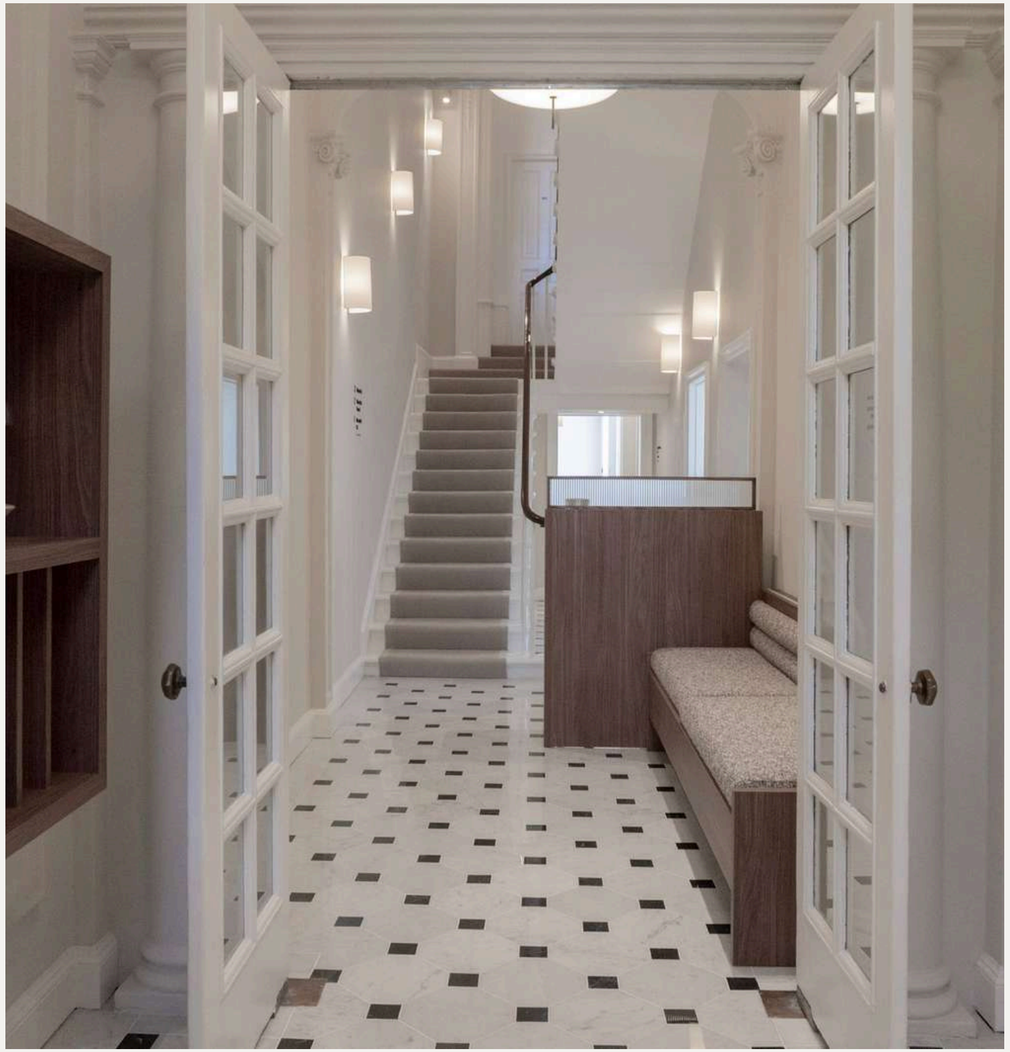

[ ]
WORKPAD
GROUP
11 MANCHESTER SQUARE
MARYLEBONE, W1U 3PW

[ ]

## OVERVIEW

Located in the heart of Marylebone, 11 Manchester Square offers the rare opportunity to occupy a beautifully restored period property at a distinguished address. The building provides a range of flexible office spaces, accommodating teams from 3 to 16 desks, alongside meeting rooms and fully equipped kitchens.

Situated in one of London’s most desirable locations, it offers seamless access to high-end amenities and excellent transport links, including Bond Street and Oxford Circus stations, both just a short walk away. With its elegant period features and cutting-edge amenities, this space perfectly balances historic charm with modern functionality. 11 Manchester Square is available on a fully-managed basis, with bespoke terms tailored to your needs.



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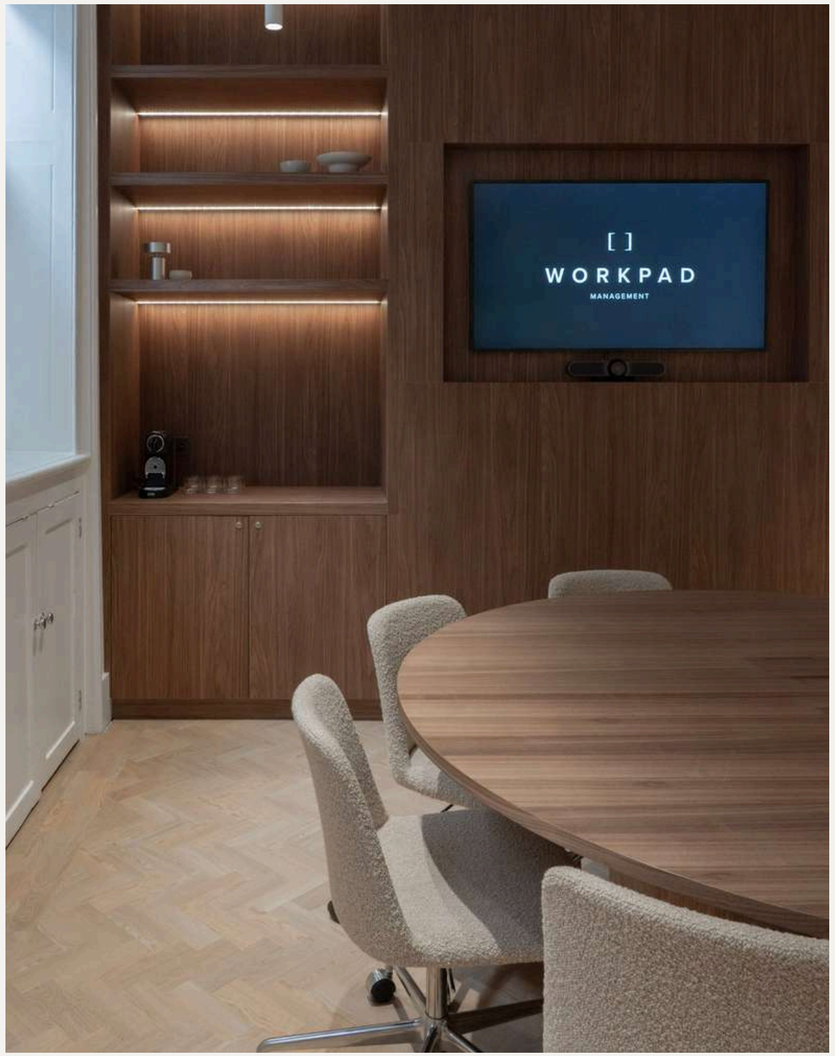


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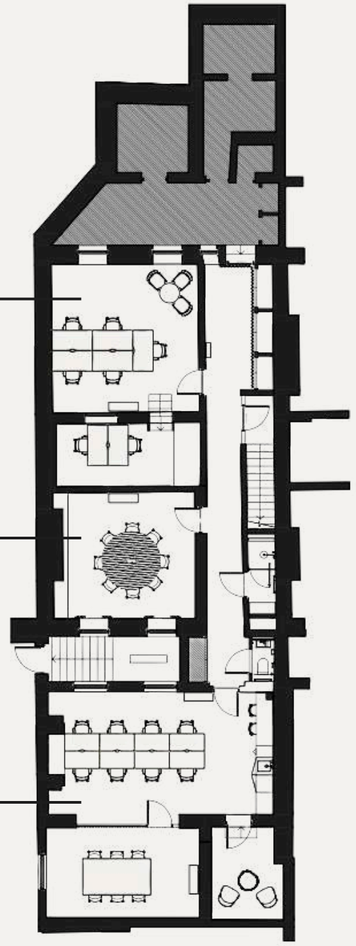
## WHAT'S INCLUDED

- [ ] All Inclusive & Flexible Contacts
- [ ] Building Rates
- [ ] Utilities
- [ ] In-House Maintenance & IT Support
- [ ] Daily Cleaning
- [ ] Fair Use of Meeting Room

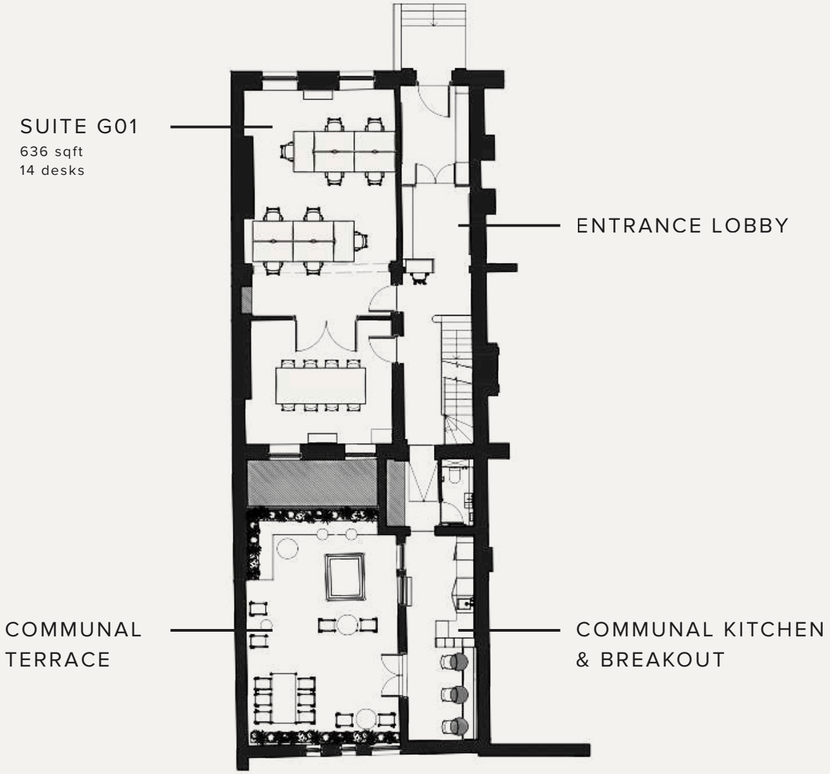
## BUILDING AMENITIES

- [ ] Meeting Room - Seats 8
- [ ] On-site Reception
- [ ] Kitchen & Lounge Spaces
- [ ] Communal Terrace
- [ ] Bicycle Storage & Shower Facilities
- [ ] Access to Manchester Square

[ ]



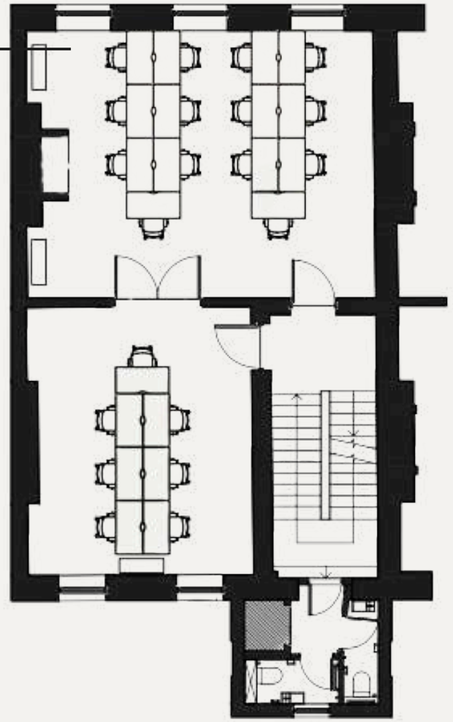

LOWER GROUND FLOOR




GROUND FLOOR

[ ]

SUITE 101/102
835 sqft
21 desks



FIRST FLOOR

SUITE 201/202
425 sqft
10 desks

SUITE 203
330 sqft
9 desks

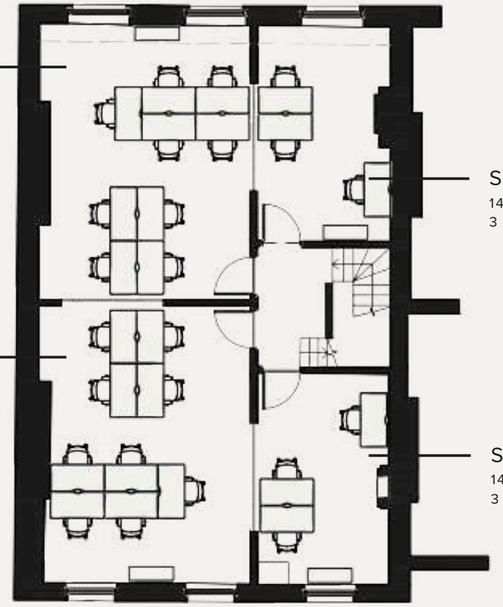


COMMUNAL
TEA POINT

SECOND FLOOR

SUITE 302
301 sqft
9 desks

SUITE 303
301 sqft
9 desks



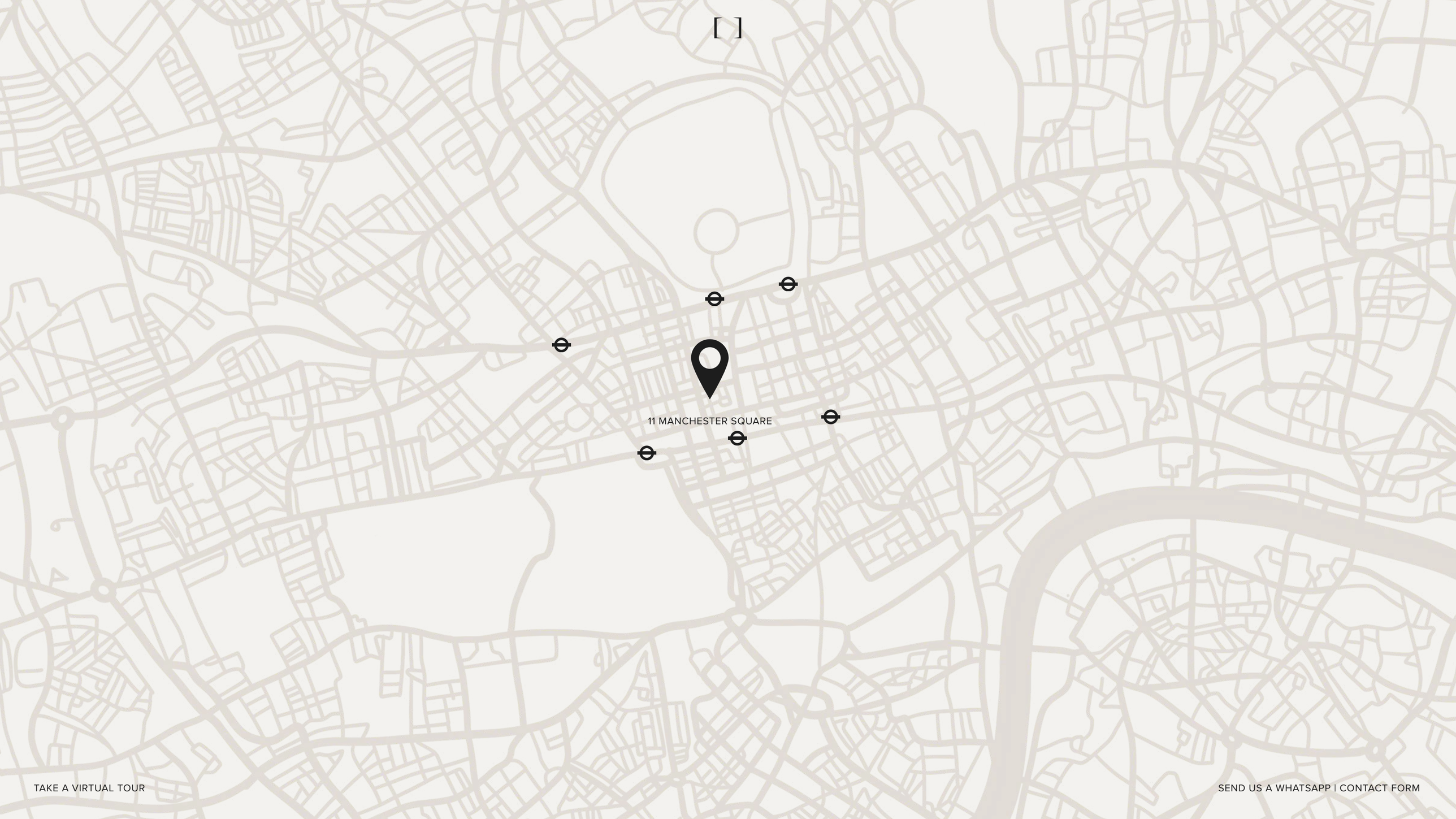
SUITE 301
146 sqft
3 desks

SUITE 304
143 sqft
3 desks

THIRD FLOOR

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# COMMUNITY AND CONNECTIONS

11 Manchester Square enjoys a coveted spot in one of Marylebone’s most elegant garden squares. Tucked away from the bustle, the square offers a sense of calm and greenery, yet just a short stroll brings you to the lively mix of shops, restaurants, and galleries along both Marylebone High Street and Oxford Street.

The area is rich in character, with cultural gems like The Wallace Collection right on the doorstep, and the charm of nearby cafés and boutiques adding to its village-like feel. Perfectly balancing tranquillity with central London convenience, Manchester Square is a place that feels both refined and welcoming.

OXFORD CIRCUS
WALKING - 11 MINS

BOND STREET
WALKING - 7 MINS

MARBLE ARCH
WALKING - 8 MINS

BAKER STREET
WALKING - 10 MINS



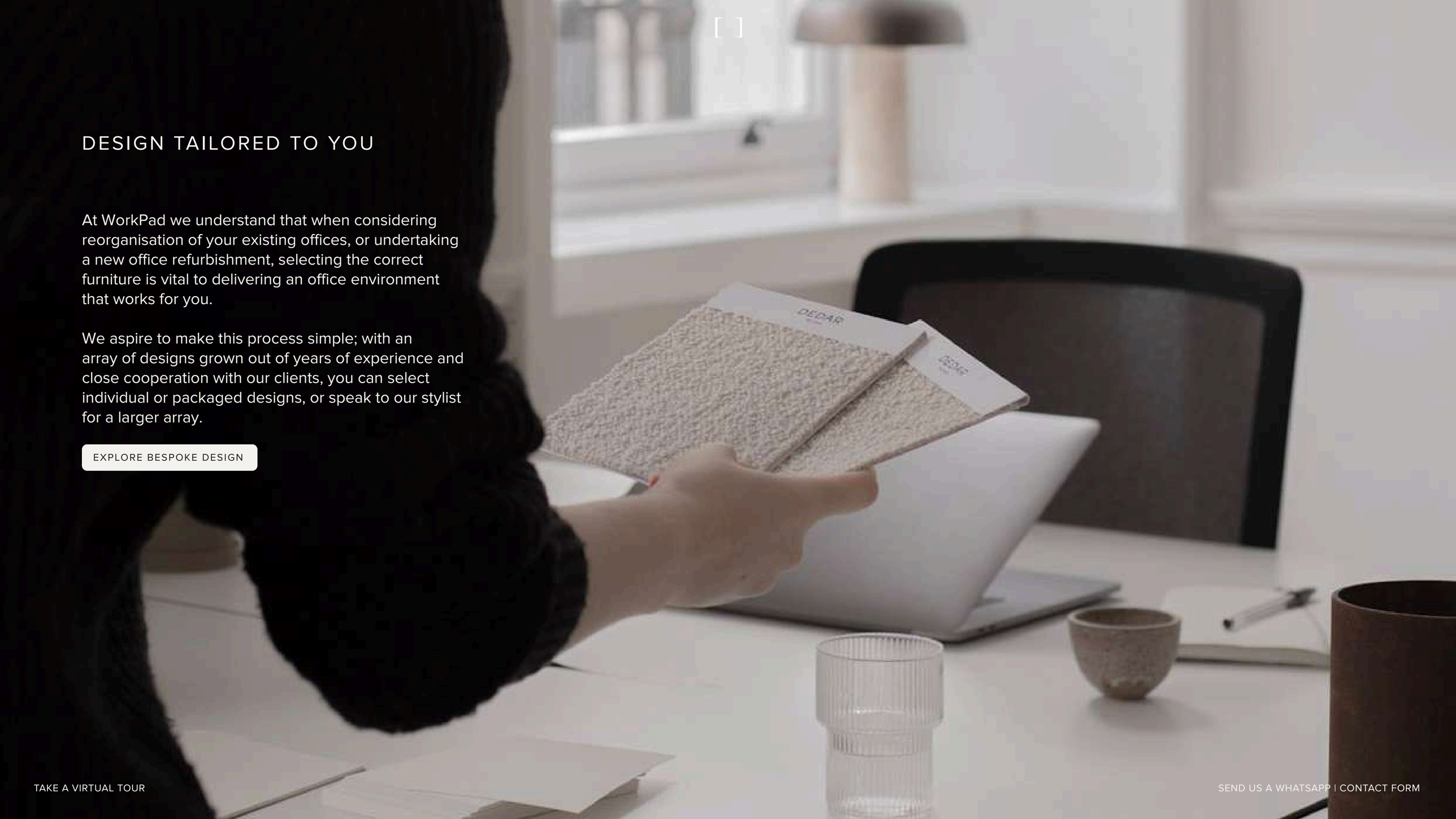


# DESIGN TAILORED TO YOU

At WorkPad we understand that when considering reorganisation of your existing offices, or undertaking a new office refurbishment, selecting the correct furniture is vital to delivering an office environment that works for you.

We aspire to make this process simple; with an array of designs grown out of years of experience and close cooperation with our clients, you can select individual or packaged designs, or speak to our stylist for a larger array.

EXPLORE BESPOKE DESIGN



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## SCHEDULE A VIEWING

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WORKPAD

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