

# MAKE A GRAND ENTRANCE





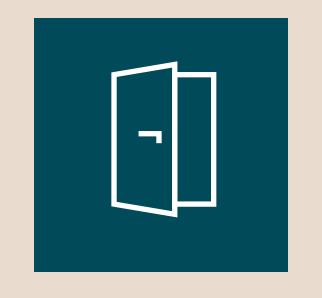


Brand newly refurbished self-contained ground and lower-ground floor offices overlooking Hyde Park, benefiting from generous floor to ceiling heights, good natural light and all the end of trip facilities, providing the blue print to make this exceptional office space your own.

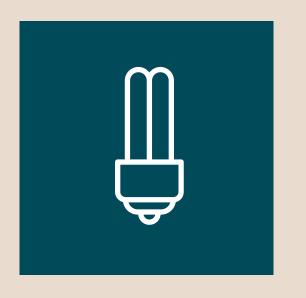




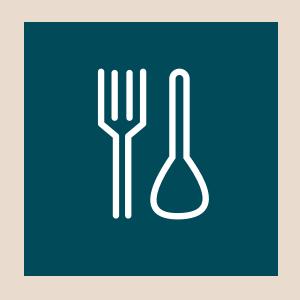
### SPECIFICATION



IMPRESSIVE SELF-CONTAINED ENTRANCE



LED LIGHTING



KITCHEN / BREAKOUT AREA



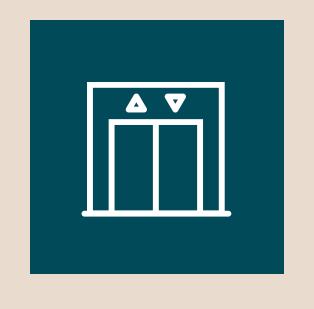
SHOWER FACILITIES



BIKE RACKS



COMPREHENSIVELY
REFURBISHED OFFICE FLOORS
FINISHED TO A CAT A
SPECIFICATION



TWO PASSENGER LIFTS



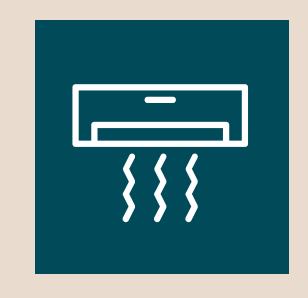
MANNED RECEPTION



COMMUNALTERRACE



CAR PARKING AVAILABLE



NEW VRV AIR CONDITIONING



3.65M CEILING HEIGHTS ON GROUND FLOOR & INTERNAL CONNECTIVITY

# GROUND

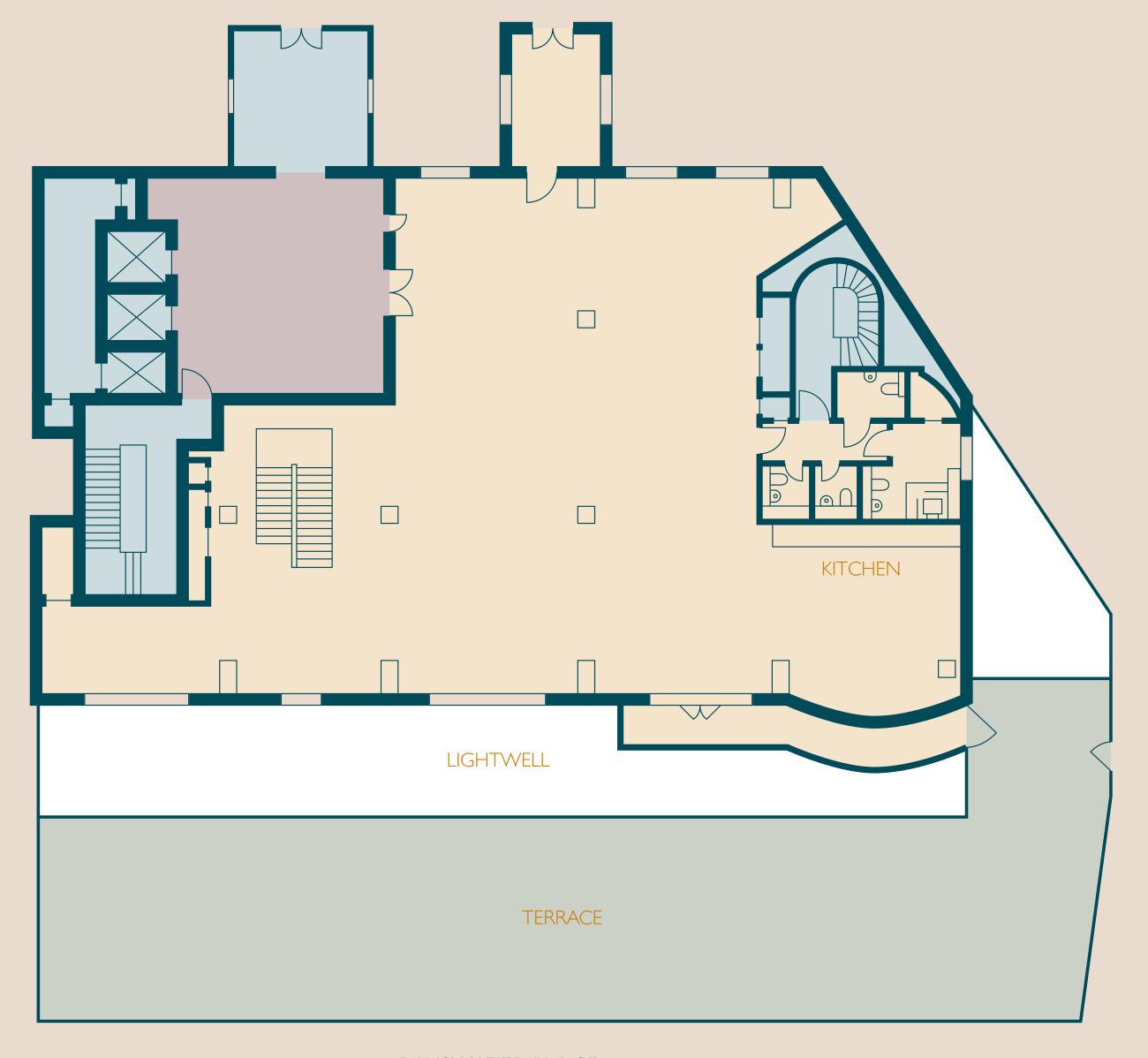
3,365 sq ft / 312.62 sq m

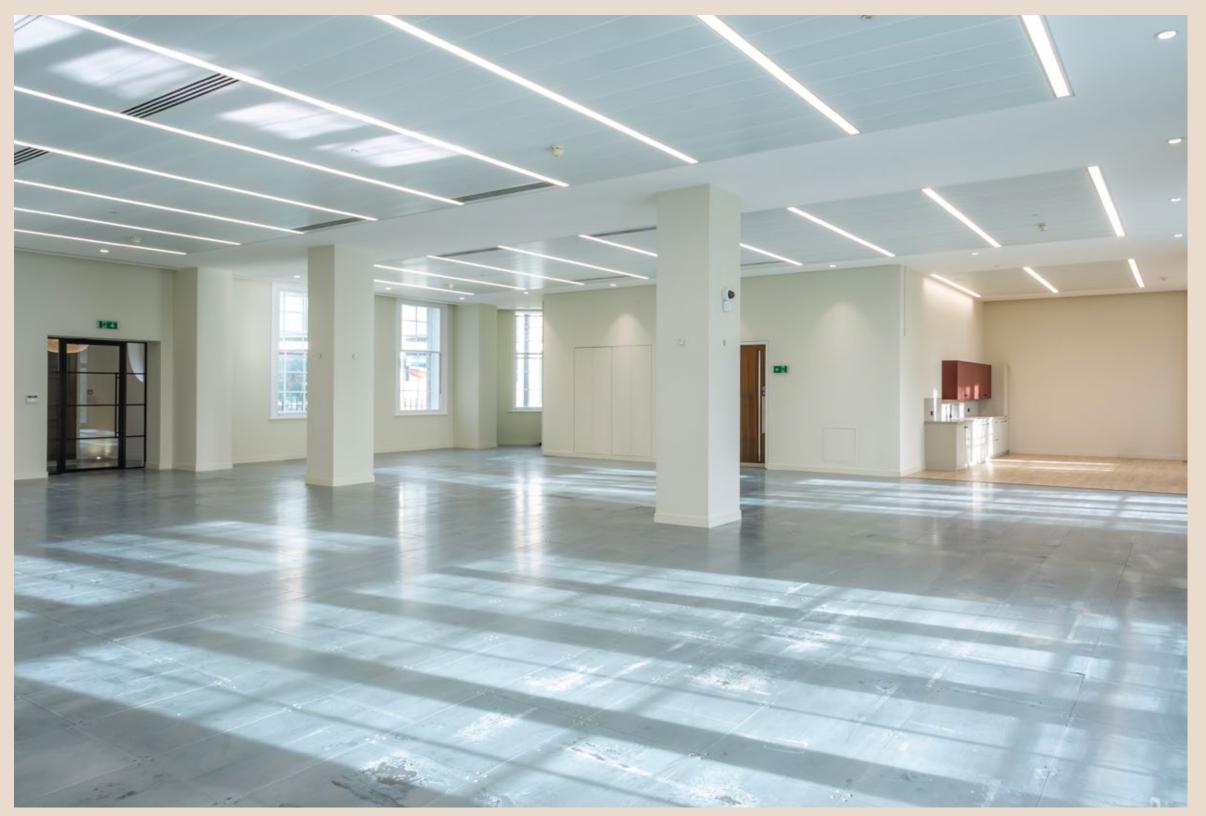
Office / WCs

Communal

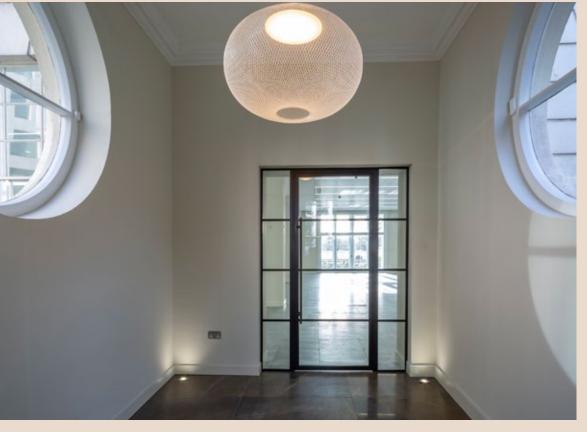
Reception

Communal Terrace









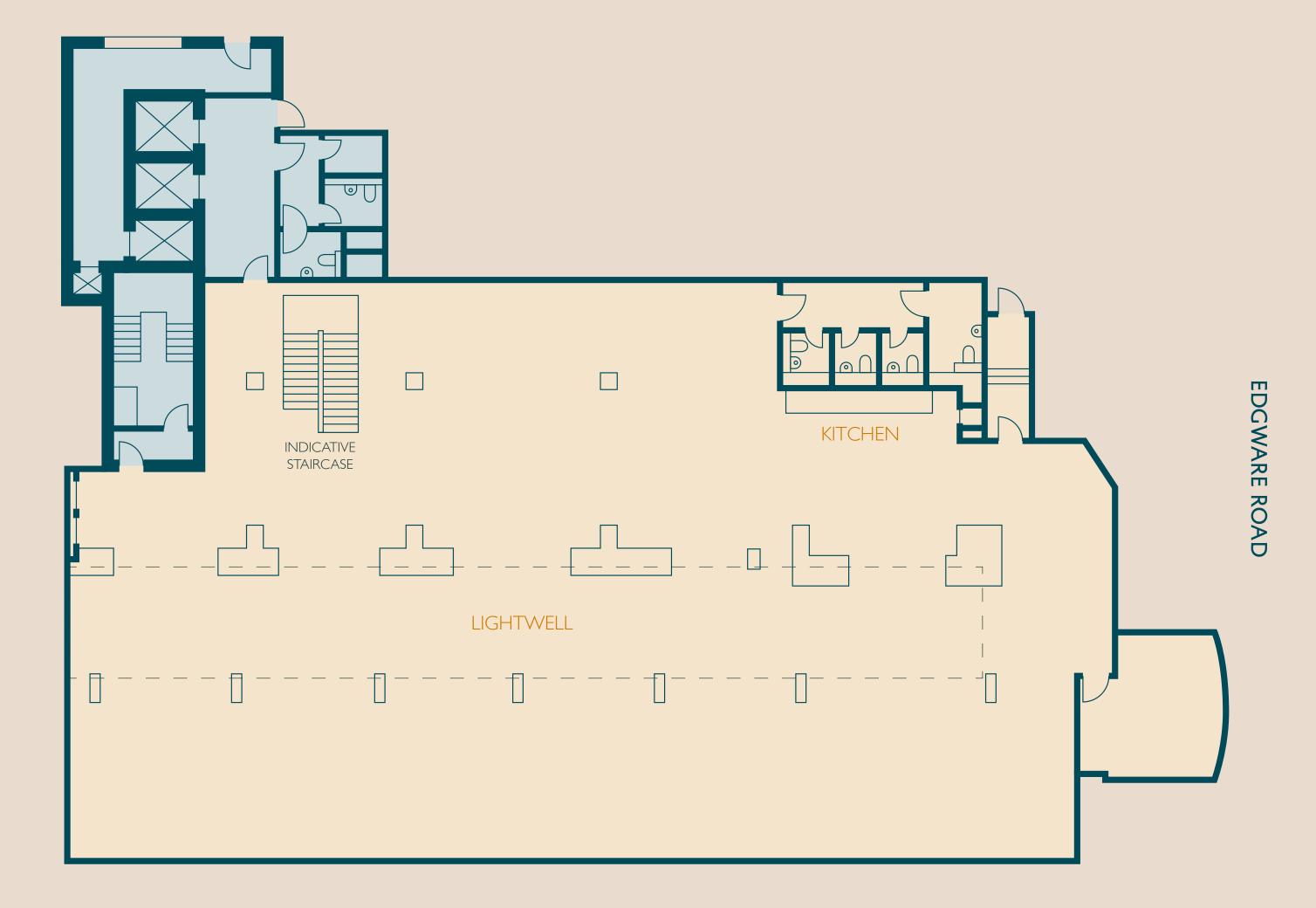


## LOWER GROUND

6,508 sq ft / 604.61 sq m

Office / WCs

Communal















### LOCATION

Situated on the doorstep of Hyde Park,
I Connaught Place is surrounded by high
quality amenity provision, world renowned
residential accommodation, high quality hotels
and best in class new office developments.

With three mainline stations within a comfortable walk or cycle, the location is well suited to occupiers seeking a commute with a single mode of public transport.













### LOCAL AREA

### RESTAURANTS & BARS

- 1 Chiltern Firehouse
- 2 Texture
- 3 The Grazing Goat
- 4 Lurra
- 5 Boxcar
- 6 Locanda Locatelli
- 7 Casa Malevo
- 8 Trishna
- 9 The Italian Greyhound
- 10 Colbeh
- 11 The Duke of Kendal

#### **HOTELS**

- 12 Nobu
- 13 Connaught Hotel
- 14 The Cumberland Hotel
- 15 Hyatt Regency London The Churchill
- 16 Marriot Hotel
- 7 Zetter Town House
- 18 London Marriot
- 19 The Beaumont
- 20 Grosvenor House

#### CULTURE

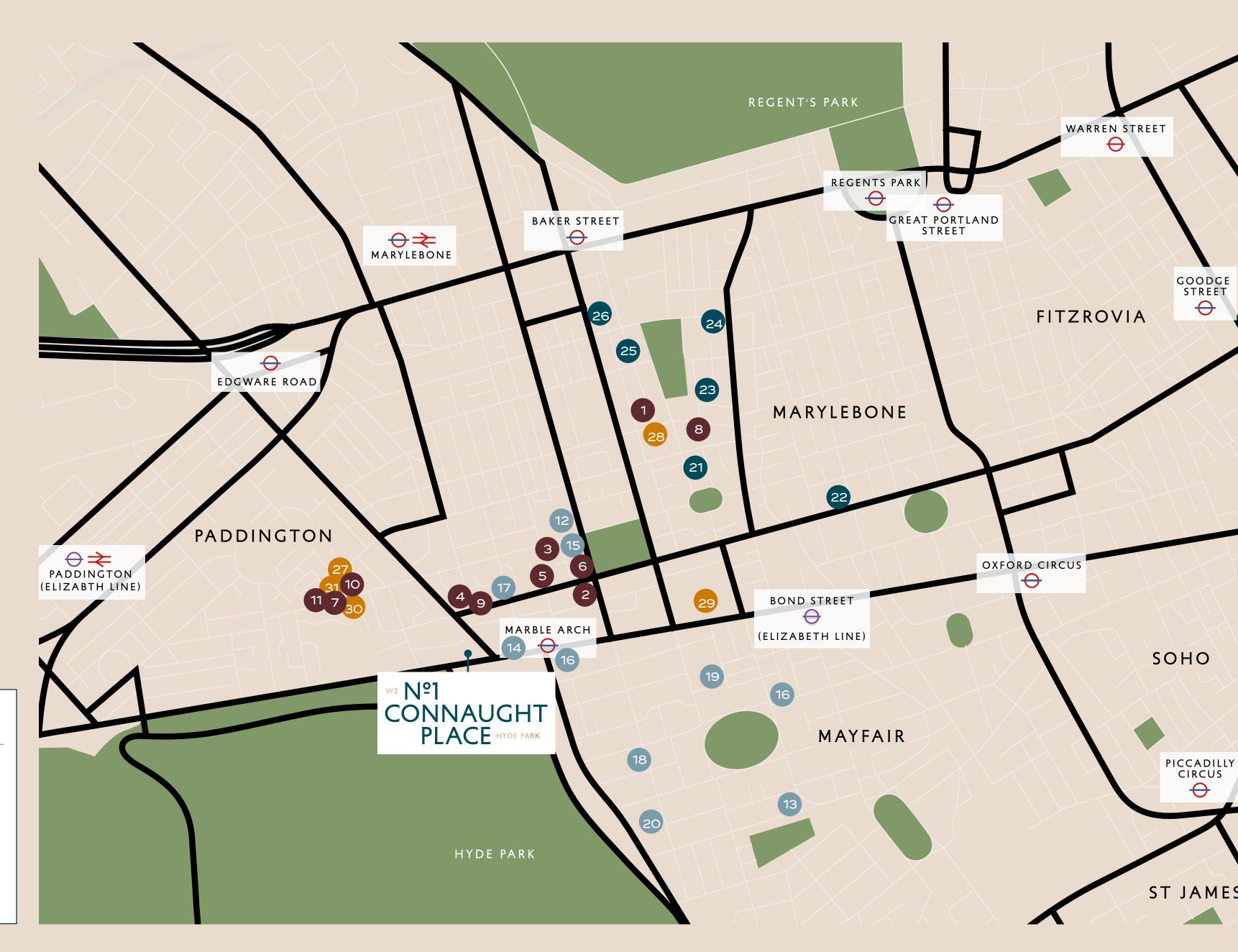
- 21 The Wallace Collection
- 22 Wigmore Hall
- 23 Marylebone Farmer's Market
- 24 Daunt Books
- 25 Atlas Gallery
- 26 Everyman Cinema

#### SHOPPING

- 27 Fager and Studio Faeger
- 28 Trunk Clothiers
- 29 Selfridges
- 30 Connaught Village
- 31 Simon Carter

#### TRAVEL TIMES

Hyde ParkI min walkMarble Arch  $\Theta$ 3 mins walkConnaught Village5 min walkBond Street  $\Theta$ 12 mins walkMarylebone  $\Theta \rightleftharpoons$ 17 mins walkPaddington  $\Theta \rightleftharpoons$ 18 mins walk





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