161 BROMPTON ROAD KNIGHTSBRIDGE

New office suites available, fully fitted and furnished or CAT A, ranging from 1,046 to 7,130 sq ft

BOUTIQUE WORKSPACE

This luxury office building offers newly refurbished, high-quality workspace with fully fitted and CAT A options. Enjoy excellent natural light, a second-floor private terrace and end-of-trip facilities. Ideally located close to Knightsbridge station and Hyde Park, it provides an exceptional setting for modern businesses.

FLOOR	CATEGORY	SQ FT	SQ M
4th	Fitted	1,046	97.2
2nd (Terrace)	Fitted	1,178	109.4
2nd	Fitted	3,624	336.7
1st	CAT A	7,130	662.4
TOTAL (excl. Terrace)		11,800	1,096.3



Exterior

HIGHLIGHTS


NEWLY
REFURBISHED


HIGH-QUALITY
FULLY FITTED SPACE


CAT A SPACE
AVAILABLE


EXCELLENT
NATURAL LIGHT


2ND FLOOR
PRIVATE TERRACE


END-OF-TRIP
FACILITIES


CLOSE TO THE STATION
4 MIN WALK


SUPERB LOCATION
CLOSE TO HYDE PARK



4th Floor Workspace & Meeting Room

4TH FLOOR

The 4th floor offers 1,046 sq ft of contemporary, fully fitted and furnished office space, featuring a high-quality kitchen, meeting room and 14 desks. Large windows flood the space with an abundance of natural light.



4th Floor Workspace

161 BROMPTON ROAD



4th Floor Kitchen



4th Floor Meeting Room



4TH FLOOR

161 BROMPTON ROAD

4TH FLOOR

1,046 SQ FT | 97.2 SQ M

Desks	14
6-person meeting room	1
Kitchen	1



- Open workspace
- Meeting room
- Kitchen
- Demised WCs
- Core

N

4TH FLOOR

2ND FLOOR

The space offers 3,624 sq ft of contemporary, fully fitted and furnished office accommodation, featuring a modern interior with a well-balanced mix of open-plan desks, meeting rooms and breakout areas. The kitchen opens onto an excellent private terrace (1,178 sq ft), providing an inviting space for breaks and informal meetings.



2nd Floor Breakout & Kitchen



2nd Floor Breakout



2nd Floor Workspace



2nd Floor Meeting Room



2nd Floor Meeting Room & Terrace



2nd Floor Terrace

2ND FLOOR

3,624 SQ FT | 336.68 SQ M

Desks	34
Hot desks	8
Private offices	1
12-person boardroom	1
6-person meeting room	1
Focus pod	1
Kitchen	1
Reception lounge	1
Terrace	1



- Open workspace
- Private office
- Meeting room
- Kitchen
- Focus pod
- Demised WCs & shower
- Terrace
- Core



1st Floor CAT A Workspace

1ST FLOOR

The first floor offers 7,130 sq ft of bright, open-plan office space delivered in CAT A condition, ready for an occupier to tailor to their specific requirements.



1st Floor CAT A Workspace

161 BROMPTON ROAD

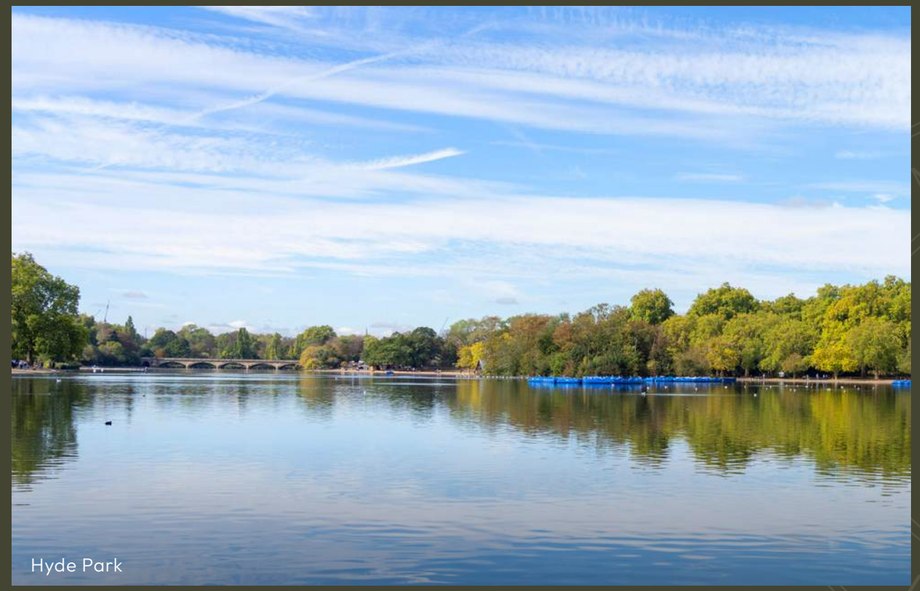
1ST FLOOR

7,130 SQ FT | 662.4 SQ M



- Open workspace
- Demised WCs & shower
- Core

1ST FLOOR



Hyde Park

REFINED KNIGHTSBRIDGE

161 Brompton Road is located in elegant Knightsbridge, an area renowned for luxury. Harrods, Harvey Nichols, designer boutiques, fine dining and elegant hotels are moments away, creating an exceptional setting for businesses seeking a distinguished London address. The building is a 4-minute walk from Knightsbridge station, providing easy access across London, while Hyde Park offers a peaceful retreat.





Harrods




Pavillion Road


Harry's



LOCATION

EATERIES

1 Zuma
2 Harry's
3 Hawksmoor
4 Signor Sassi
5 Osteria romana
6 La Maison Ani London
7 Beirut
8 Sale e Pepe
9 ALBA
10 Patara
11 San Carlo
12 The Mayfair Chippy
13 Mina's
14 Le Cafe NAC
15 Petrus
16 Ishbilia
17 SHOT
18 EL&N
19 Harrods Food Halls
20 GOAT Burger

RETAIL

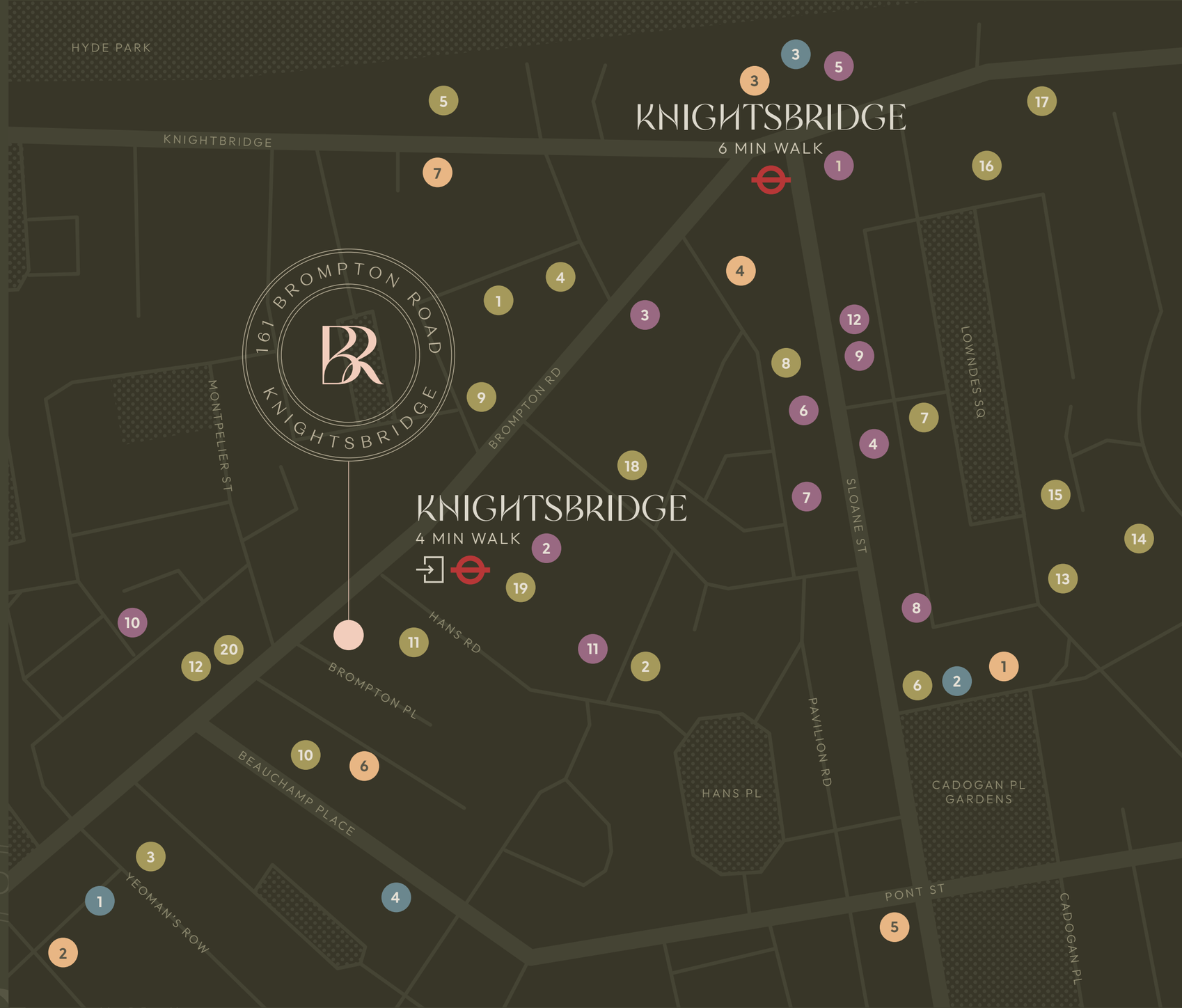
1 Harvey Nichols
2 Harrods
3 Watches of Switzerland
4 Valentino
5 Bucherer
6 Gucci
7 Fendi
8 Chanel
9 Louis Vuitton
10 Sellier
11 Loro Piana
12 Dior

HOTELS

1 Jumeirah Carlton Tower
2 The Egerton House
3 Mandarin Oriental
4 The Park Tower
5 The Cadogan
6 The Beaufort
7 Bvlgari Hotel

GYMS

1 Boxcentric
2 The Peak Fitness Club & Spa
3 Bodyspace
4 Annalisa Pilates



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Marketing: Stuart Chapman Design