

THE GROVE

MARYLEBONE



The Grove, 248 Marylebone Road, is a prominent postmodern office building of 25,000 sq ft that has been substantially redesigned by award-winning architects Allford Hall Monaghan Morris to meet the needs of the most modern of occupiers.



The reception, with its volume and striking artwork, gives the building presence on the corner of Marylebone Road and Lisson Grove.

Amenities include:

Four pipe fan coil air conditioning
Raised floors (6th floor trunking)
Typical floor void of 150mm
Typical floor to ceiling height of 2.6m
Terraces on the top two floors
Car parking
Bicycle racks, showers and drying room
BREEAM 'Excellent' rating
EPC 'B' rating

Earning My Stripes
by Morag Myerscough

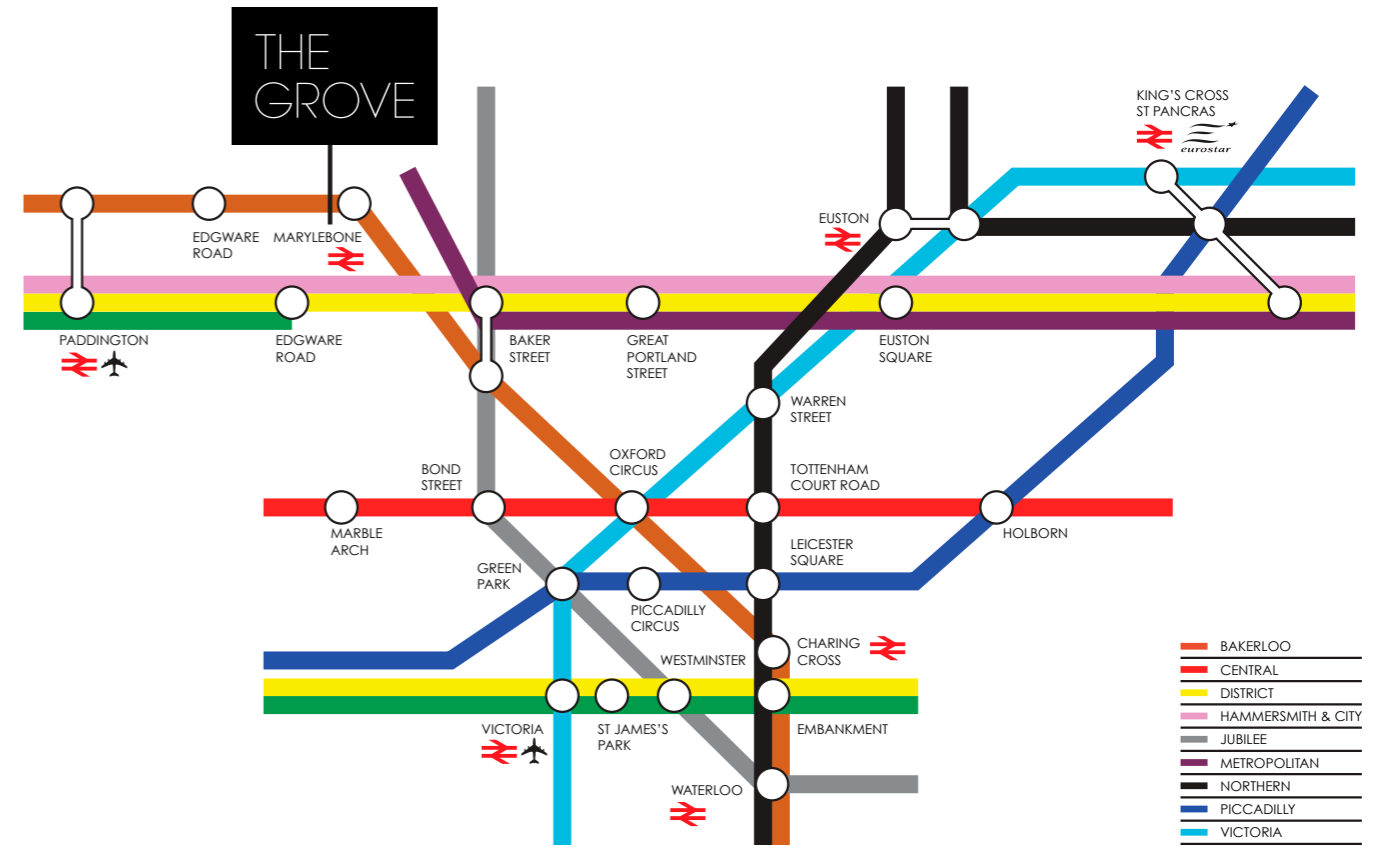


The Grove is superbly situated in central London amongst a diverse tenant base and surrounded by the amenities of Marylebone High Street, Crawford Street and Portman Village



- Local Occupiers
- 01 Abbott Mead Vickers BBDO
 - 02 Bacardi
 - 03 BHS
 - 04 BNP Paribas
 - 05 Health Care of America
 - 06 Li & Fung
 - 07 Proximity London
 - 08 Readers Digest
 - 09 Royal Academy of Music

- Bars, Hotels and Restaurants
- 10 Galvins
 - 11 Locanda Locatelli
 - 12 Orrery
 - 13 Sea Shell
 - 14 The Churchill Hyatt Regency
 - 15 The Grazing Goat
 - 16 The Landmark
 - 17 Vinoteca
 - 18 The Temperance
 - 19 The Duke of Wellington
 - 20 Dinings



Marylebone Station is a two minute walk away with easy connections to Paddington, King's Cross St Pancras and Euston overground stations and the underground network. Access is further enhanced by the rare availability of on site car parking which is outside the congestion charge zone.





6 2,365 sqft /
220 sqm

5 3,278 sqft /
305 sqm

4 3,912 sqft /
363 sqm

3 4,274 sqft /
397 sqm

2 4,332 sqft /
402 sqm

1 3,925 sqft /
365 sqm

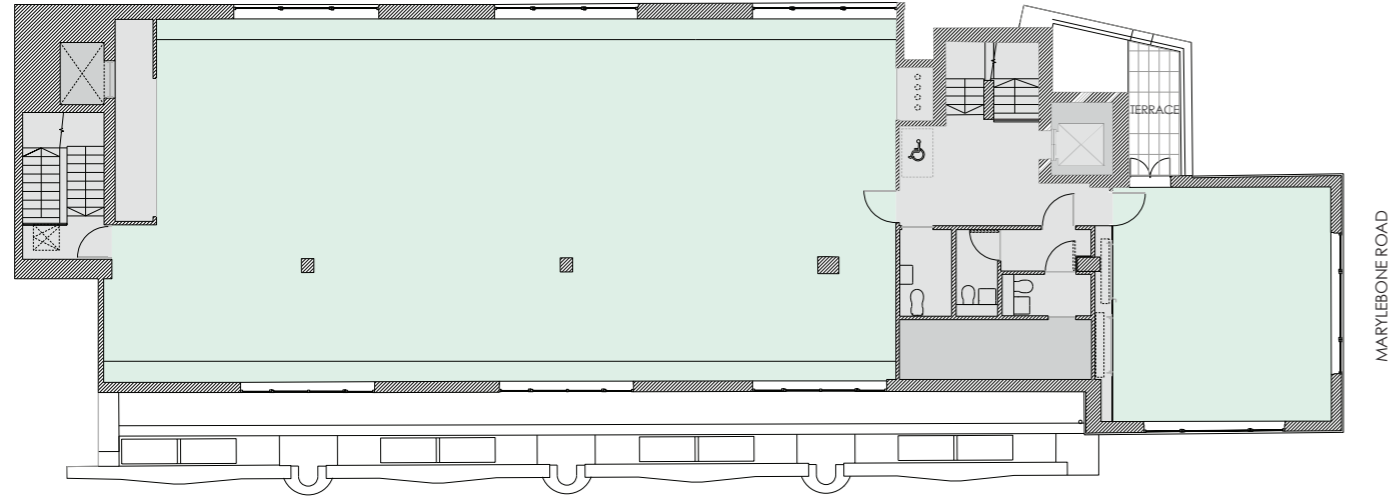
G 2,278 sqft /
212 sqm

Total 24,364 sqft /
2264 sqm

Reception 626 sqft /
58 sqm

Grand total 24,990 sqft /
2322 sqm

← NORTH

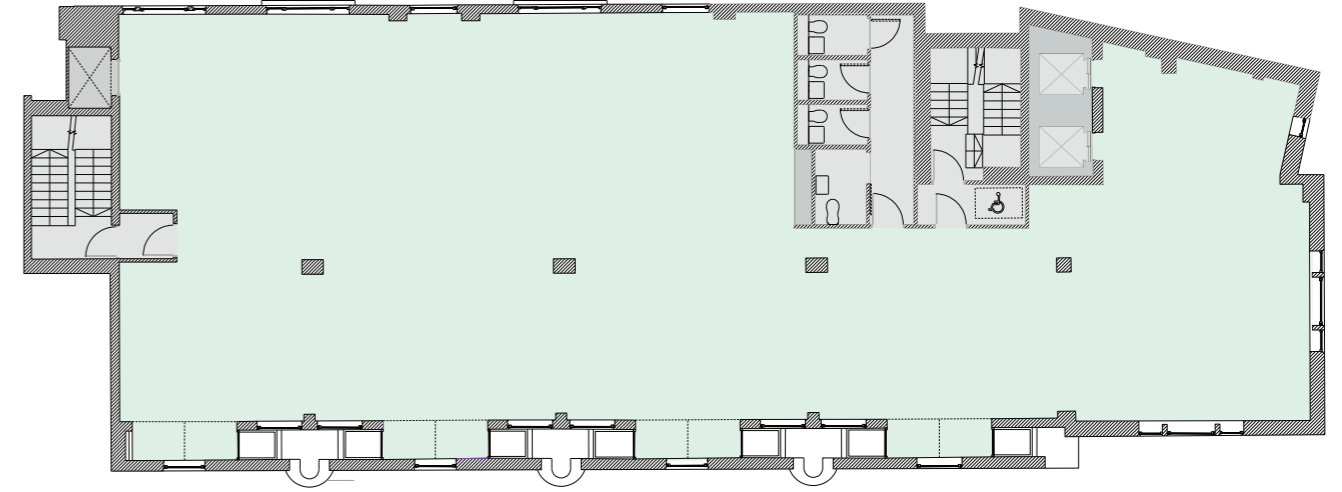


LISSON GROVE

MARYLEBONE ROAD

6 2,365 sqft / 220 sqm

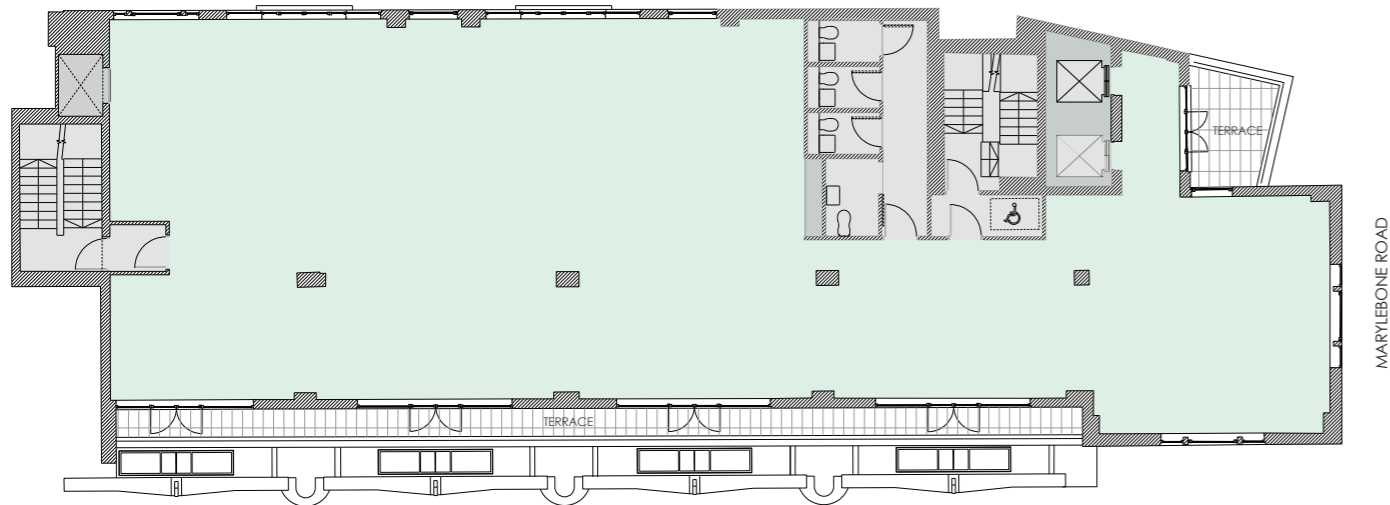
← NORTH



LISSON GROVE

MARYLEBONE ROAD

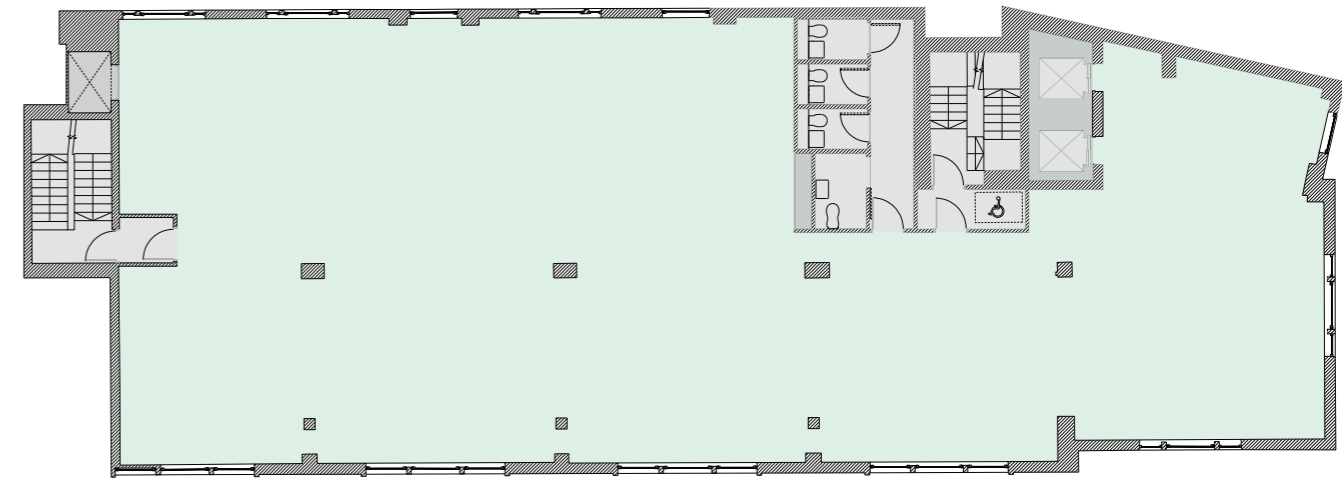
4 3,912 sqft / 363 sqm



LISSON GROVE

MARYLEBONE ROAD

5 3,278 sqft / 305 sqm

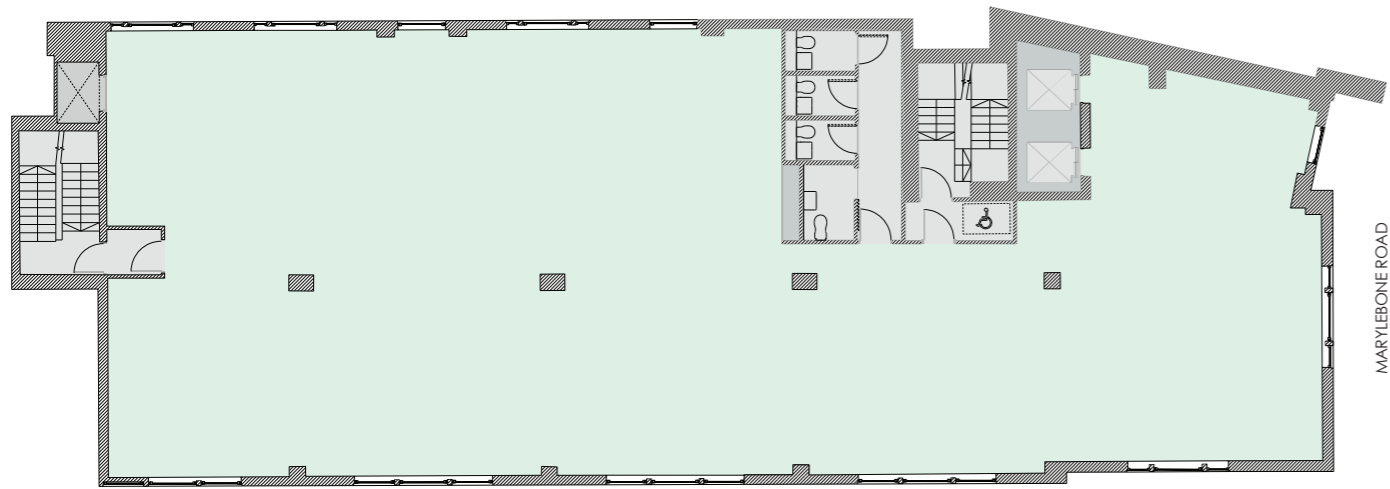


LISSON GROVE

MARYLEBONE ROAD

3 4,274 sqft / 397 sqm

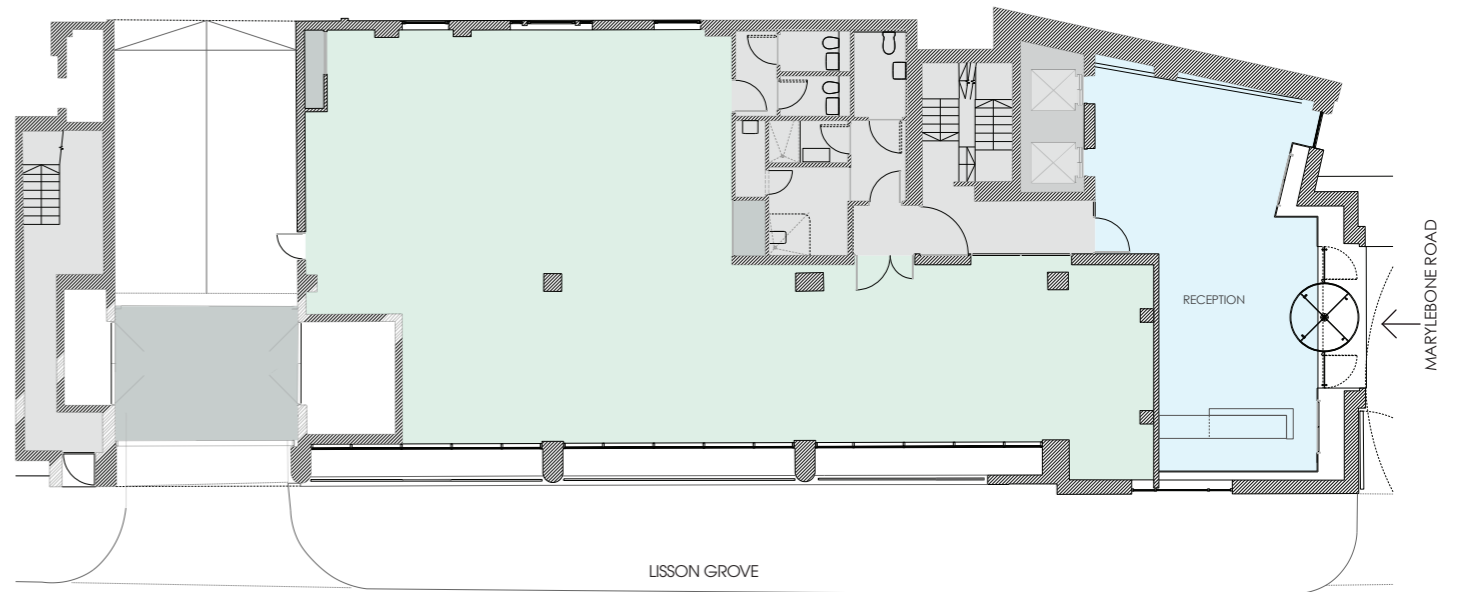
← NORTH



LISSON GROVE

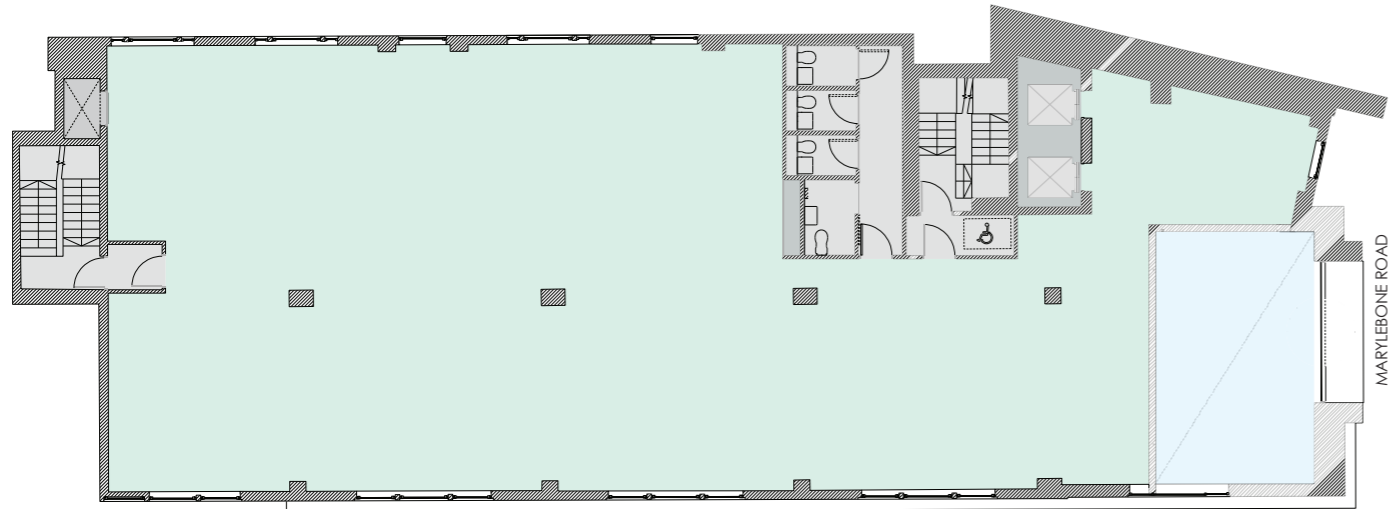
2 4,332 sqft / 402 sqm

← NORTH



LISSON GROVE

G 2,278 sqft / 212 sqm



LISSON GROVE

7 3,925 sqft / 365 sqm





SPECIFICATION	3.2 LOAD CAPACITIES	Soft landscape and planting to be maintained and replenished at the interfaces between the building edges and the new paving to the forecourt.	Walls	and refurbished/repainted. New carpeted floor and stair nosing to comply with Part M of the Building Regulations. Ground and 6th floor stair and lobby to match reception.	6.0 MECHANICAL AND ELECTRICAL INSTALLATIONS	system with back up via the main boiler plant.	and Lisson Grove and the secured undercroft.
<p>1.0 INTRODUCTION</p> <p>The Grove, 248 Marylebone Road, is a prominent postmodern office building of 25,000 sq ft that has been substantially redesigned by award-winning architects Allford Hall Monaghan Morris to meet the needs of the most modern of occupiers.</p>	<p>The original structure designed for floor slab loading of 4.0kN/sq m (imposed load) + 1.0kN/sq m (partitions)</p>	<p>Marylebone Road existing railings to be maintained and refurbished. A new vehicle and pedestrian pass gate is to be introduced on the Lisson Grove entrance to the forecourt.</p>	<p>Plasterboard/skimmed plaster in following locations: reception walls generally, perimeter walls to tenant office areas, WC core flank walls and lobby ceilings. New skirtings throughout.</p>	<p>Walls to be skimmed and decorated. Trims and skirts to be sanded and redecorated. New lighting and heating systems to be installed.</p>	<p>External design conditions Winter -3°C db / -3°C wb Summer 30°C db / 22°C wb</p>	<p>Boosted cold water supply serving all appliances.</p> <p>Hot water supplies serving all appliances.</p>	<p>The building includes an access control system to the front door, lifts (destination control) and car park roller shutter. This system can be reconfigured for single or multi-occupant utilisation. The door and lift access control system can be extended to each of the office floors.</p>
<p>2.0 GENERAL BUILDING SPECIFICATION</p> <p>2.1 STRUCTURAL GRID</p>	<p>4.0 EXTERNAL ENVELOPE AND LANDSCAPING</p> <p>4.1 ELEVATIONS</p>	<p>Lisson Grove existing guarding to ground floor recesses to be refurbished and painted to match replacement window colour. Handrail to be removed and replaced with mild steel flat section powdercoated to match.</p> <p>Upper floor terraces stainless steel guardrails to be maintained and refurbished.</p>	<p>Doors</p> <p>Timber doors with hardwood frame and brushed stainless steel Allgood ironmongery.</p>	<p>(b) Escape Stair/Stair B — Walls made good and redecorated. Existing rubber floor finish and nosings to be retained.</p>	<p>Office area internal design temperature Winter 21°C db Summer 24°C db</p>	<p>6.3 ELECTRICAL SERVICES</p> <p>New main LV switchboard incorporating spare capacity with associated sub-main cabling distribution.</p>	<p>6.7 FIRE AND EMERGENCY PROTECTION</p> <p>The building is provided with an analogue addressable fire alarm system in accordance with BS 5839 Part 1 Category L2.</p>
<p>2.2 DIMENSIONS</p> <p>Finished floor to ceiling height of:</p> <p>(a) Ground to 5th floor: 2.55 to 2.6m</p> <p>(b) 6th floor: 2.35m typically; 3.6m to underside of rooflights.</p>	<p>4.2 WINDOWS</p> <p>Replacement windows generally plus extended ground floor reception window to be Hanson Millennium high performance aluminium double glazed units to replace existing W20 Critfall units and extended ground floor reception windows.</p>	<p>5.0 INTERNAL AREAS</p> <p>5.1 OFFICE AREAS</p>	<p>Provision</p> <p>Total 26 no. unisex WCs, including one DDA compliant disabled WC per floor, giving a provision based on one person per 10 sq m. Two unisex shower cubicles (including one DDA compliant), at ground floor level, accessible from main staircase.</p>	<p>5.4 MAIN ENTRANCE & LOBBIES</p> <p>Walls</p> <p>Skimmed plasterboard walls with applied decorative finishes.</p>	<p>Occupancy level for fresh air ventilation 1 person per 10sq m net office area</p> <p>Occupancy level for lift traffic analysis 1 person per 12sq m net office area</p> <p>Fresh air supply rate 12 litre/sec per person</p>	<p>New distribution boards with check metering at each floor level serving the office areas.</p> <p>New lighting installation throughout the office using recessed modular luminaires and downlighters in line with the design intent of CIBSE LG7.</p>	<p>Emergency lighting installation in accordance with BS 5266.</p> <p>A disabled refuge intercom system is provided to assist in the evacuation of disabled people in the event of an emergency. Disabled WC and shower facilities include an alarm with a monitoring system reporting back to a central panel in reception.</p>
<p>2.3 BREEAM AND EPC</p> <p>'Excellent' BREEAM rating and EPC 'B' specified and achieved at design stage</p>	<p>4.3 ENTRANCE</p> <p>Entrance to the development will be by way of:</p> <p>(a) 1 no. fully glazed frameless Boon Edam 2900mm high revolving door set in frameless glazed entrance screen.</p> <p>(b) 2 no. fully glazed frameless 2900mm high pass doors to entrance glazed screen. One of these doors to act as automatic, Part M door and as out of hours access with separate door entry pedestal.</p>	<p>Static Loads:</p> <p>— Uniformly distributed load: 15kN/sq m</p> <p>— Point load: 2.67kN based on an Ultimate load greater than 8kN which is a class 3 when tested in-line with BS EN 12825.</p> <p>Note: General office design imposed load according to BS is 2.5kN/sq m plus 1.0kN/sq m for partitions and that relates to 2.7kN point load mentioned above.</p> <p>— Area of load: 25 x 25mm</p> <p>— Deflection (maximum): 2.5mm</p> <p>(b) 6th floor only — Screed set over reinforced concrete slab with 100 x 40mm integrated flushfloor trunking provision to distribute power and data. Additional provision for power and data containment within perimeter walls.</p>	<p>Walls</p> <p>Entrance walls and access doors to all WC cubicles from WC lobbies to be finished in bespoke high gloss laminate finish with full height, flush mounted doors (with the exception of the disabled access sliding pocket doors). Reverse face to be high gloss laminate finish to match.</p> <p>To the showers Portuguese moleanos limestone 600 x 350 tiles.</p>	<p>Reception Desk</p> <p>Bespoke white reception desk made from cast corian and laminated timber incorporating a DDA compliant zone, lockable drawers and filing cabinets, space for a computer for the Building Manager to control access and CCTV and integrated lighting.</p>	<p>Small power design cooling load 25W/sq m net office area</p> <p>Internal noise level office areas NR38</p> <p>Lighting level office areas 400 lux maintained illuminance at 0.75m working plane.</p>	<p>6.2 MECHANICAL SERVICES</p> <p>New 4-pipe heating and cooling variable air volume (VAV) fan coil unit system to serve office and reception areas.</p> <p>VAV Fan coil units distributed in line with BCO Guide 2009 recommendations to provide flexibility for future cellular offices by tenants.</p>	<p>Fire alarm interfaces between The Grove and Jerome House next door are included.</p> <p>6.8 BMS</p> <p>The building is provided with a new Building Management System, located within the building manager's office at basement level.</p>
<p>2.4 OCCUPANCY LEVELS</p> <p>Based on the Net Internal Area:</p> <p>(a) Means of Escape — 1/6 sq m</p> <p>(b) Air Conditioning heat gains — 1/10 sq m</p> <p>(c) WC Accommodation — 1/10 sq m</p>	<p>3.0 STRUCTURE</p> <p>3.1 BUILDING FRAME</p> <p>The existing eight storey building structure, including lower ground floor, was originally constructed using a reinforced concrete frame supported by pile caps and pile foundations.</p> <p>The frame consists of columns and beams supporting either solid or ribbed concrete slab floors with stability provided by shear walls around stairs and lift shafts.</p>	<p>Ceiling</p> <p>(a) Ground to 5th floors — SAS 330 metal panel 300 x 1200 ceiling system set within plasterboard suspended ceiling to take linear fluorescent light fittings and air supply and return grilles. Perimeter bulkheads and office ceilings, where not accessible, to be a painted plaster finish.</p> <p>(b) 6th floor only — Plasterboard suspended ceiling to take linear fluorescent light fittings. Air supply and return grilles are positioned around the perimeter in purpose built joinery. Perimeter bulkheads and office ceilings where not accessible, to be painted plaster finish.</p>	<p>Fittings</p> <p>Vanity unit and pelmet detail to WC cubicles to be formed by Grant Westfield system to conceal WC cistern, SVP and waste pipes. Pelmet detail above to conceal lighting with vanity mirror.</p> <p>Vanity unit and pelmet to be finished in high gloss laminate with accessible panels for maintenance at low level only. The vanity top is to be a high gloss laminate finish to coordinate with the WC cubicle entrance screens.</p>	<p>5.5 LIFT FINISHES</p> <p>Walls</p> <p>Full height back painted glass panels to side walls with integrated control panel and full length handrails. Full height mirror to rear of car 1. Brushed stainless steel surrounds to the lift car doors and reveals.</p>	<p>New central gas fired low pressure hot water boiler plant with pumped circuits serving the air handling plant, radiators and VAV fan coil units.</p> <p>New central chilled water plant comprising air cooled chillers with associated pumped circuits to the air handling plant and VAV fan coil units.</p> <p>New mechanical fresh air supply and extract ventilation to the office areas using individual local air handling plant to each floor level.</p>	<p>6.4 LIFTS</p> <p>Two new Kone motor room-less passenger lift cars with new guides, landing doors and associated control gear to be installed within existing builders work shafts.</p>	<p>6.9 TEA POINTS</p> <p>Each floor is provided with capped off services to facilitate the installation of tea point facilities within the tenant's demise.</p>
<p>2.5 EXTERIOR FINISHES</p> <p>2.6 INTERIOR FINISHES</p>	<p>4.4 ROOF FINISHES</p> <p>The main roof and terraced areas have an applied CE certified pure polyurea membrane — BREEAM rated A product.</p> <p>The terraces are finished with Welsh sandstone paving with planters.</p>	<p>5.2 STAIRCASE AND LANDINGS</p> <p>(a) Main Core/Stair A — Existing stair core to be refurbished. Metal balustrade and stainless steel handrail to be retained</p>	<p>Controls</p> <p>Integrated car panels in white polycarbonate finish with fob key controlled access.</p> <p>Stainless steel lift call buttons with priority call button for lift to sixth floor at reception.</p> <p>Dot matrix lift indicators with stainless steel housing.</p>	<p>Other finishes</p> <p>Moleanos limestone skirtings.</p>	<p>6.5 TELECOMMUNICATIONS</p> <p>The building is provided with incoming ducts for tenant telecommunication distribution and a dedicated tray for data and telecommunications distribution by way of the risers, to each floor.</p>	<p>6.6 SECURITY</p> <p>A new CCTV system is to be installed to cover the external areas of the building, including Marylebone Road</p>	<p>Decorative external lighting scheme to the main elevations.</p> <p>Gravity rainwater installation using internal and external downpipes.</p>



A development by

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Energy Performance Certificate

More energy efficient

A 0 — 25
B 26 — 50  45
C 51 — 75
D 76 — 100
E 101 — 125
F 126 — 150
G Over 150

Less energy efficient

www.thegrovemarylebone.co.uk

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Photography by Tim Soar
