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LOXTON WALK, A NEW RETAIL AND LEISURE DESTINATION IN LONDON'S WEST END

**The Portman Estate and Derwent London to deliver 28,500 sq ft retail
and leisure space in Marylebone**



The Portman Estate and Derwent London have unveiled plans for the launch of Loxton Walk, the West End's latest retail and leisure destination in the heart of Marylebone. With public space, sustainable design and a new retail offering, Loxton Walk will be an entirely new and carefully curated street for the area.

Launching in 2025, Loxton Walk will deliver 28,500 sq ft of new retail and leisure space across 17 ground floor units, accessible via four new avenues from George Street, Blandford Street, Gloucester Place and Baker Street. The project will comprise a central open-air courtyard designed to create a lively, vibrant new destination for residents, workers and visitors to Marylebone.

Providing a unique opportunity for retailers and hospitality businesses, Loxton Walk includes a variety of spaces from kiosk retail units through to spaces for flagship restaurants. With adaptable units ranging from 300 sq ft to 5,800 sq ft, brands can also combine units to create anchor stores. Loxton Walk aims to appeal to and bring together a diverse mix of retail and hospitality businesses, from independent coffee shops and full-service restaurants to retailers spanning across wellness, lifestyle and amenity.

With dedicated outside seating areas and courtyard space providing the potential for organised activations, Loxton Walk exemplifies The Portman Estate's responsible stewardship of the area. Providing new public realm, Loxton Walk is part of the Estate's continual evolution of placemaking in Marylebone.



By attracting an eclectic range of brands, Loxton Walk will complement The Portman Estate's ongoing curation of Marylebone. With iconic destinations such as Chiltern Street and Marble Arch, the area most recently saw the landmark opening of Moco London, a new cultural destination for London and the third and largest Moco Museum location in Europe. The Estate has created a thriving retail, leisure and culture offering with international and independent brands.

Helping build a commercially resilient neighbourhood, Loxton Walk will reflect the developers' wider efforts to drive inward investment in the West End. Creating a new retail and leisure destination for the West End underlines the ambition of the Estate and Derwent London to protect the long-term future success of Marylebone and London more widely.

Loxton Walk is at the heart of a wider mixed-use development between The Portman Estate and Derwent London. The commercial offering includes 206,000 sq ft of offices on Baker Street and a further 12,000 sq ft workspace at 30 Gloucester Place.

In-line with The Portman Estate and Derwent London's commitment to sustainability, Loxton Walk is targeting exceptional sustainability credentials. Certification targeting standards include WiredScore Platinum, BREEAM 'Excellent' and EPC 'A', with 48 cycle racks designated to retail occupiers to support sustainable travel to Loxton Walk.

Tom Knight, Portfolio Director, The Portman Estate commented: "The creation of Loxton Walk highlights our efforts and commitment to building a commercially successful neighbourhood in central London. Our latest retail and leisure offering delivered in partnership with Derwent London is an exciting addition to the Marylebone landscape, bringing a new public space and amenity to those who live, work and visit here."

Philippa Abendanon, Head of Leasing, Derwent London added: "At Derwent London, we have long recognised the importance of design in prime locations, with connectivity and world-class amenities. Loxton Walk stands as a vibrant destination at the heart of a thriving neighbourhood, offering high-quality facilities and sustainable outdoor areas for people to live, work, and explore.

We are pleased to be partnering with The Portman Estate and Loxton Walk is the embodiment of our shared vision and ambition when it comes to creating exceptional places in London, a world leading city."

For more information or visit <https://www.loxtonwalk.com/>



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