

Prime CAT A (4,465 sq ft) and
CAT A+ (4,440 sq ft) Office Floors Available



Fifty Five

Grosvenor Street
Mayfair

An Exceptional Prime Mayfair Building

A beautiful boutique office building located in the heart of Mayfair, with an elegant reception benefitting from a dedicated concierge.

The first floor office comprises 4,465 sq ft of prime CAT A workspace, allowing the occupier a blank canvas to make the space their own. Alternatively, the third floor totalling 4,440 sq ft is being remodeled to CAT A+, providing an effortless solution for an occupier to move straight into.



Specification



New CAT A &
CAT A+ space



New VRF air
conditioning system



Fibre provided
by G Network



Elegant reception with
dedicated concierge



Highly efficient
floor plates



New LED
lighting



Shower



Dedicated
bicycle racks

Fully fitted workspace



The third floor has been newly fully fitted, ready for work. It has been designed in an open plan layout, featuring breakout areas, meeting rooms and a kitchen.

The high quality workspace would be suitable for a range of occupiers looking to call Mayfair their home.





Cat A floor

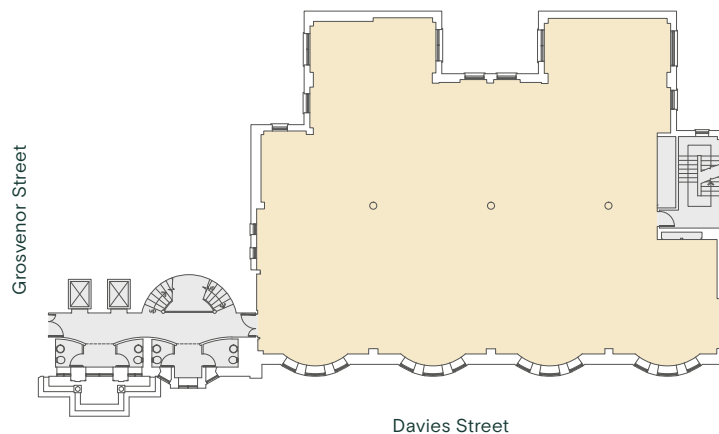
Light Filled Office Space

Contemporary, efficient and newly designed office floors of the highest specification, providing the ideal working environment.

Floor	Condition	Sq Ft	Sq M	Availability
3rd floor	CAT A+	4,440	412.5	Available now
1st floor	CAT A	4,465	414.8	Available now
Total		8,905	827.3	

1st floor plan

4,465 sq ft (414.8 sq m)



Office Core

3rd floor plan

4,440 sq ft (412.5 sq m)

Open desks	36	8 person meeting room	02	Kitchenette	01
Quiet rooms	04	6 person meeting room	01	Breakout areas	02
12 person meeting room	01	4 person meeting room	01	Reception	01
Private wc & shower	01				



Office Core

Plan not to scale, for indicative purposes only.



A Prestigious Vibrant Location

Perfectly located with exclusive shopping, fine dining, luxury hotels and clubs on its doorstep. The property is equidistant between Berkeley Square and Grosvenor Square which provide idyllic green spaces to relax.

Bond Street Underground Station benefits from the Elizabeth Line, while Oxford Circus and Green Park Underground stations are situated in close proximity.



03 mins

Bond Street



09 mins

Oxford Circus



10 mins

Green Park



Viewings

Viewings to be arranged strictly via the joint sole agents.

Terms

Upon application.



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