



33

ADAM

ROBERT

ST

FULLY FITTED OFFICES

MARYLEBONE,
LONDON

THE RHYTHM OF MARYLEBONE

33 Robert Adam Street totals 8,887 sq ft providing three floors of fitted office space. Available to let on a floor-by-floor basis or to a single occupier.

The building is suited to established, professional businesses seeking a grown-up office solution, with the option to bolt on managed services.

Robert Adam Street is a discrete and well-established Marylebone address, close to Baker Street, Loxton Walk and Chiltern Street.

The location offers easy access to restaurants, cafés, boutiques and everyday amenities, while remaining quiet and business-focused.





EXCELLENCE ON ARRIVAL

From the moment you step through the door, every detail has been thoughtfully designed to create a welcoming and seamless flow through to the 8,887 sq ft of contemporary office space.



CGI



END OF TRIP
FACILITIES



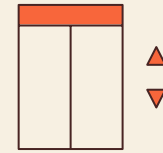
24 CYCLE
BAYS



ACCESS TO
ESTATE AMENITY



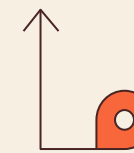
CONCIERGE
SERVICES



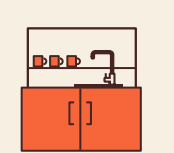
PASSENGER
LIFT



LED
LIGHTING



UP TO 2.9M FLOOR
TO CEILING HEIGHT



HIGH SPEC
FINISHES

FLEXIBLE FOR YOUR EVERY NEED

33 Robert Adam Street has been completely refurbished to provide three floors of office space. Each floor will be delivered in a CAT A+ condition with fibre pre-installed. The building can be let to a single occupier or on a floor-by-floor basis. There is also the opportunity to add a managed bolt on to provide additional services to the occupier.

A managed bolt on option is available for occupiers who want additional flexibility or support, without moving to a short-term or fully managed model.



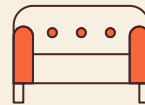
NEWLY
REFURBISHED



CAT A+
OFFERING



COMMUNAL
MEETING ROOM



COMMUNAL
BREAK OUT AREAS



CGI

AREA SCHEDULE

3RD FLOOR 3,302 SQ FT

2ND FLOOR 3,871 SQ FT

1ST FLOOR 803 SQ FT

GROUND FLOOR 911 SQ FT

BASEMENT

TOTAL AREA 8,887 SQ FT

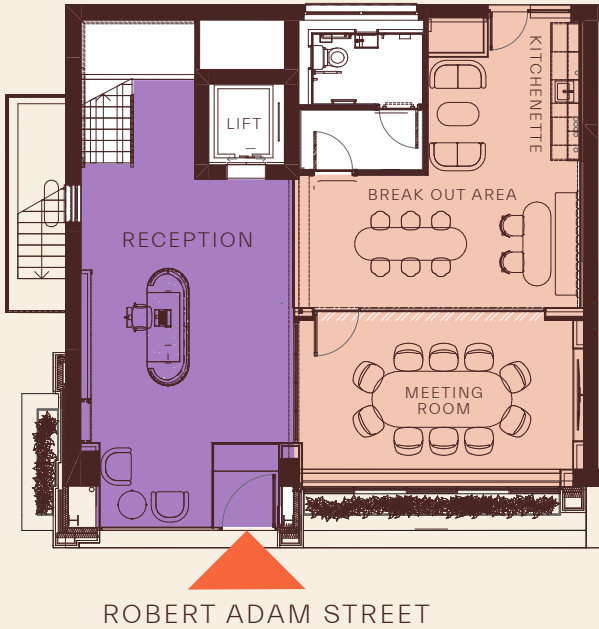


GROUND FLOOR

911 SQ FT / 84.7 SQ M

- CORE
- ENTRANCE
- RECEPTION
- AMENITIES (533 SQ FT)

10 PERSON MEETING ROOM



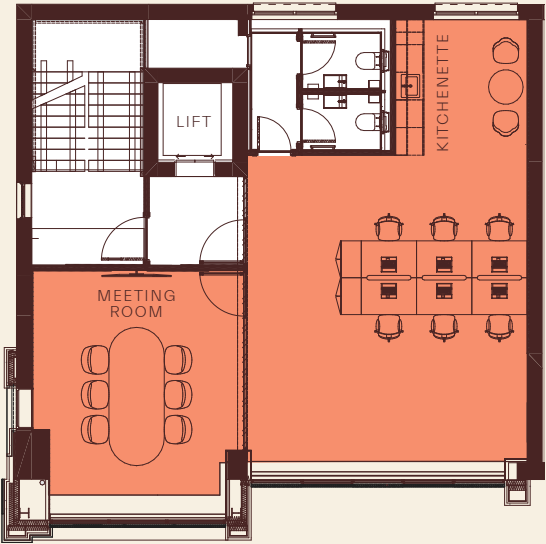
1ST FLOOR

803 SQ FT / 74.6 SQ M

- OFFICE SPACE
- CORE

6 DESKS

6 PERSON MEETING ROOM



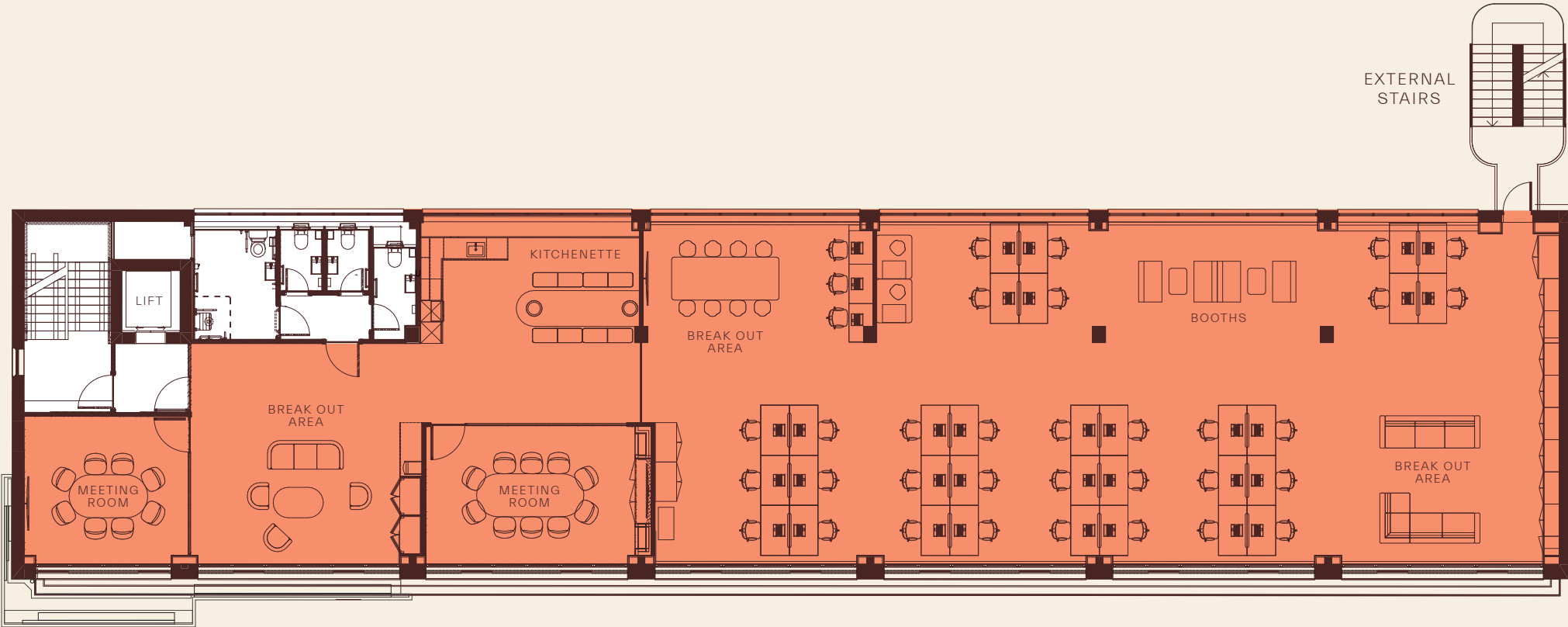
ROBERT ADAM STREET

2ND FLOOR

3,871 SQ FT / 359.7 SQ M

- OFFICE SPACE
- CORE

- 35 DESKS
- 8 PERSON MEETING ROOM
- 10 PERSON MEETING ROOM
- 2 PHONE BOOTHS



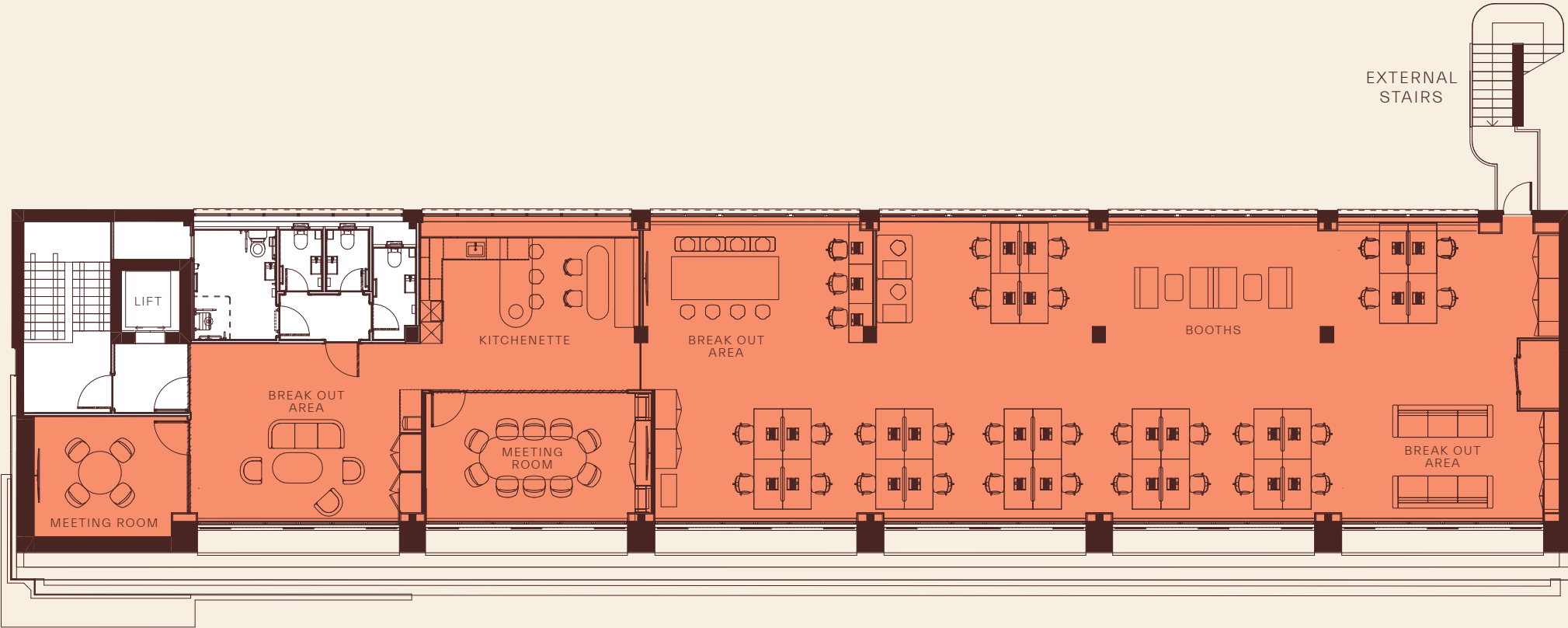
ROBERT ADAM STREET

3RD FLOOR

3,302 SQ FT / 306.8 SQ M

- OFFICE SPACE
- CORE

- 31 DESKS
- 4 PERSON MEETING ROOM
- 10 PERSON MEETING ROOM
- 2 PHONE BOOTHS



ROBERT ADAM STREET

LOCATION

THE NEIGHBOURHOOD



TRUNK

Located within The Portman Estate, 33 Robert Adam Street benefits from a prime position in Portman Marylebone, a vibrant central London neighbourhood known for its blend of independent retail, exceptional dining, premium hospitality and distinctive character. From the independent fashion and designers of Chiltern Street to the exceptional dining of Seymour Place, the creative energy of New Quebec Street and the contemporary appeal of Loxton Walk, Portman Marylebone is a neighbourhood defined by character and discovery.



THE ITALIAN GREYHOUND



ANNA + NINA



JIKONI



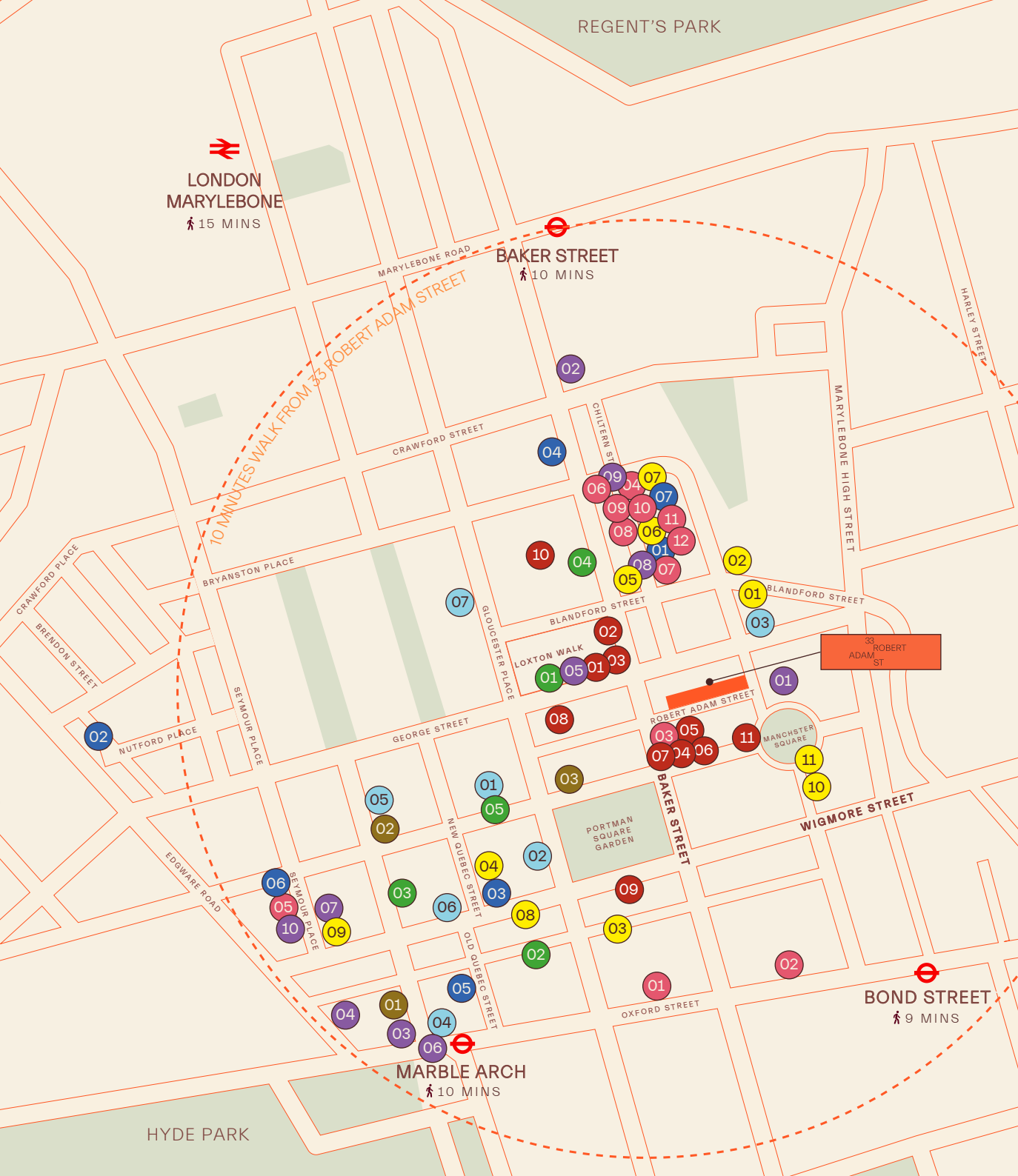
CANTOAST

Home to a strong community of professional and financial businesses, The Estate offers an established and well-connected business environment in the heart of central London. The area is further enhanced by the work of the Baker Street Quarter Partnership and Marble Arch London Business Improvement Districts, whose programmes, events and public realm initiatives help further animate the neighbourhood.



SUNSPEL





ON YOUR DOORSTEP

33 ROBERT ADAM ST

DINING AND PUBS

- 01 Jikoni
- 02 Clarette
- 03 Roti Chai
- 04 The Grazing Goat
- 05 The Hart
- 06 Maset
- 07 Cafe Murano Marylebone
- 08 KOL
- 09 Florencio
- 10 Zoilo
- 11 The Devonshire Arms

CAFÉS AND GRAB AND GO

- 01 Monocle Café
- 02 CanToast
- 03 Daisy Green
- 04 Reubens
- 05 Blank Street
- 06 So French
- 07 Avobar

MEMBERS CLUBS

- 01 The Orchard
- 02 Home House Studio
- 03 Home House

ART AND CULTURE

- 01 The Wallace Collection
- 02 Everyman Cinema
- 03 Moco Museum London
- 04 Frameless
- 05 Potato Pottery
- 06 Marble Arch Theatre
- 07 Mandy Zhang Gallery
- 08 The Gallery of Everything
- 09 Atlas
- 10 Thompson's Gallery

WELLNESS

- 01 X-Club
- 02 The Gym Way
- 03 Montcalm Mayfair Spa
- 04 Fitness First
- 05 Nobu Pilates

HOTELS

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

RETAIL

- | | |
|--------------------|---------------|
| 01 M&S | 07 Trunk |
| 02 Selfridges | 08 Sunspel |
| 03 Coop | 09 Monc |
| 04 Anna + Nina | 10 Sabah |
| 05 Veranda Books | 11 Grandiroso |
| 06 Labour and Wait | 12 anatomē |

OFFICE OCCUPIERS

- 01 Pimco
- 02 Moelis & Company
- 03 Sculptor Capital Management
- 04 Hikma Pharmaceuticals
- 05 CNOOC
- 06 Aramco
- 07 Aspect Capital
- 08 Sarasin
- 09 BC Partners
- 10 D&E Shaw
- 11 Lazard

LOCATION

33 ROBERT ADAM ST



WELL CONNECTED

33 Robert Adam Street offers exceptional connectivity across London and beyond. Within a short walk of Bond Street, Baker Street, Marble Arch and Marylebone stations, occupiers benefit from seamless access to the Elizabeth, Central, Jubilee, Bakerloo, Circle, Metropolitan and Hammersmith & City lines, as well as national rail services.



ABOUT THE ESTATE



PORTMAN SQUARE

First certified as a B Corp in 2022 and now successfully recertified, The Portman Estate is part of a global movement of businesses meeting the highest standards of social and environmental responsibility.

A forward-thinking property company with a strong heritage, the Estate is dedicated to the long-term success of its neighbourhood and London's West End, providing a high-quality, sustainable environment while supporting its community, managing responsibly and evolving its portfolio for the benefit of all. This is guided by the family motto to act with a Clean Heart and a Cheerful Spirit.

THE ORCHARD



IMAGE CREDIT: X+WHY



LOXTON WALK

The Portman Estate spans 110 acres of Marylebone, Marble Arch and Edgware Road in London's West End, with prominent frontages on Oxford Street and Baker Street. Committed to excellent customer service, the Estate aims to be the destination of choice for residents, businesses and visitors, offering buildings that meet market demand within a distinctive, varied and vibrant environment.



ONE GREAT CUMBERLAND PLACE

THE ORCHARD

The Orchard is a business-led members' club space at One Great Cumberland Place, operated by innovative workspace provider x+why. Designed for local businesses and building tenants, it offers a flexible place to meet, work and collaborate, with access to bookable meeting rooms and conference facilities, co-working space and an exclusive restaurant with terrace. Membership is available to commercial office customers within The Portman Estate.

[FIND OUT MORE](#)

TERMS

TENURE

To let

LEASE LENGTH

New full repairing and insuring lease(s) available for a term by arrangement direct from the Landlord.

RENT

On application

BUSINESS RATES

To be confirmed

SERVICE CHARGE

To be confirmed

EPC

Projected B

UNDERGROUND CAR PARKING

Terms available on request

GET IN TOUCH



BEN LEWIS

07966 233 680

ben.lewis@knightfrank.com

FRANCESCA SKINNER

07866 191 140

francesca.skinner@knightfrank.com



ED ARROWSMITH

07736 869 320

ed.arrowsmith@cushwake.com

GUY RITCHER

07741 094570

guy.ritcher@cushwake.com



Important Notice - These particulars are provided for guidance only and do not form part of any offer or contract. All details should be verified by interested parties. Information correct at time of publishing (August 2026).

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THE
PORTMAN
ESTATE

Certified



Corporation

