

W2 N°1
CONNAUGHT
PLACE HYDE PARK



9,873 SQ FT OF SELF-CONTAINED OFFICE
SPACE OVERLOOKING HYDE PARK

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.



LIGHT &
BRIGHT
FLOORS

TIME TO
MAKE IT YOUR
OWN WAY

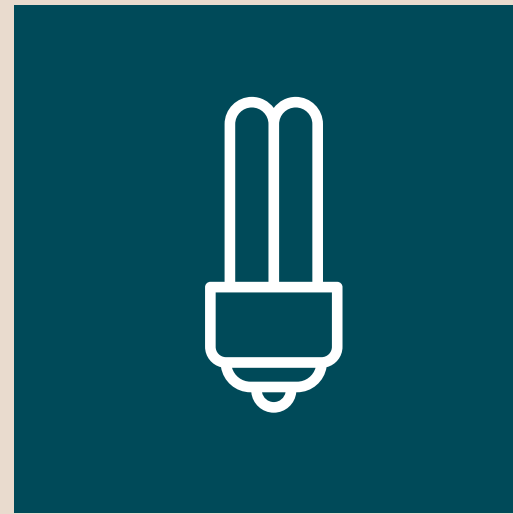
BREAKOUT AREA AND KITCHEN
CGI FOR ILLUSTRATIVE PURPOSES ONLY



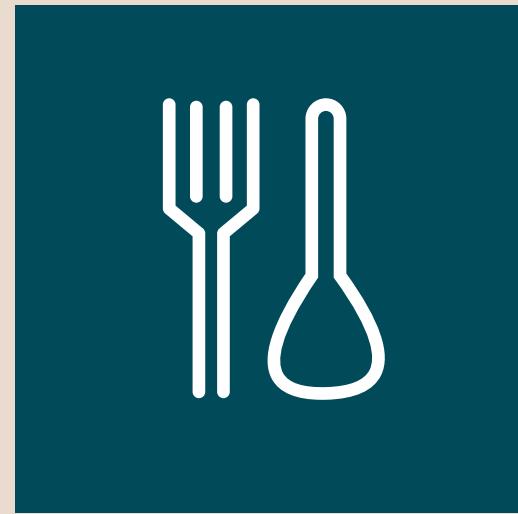
SPECIFICATION



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



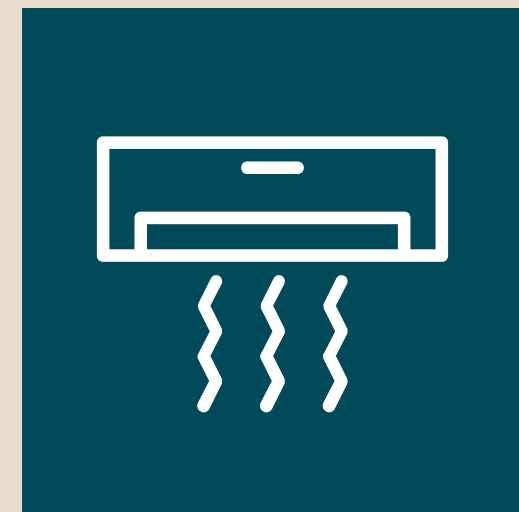
MANNED RECEPTION



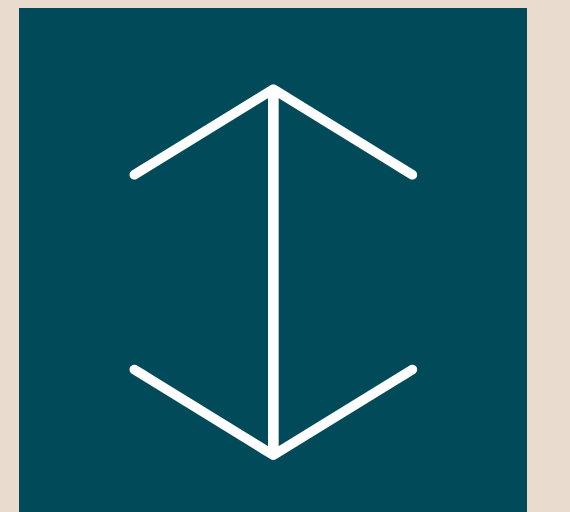
COMMUNAL TERRACE



CAR PARKING
AVAILABLE



NEW VRV AIR
CONDITIONING

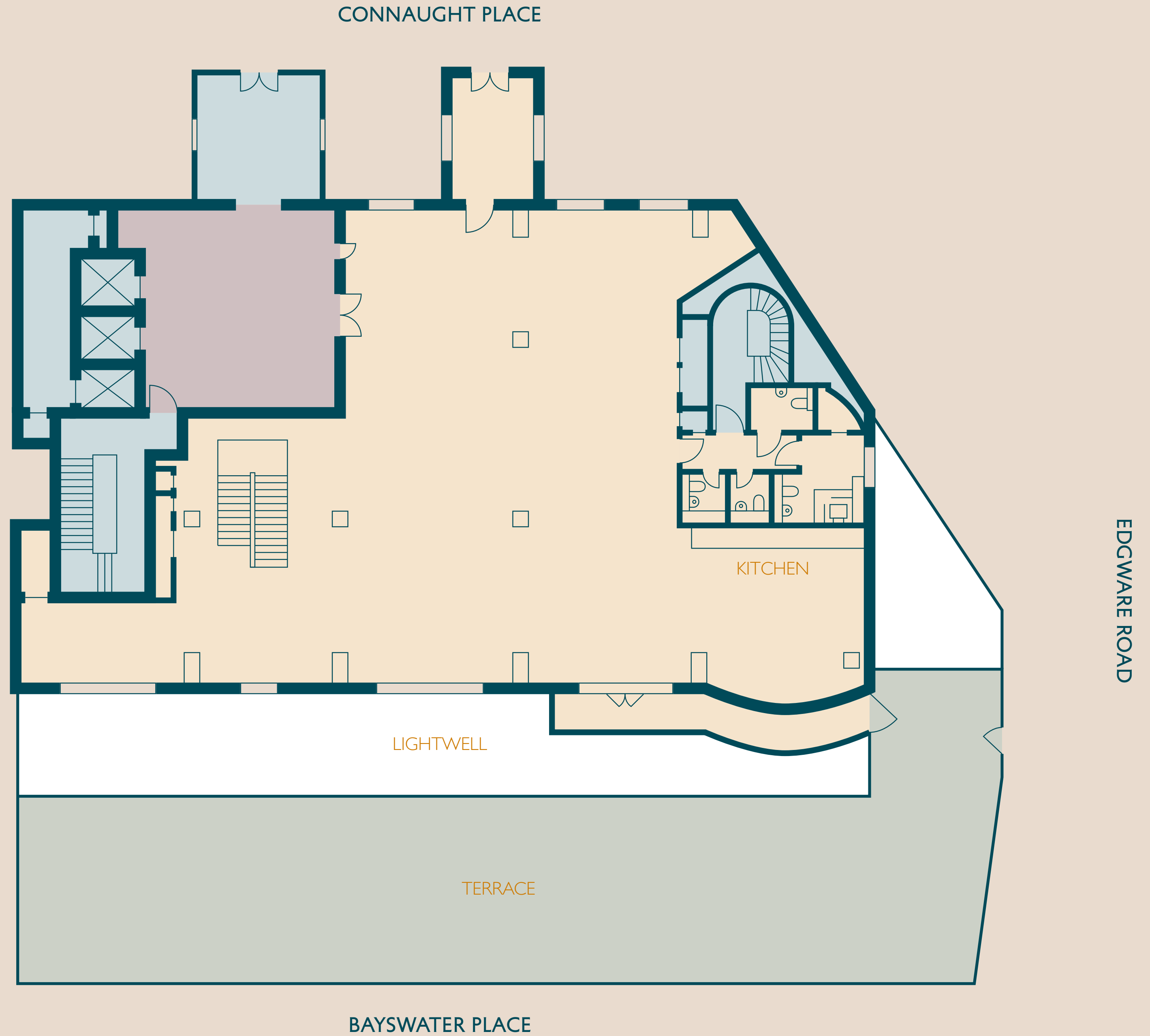


3.65M CEILING HEIGHTS
ON GROUND FLOOR &
INTERNAL CONNECTIVITY

GROUND

3,365 sq ft / 312.62 sq m

- Office / WCs
- Communal
- Reception
- Communal Terrace

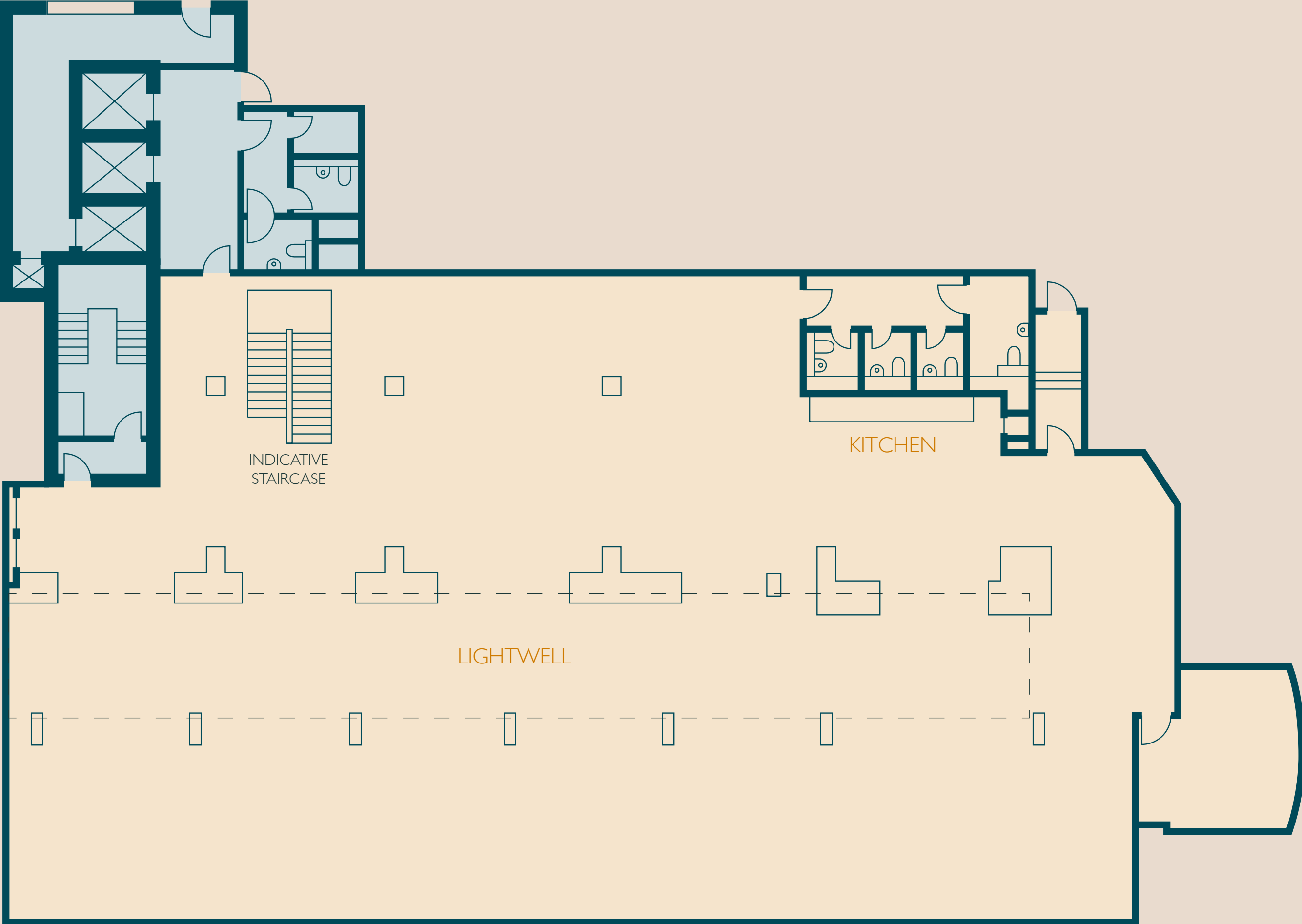




LOWER GROUND

6,508 sq ft / 604.61 sq m

- Office / WCs
- Communal







LOCATION

Situated on the doorstep of Hyde Park, 1 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
- 17 Zetter Town House
- 18 London Marriot
- 19 The Beaumont
- 20 Grosvenor House

CULTURE

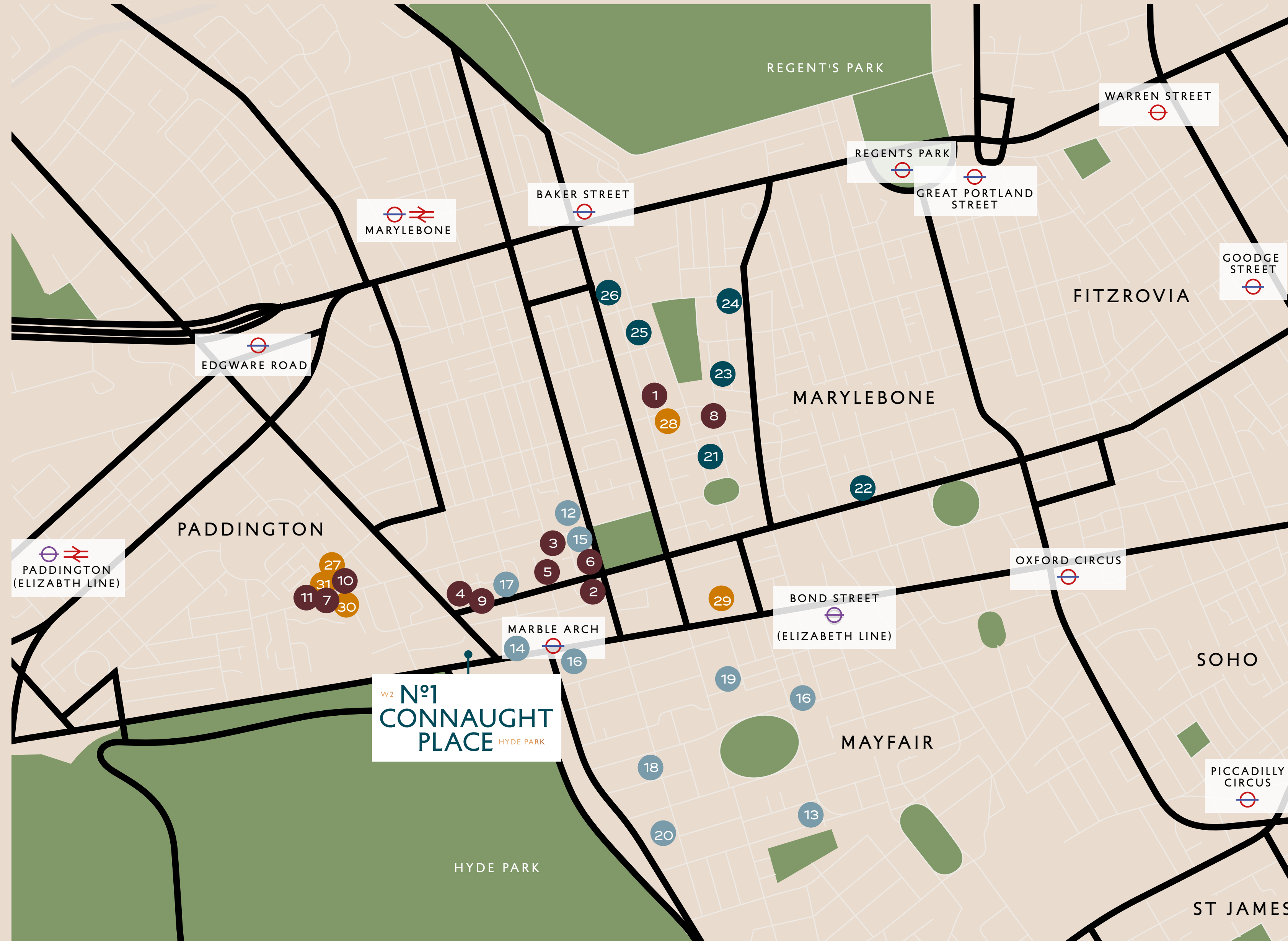
- 21 The Wallace Collection
- 22 Wigmore Hall
- 23 Marylebone Farmer's Market
- 24 Daunt Books
- 25 Atlas Gallery
- 26 Everyman Cinema

SHOPPING

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

TRAVEL TIMES

Hyde Park	1 min walk
Marble Arch	3 mins walk
Connaught Village	5 min walk
Bond Street	12 mins walk
Marylebone	17 mins walk
Paddington	18 mins walk



W2 N^o1 CONNAUGHT PLACE HYDE PARK

W2 N^o1
CONNAUGHT
PLACE HYDE PARK

BLUEBOOK



OLLIE PARDOE

07748 626 103

ollie@bluebooklondon.co.uk

TOM TREGONING

07765 258 526

tom.tregoning@colliers.com

CHRIS WATKIN

07730 066 523

chris@bluebooklondon.co.uk

TASH ATKINSON

07936 338 767

tash.atkinson@colliers.com