
OLD PARK LANE
7
MAYFAIR



DISTINGUISHED

01

THE BUILDING

DISTINGUISHED





THE

ART OF WORK

52,000 sq ft across
ten distinguished floors,
masterfully considered for modern
business in Mayfair.

BUILDING HIGHLIGHTS



01

REFURBISHED BEST IN CLASS OFFICE BUILDING

MAYFAIR



02

FULLY FITTED OFFICES

BESPOKE FINISHES

03

EXCELLENT NATURAL LIGHT

FLOOR TO CEILING WINDOWS



04

MODERN FLOOR PLATES

HIGHEST STANDARD

05

EXCELLENT SUSTAINABILITY CREDENTIALS

FUTURE

AMENITIES
HIGHLIGHTS

01

UNRIVALLED SPA FACILITIES

SAUNA AND CHILL BATH



02

FULLY EQUIPPED GYM

EXCLUSIVE WELLNESS

03

PREMIUM CHANGING ROOMS

TOWEL SERVICE

04

LARGE RECEPTION WITH CONCIERGE

ARRIVAL

05

COMMUNAL TERRACE WITH PANORAMIC VIEWS

LONDON'S SKYLINE



06

COMMUNAL LOUNGE AND BAR

8TH FLOOR


GROUND FLOOR
RECEPTION
OLD PARK LANE
7
MAYFAIR


UPPER FLOOR
MEETING ROOM

GROUND FLOOR
SOUTH OFFICE



UPPER FLOOR
MEETING LOUNGE

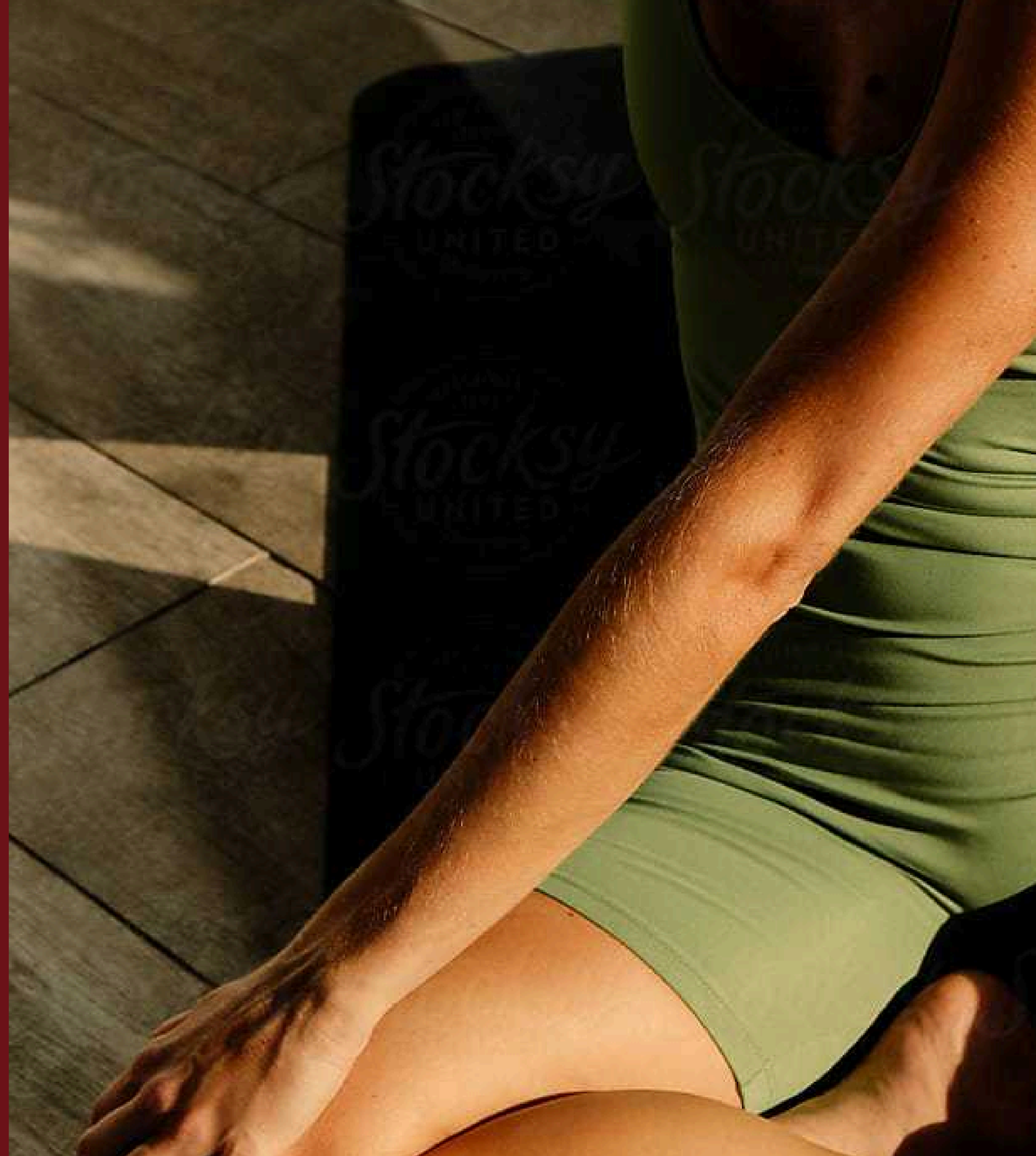


RECHARGE

02

THE AMENITIES

RECHARGE

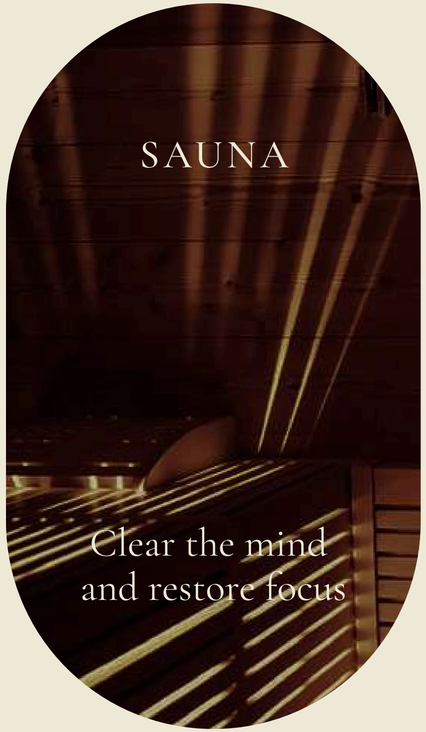


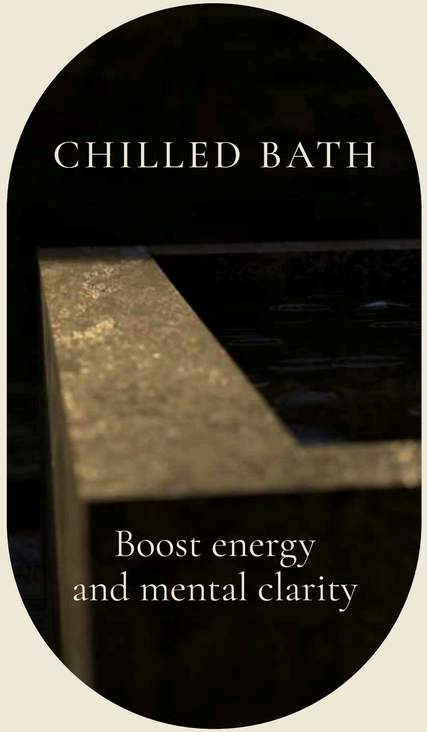
WELLBEING
AND RENEWAL

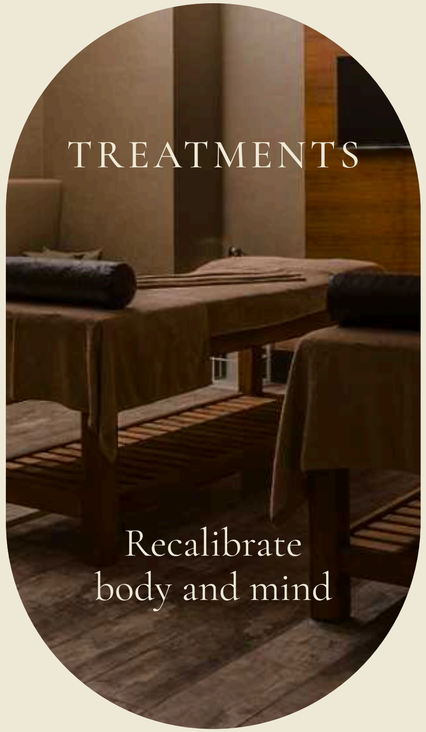
FROM MORNING MOVEMENT TO MIDDAY RESTORATION

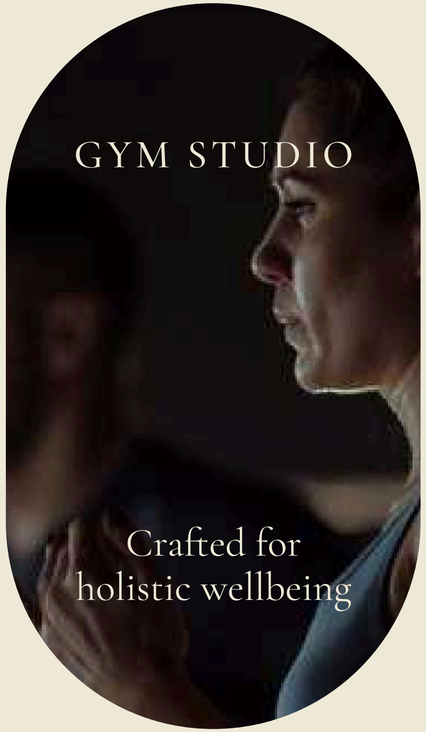
Spaces for considered wellbeing.
Where sauna heat, cold immersion and
mindful training work in quiet balance.
Restoring mind and body.




SAUNA
Clear the mind
and restore focus


CHILLED BATH
Boost energy
and mental clarity


TREATMENTS
Recalibrate
body and mind


GYM STUDIO
Crafted for
holistic wellbeing


COMMUNAL GYM


A
COMMUNAL
TENANT LOUNGE
DESIGNED FOR
HOSTING, EXTENDING
ON TO A TERRACE
SUSPENDED ABOVE
MAYFAIR.

RECHARGE
AND INSPIRE

MOMENTS OF PERSPECTIVE

A rare outlook across Mayfair,
Green Park and London beyond,
from the four terraces.

END
OF TRIP



01

PRIVATE CYCLE STORE

ARRIVE



02

PREMIUM CHANGING ROOMS

RESET

03

LUXURY SHOWER FACILITIES

REVIVE



04

SECURE STORAGE LOCKERS

PREPARE

05

COMPLIMENTARY TOWEL SERVICE

REFINED

MAYFAIR

03

THE LOCATION

MAYFAIR





OUR
PREMIUM FITTED
WORKSPACES ARE
SURROUNDED BY
PRIVATE MEMBERS'
CLUBS, GALLERIES,
HOTELS, AND
EXCEPTIONAL
RESTAURANTS.



WORLD-CLASS HOTELS
ONLY STEPS AWAY

PARK LANE

FOUR SEASONS

1 MIN

HOME TO NOBU

COMO METROPOLITAN

1 MIN

NEW LAUNCH

CAMBRIDGE HOUSE

2 MIN

INDOOR POOL

THE PENINSULA

2 MIN

ICONIC

THE DORCHESTER

4 MIN

CRAVING TO COURSE
ONLY STEPS AWAY

LUNCH

LABOMBE

1 MIN

DINNER

NOBU

1 MIN

DINNER

HIDE

5 MIN

LUNCH

PARCAFÉ

4 MIN

DRINKS

NOBLE ROT MAYFAIR

3 MIN




SURROUNDED
BY NATURE,
MOMENTS FROM
HYDE PARK
AND GREEN PARK.



EXCLUSIVE MEMBERS' CLUBS
ONLY STEPS AWAY

GAMING

LES AMBASSADEURS CLUB

2 MIN

DISCREET

5 HERTFORD STREET

5 MIN

SOHO HOUSE

LITTLE HOUSE

7 MIN

HERITAGE

MARK'S CLUB

10 MIN

OPULANT

ANNABEL'S

11 MIN

ACCESS THE BEST
OF MAYFAIR

MEMBERS' CLUBS

01 5 HERTFORD STREET
02 LES AMBASSADEURS CLUB
03 LITTLE HOUSE
04 MARK'S CLUB
05 ANNABEL'S

RESTAURANTS

06 NOBU OLD PARK LANE
07 HIDE
08 NOBLE ROT MAYFAIR
09 LABOMBE
10 KITTY FISHER'S
11 FERDI
12 EL PIRATA

HOTELS

13 FOUR SEASONS
14 COMO METROPOLITAN
15 THE ATHENAEUM
16 THE LANESBOROUGH
17 THE DORCHESTER
18 THE PENINSULA
19 CAMBRIDGE HOUSE
20 SHERATON GRAND PARK LANE




Regent's Park
EUSTON
King's Cross
REGENT'S PARK
Fitzrovia
WESTBOURNE PARK
EDGWARE ROAD
Marylebone
FARRINGDON
Barbican
MOORGATE
LIVERPOOL STREET
PADDINGTON
Notting Hill
Paddington
BOND STREET
OXFORD CIRCUS
Soho
City of London
MARBLE ARCH
Covent Garden
BLACKFRIARS
CANNON STREET
Mayfair
St. James's
Hyde Park
7 OLD PARK LANE
PICCADILLY CIRCUS
HOLLAND PARK
Kensington
Kensington Gardens
GREEN PARK
London Bridge
LONDON BRIDGE
HYDE PARK CORNER
Green Park
WATERLOO
Waterloo
Holland Park
KNIGHTSBRIDGE
BOROUGH
Knightsbridge
Westminster
VICTORIA
EARL'S COURT
SOUTH KENSINGTON
Victoria
Chelsea
PIMLICO

A MAYFAIR
ADDRESS

ARRIVE WITH EASE

A mere stroll through Mayfair connects you to Hyde Park Corner and Green Park Underground stations, and nearby Bond Street offers seamless access to the high-speed Elizabeth Line.



7

LONDON AND BEYOND

12 MINS
VICTORIA

16 MINS
WATERLOO
PADDINGTON

19 MINS
LONDON BRIDGE
KING'S CROSS ST PANCRAS

28 MINS
BANK
LIVERPOOL STREET

40 MINS
HEATHROW AIRPORT

50 MINS
GATWICK AIRPORT
LONDON CITY AIRPORT

INDICATIVE TRAVEL TIMES BASED ON WALKING AND USE OF PUBLIC TRANSPORT FROM 7 OLD PARK LANE

CRAFTED

04

SPACE PLANS

CRAFTED





FLOOR	OFFICE SQ FT	TERRACE SQ FT	SPECIFICATION	AMENITIES
EIGHTH	2,390	575	CAT A+ PRIVATE TERRACE	COMMUNAL LOUNGE & TERRACE
SEVENTH	4,824	538	CAT A 2 X PRIVATE TERRACES	
SIXTH	6,178		CAT A+	
FIFTH	6,463		CAT A+	
FOURTH	6,479		CAT A+	
THIRD	6,535		CAT A+	
SECOND	6,513		CAT A+	
FIRST	6,488		CAT A+	
GROUND	1,896	990	CAT A+ PRIVATE COURTYARD	RECEPTION
LOWER GROUND	4,059		PRIVATE ENTRANCE AND INTERCONNECTING STAIRCASE	SPA & GYM END OF TRIP
TOTAL	51,825	2,103		

LOWER GROUND

AMENITY

1
TREATMENT ROOM

1
FULLY EQUIPPED GYM

38
LOCKERS

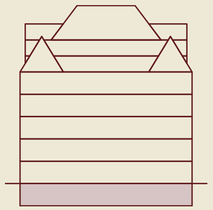
6
SHOWERS

1
SAUNA

1
CHILL BATH

2
CHANGING ROOMS

25
CYCLE SPACES





GROUND

1,896 SQ FT

1
PRIVATE RECEPTION & SEATING

1
PRIVATE COURTYARD

2
FOCUS ROOMS

12
WORK STATIONS

1 X
14 PERSON BOARDROOM

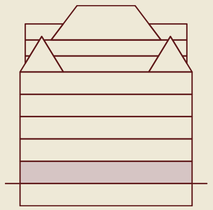
1 X
8 PERSON BOARDROOM

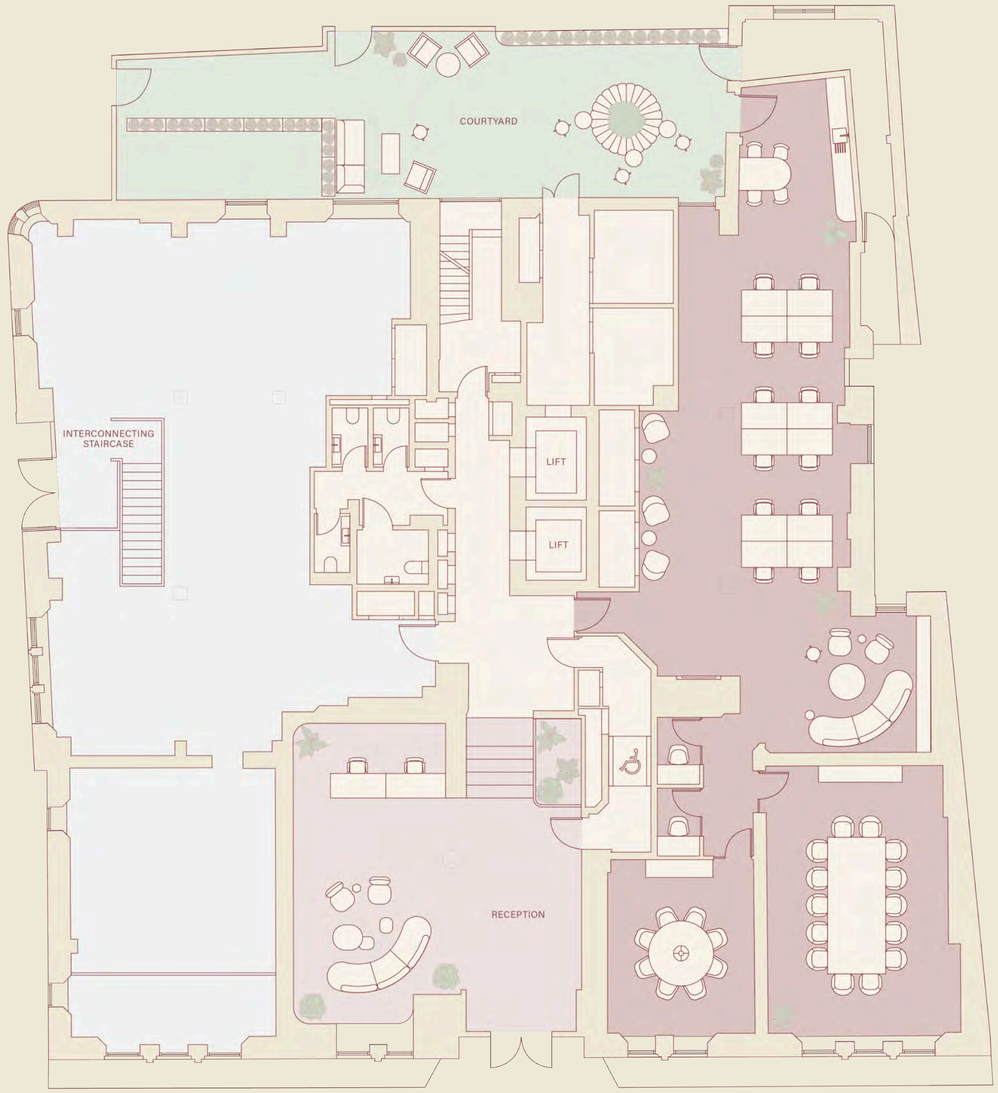
INBUILT KITCHEN & BREAKOUT SPACE

HARD WOOD FLOORING

BESPOKE JOINERY

SIT-STAND DESK PROVISION





GROUND & LOWER GROUND

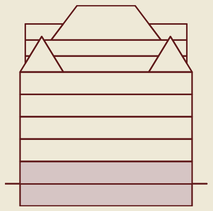
SELF CONTAINED OFFICE — 4,059 SQ FT

INTERCONNECTING STAIRCASE

FEATURE DOUBLE HEIGHT LIGHTWELL

DUAL ENTRANCE OPTIONS

TRIPLE ASPECT

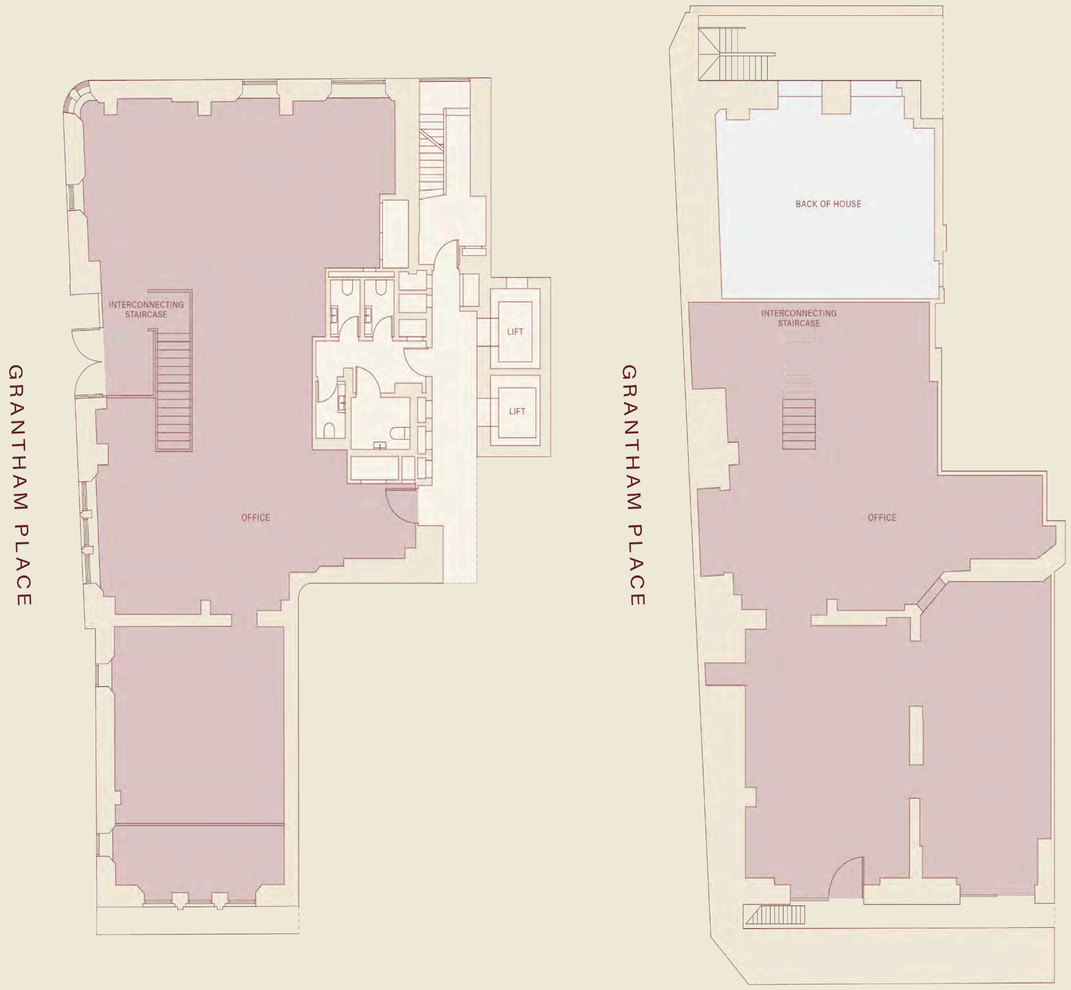


GROUND

2,014 SQ FT

LOWER GROUND

2,045 SQ FT



FIRST FLOOR

6,488 SQ FT

1
RECEPTION & SEATING

1
MEETING LOUNGE

1 X
8 PERSON MEETING ROOM

56
WORK STATIONS

INBUILT KITCHEN & BREAKOUT SPACE

BESPOKE JOINERY

1 X
12 PERSON MEETING ROOM

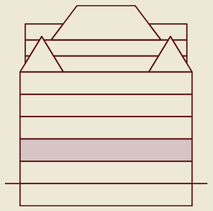
1 X
6 PERSON MEETING ROOM

1 X
14 PERSON BOARDROOM

3
FOCUS ROOMS

HARD WOOD FLOORING

SIT-STAND DESK PROVISION



GRANTHAM PLACE



OLD PARK LANE

N

SECOND FLOOR

6,513 SQ FT

1
RECEPTION & SEATING

1
MEETING LOUNGE

52
WORK STATIONS

INBUILT KITCHEN & BREAKOUT SPACE

BESPOKE JOINERY

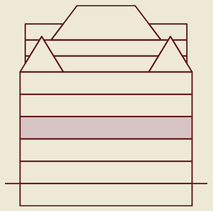
2 X
14 PERSON BOARDROOM

1 X
12 PERSON MEETING ROOM

3
FOCUS ROOMS

HARD WOOD FLOORING

SIT-STAND DESK PROVISION



GRANTHAM PLACE



OLD PARK LANE

N

THIRD FLOOR

6,535 SQ FT

1
RECEPTION & SEATING

1
MEETING LOUNGE

1 X
14 PERSON BOARDROOM

50
WORK STATIONS

INBUILT KITCHEN & BREAKOUT SPACE

BESPOKE JOINERY

1 X
12 PERSON MEETING ROOM

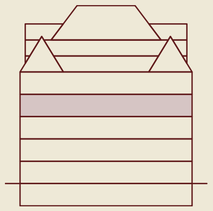
1 X
8 PERSON MEETING ROOM

1 X
6 PERSON MEETING ROOM

3
FOCUS ROOMS

HARD WOOD FLOORING

SIT-STAND DESK PROVISION



GRANTHAM PLACE



OLD PARK LANE

N

FOURTH FLOOR

6,479 SQ FT

1
RECEPTION & SEATING

1
MEETING LOUNGE

1
INBUILT KITCHEN & BREAKOUT SPACE

50
WORK STATIONS

1 X
14 PERSON BOARDROOM

HARD WOOD FLOORING

SIT-STAND DESK PROVISION

1 X
12 PERSON MEETING ROOM

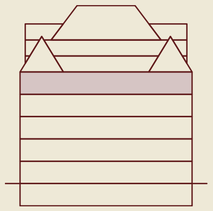
1 X
8 PERSON MEETING ROOM

1 X
6 PERSON MEETING ROOM

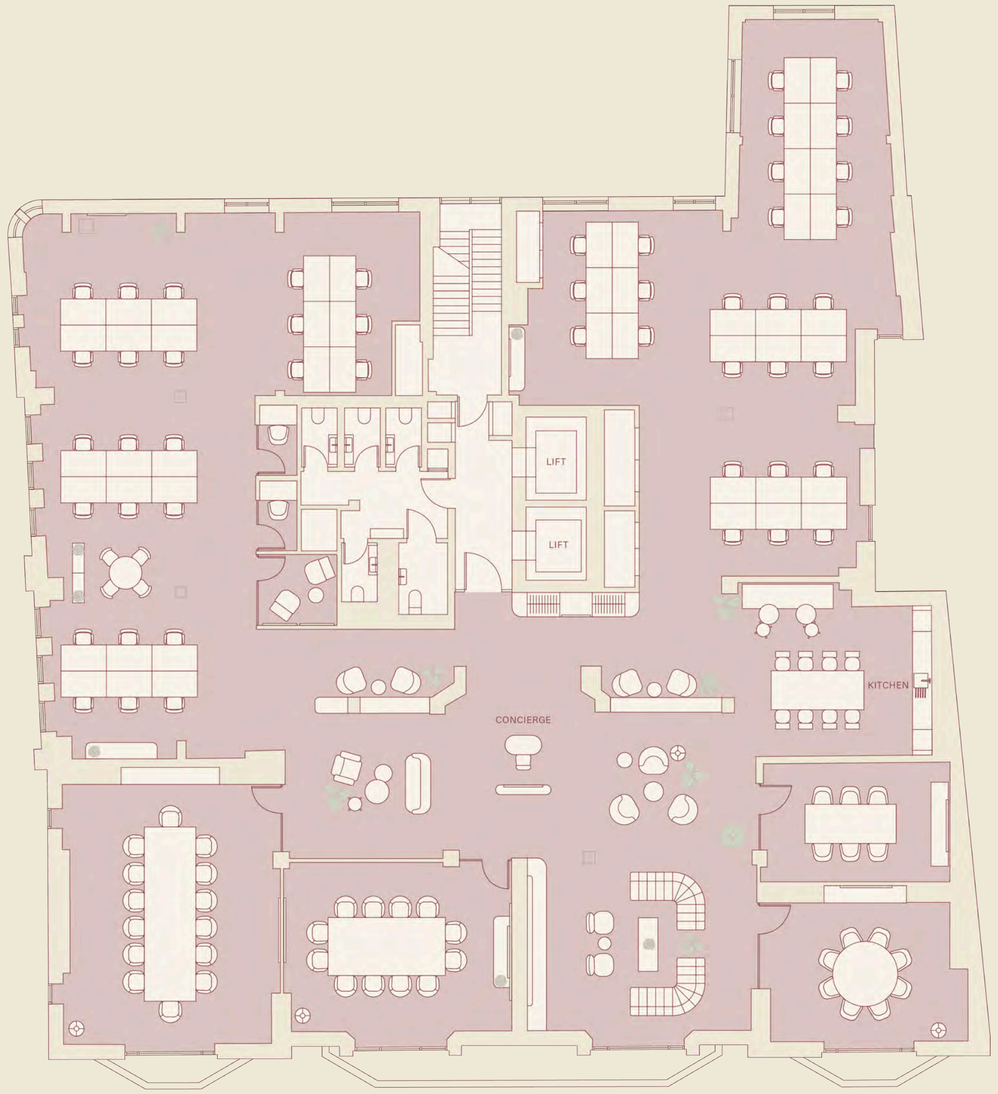
2
FOCUS ROOMS

1 X
2 PERSON MEETING ROOM

BESPOKE JOINERY



GRANTHAM PLACE



OLD PARK LANE

N

FIFTH FLOOR

6,463 SQ FT

1
RECEPTION & SEATING

1
MEETING LOUNGE

1 X
14 PERSON BOARDROOM

56
WORK STATIONS

2
FOCUS ROOMS

INBUILT KITCHEN & BREAKOUT SPACE

SIT-STAND DESK PROVISION

1 X
12 PERSON MEETING ROOM

1 X
8 PERSON MEETING ROOM

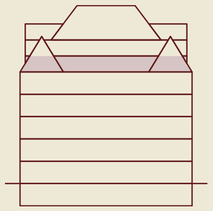
1 X
6 PERSON MEETING ROOM

1
INFORMAL MEETING

1 X
2 PERSON MEETING ROOM

HARD WOOD FLOORING

BESPOKE JOINERY





GRANTHAM PLACE

OLD PARK LANE

N

SIXTH FLOOR

6,178 SQ FT

1
RECEPTION
& SEATING

1
MEETING
LOUNGE

1
INBUILT KITCHEN
& BREAKOUT SPACE

50
WORK STATIONS

1 X
12 PERSON
BOARDROOM

HARD WOOD
FLOORING

SIT-STAND DESK
PROVISION

1 X
10 PERSON
MEETING ROOM

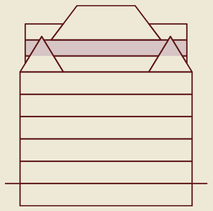
2 X
6 PERSON
MEETING ROOM

1
INFORMAL
MEETING ROOM

2
FOCUS ROOMS

1 X
2 PERSON
MEETING ROOM

BESPOKE
JOINERY



GRANTHAM PLACE



OLD PARK LANE

N

SEVENTH FLOOR

4,824 SQ FT

2
PRIVATE TERRACES

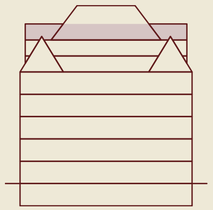
2 X
10 PERSON MEETING ROOM

FLEXIBLE CAT A SPECIFICATION

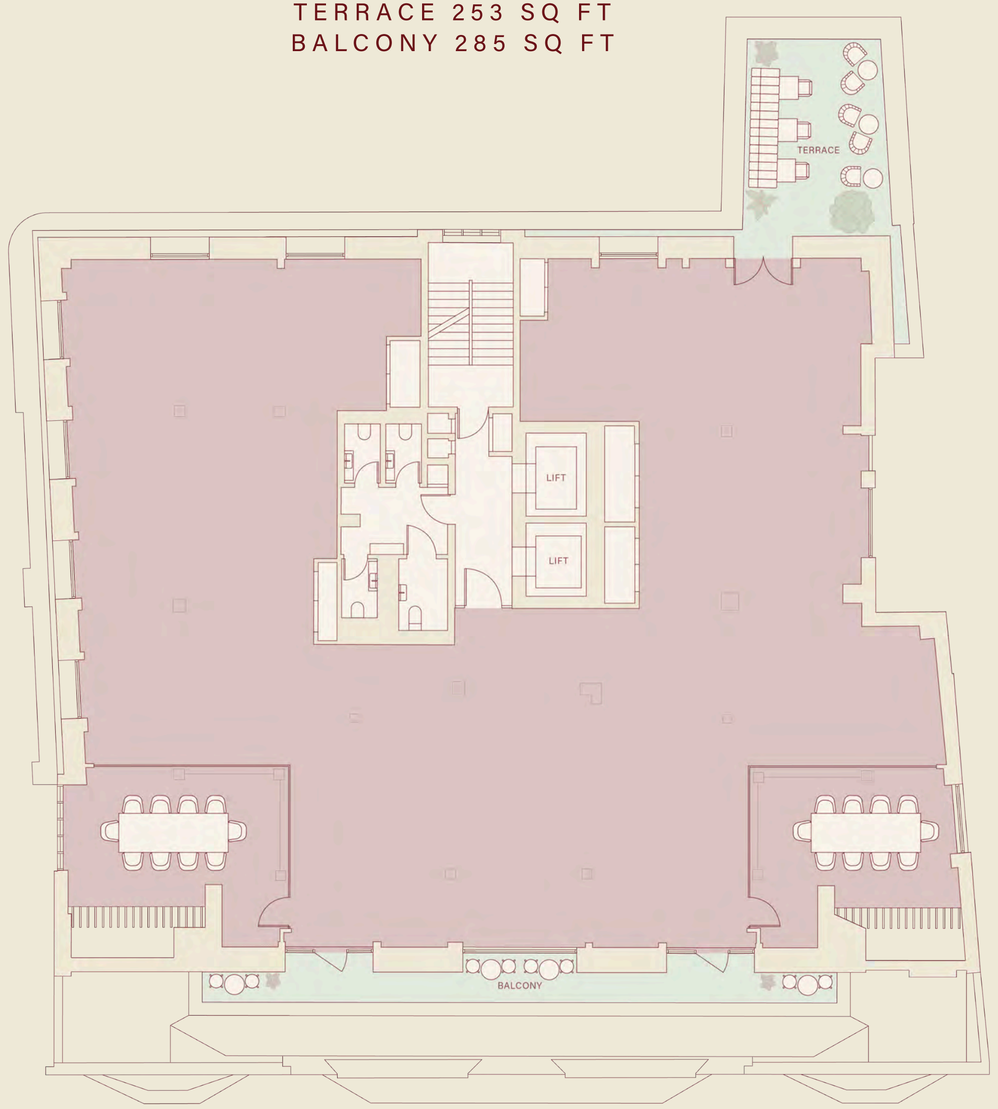
SUSPENDED CEILING

AIR-CONDITIONING

RAISED FLOOR



TERRACE 253 SQ FT
BALCONY 285 SQ FT



GRANTHAM PLACE

OLD PARK LANE

N

EIGHTH FLOOR

2,390 SQ FT

1
RECEPTION AND SEATING

1
MEETING LOUNGE

1
INBUILT KITCHEN & BREAKOUT SPACE

18
WORK STATIONS

HARDWOOD FLOORING

SIT-STAND DESK PROVISION

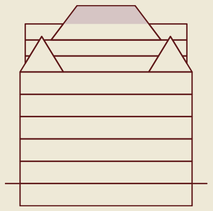
1 X
10 PERSON BOARDROOM

1 X
8 PERSON MEETING ROOM

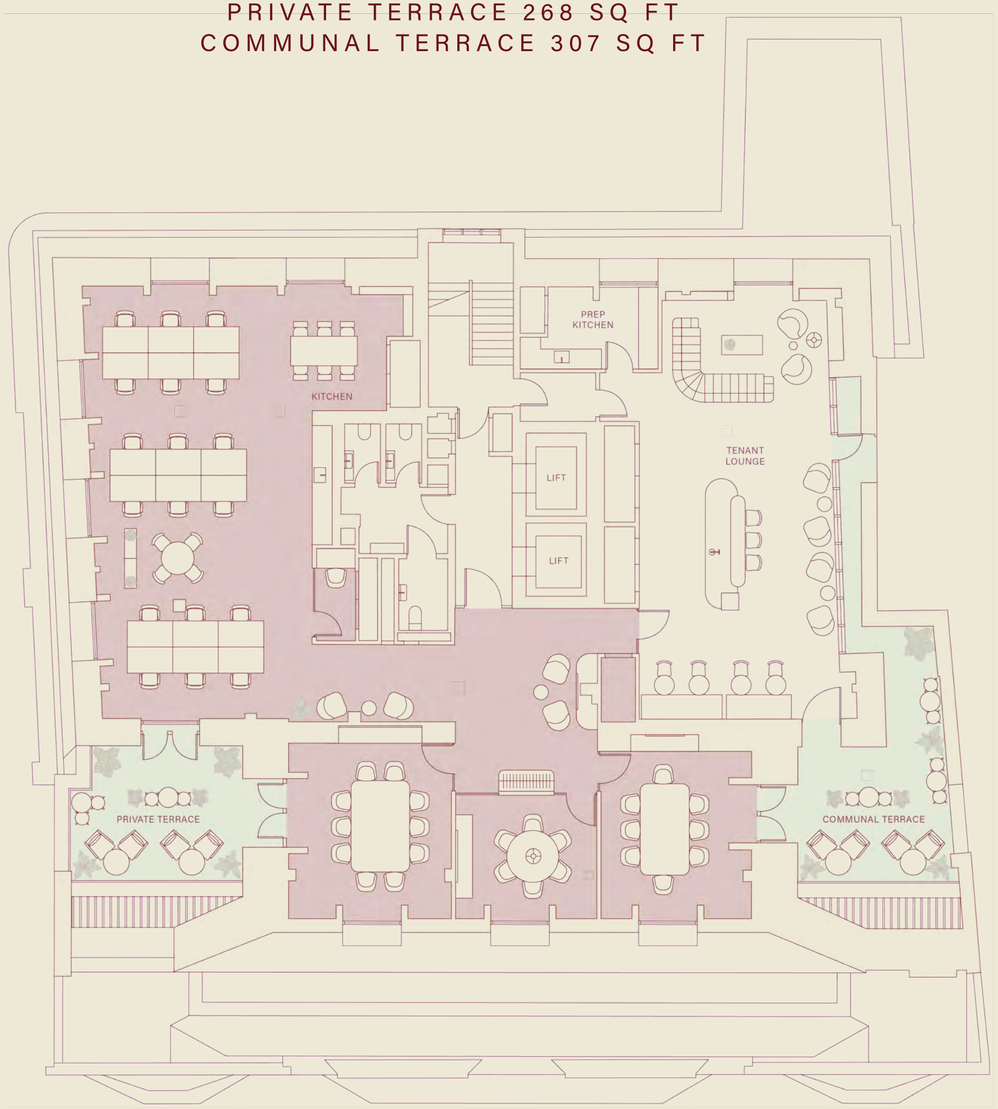
1 X
6 PERSON MEETING ROOM

1
PRIVATE TERRACE

BESPOKE JOINERY



PRIVATE TERRACE 268 SQ FT
COMMUNAL TERRACE 307 SQ FT



GRANTHAM PLACE

OLD PARK LANE

N

EIGHTH FLOOR

AMENITY

1
PREP KITCHEN

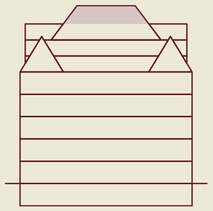
1
BESPOKE ISLAND BAR

1
SOFT SEATING & LOUNGE SPACE

1
PRIVATE EVENT SPACE

1
COMMUNAL TERRACE

1
PANORAMIC LONDON VIEWS



COMMUNAL TERRACE 307 SQ FT



GRANTHAM PLACE

OLD PARK LANE

N



VIEW FROM THE 8TH FLOOR
COMMUNAL TERRACE

BUILDING SPECIFICATION

MEP - MAIN BUILDING

- VRF simultaneous space heating & cooling to floors ground south to 8th floor.
- Centralised mechanical ventilation with heat recovery (MVHR) fresh air system.
- L1 coverage fire alarm system.
- LED lighting throughout with lighting control system.
- CCTV and access control.
- 2 x 12 person passenger lifts serving all floors, speed 2.5 m/s.
- Dedicated basement landlords existing WC and shower extract fan system.
- Smoke ventilation.
- Full MVHR to new gym and basement fitness areas.
- Tridium BMS serving all HVAC controls.
- Tenant areas sub-metered for energy use.
- Electric point of use water heaters.

AMENITY SPACE

- Best-in-class end-of-journey facilities including changing rooms, showers, lockers and bicycle maintenance facilities.
- 22 cycle storage spaces.
- 6 Nr showers, 1 Nr accessible shower and 38 Nr lockers.
- Spa facilities including chilled bath, infrared sauna, shower and change cubical.
- Large reception area with bespoke finishes throughout, soft seating and concierge.
- Multi purpose treatment room.
- State of the art gym facility equipped with cardio machines including rowing, treadmill and bike machines, stretching area, skimo machine, cable cross over, free weights including dumbbell, smith machine and olympic half rack.
- 8th floor communal lounge with panoramic views, soft seating and bespoke island bar with integrated coffee tap wine chiller and dishwasher.
- 8th floor prep kitchen equipped with a fridge, freezer, wine chiller, microwave, instant boiling water and prep space.
- 8th floor communal terrace with soft seating.

OFFICE FLOORS

- Premium fitted office suites with bespoke furniture specification throughout.
- Ceiling heights from 2.6m.
- Occupancy ratios between 1:10 and 1:12.
- Sit-stand desking provided within each suite, GF South: x 4, 1st x 18, 2nd-6th: x 12, 8th x 6.
- Executive boardrooms and client suites furnished to a premium specification.
- High-quality engineered timber flooring within principal client-facing areas.
- Bespoke high-quality joinery throughout.
- Premium integrated appliances within all kitchen areas including; ziptap, dual grinder and steaming coffee tap, fridge/freezer, wine chiller, integrated microwave and dishwasher.
- High-performance acoustic glazing and slab-to-slab partitioning. 53db rw acoustic rated partitions, acoustic laminated glazing - 39db.
- Raised access floors beneath carpeted working areas, allowing flexibility and ease of future adaptation.
- Dedicated concierge point and occupier signage zone to each floor.
- On-floor WC facilities.
- Teapoint / breakout facilities with drainage, hot & cold water services and leak detection.
- New underfloor LV power and ELV data wiring with flush electrical outlet boxes and wall mounted electrical outlets.
- Flood wired CAT 6A data cabling.
- Self Contained Ground and Lower Ground in whitebox, shell condition.
- DDA-compliant WC provision on every floor.
- 2 x private terraces on 7th floor.
- 1 x private terrace on 8th floor.
- 1 x communal terrace on 8th floor.
- Private courtyard on Ground floor south.

SUSTAINABILITY PROVISIONS

- Targeting BREEAM EXCELLENT.
- Targeting EPC A.
- All electric sustainability provision.

CONCIOUS

05

SUSTAINABILITY INITIATIVES

CONCIOUS





A

TARGETING EPC A RATING

CONSCIOUS

BREEAM

TARGETING BREEAM EXCELLENT

BALANCE

FULLY ELECTRIC BUILDING

FUTURE

EXCELLENCE

06

THE TEAM

EXCELLENCE



PROJECT TEAM

DEVELOPERS

Oval

SVP

JOINT AGENTS

EiA REAL ESTATE

RX LONDON

INTERIOR ARCHITECTS

kin



E i A

REAL ESTATE

Maxim Vane Percy
+44 (0) 7867 780 332
mvp@eia-re.co.uk

Alex Kirk
+44 (0) 7769 934 271
ak@eia-re.co.uk

Joe Ellis
+44 (0) 7900 409 858
joe.ellis@eia-re.co.uk

RX

LONDON

Ed Nicholson
+44 (0) 7482 224 131
ed.nicholson@rx.london

Sophie Bartlett
+44 (0) 7802 338 295
sophie.bartlett@rx.london

Jack Moates
+44 (0) 7494 232 394
jack.moates@rx.london

7 OLD PARK LANE MAYFAIR

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