



6 CHESTERFIELD GARDENS

MAYFAIR W1

6,711 SQ FT

HIGH QUALITY OFFICE FLOOR TO LET

NEW FACILITIES & SPACE

The 4th floor has recently undergone refurbishment and offers 6,711 sq ft of contemporary CAT A workspace. The floor is finished to the highest standard with an abundance of natural light and a private terrace. The building offers an impressive manned reception and new stylish end of journey facilities.



Building reception



Demised showers



Newly refurbished accommodation



Commissionaire



Air-conditioning



Fully accessed raised floors



Excellent natural light



3x passenger lifts



New end of journey facilities



Exterior

4th FLOOR

The 4th floor provides 6,711 sq ft of contemporary CAT A workspace with a private terrace



CAT A floor



Private terrace



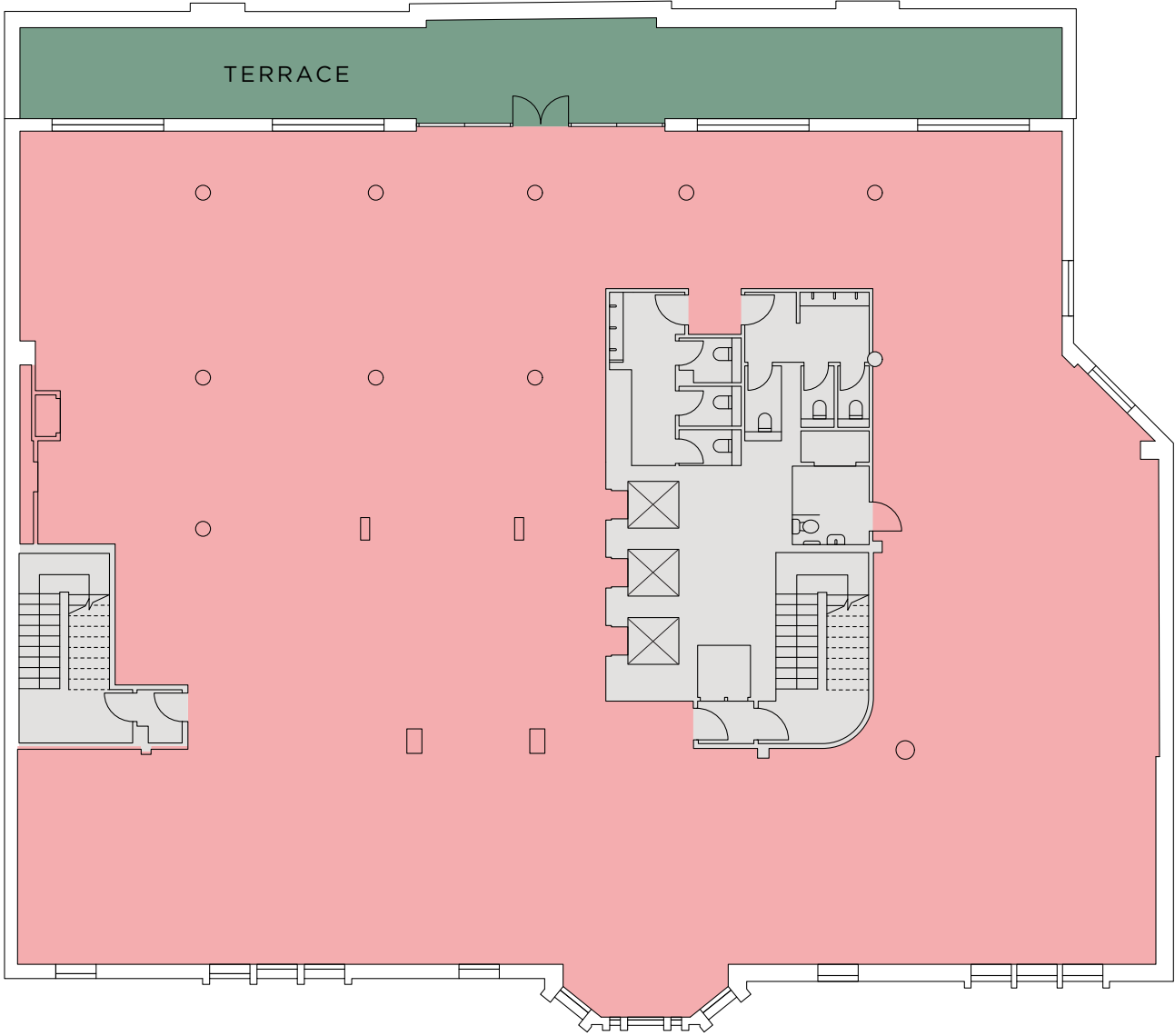
CAT A floor





4th FLOOR PLAN

6,711 SQ FT / 623.5 SQ M



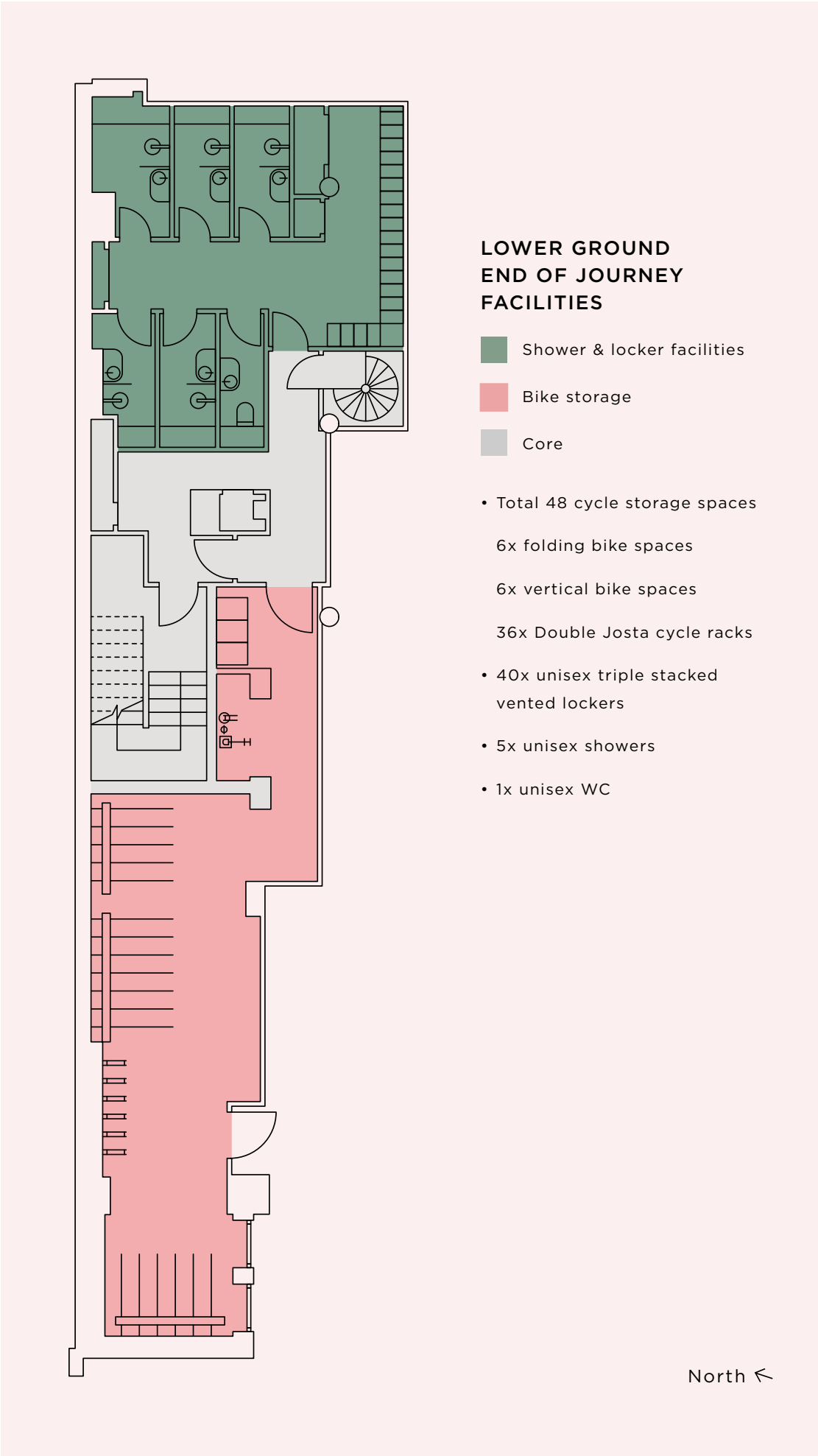


INDICATIVE SPACE PLAN

- 50x Workstations
- 1x 16 person boardroom
- 1x 12 person boardroom
- 1x 8 person meeting room
- 1x 6 person meeting room
- 1x 4 person meeting room
- 2x Executive offices
- 5x Private workspaces



*Diagram is indicative and not to scale



LUXURIOUS MAYFAIR

Chesterfield Gardens is one of Mayfair’s best kept secrets; a quiet, secluded enclave in luxurious surroundings, with No.6 at its heart. It is one of the most exclusive office locations in the world, an area renowned for character and prestige.



SPECIFICATION

OFFICE FEATURES

- Modern ground floor reception with 24hr coverage
- Metal modern suspended ceilings with architectural features
- VRF air conditioning system (dedicated to floor)
- LED lighting with dimmable control
- Fully refurbished 6 WCs + 1 Accessible WC

WELLNESS FEATURES

- Biophilia:**
 - Terrace on the 4th floor with a mix of soft and hard landscaping to improve wellness and well-being
- Promoting Active Lifestyles:**
 - End-of-trip facilities to encourage cycling to work
 - Separate cycle entrance

SUSTAINABILITY

- EPC – B

EXTERNAL AREAS

- External roof terrace on level 4

END OF JOURNEY

- Cycle store: Total 48 spaces
- Cycle Storage: Folding bikes (6 units)
- Vertical Bike Storage: 6 spaces
- Double Josta cycle racks: 36 spaces
- Unisex lockers: 40 units (triple stacked vented)
- Drying room area
- Towel station
- Cycle Maintenance Stand
- 5 Unisex Showers
- 1 Unisex WC

TECHNICAL SPECIFICATION

- 150mm raised floor with approximately 110mm void (variable across site)
- 69kVA incoming electrical supply
- Occupational density – 1 per 10m2
- 3 x Lifts (13 person/1000kg): 1 per 10m2
- Toilets: 1 per 10m2
- Floor to ceiling height: 2650mm



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MAYFAIR W1



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