40

NEW BOND STREET

Mayfair

Welcome to

MAYFAIR'S FINEST

An address that needs no introduction. Behind a historic frontage is something truly exceptional. Your rarefied place of business – an unparalleled meeting point for London's most discerning.



WORK *Ready*

Thoughtfully curated interiors provide occupiers with the opportunity for fully fitted space, designed for productivity from day one

Designed by leading architects, Aukett Swanke, 40 New Bond Street offers quality finishes and furniture designed for all businesses









SCHEDULE OF AREAS

Floor	Area (Sq Ft)	Area (Sq M)	Availability
05	1,735	155	Available Now
04	2,213	206	*Under Offer*
03	4,035	367	Available Now





BUILDING *Specification*

- Boardroom Furniture and AV
- Pendant Lighting
- Integrated Power and AV
- Room Climate Control
- 1400mm Work Stations
- 4D Ergonomic Task Chairs
- Four Pipe, Fan Coil Air Conditioning
- Fully Accessible Raised Floor
- 2.8 Floor to Ceiling Height
- Exceptional Natural Light
- Double Glazed Windows
- LED Lighting
- Bicycle Storage











YOUR PRIVATE *Oasis*

The 5th Floor benefits from a large, private terrace landscaped with plants, trees and premium Italian outdoor furniture







Indicative CGI's

ACCESS *Mayfair*

40 New Bond Street is surrounded by Michelin-starred restaurants, boutique retailers, and the calm of nearby green squares. A location with timeless appeal and endless experiences.

Gymkhana
The Ritz
Grosvenor Square
Old Bond Street
Hedonism Wines
Claridges
The Royal Academy















CONNECTIVITY
& Transport

Bond Street, Green Park and Oxford Circus stations are all within easy reach. The Elizabeth Line at Bond Street connects you swiftly to Heathrow, Canary Wharf and beyond.



GET IN TOUCH

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