



Discover Excellence Within

42 Wigmore Street

42 Wigmore Street, London W1



12,822 sq ft available April 2025



A discreet walkway leading
to a private courtyard entrance

Wigmore Yard is a hidden gem tucked away on a well-known street. This self-contained, 12,822 sq ft space is to become the most sought-after, exclusive workspace for those looking for offices in the heart of Marylebone.

Wigmore Yard sets a new standard for premier workspaces in the heart of London with:

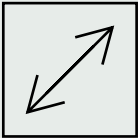
- ◆ A discreet arrival experience
- ◆ Brand-new reception area
- ◆ State-of-the-art end-of trip facilities
- ◆ A stunning landscaped courtyard
- ◆ Beautiful roof terraces
- ◆ Impressive sustainability credentials



Summary Specification

Size

Total: 12,822 sq ft
Floors from 1,063 sq ft - 3,240 sq ft



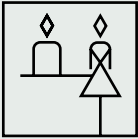
Courtyard

1,710 sq ft courtyard



Reception

1,163 sq ft



Terraces

1,150 sq ft of well
proportioned terraces



EPC: A (Targeted)

Excellent building efficiency



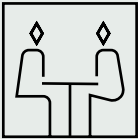
Exposed VRF A/C

On all floors



Occupancy

M&E design ratio: 1:8



Facilities

56 cycle spaces
5 showers
86 lockers



Sustainably
delivered

Impressive
roof terraces

Superior
finishes

Self-contained
offices

Courtyard
setting

Wigmore Yard will be abrdn's sustainability flagship and exemplar project providing:



Net Zero Operational Readiness



Exemplar Embodied Carbon Performance

Targeting an Embodied Carbon range of A - A+ (150-300 kg/CO₂e/m²)



Innovative in-use energy and carbon monitoring

Smart mixed-mode ventilation strategy for balancing user comfort and energy performance through openable windows and link to BMS, minimising the need for plant and machinery



Sustainable and efficient materials

- Timber for structure and infill reducing upfront embodied carbon emissions
- Reclaimed raised access flooring reducing upfront embodied carbon emissions
- Locally sourced materials with circular economy principles



Improved biodiversity and urban greening factor

- Intensive greening providing significant biodiversity enhancement gain while linking to the 'Wild West End'
- Enhanced courtyard and tunnel landscaping improving ecological value and contributing to air quality
- Accessible courtyard & terrace areas with added greening



Enhanced Wellbeing – a smart connected building

- Smart building app to connect building and users
- NABERS ready to monitor the performance of the building



Sustainable Certification Market Leader

Certifications (targeted pending completion):

- BREEAM (Outstanding)
- WELL (Gold)
- Wired Score – GOLD
- Smart Score – GOLD
- Nabers UK 4.5* Well Enabled
- Reset (Regenerative Ecological Sustainable Ecosystem Technology)
- Active Score
- Target EPC A



Solar powered

Photovoltaic panels at roof level to generate additional electricity

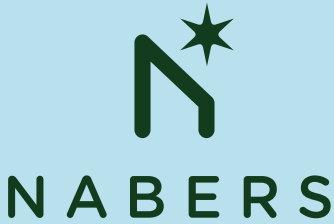


98% construction waste diverted from landfill

BREEAM

BREEAM*
Outstanding

BREEAM is the world’s leading sustainability assessment method for infrastructure and buildings



Nabers 4.5*
Well Enabled

Tracking and measuring actual operational efficiency



WiredScore*
Gold

Digital connectivity and infrastructure enabled

EPC

EPC*
Rating A

High energy efficiency lowers emissions and costs



* Targeted pending completion.





Availability

Floor	sq ft	sq m	Terrace sq ft
Fourth	1,063	99	570
Third	2,190	203	581
Second	3,186	296	—
First	3,240	301	—
Ground	1,044	97	—
Reception	1,163	108	—
Lower Ground	936	87	—
Total	12,822	1,191	1,151







Location & connection



▼ DELAMINA
56-58 Marylebone Lane, London W1U 2NX

▲ HYDE PARK



▲ THE BOTREE BAR
30 Marylebone Lane, London W1U 2DR



▲ OLE & STEEN
71-73 Wigmore Street, London W1U 1QA



▲ DAUNT BOOKS
84 Marylebone High Street, London W1U 4QW



▲ SELFRIDGES
400 OXFORD STREET, LONDON W1A 1AB



▲ HOME
79 Marylebone High Street, London W1U 5JZ

Excellence all around



▲ THE WIGMORE
15 Langham Place, London W1B 3DE



▲ BLANDFORD COMPTOIR
1 Blandford Street, London W1U 3DA



▲ ST JOHN
98 Marylebone Lane, W1U 2QA

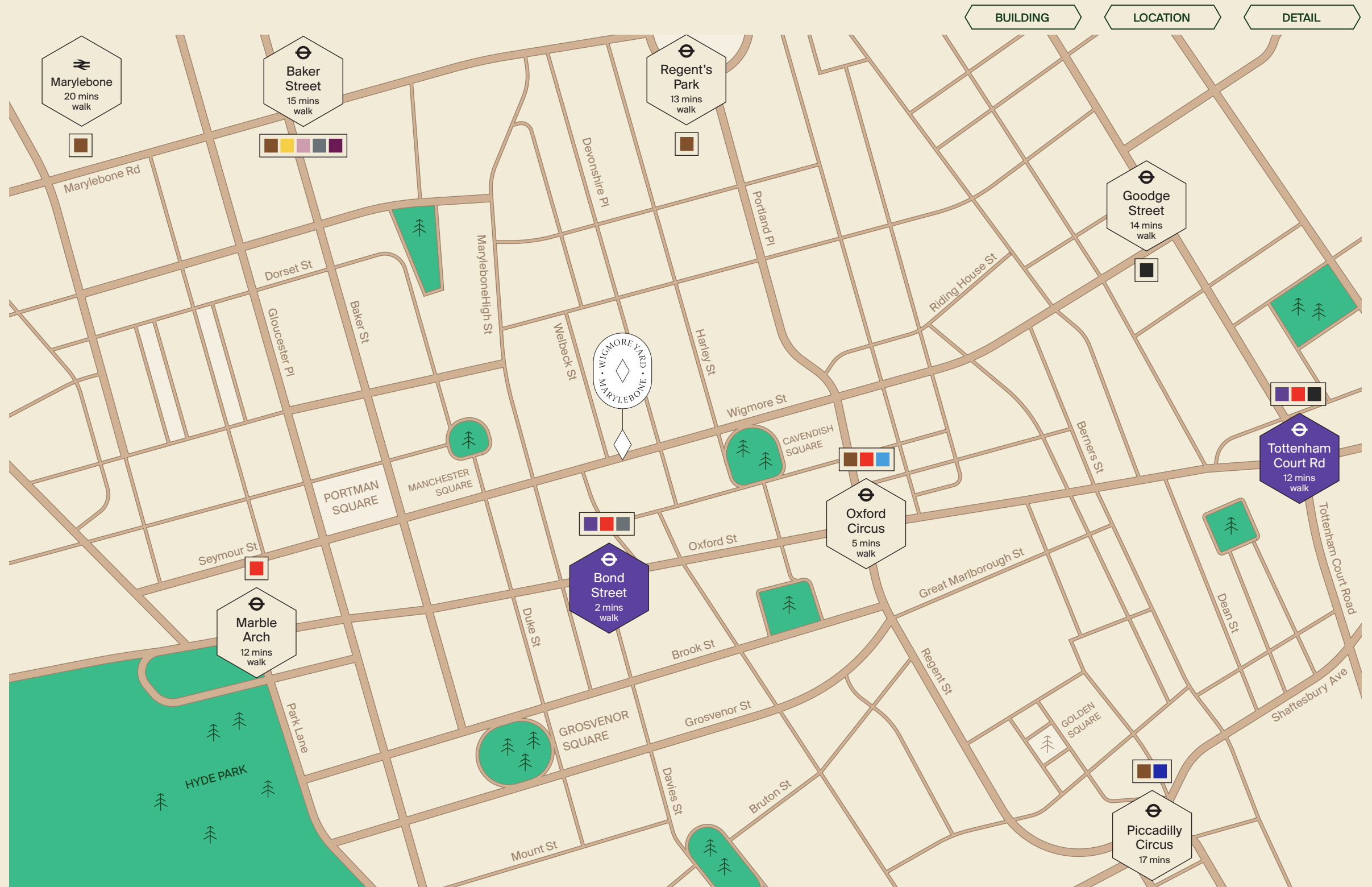


▲ LINA STORES
13-15 Marylebone Lane, London W1U 2NE

► CARLOTTA
78 Marylebone High Street, London W1U 5JX



WIGMORE YARD
MARYLEBONE



RETAIL

■ John Lewis	1
■ Selfridges	2
■ M&S	3

HOSPITALITY

■ The Ivy	1
■ Carlotta	2
■ St John	3
■ Delamina	4
■ Home House	5
■ Lina Store	6
■ Cavita	7
■ Harry's Bar	8
■ Ole & Steen	9
■ Bossa	10
■ Comptoir Libanais	11

HOTELS

■ Langham Hotel	1
■ The Wigmore	2
■ Botree Hotel	3

OCCUPIERS

■ BGO	1
■ British Land	2
■ CBRE	3
■ Invesco	4
■ Bridgepoint	5
■ Coca-Cola	6
■ CLI Dartriver	7
■ BC Partners	8
■ Knight Frank	9
■ Lazard	10
■ Pimco	11
■ Moelis	12



The neighbourhood

Occupiers



Amenities

Discover nature

With Cavendish Square, Hanover Square, Regent's Park and Hyde Park on your doorstep, there is no shortage of green space to offer a serene atmosphere and a chance to find solace in nature's embrace in the bustling city.

Well connected

-  Bond Street
2 mins walk
-  Oxford Circus
5 mins walk
-  Tottenham Court Road
15 mins walk
-  Marble Arch
12 mins walk
-  Baker Street
14 mins walk
-  Marylebone Station
20 mins walk



▲ Cavendish Square

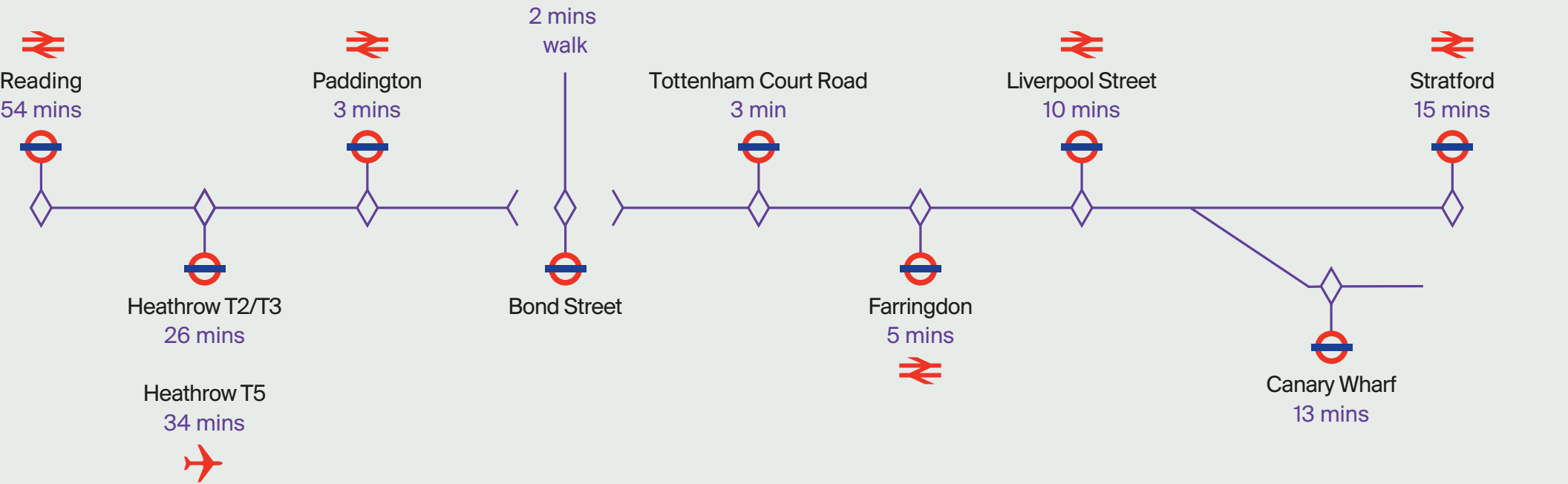


▲ Portman Square



▲ Regent's Park

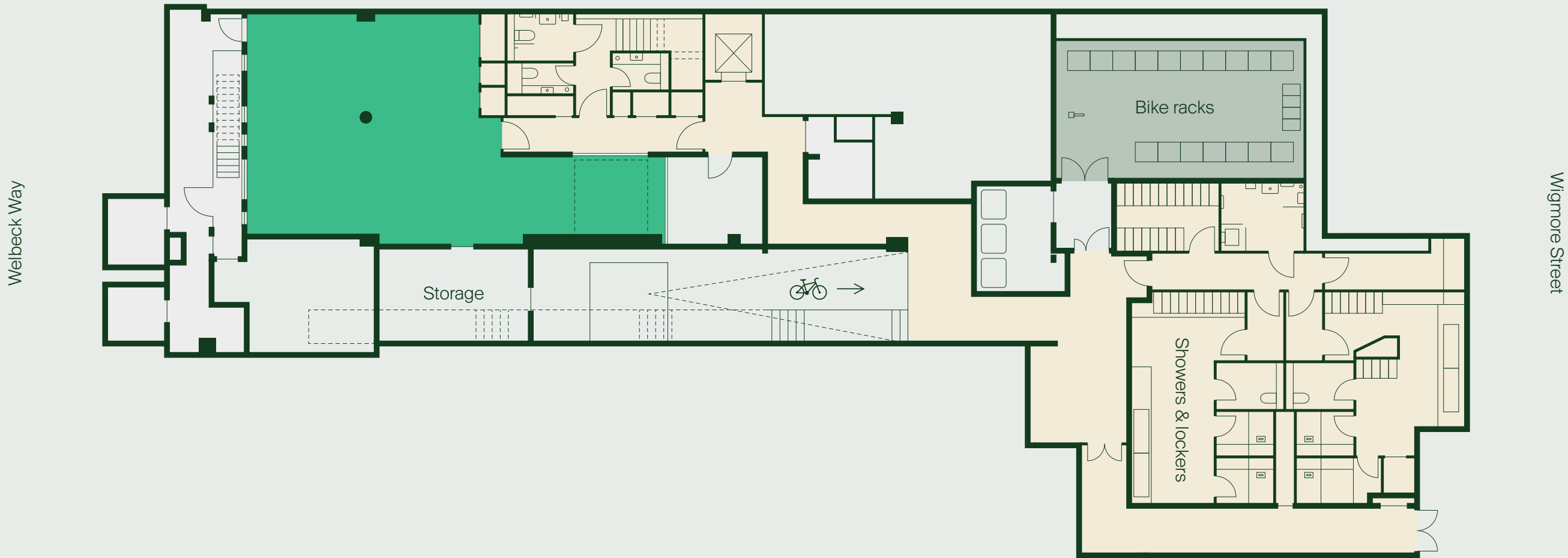
Walking times >>>>> Manchester Square – 3 mins >>>>> Marylebone High Street – 6 mins >>>>> Grosvenor Square – 9 mins





Floorplans

Lower ground floor



Lower Ground	sq ft	sq m
Office	926	86
Storage	150	14



↖ Not to scale.
N Indicative only.

Floorplans

Ground floor



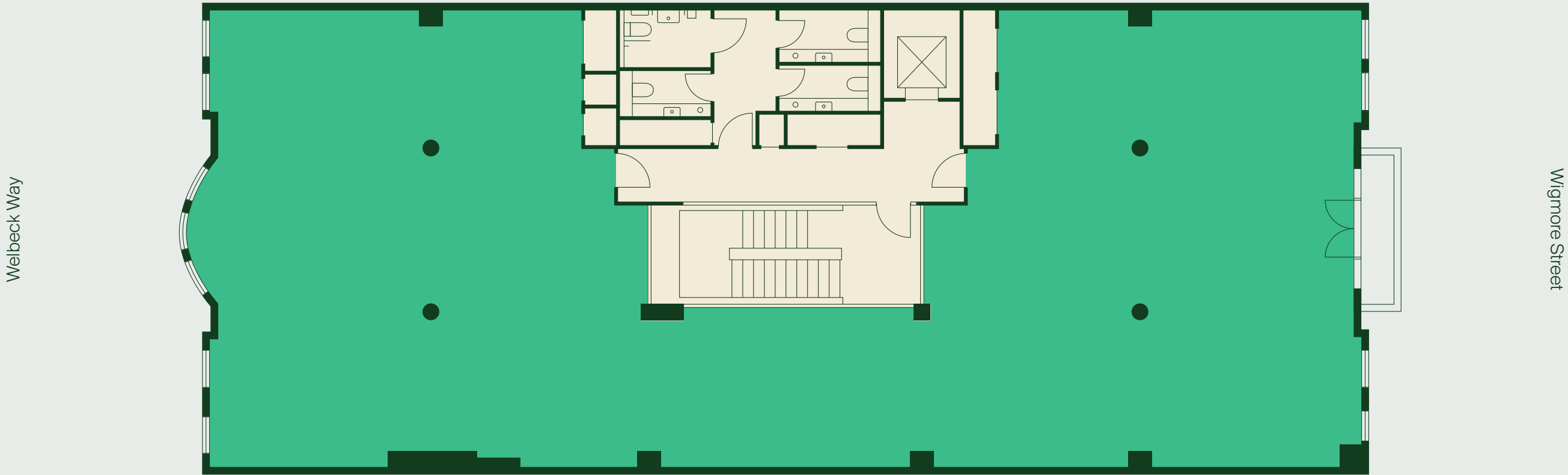
Ground	sq ft	sq m
Total	1,044	97
Reception	1,163	108



Not to scale.
N Indicative only.

Floorplans

First floor



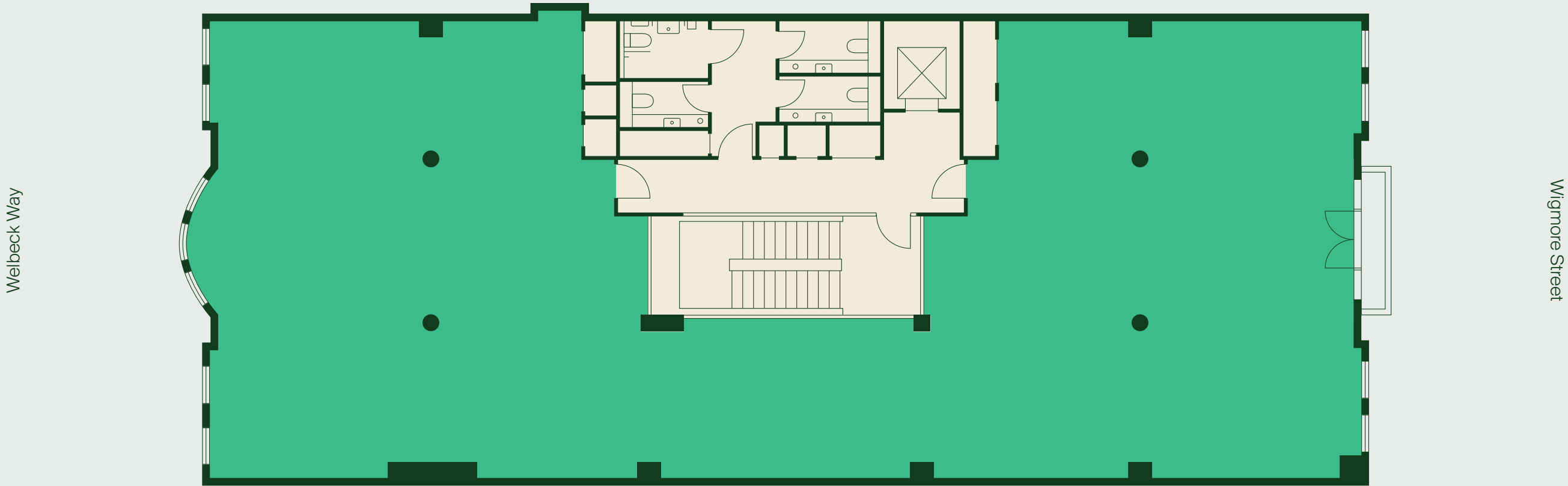
First	sq ft	sq m
Total	3,240	301



↖ Not to scale.
N Indicative only.

Floorplans

Second floor



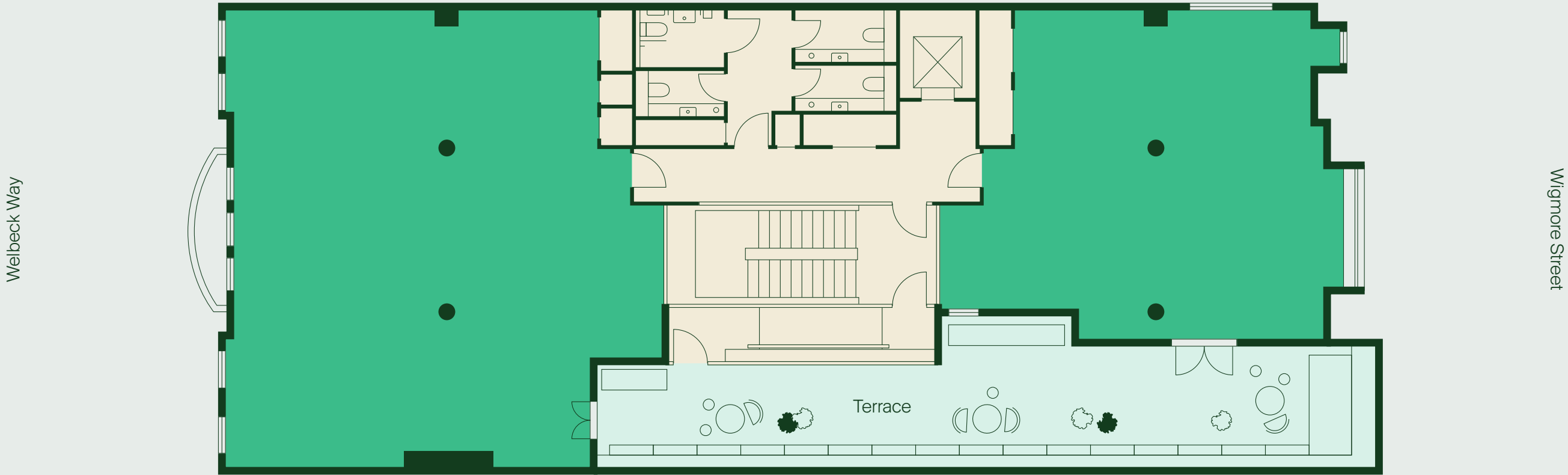
Second	sq ft	sq m
Total	3,186	296



↖ Not to scale.
N Indicative only.

Floorplans

Third floor



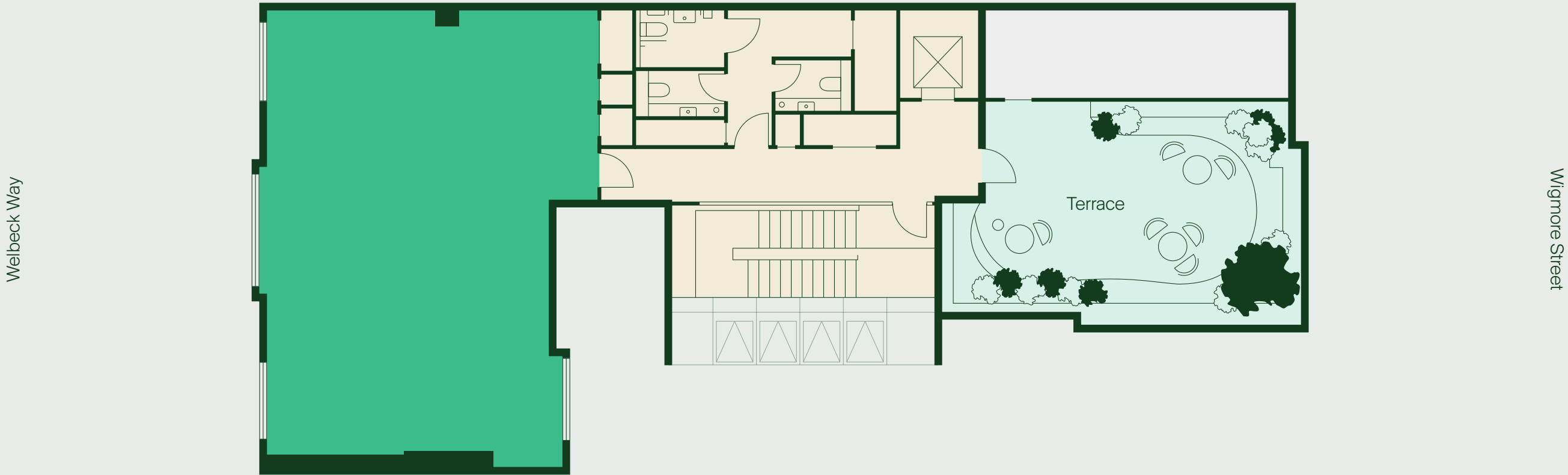
Third	sq ft	sq m
Total	2,190	203
Terrace	581	54

↖ Not to scale.
N Indicative only.



Floorplans

Fourth floor



Fourth	sq ft	sq m
Total	1,063	99
Terrace	570	53



↖ Not to scale.
N Indicative only.

Specification

THERMAL PERFORMANCE

Projected EPC rating A.

OCCUPATIONAL DENSITY

All Building Services will be designed to 1 person per 8 sq m.

RAISED FLOOR ZONES

The raised access floor zone will be a minimum of 90mm.

SOFFITS

- Exposed concrete slab, services and lighting.
- MR ceiling system within core/WCs/showers.
- Suspended mesh ceiling in circulation spaces and changing rooms.

FLOOR TO CEILING HEIGHTS

- Basement office - 3m to u/s of downstand beam
- Ground floor office – 3.4m to u/s of downstand beam
- First, Second, Third floor offices – 3m to u/s of downstand beam
- Fourth floor office – 3m to u/s of purlins

MEP

- VRF/HVRF High Efficiency Air Conditioning Systems with heat recovery.
- 14 litres per second fresh air per person, based on maximum of 1 person per 8m² in office spaces.
- Fire alarms and smoke detectors.

EXTERNAL TERRACES AND COURTYARD

107 sq m of terraces across 3rd and 4th floor and 159 sq m courtyard at ground floor.

WC AND SHOWER PROVISION

- Unisex WC at 1:8 occupancy on every floor.
- 1 accessible WC per floor.
- 2 WCs in end of trip facilities.
- 2 male, 2 female & 1 accessible showers.

BICYCLE STORAGE

- 38 long stay bike spaces.
- 12 long stay folding bike lockers.
- 6 short stay bike spaces in the courtyard.

LOCKERS

- 22 lockers in the female changing room.
- 24 lockers in the male changing room.
- 40 lockers in the locker room.

ACCESS

- The main pedestrian and short stay bicycle access is from Wigmore street via access controlled gates.
- Main bicycle access for long stay is via the existing car park ramp, entered from Welbeck Way.

VERTICAL TRANSPORTATION

- 1 passenger lift. Capacity of 13 persons/1000kg.
- An aesthetically pleasing atrium stair designed to promote physical activity.

WASTE

Dedicated waste and recycling storage in the basement.



Professional team



TFT
Project Managers
Sustainability Consultant
RoL/Daylight & Sunlight



Governex
ESG Client Advisor



INDIGO
Landscape Architect



CBRE
Planning



EVOLVE
Structural Engineer



BURNLEY WILSON FISH
Quantity Surveyor



KJ Tait
MEPH



SOCOTEC
Approved Inspector



tenos
Fire Engineer



Kabsec
Security Consultant



clarke saunders acoustics
Acoustic Consultant



ITVT
IT/AV Consultant

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