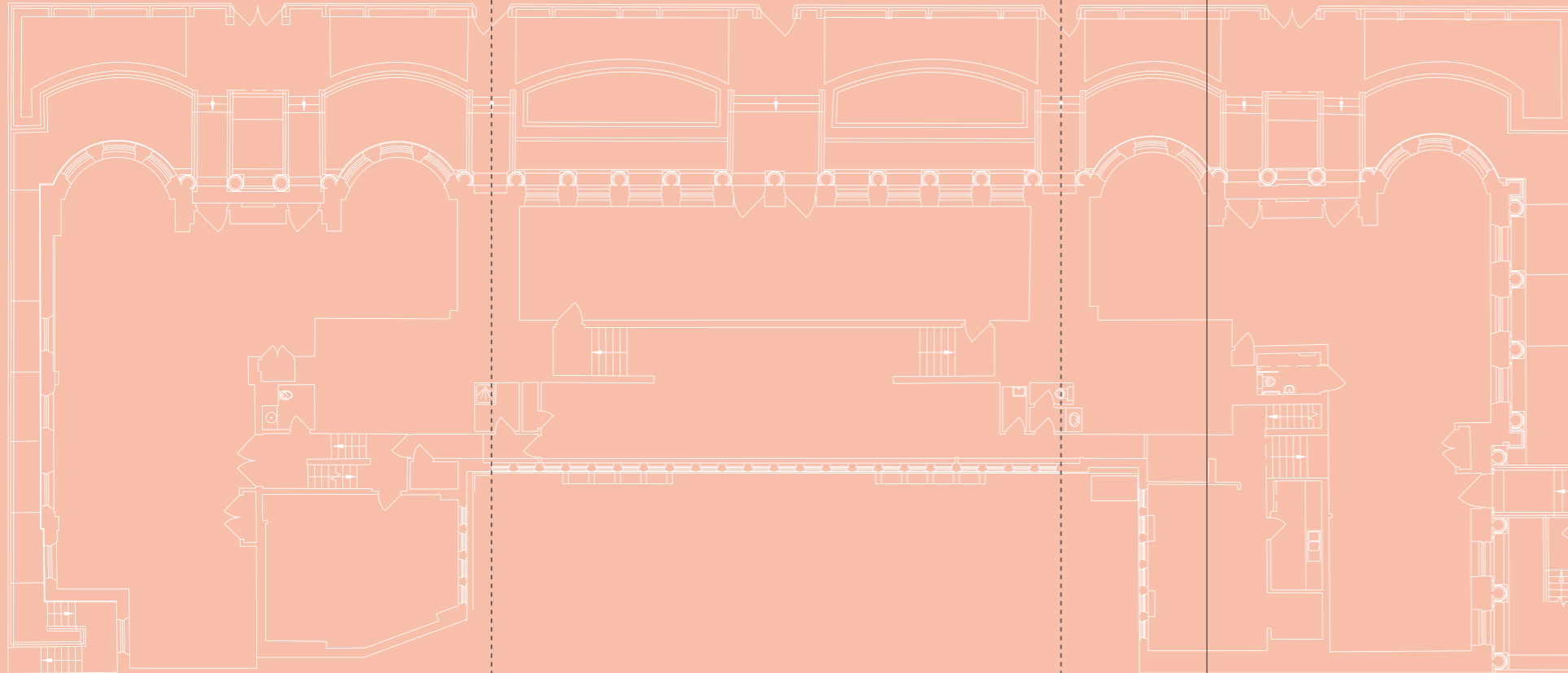
395.1 SQ M / 4,253 SQ FT

5-7 Ulster Terrace

160.0 SQ M / 1,722 SQ FT

1 Ulster Terrace

238.5 SQ M / 2,568 SQ FT



1-17 Ulster Terrace

The building's graceful lines, arched windows and intricate leaded glass fanlights house an impressive 8,543 sq ft of premier commercial space, ready to be transformed into a modern workplace within this picturesque setting.

Three units are available, all with original period window frames and architraves, and high ceilings that flood the space with natural light. Private underground parking for two vehicles is also available.

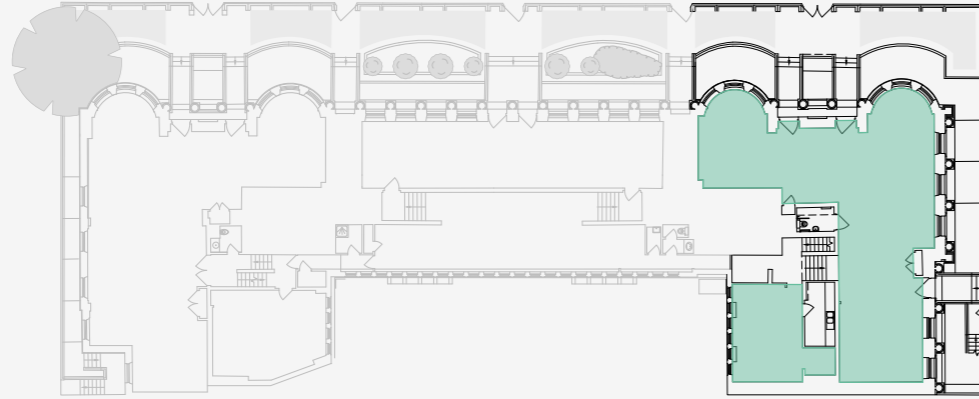


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5-7 ULSTER TERRACE

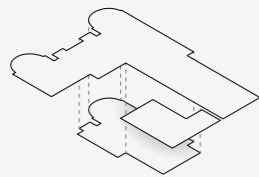
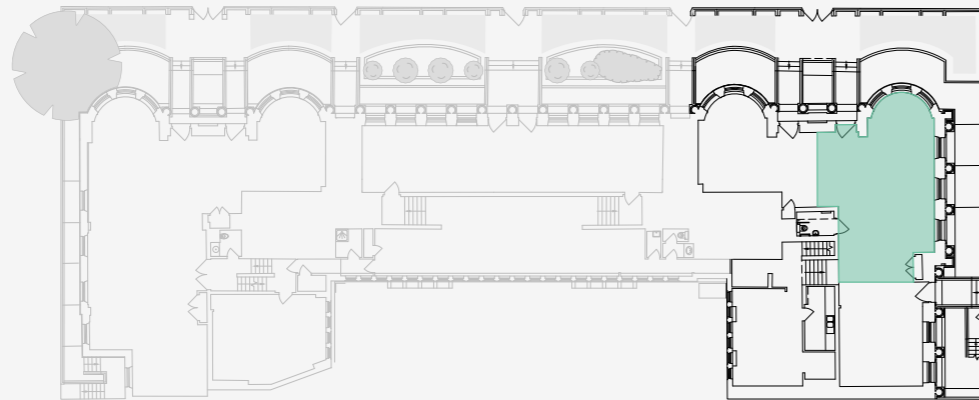
GROUND FLOOR

176.0 SQ M
1,895 SQ FT



LOWER GROUND FLOOR

62.5 SQ M
673 SQ FT



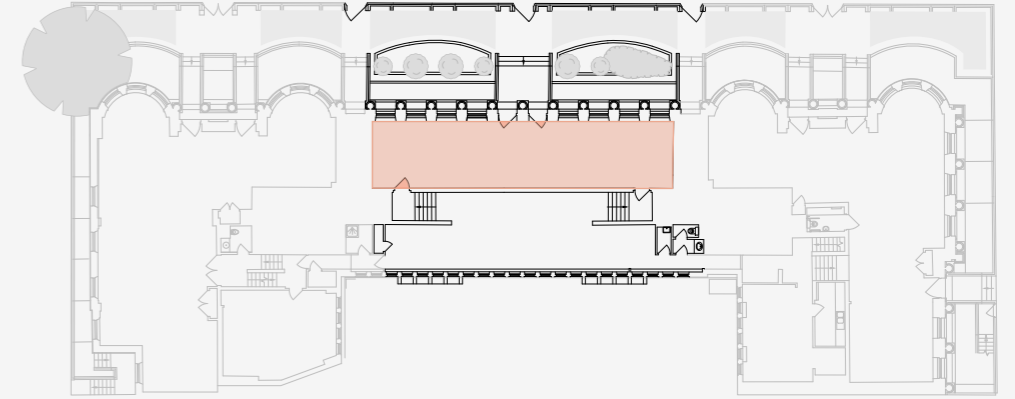
1 Ulster Terrace

238.5 SQ M / 2,568 SQ FT

A bright, versatile corner unit with three entrances, offering split-level space across the ground and lower floors of the building.

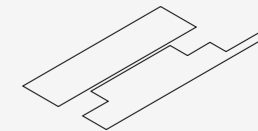
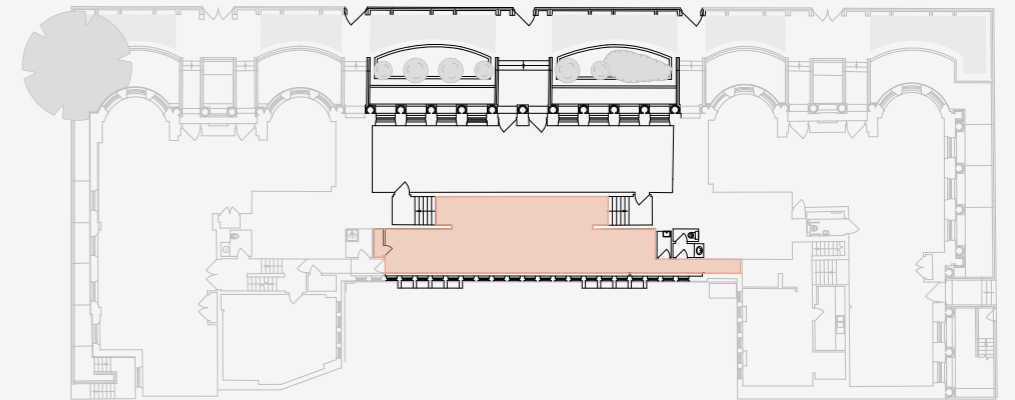
GROUND FLOOR

81.2 SQ M
874 SQ FT



LOWER MEZZANINE

78.8 SQ M
848 SQ FT



5-7 Ulster Terrace

160.0 SQ M / 1,722 SQ FT

A centrally positioned workspace extending across a split-level ground floor, with two doors leading directly on to Ulster Terrace.

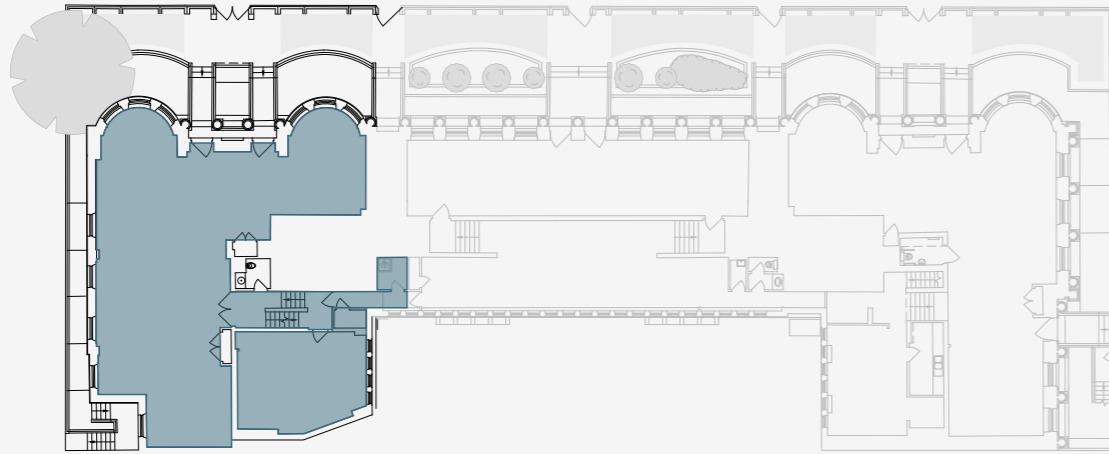


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17 ULSTER TERRACE

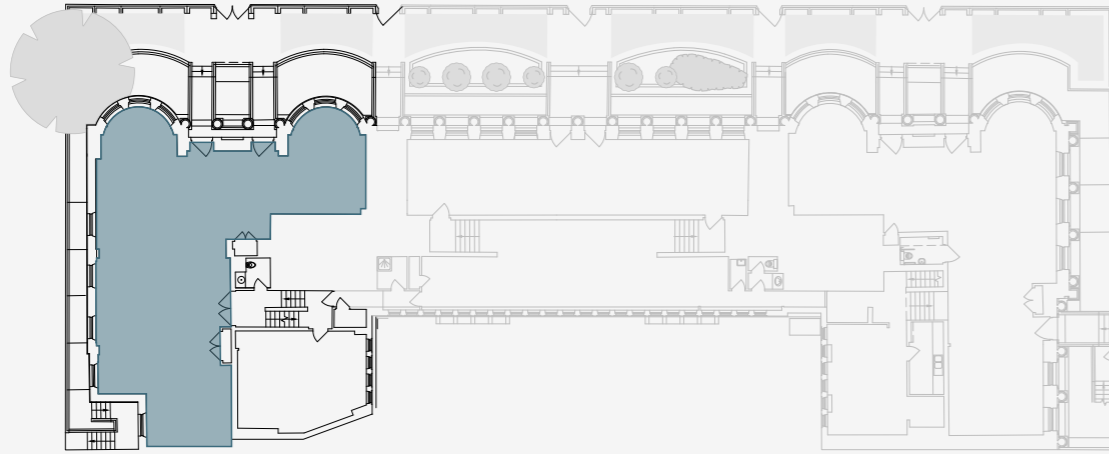
GROUND FLOOR

200.0 SQ M
2,153 SQ FT



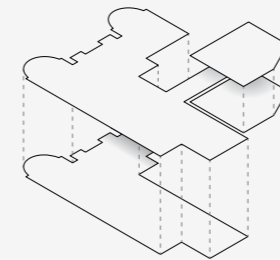
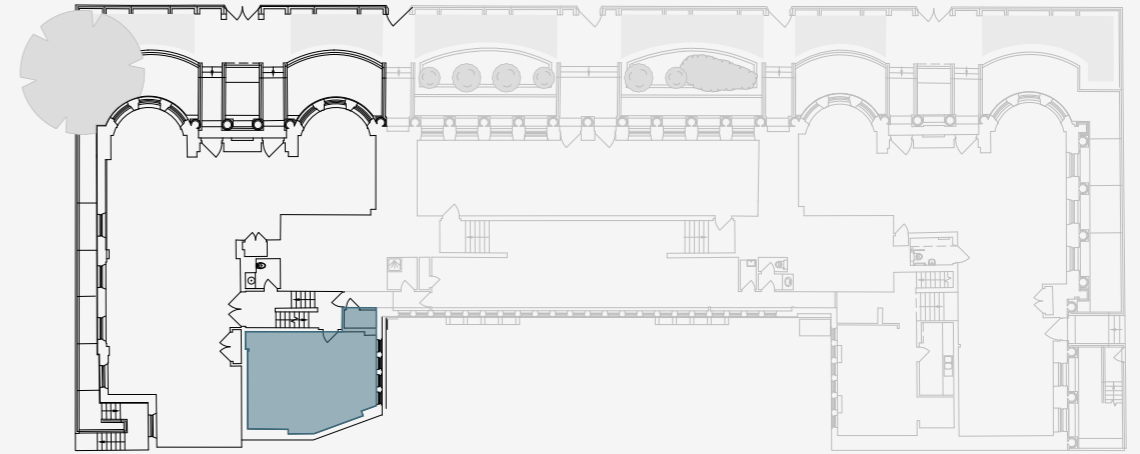
LOWER GROUND FLOOR

156.7 SQ M
1,687 SQ FT



UPPER MEZZANINE

38.4 SQ M
413 SQ FT



17 Ulster Terrace

395.1 SQ M / 4,253 SQ FT

A unique, characterful corner unit extending over the ground, lower ground and first-floor levels. Two mezzanines, one raised and one lowered towards the rear, add dimension to the space, while two doors give convenient access to Ulster Terrace.

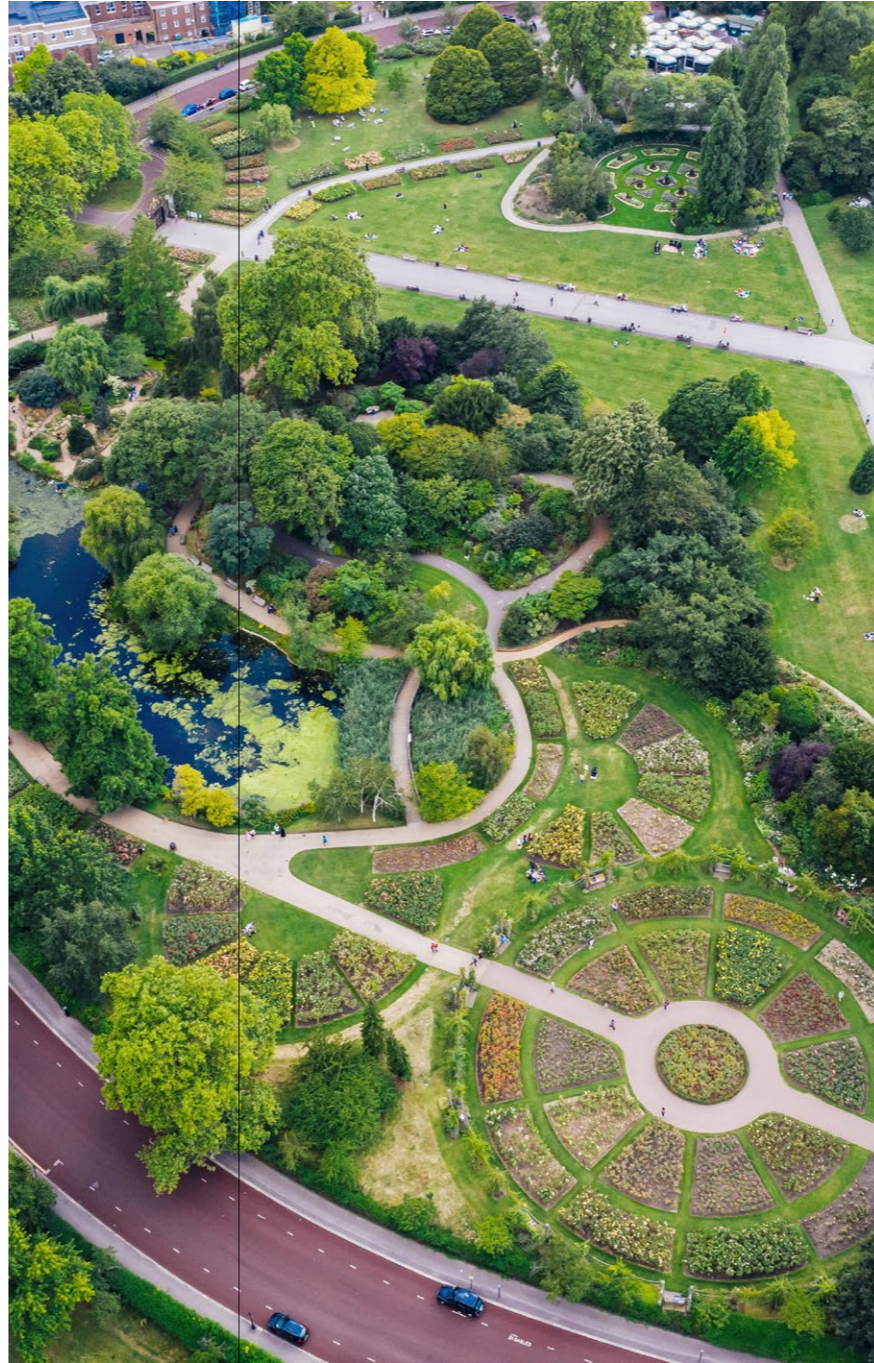


A royal neighbourhood

Regent's Park was once the ancient Forest of Middlesex and Henry VIII's hunting ground, until architect John Nash transformed it into a bucolic haven at the Prince Regent's behest.

Nash's vision has been preserved across the centuries, with original details from paving stones to planting carefully protected to maximise visual harmony throughout the area.

The Park is home to an impressive array of facilities, from formal gardens and playgrounds to the city's largest out-door sports area, an open-air theatre, a mosque, and even the world-famous ZSL London Zoo.



Serenity in the heart of London

Nash's vision of a 'rus in urbe' - or countryside in the town - has created the atmosphere of an exclusive sanctuary away from the bustle of the city, surrounded by the looping Regent's Canal.

Once the homeplace of Elizabeth Bowen, Henry Wellcome and HG Wells, this prestigious location continues to attract a community of international tastemakers including Damien Hirst, Liam Gallagher, the Beckhams and Kate Moss.

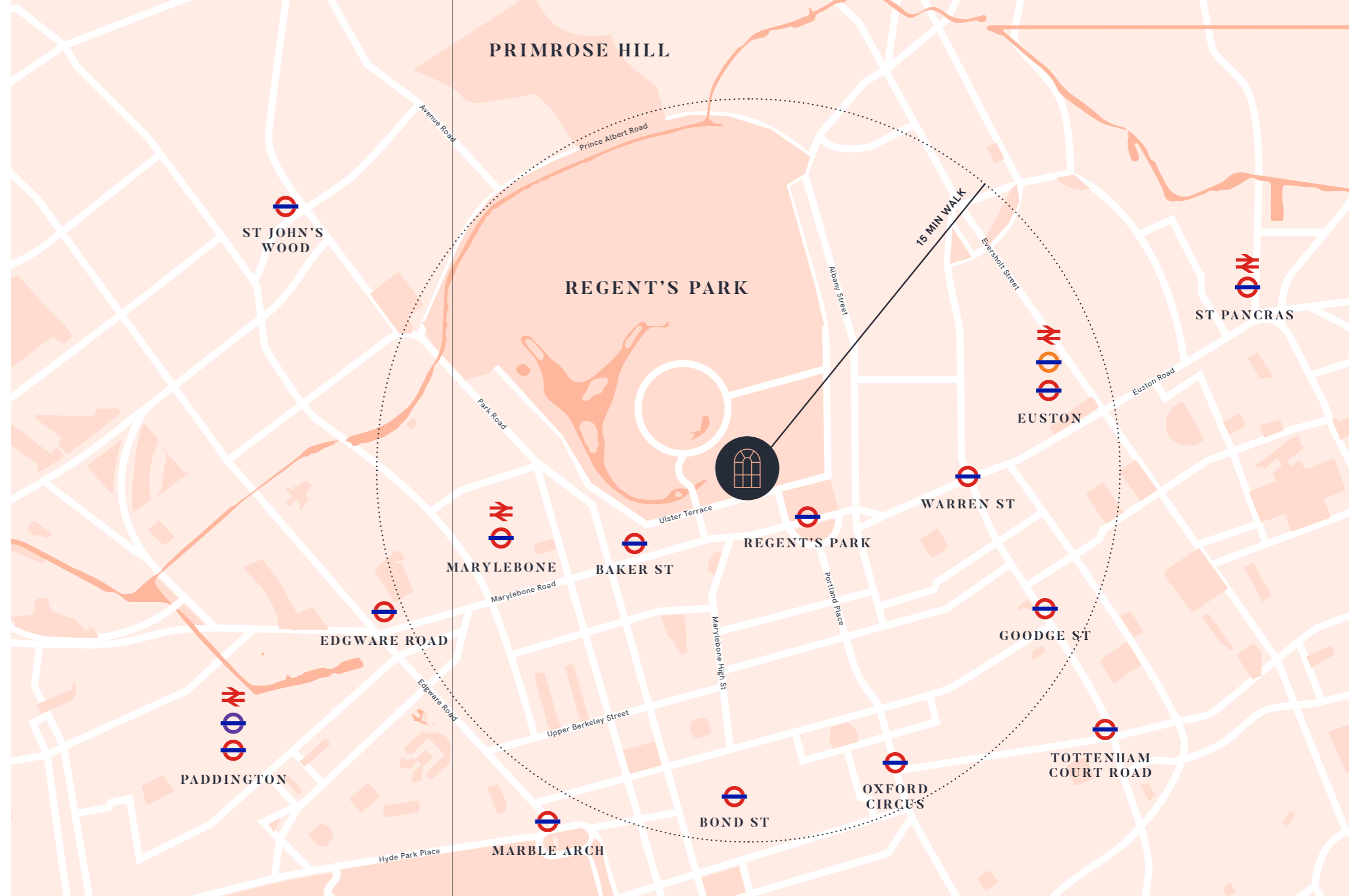
The US ambassador even lives in the grounds of the park, surrounded by gardens in one of the original villas designed by John Nash.

Regent's Park has several bustling local communities right on its doorstep, as well as excellent transport links across London and beyond, making it equally well positioned for a lunch in Primrose Hill or a flight from Heathrow Airport.

Regent's Park Underground Station (Bakerloo Line) is just minutes from Ulster Terrace, providing easy access to the City and Canary Wharf.

Three further London Underground stations are within close walking distance: Baker Street (7 mins), Great Portland Street (10 mins) and Marylebone (12 mins). Also easily walkable are Mayfair, Soho and The West End — all 10-15 minutes away on foot.

Should you wish to make use of the private underground parking, Ulster Terrace is well connected by road, with the A40 leaving London from Marylebone.





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