ONE RARE FIND

MAYFAIR
ONE RARE FIND.

Up to 43,815 sq ft is now available in one of the best office addresses in London, in the heart of prestigious Mayfair.
A rare opportunity
to occupy space
in this landmark building.

Notable occupiers include Moore Europe Capital, Man GLG, Blackstone/PJT Partners, Kedge Capital/Waypoint and LaSalle Investment Management.
Exceptional office space, including the largest available single floor space in Mayfair.

**Part 3rd Floor**
14,109 sq ft
(1,310.8 sq m)

The 3rd floor is currently used as a client meeting room suite. The meeting rooms have been finished to a very high standard of interior design and an incoming tenant has the option to retain or reconfigure this space entirely.

**4th Floor**
29,706 sq ft
(2,759.8 sq m)

The 4th floor is currently configured in a highly efficient open plan layout. An incoming occupier has the flexibility to reconfigure the space to suit any type of layout.
Part 3rd Floor
Current Layout

26 Meeting Rooms
8 x 4 person
5 x 6 person
9 x 8 person
3 x 10 person
1 x 38 person
Training/Conference Room
Part 3rd Floor
14,109 sq ft (1,310.8 sq m)
4th Floor
Current Layout
4th Floor
29,706 sq ft (2,759.8 sq m)
CGIs illustrating the accommodation in an open plan format.

Computer generated images of the 4th floor if it was returned to open plan.
From left to right
– 6 person meeting room on the 3rd floor
– Concertina walls open up between the 3rd floor meeting rooms to create a larger space
Current Layout.

Clockwise from left
- The larger of two kitchens on the 4th floor
- Meeting pods on the 4th floor offer views across the atrium
- Open plan desks on the 4th floor
Summary Specification.

ON THE FLOORS
- 2.75m floor to ceiling height
- 3.75m slab to slab height
- 150mm typical raised floor void
- Four pipe fan coil air conditioning new in 2011
- Ventilation:
  - Offices: 1.6 litres/sec/sq m
  - WC areas: Extract: 10 air changes per hour; Supply: 8 air changes per hour
- 12m x 9m structural grid
- WCs refurbished in 2011

IN THE BUILDING
- 24 hours access and security
- 6 x 21 persons / 1,600 kg passenger lifts
- 1 x 26 persons / 2,000 kg goods lift
- Shower facilities, lockers and drying room in basement fitted in 2015
- 3 car spaces allocated to the 4th floor and 1 space to the 3rd floor
- Motorbike and bicycle spaces
- Standby generator allocation
- EPC Rating E
Clockwise from left
- Guest facilities on the 3rd floor
- Dedicated shower and changing facilities
- 3rd floor lift lobby
HANOVER SQUARE
OXFORD CIRCUS
BOND STREET
Soho
Grosvenor Square
MAYFAIR
BERKELEY SQUARE
PICCADILLY CIRCUS
ST JAMES’S
Green Park
Hyde Park
18 – One Curzon Street
Location.

**LOCAL OCCUPIERS**

1. Alliance Bernstein
2. Bain Capital
3. Blackstone Group
4. BTG Pactual
5. Caxton Associates
6. Egerton Capital
7. Glencore Energy UIC
8. GSA Capital
9. Lazard
10. Perella Weinberg Partners

**UNDERGROUND CONNECTIONS**

- Bakerloo line
- Central line
- Jubilee line
- Jubilee line
- Piccadilly line
- Victoria line
- Elizabeth line (Crossrail)

**JOURNEY TIMES**

*From Green Park Jubilee, Piccadilly & Victoria lines*

- Victoria: 2 mins
- Waterloo: 7 mins
- Euston: 7 mins
- King’s Cross St Pancras: 10 mins
- Canary Wharf: 19 mins
- Bank: 19 mins
- City Airport: 26 mins
- Heathrow Airport: 34 mins

**ELIZABETH LINE (CROSSRAIL) JOURNEY TIMES**

On completion in 2018, the Elizabeth line at Bond Street Station will deliver fast services east and west.

*From Bond Street*

- Heathrow: 29 mins
- Paddington: 2 mins
- Canary Wharf: 13 mins
- Liverpool St: 7 mins
- Farringdon: 4 mins

*Journey times are platform to platform. Source: TFL*
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