

STAMONA

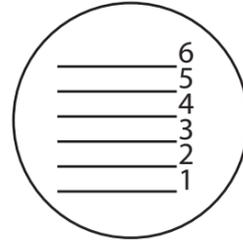


25 North Row
Mayfair, W1

22,000 SQ FT MAYFAIR HQ DESIGNED BY ANOMALY ARCHITECTS



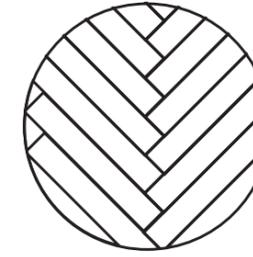
LOCATED NEXT TO
NORTH AUDLEY STREET



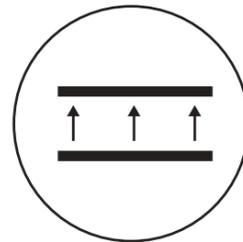
ARRANGED OVER
LG - 6TH FLOOR



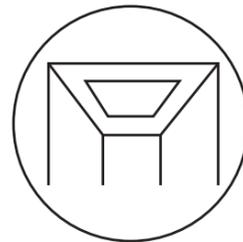
TYPICAL FLOORS
3,000 SQFT



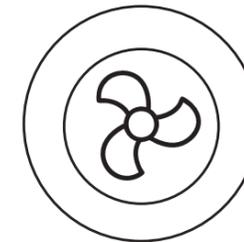
CONTEMPORARY LUXURY
FINISHES THROUGHOUT



150MM RAISED FLOORS



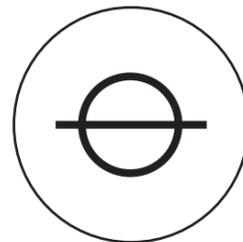
PLASTER CEILINGS



CONCEALED CEILING
MOUNTED AHU UNITS



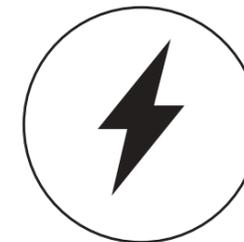
3,943 SQ FT OF ROOF
TERRACING (STPP)



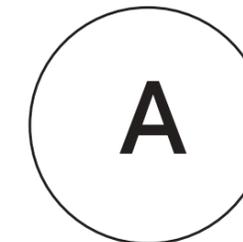
BRAND NEW
COMMUTER FACILITIES



7 SHOWERS AND 42
BIKE RACKS



FULLY ELECTRIC



EPC A

25 North Row Location

25 North Row is in the district of Mayfair, in the London Borough of Westminster. The site is in the Mayfair Conservation Area but is not listed or locally listed.

The site is within close walking distance to Marble Arch and Bond Street stations, and is adjacent to a number of busy commercial roads including Oxford Street and North Audley Street.



-  SITE
-  MAYFAIR CONSERVATION AREA
-  UNDERGROUND STATION
-  UNDERGROUND STATION (ELIZABETH LINE)

25 North Row
Indicative CGI (Day)



25 North Row
Indicative CGI (Night)



Area Table

	Proposed			
	NIA		Terraces	
	<i>sqm</i>	<i>sq ft</i>	<i>sqm</i>	<i>sq ft</i>
6	27.4	295	199.4	2,146
5	287.0	3,089		
4	286.7	3,086		
3	287.0	3,089		
2	283.1	3,047	107.6	1,158
1	439.9	4,735		
Reception	67.8	730		
0	318.6	3,429	59.4	639
LG	59.4	639		
Total	2,056.9	22,140	366.4	3,944

Car Parking Spaces : 1

Reception
Indicative CGI



Proposed Plan Ground Floor

NIA (Class E): 318.6 sqm / 3,429 sqft

NIA (Reception): 67.8 sqm / 730 sqft

Terrace Area: 59.4 sqm / 639sqft

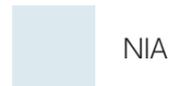
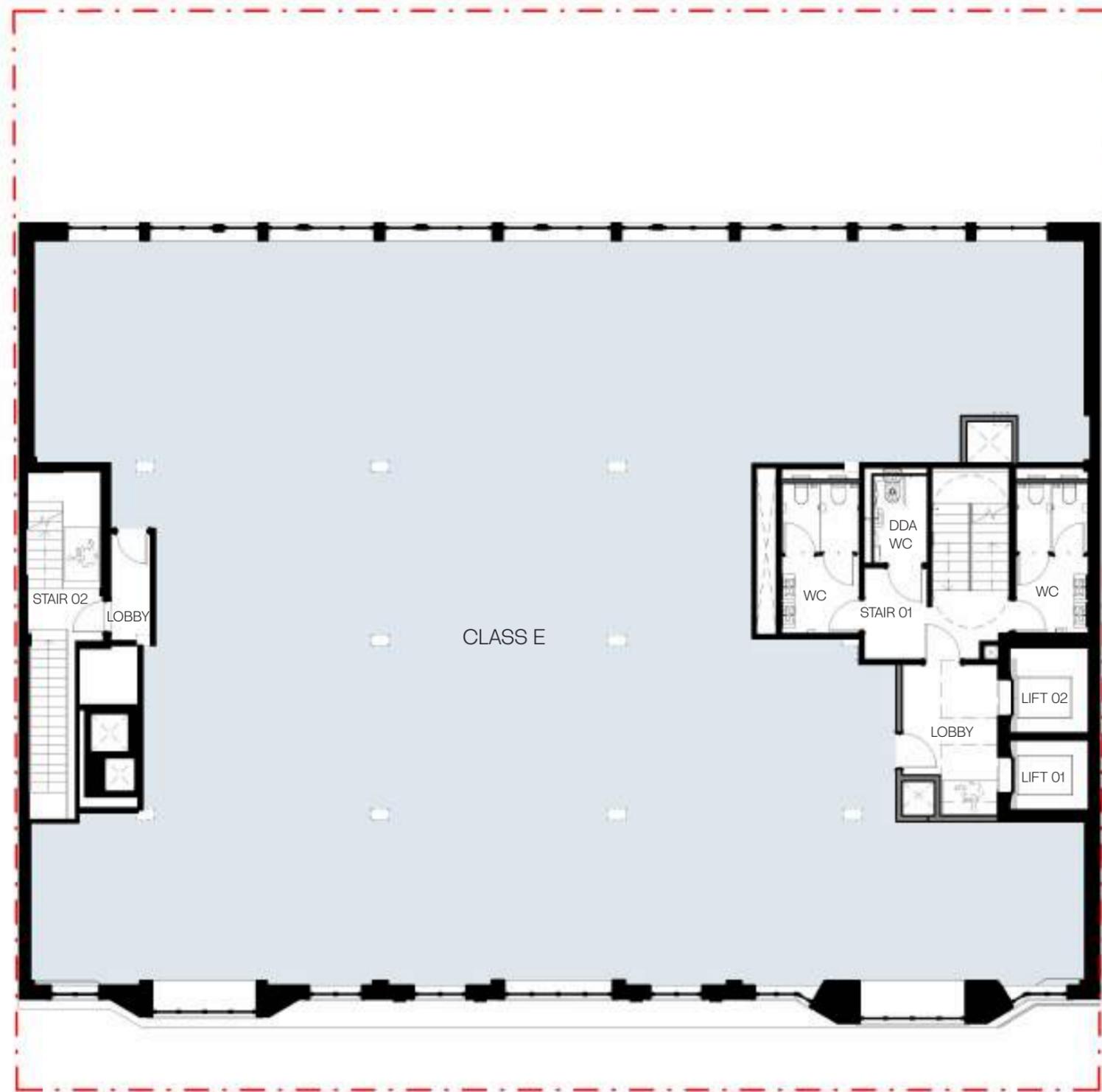
WCs: 3

Lifts: 2



Proposed Plan Level 01

NIA: 439.9 sqm / 4,735 sqft
WCs: 5
Lifts: 2



NORTH ROW



Arrival
Indicative CGI



Workspace
Indicative CGI



Teapoint & Breakout
Indicative CGI



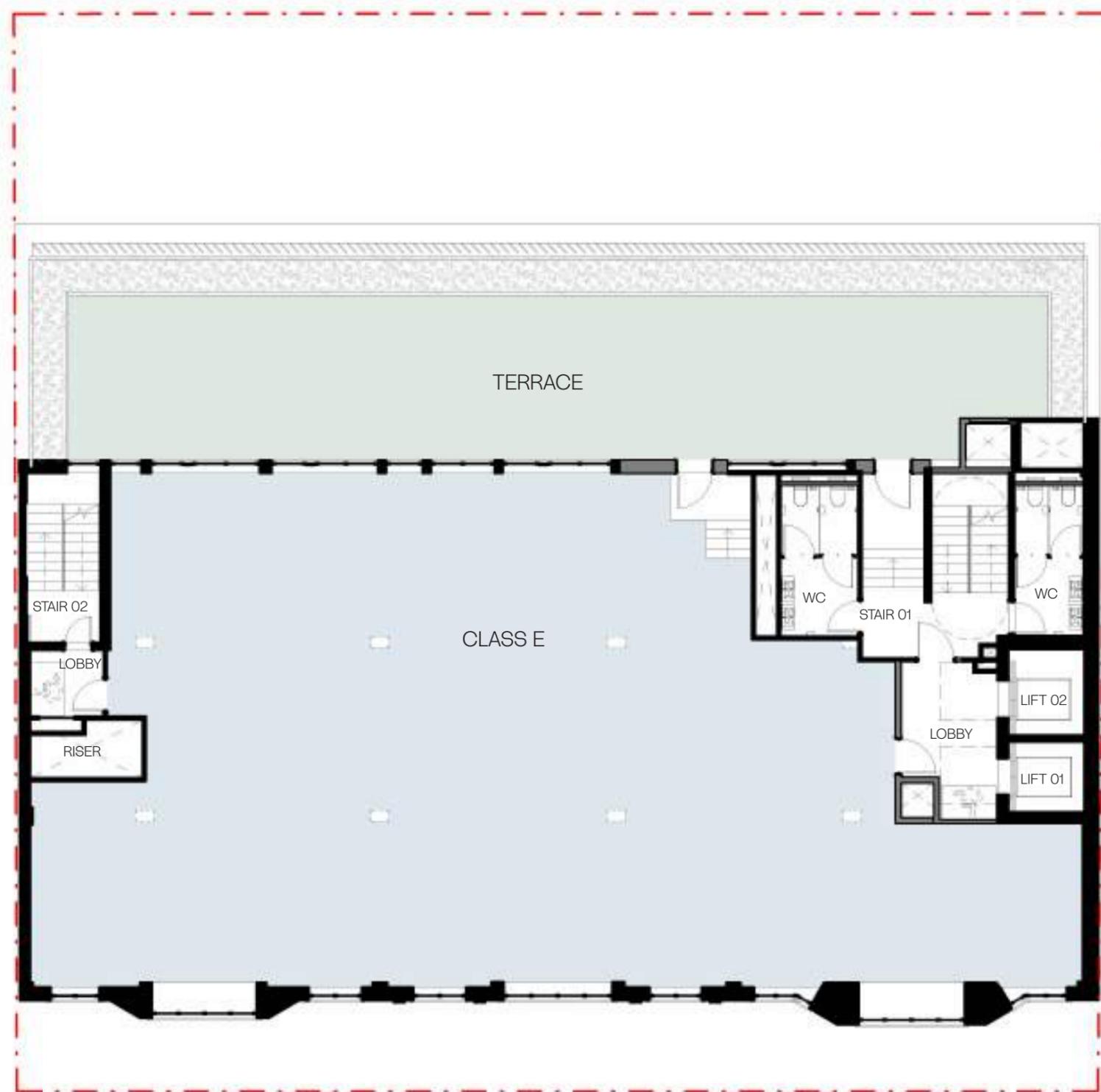
Proposed Plan Level 02

NIA: 283.1 sqm / 3,047 sqft

Terrace Area: 107.6 sqm / 1,158 sqft

WCs: 4

Lifts: 2



Terrace

NIA

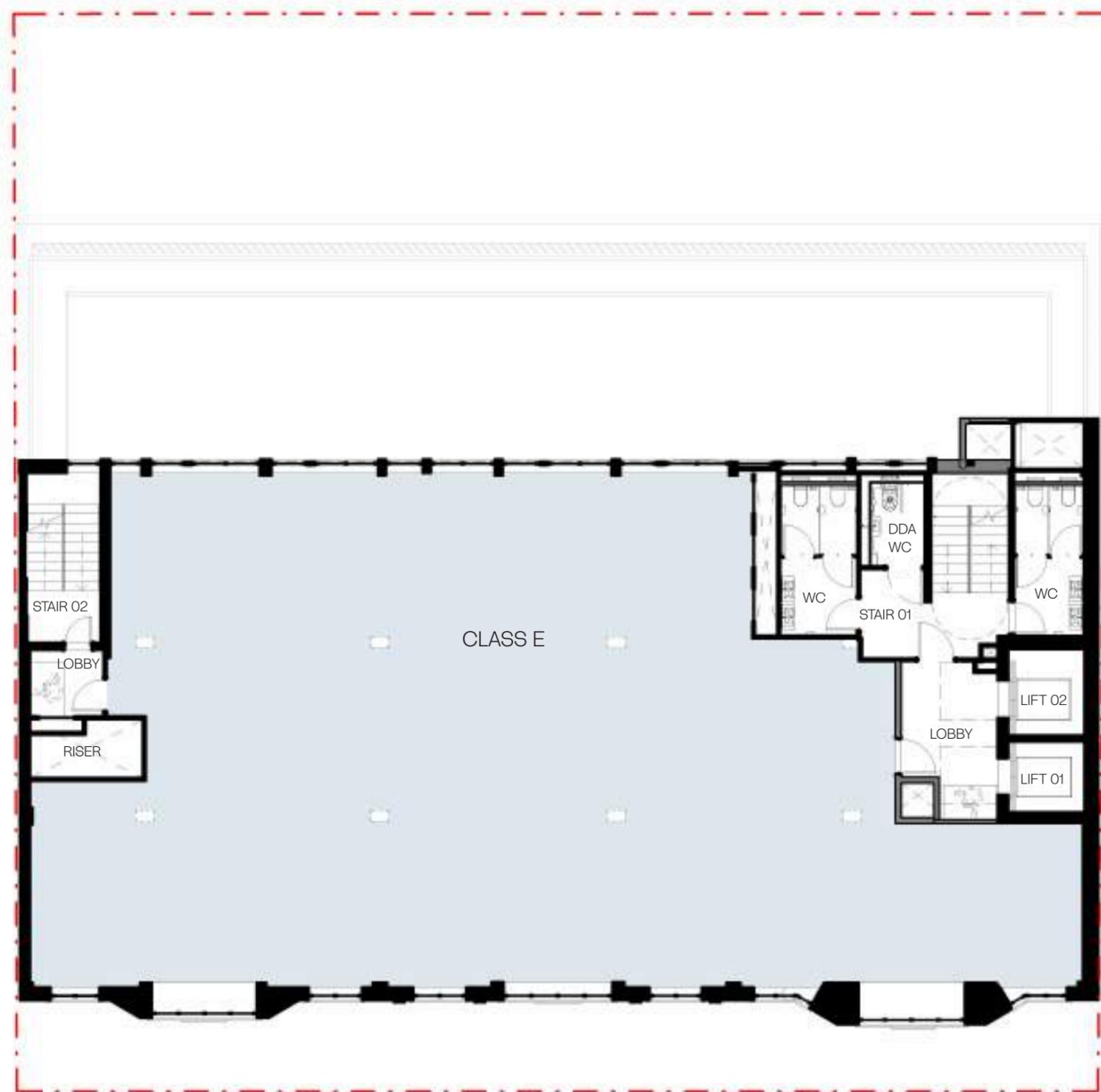


Proposed Plan Level 03

NIA: 287.0 sqm / 3,089 sqft

WCs: 5

Lifts: 2



NORTH ROW

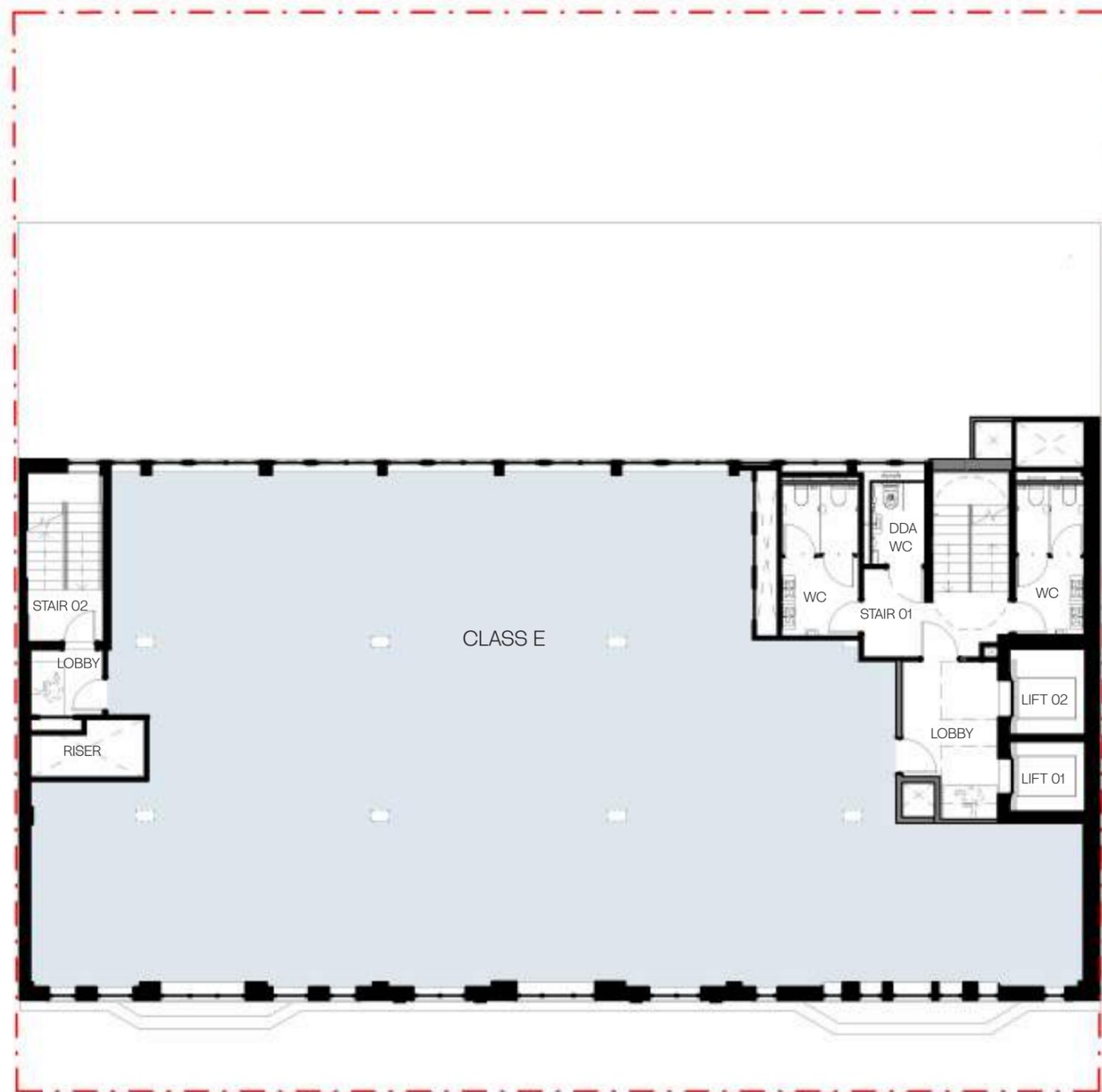


Proposed Plan Level 04

NIA: 286.7 sqm / 3,086 sqft

WCs: 5

Lifts: 2



NORTH ROW



NIA

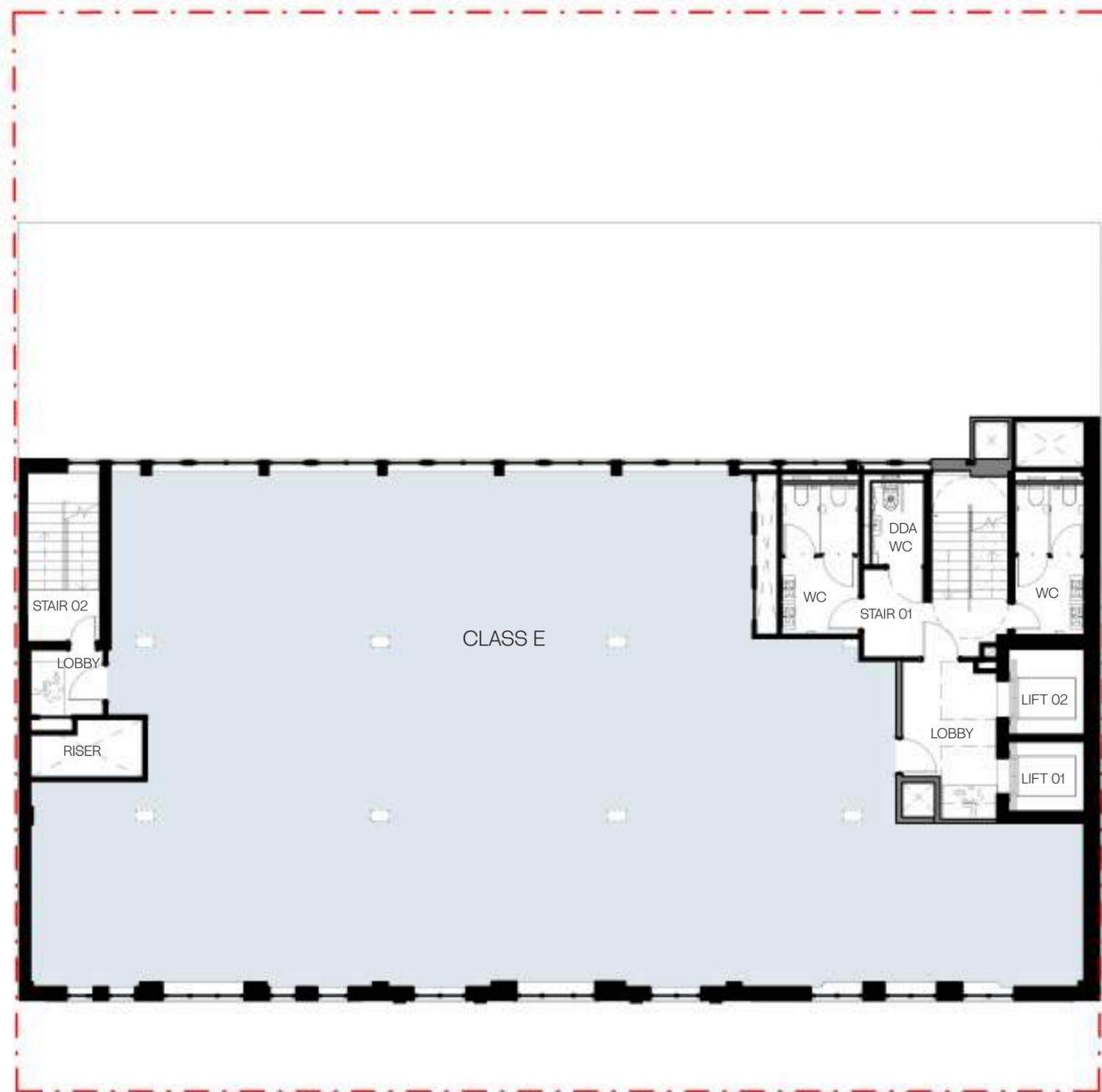


Proposed Plan Level 05

NIA: 287.0 sqm / 3,089 sqft

WCs: 5

Lifts: 2



NORTH ROW



NIA



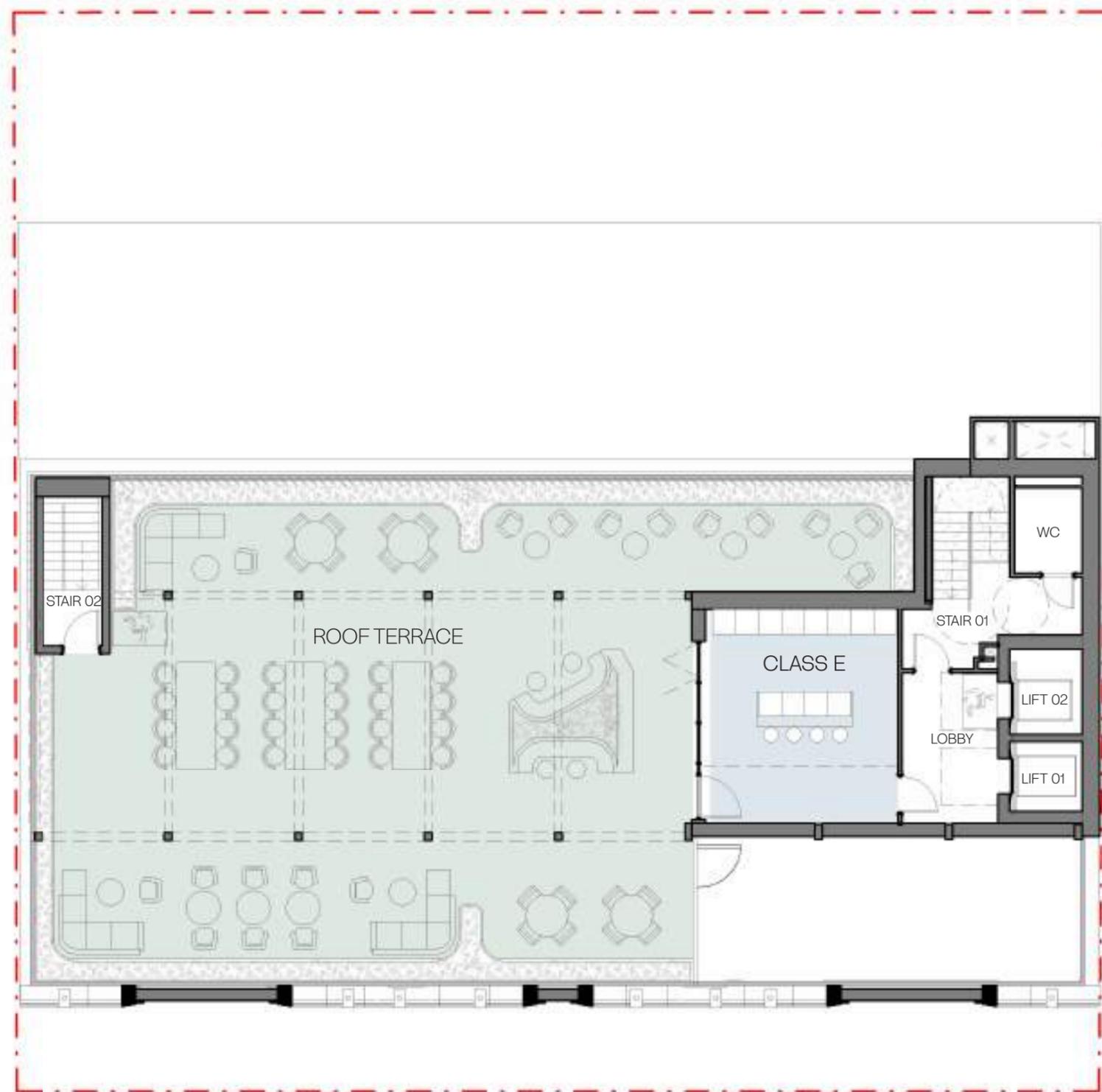
Proposed Plan Level 06 - Roof Terrace

Amenity Space NIA: 27.4 sqm / 294 sqft

Terrace Area: 199.4 sqm / 2,146 sqft

WCs: 1

Lifts: 2



 Terrace

 NIA



Roof Terrace
Indicative CGI



Proposed Plan Lower Ground Floor

NIA: 59.4 sqm / 639 sqft

WCs: 5

Lifts: 2

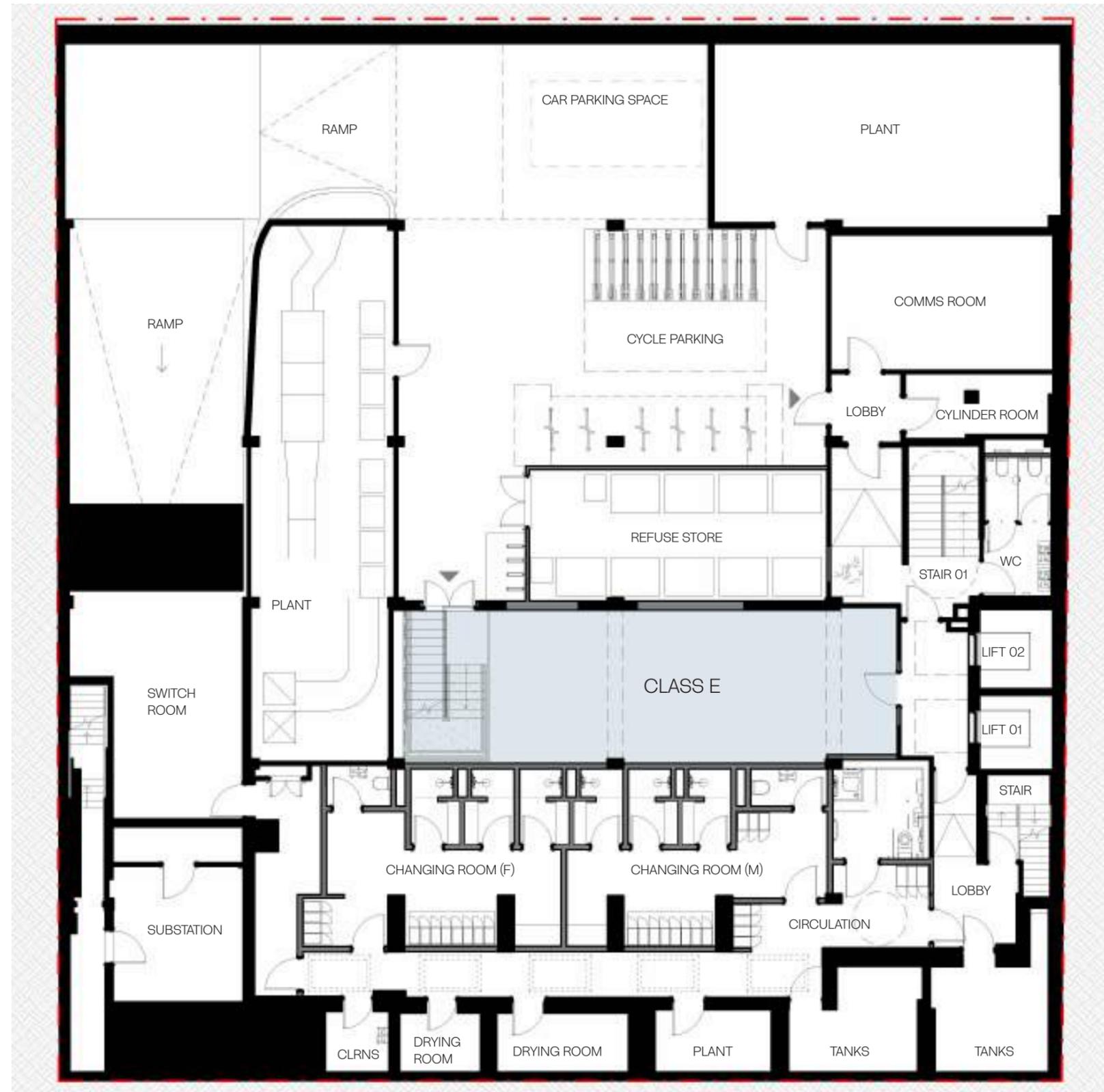
Showers: 7

Cycle Parking Spaces: 42

Car Parking Spaces: 1

Facilities:

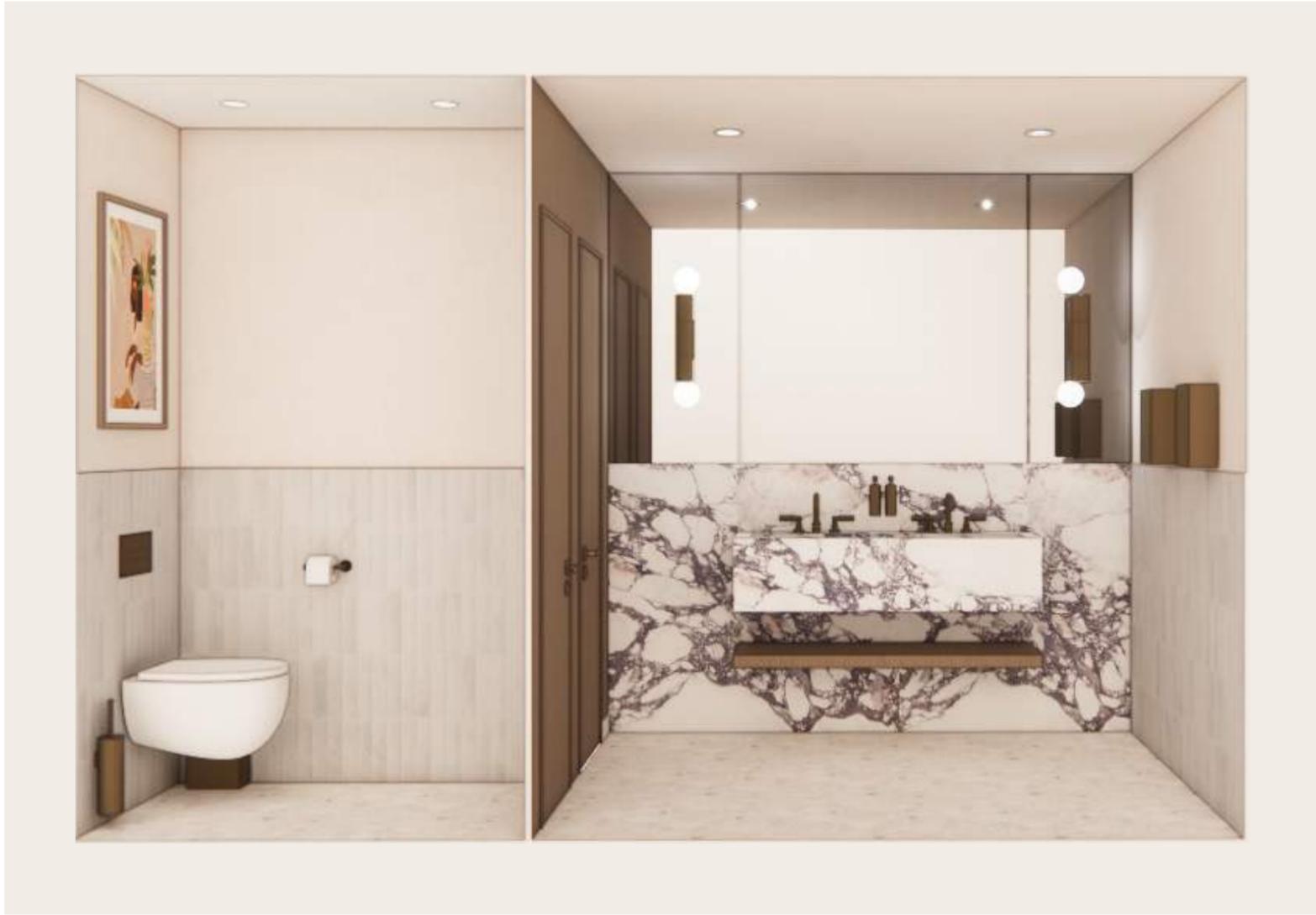
- Flexible Class E space
- Dedicated cycle route to secure parking
- Male / female end of trip facilities
- Accessible cycle parking and end of trip facilities
- Mixed locker types



Amenity Space
Indicative CGI



WCs & End of Trip Facilities Indicative Visuals



WC Cubicle and Hand Washing

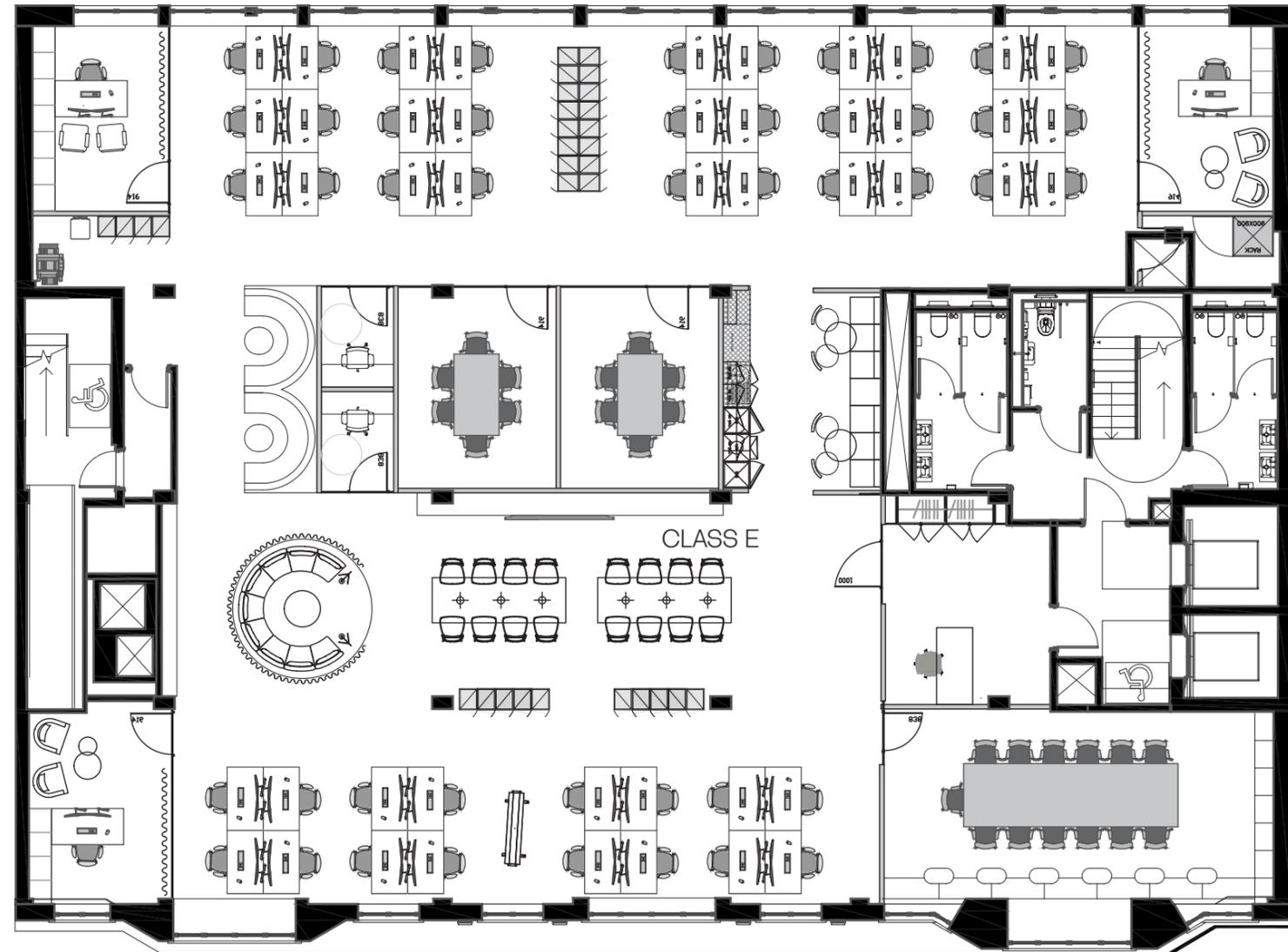


Shower Rooms

Level 01 Test Fit Plan

NIA: 440sqm / 4,735 sqft
Occupancy Density: 1:10

Desks 1400mm	46
Meeting Rooms	03
Private Offices	04
Reception	01
Call Pods	02
Teapoint	01
Male WCs	02
Female WCs	02
Accessible WCs	01



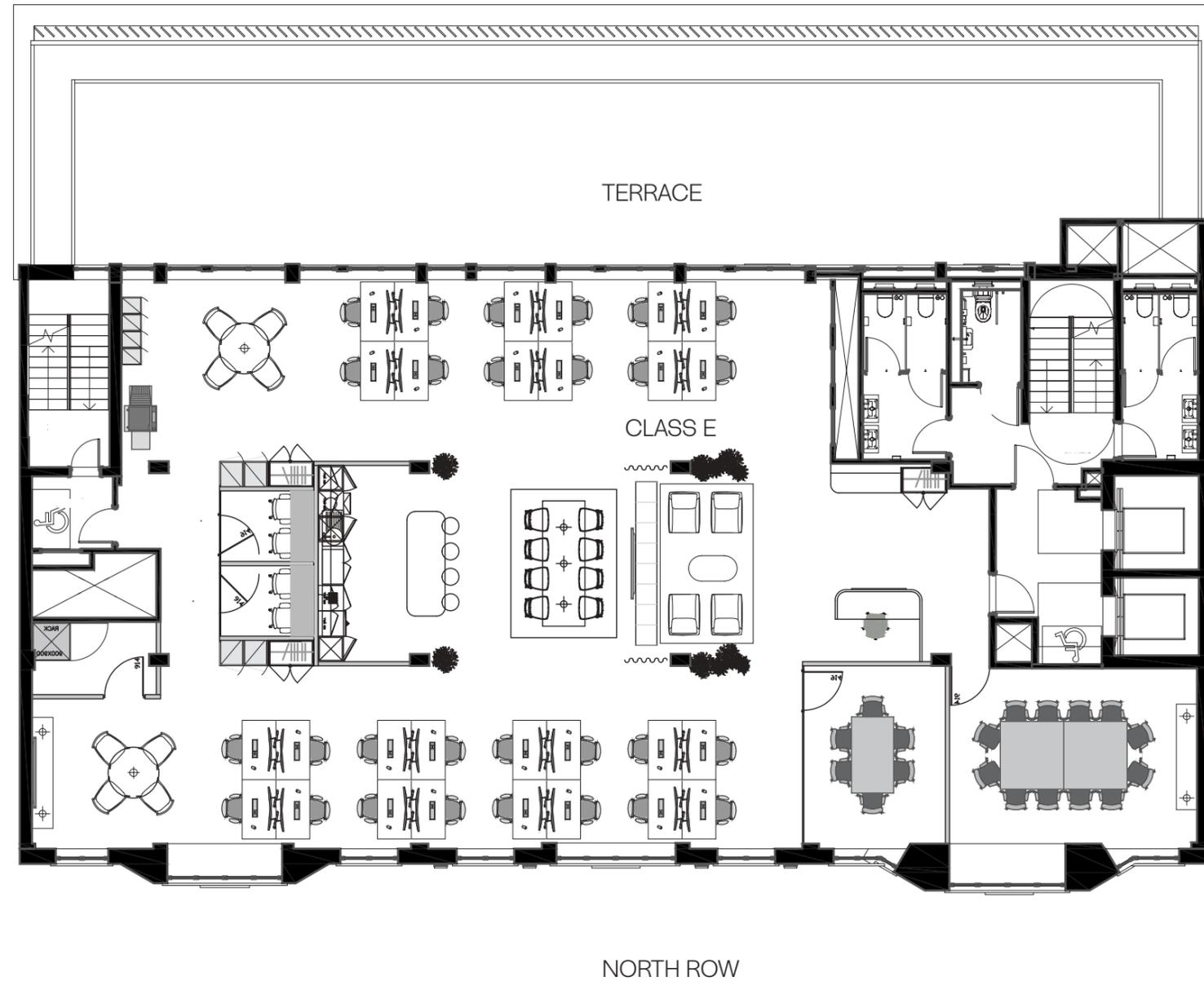
NORTH ROW



Level 03 Test Fit Plan

NIA: 287sqm / 3,089 sqft
Occupancy Density: 1:10

Desks 1400mm	28
Meeting Rooms	02
Call Pods	02
Reception	01
Teapoint	01
Male WCs	02
Female WCs	02
Accessible WCs	01



Consultant Team

25-27 NORTH ROW LTD.

25-27 NORTH ROW LTD.
CLIENT

ANOMALY

ARCHITECT
ANOMALY



PLANNING, HERITAGE & TRANSPORT
ICENI PROJECTS



RX
LEASING AGENTS

BLUEBOOK

BLUEBOOK
LEASING AGENTS



MARSHALL FIRE
FIRE SAFETY ENGINEERING



TAYLORED COMPLIANCE
FIRE CONSULTANCY



LAMORBEY ASSOCIATES
BUILDING SERVICES ENGINEERING



LONDON STRUCTURES LAB
STRUCTURAL ENGINEER



MIZU
COST CONSULTANT



HANN TUCKER
ACOUSTIC CONSULTANT



DPR
DAYLIGHT & SUNLIGHT



LONDONIUM
PR & COMMUNICATIONS



VIRO
SUSTAINABILITY CONSULTANT

A full design team has been appointed to deliver this scheme, with a focus on utilising experts within the fields of sustainability and re-use through retrofit.

All Enquiries



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