

PORTMAN  
WORK • WELL



# 29

Gloucester Place

ALL-INCLUSIVE MANAGED  
OFFICES IN MARYLEBONE





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# Introducing Portman WorkWell

**At Portman WorkWell we are redefining workspaces in Marylebone by offering offices that combine professionalism with comfort. All located within our 110 acre Marylebone Estate set in beautiful Georgian properties, reimagined for a modern business.**

Experience the perfect balance of functionality and homeliness, tailored for modern professionals and growing businesses. In each Portman WorkWell building everything is included in the price so you can focus on your business. Our spaces come fully fitted ready for you to move in and plug in from the moment you have the keys. All Portman WorkWell spaces have a dedicated community manager, stocked communal kitchen, daily cleaning and wifi as standard, and rent is inclusive of business rates, service charge and all utilities.















# 29 Gloucester Place

## SHAPE YOUR WORKDAY WITH PORTMAN WORKWELL

Perfectly positioned in the heart of Marylebone, 29 Gloucester Place offers an exceptional London address just moments from the bustling shops and cafés of Oxford Street and the elegance of Regent's Park and Hyde Park. Surrounded by historic charm and modern amenities, this prestigious address combines the best of central London living with a sense of refined tranquility.

### FEATURES

-  Grade II listed Georgian Townhouse
-  High ceilings
-  Two outdoor terraces
-  Fully fitted and managed units
-  Seamless app entry to the building
-  Blend of period charm and modern functionality
-  Communal lounge
-  End of trip facilities
-  Energy performance: EPC rating B
-  Monthly social events



# What's Included

AT PORTMAN WORKWELL, WE MAKE RUNNING YOUR BUSINESS EFFORTLESS.

From fresh coffee to daily cleaning, every essential is included in your rent — no hidden fees, no extra hassle. Just one all-inclusive monthly price, so you can focus on what matters most: growing your business.



Rent



Business Rates



Service Charge



Daily cleaning



Utilities



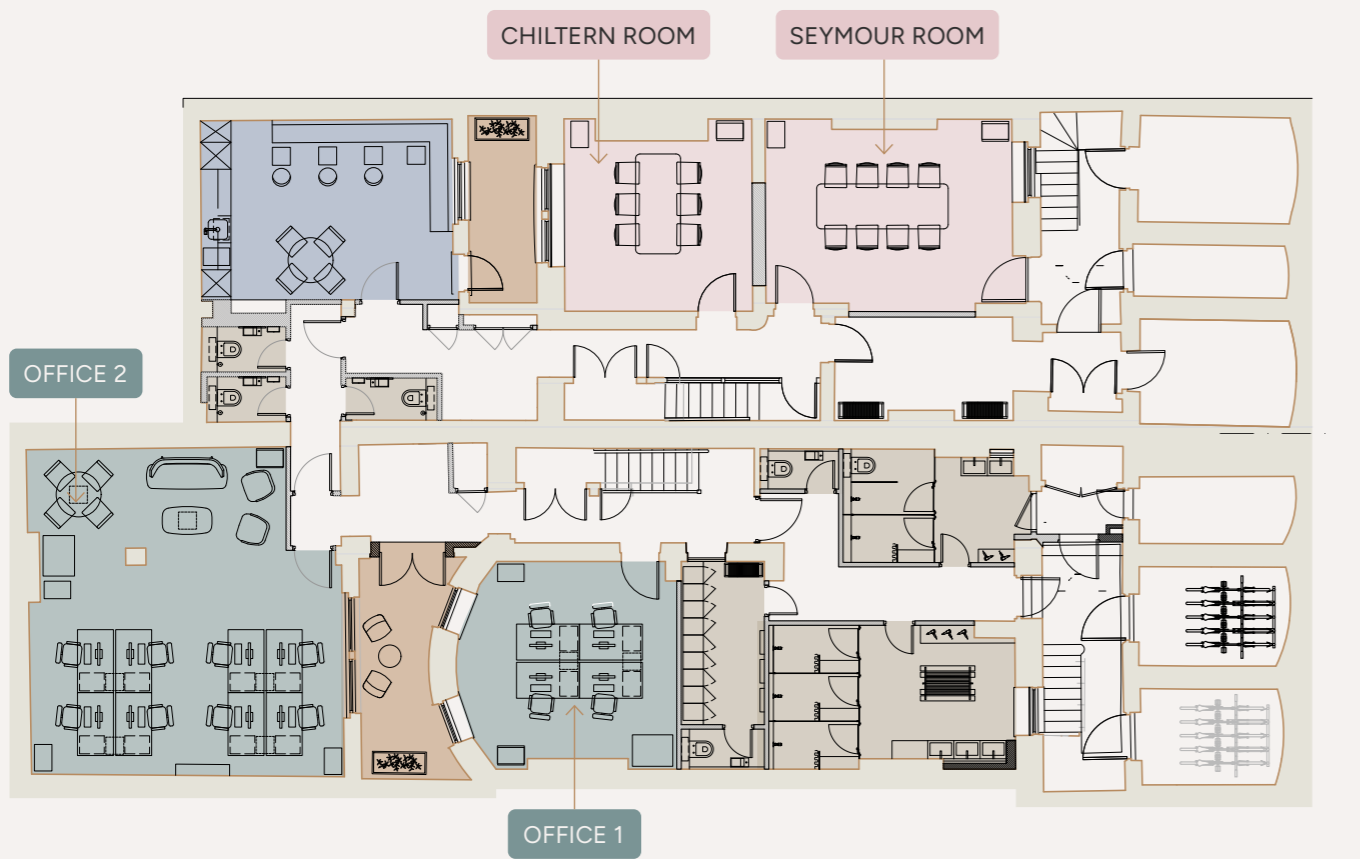
Wifi



Stocked communal kitchen and shared coffee machines



Discounted membership to The Orchard

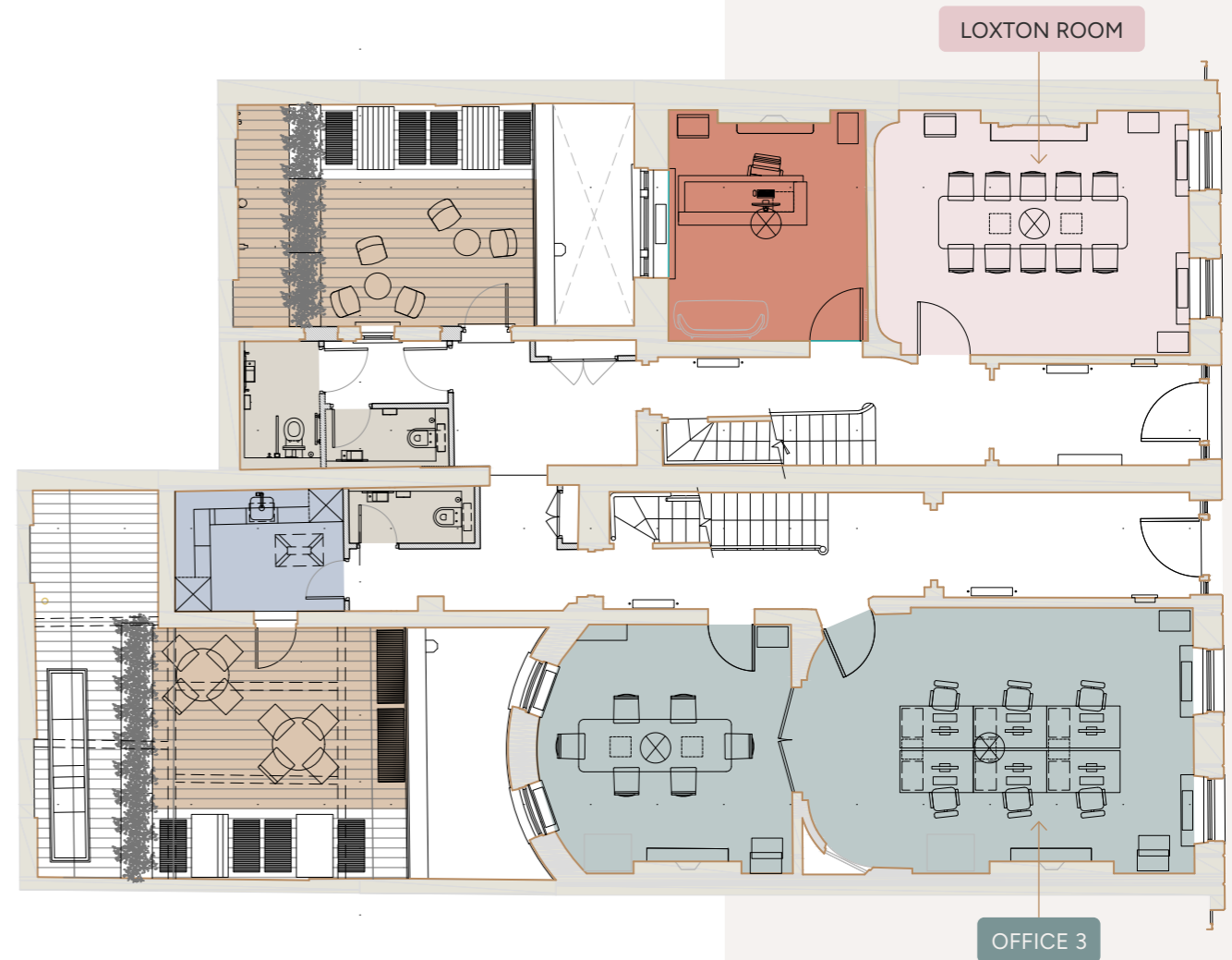






# Lower Ground Floor








OFFICE 1		OFFICE 2	
Price	150 PSF   £2,900 PCM   £33,900 PA	Price	£150 PSF   £6,500 PCM   £77,600 PA
SQ FT	226	SQ FT	517
Desks	4	Desks	8
		Breakout space	2

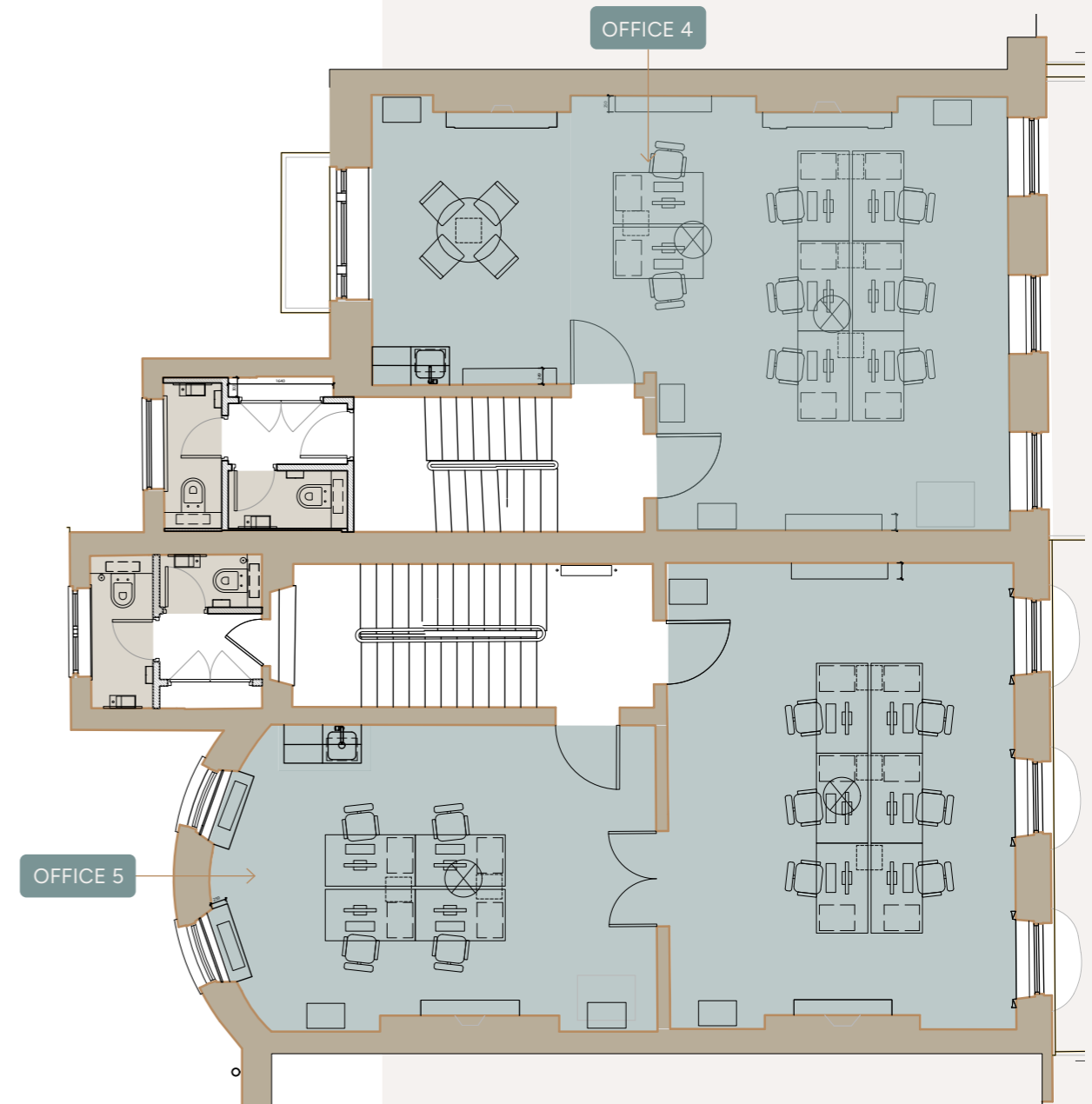


# Ground Floor












OFFICE 3		
	Price	£180 PSF   £9,300 PCM   £110,600 PA
	SQ FT	614
	Desks	6
	Meeting rooms	1

-  Offices
-  Terraces and outside space
-  Bookable meeting rooms
-  Bathrooms
-  Shared kitchen
-  Reception
-  Common area / stairwell

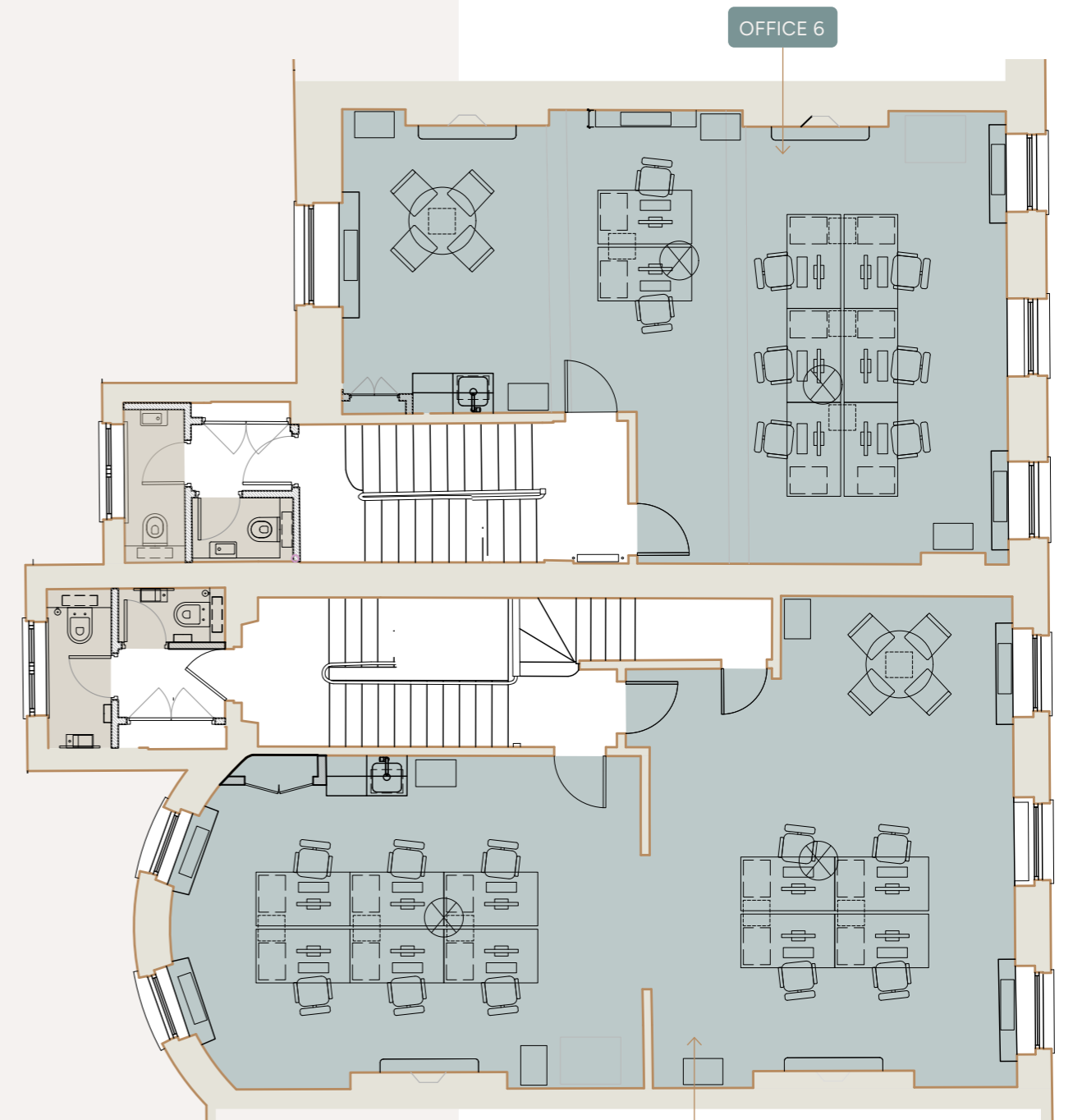


# First Floor

OFFICE 4	
 Price	£180 PSF   £9,100 PCM   £108,600 PA
 SQ FT	603
 Desks	8
 Breakout space	1
 Tea point	1

OFFICE 5	
 Price	£180 PSF   £11,300 PCM   £135,600 PA
 SQ FT	753
 Desks	10
 Tea point	1















- Offices
- Bathrooms
- Common area / stairwell

# Second Floor

## OFFICE 6

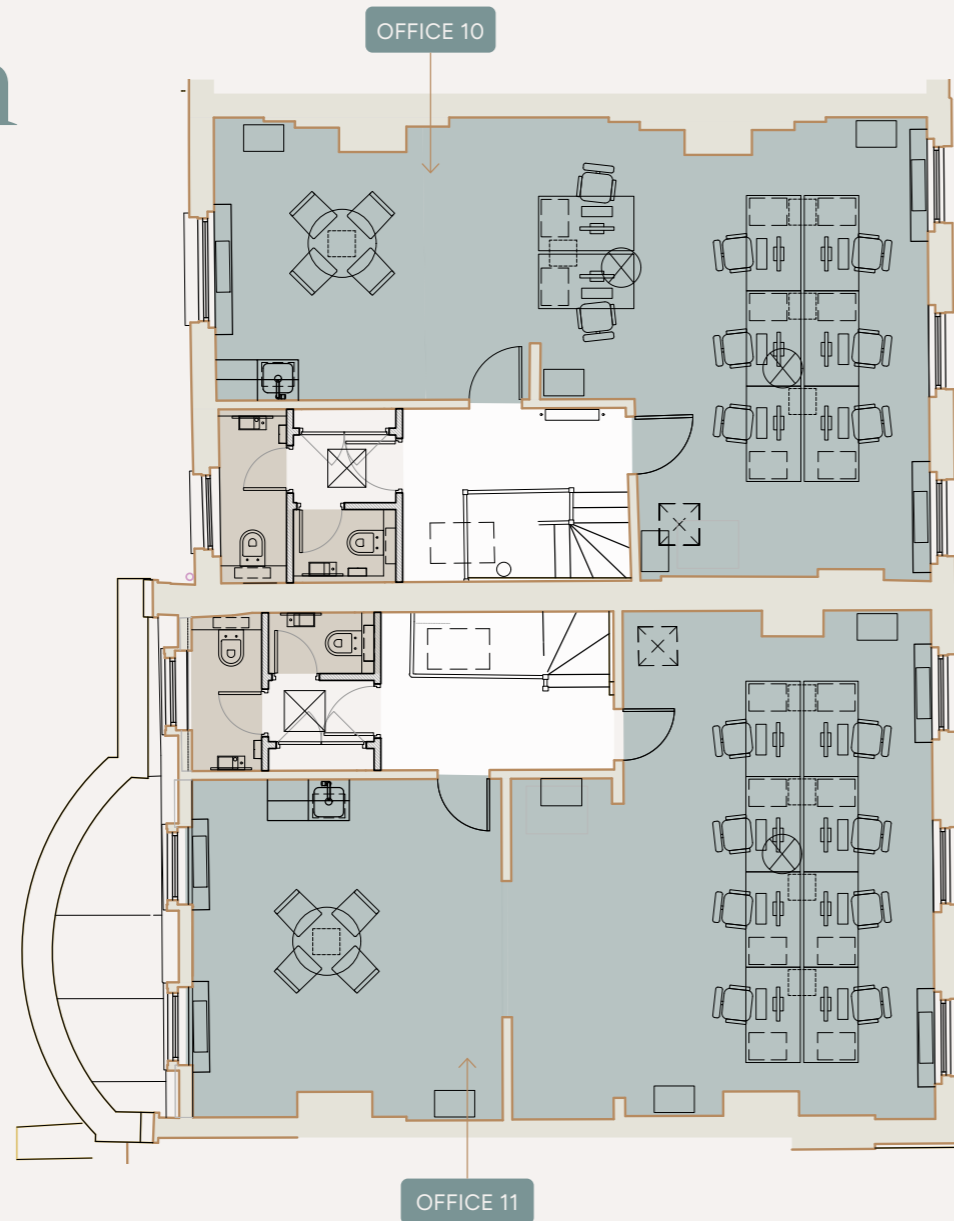
 Price	£170 PSF   £8,500 PCM   £102,600 PA
 SQ FT	603
 Desks	8
 Breakout space	1
 Tea point	1

## OFFICE 7











 Price	£170 PSF   £10,700 PCM   £128,000 PA
 SQ FT	753
 Desks	10
 Breakout space	1
 Tea point	1



# Fourth Floor

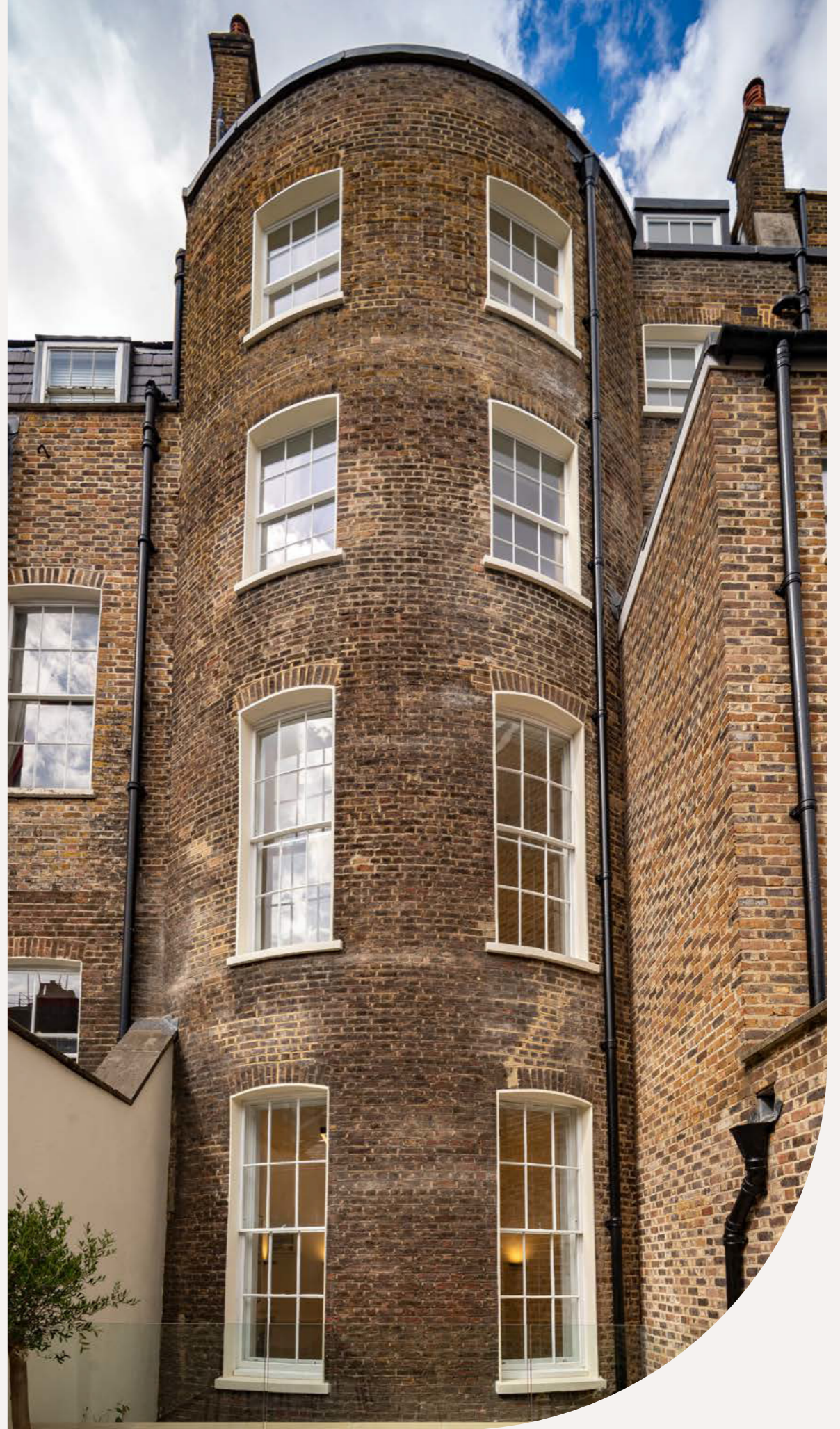


- Offices
- Bathrooms
- Common area / stairwell

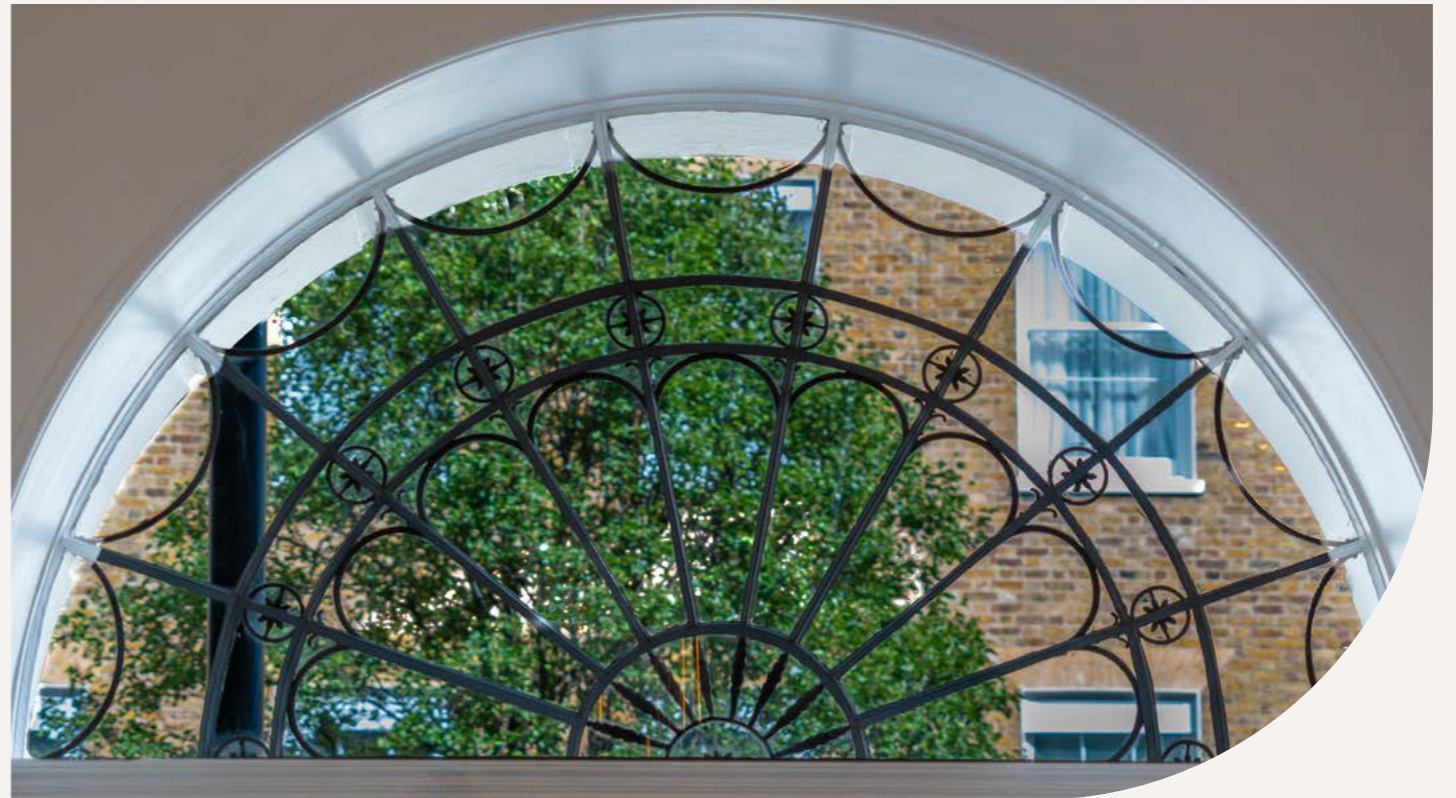
OFFICE 10		OFFICE 11	
 Price	£150 PSF   £7,200 PCM   £85,500 PA	 Price	£150 PSF   £8,400 PCM   £100,400 PA
 SQ FT	570	 SQ FT	669
 Desks	8	 Desks	8
 Breakout space	1	 Breakout space	1
 Tea point	1	 Tea point	1













# Portman Marylebone, a community with character

Nestled between Hyde Park and Regents Park, Portman Marylebone is a friendly and dynamic neighbourhood in the heart of Marylebone, curated by The Portman Estate.

110 acres of curated 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. 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.

**PORTMAN**  
MARYLEBONE



Discover our directory here [portmanmarylebone.com](http://portmanmarylebone.com)

# Explore the neighbourhood

## FASHION & ACCESSORIES

- 01 Grey Flannel
- 02 Kimai
- 03 MONC
- 04 Mouki Mou
- 05 Sunspel
- 06 Theory
- 07 Trunk
- 08 Selfridges

## LEISURE

- 01 1Rebel
- 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

## FOOD & BEVERAGE

- 01 Avobar
- 02 Bellazul
- 03 Boxcar Baker & Deli
- 04 Cafe Murano
- 05 Carpenter's Arms
- 06 Defune
- 07 Florencia
- 08 Fratelli Greci
- 09 Jikoni
- 10 KOL
- 11 Lina Stores
- 12 Lurra
- 13 Marks and Spencer
- 14 Royal China
- 15 Sainsbury's
- 16 Santo Mare
- 17 Seymour Kitchen
- 18 So French
- 19 Tesco
- 20 The Grazing Goat
- 21 The Portman Pub
- 22 Trishna
- 23 Zoilo
- 24 The Hart

## WELLBEING & LIFESTYLE

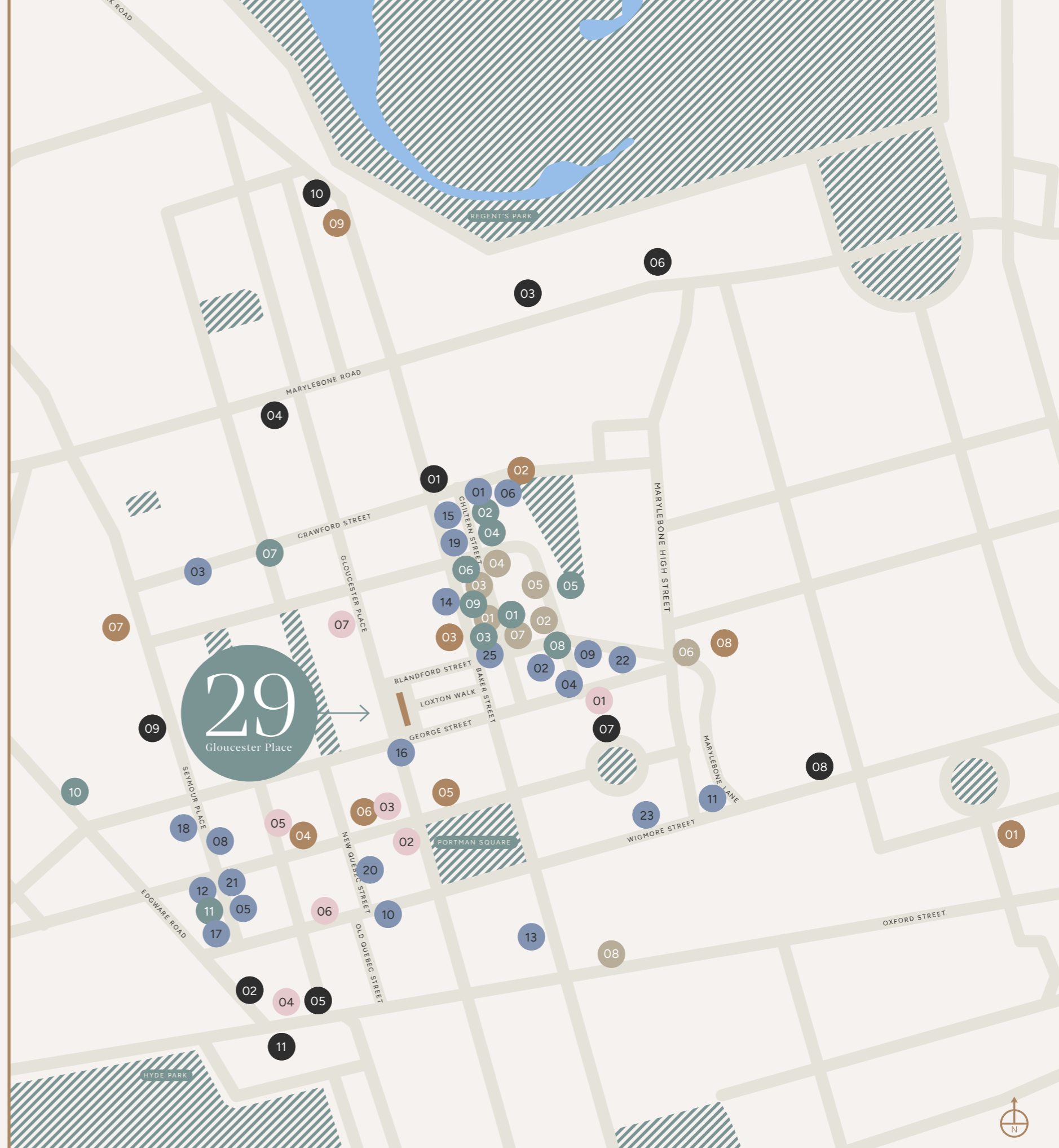
- 01 anatomē
- 02 Anna + Nina
- 03 Grandirosa
- 04 Labour and Wait
- 05 Monocle
- 06 Niwaki
- 07 Perfumer H
- 08 Shreeji News
- 09 Tracksmith
- 10 Townhouse Nails
- 11 Veranda Books

## 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
- 10 Marylebone Theatre
- 11 Marble Arch

## HOTELS

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



# The Walk of the Town

Loxton Walk is a new destination in Marylebone providing 27,200 sq ft of flexible retail and restaurant space across 16 units, due to open in early 2026.

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. Recently announced to be joining the space are Melrose & Morgan, Matchado and Notto.



# Well connected

In Marylebone you're never far from a station, connecting you to the rest of London and further afield with Eurostar only 30 minutes away.



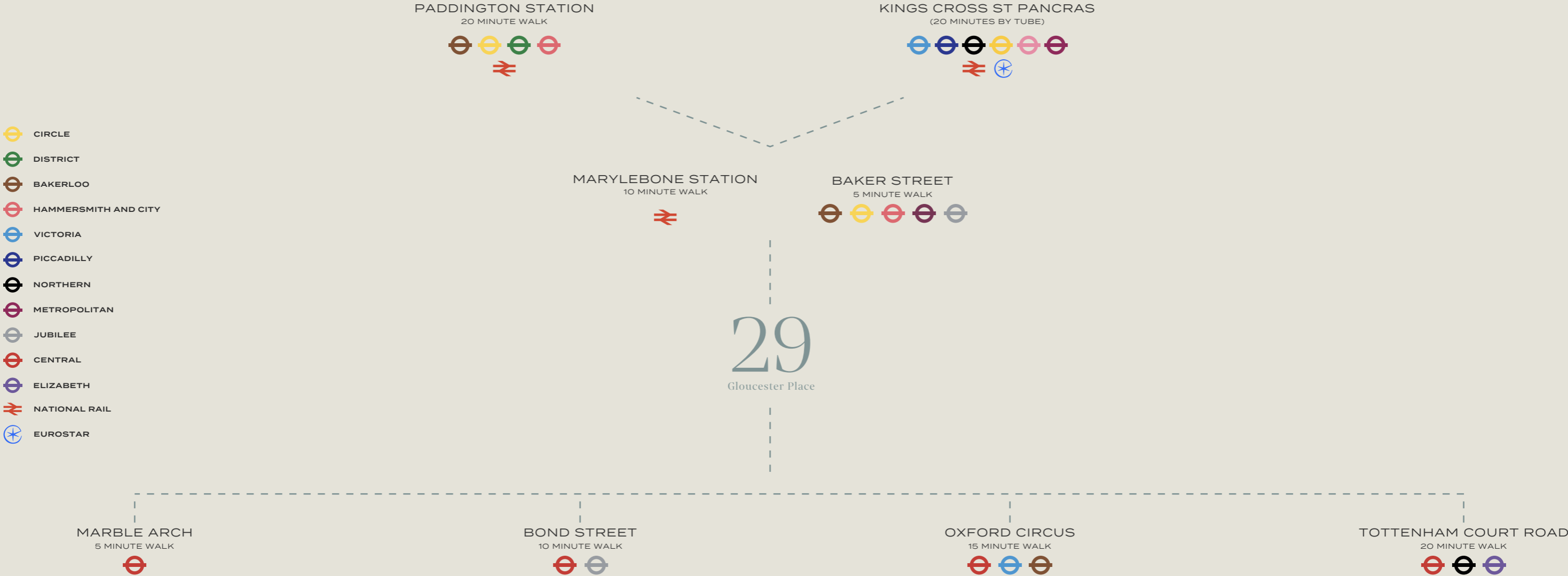
THE ITALIAN GREYHOUND



THE GALLERY OF EVERYTHING



KOL





# Access to members' clubspace, The Orchard

Available to all commercial customers of The Portman Estate, The Orchard is our business led clubspace at One Great Cumberland Place.

Operated by innovative workspace provider, x+why, The Orchard is an excellent amenity for businesses both in the building and local area to meet, work and collaborate.

Portman WorkWell customers are eligible to receive a discounted rate for membership which includes:

Bookable meeting rooms and conference facilities

Co-working facilities

Exclusive restaurant with terrace

Find out more  
[www.xandwhy.co.uk/clubspace/the-orchard](http://www.xandwhy.co.uk/clubspace/the-orchard)



# The Team

## ABOUT THE PORTMAN ESTATE

Committed to the long-term success of Marylebone, The Portman Estate is a forward-thinking property business that became the first London estate to achieve B Corp™ certification in 2022, joining the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

Spanning 110 acres, it includes frontages on Oxford Street, Baker Street and Edgware Road, and is home to 200 shops, restaurants, hotels and services. The Estate's impressive and diverse neighbourhood of independent brands, Portman Marylebone, currently includes the likes of Moco Musuem London, KOL, Anna + Nina, Cafe Murano Marylebone, Avobar, AngloThai, Sabre Paris, Jacques Marie Mage and Veranda Books.

To find out more visit [www.portmanestate.co.uk](http://www.portmanestate.co.uk)

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[PortmanWorkWell.co.uk](http://PortmanWorkWell.co.uk)

