



# 7 DOWN STREET

MAYFAIR

# Discover Mayfair's best kept secret...

Welcome to 7 Down Street, a hidden gem, nestled between two of London's most iconic parks and a stone's throw away from bustling Shepherd Market and vibrant Curzon Street.



## AVAILABILITY

14,466 sq ft  
Grade A Office Space

## FLOORS CIRCA

5,000 sq ft  
Cat A / A+

## ACCOMMODATION

3 Floors  
May be split

## SUSTAINABILITY

Energy efficient  
Improvements throughout

## ENTRANCE EXPERIENCE

Redesigned  
reception  
High quality finishes

## END-OF-JOURNEY

Shower  
facilities  
Plus bike racks and lockers



## A perfect balance between *heritage* and modernity

A modern development, incorporating an elegant period red brick facade, 7 Down Street has undergone a comprehensive internal refurbishment, incorporating brand new facilities and best-in-class sustainability credentials.

A total of 14,466 sq ft of office space will be available, split across 3 floors measuring approx. 5,000 sq ft each, available as CAT A or A+ fit outs.

## *A welcome reception*

The reception has been comprehensively refurbished to include a timber slatted feature wall, recessed LED strip lighting within a coffered ceiling and perimeter spotlights. A bespoke ceramic-fronted reception desk and high-quality reception furniture complete the entrance experience.



CGI. Indicative only.



## *Illuminated workspace*

Large windows flood the floors with natural light from three elevations.

*A seamless  
working  
environment*



CAT A+ 3rd floor offers flexible and efficient open plan workspaces with co-working and stylish breakout areas.

CGI. Indicative only.

# Schedule of areas

	SQ FT	SQ M
Third	4,470	415
Second	LET	LET
First	5,059	470
Suite A	LET	LET
Suite B	2,900	269
<b>Total</b>		<b>1,343</b>

## First floor



**5,059 sq ft**

Suite A: 2,000 sq ft / Suite B: 2,900 sq ft

**470 sq m**

Suite A: 186 sq m / Suite B: 269 sq m

Plans not to scale. Indicative only.

## Second floor



4,937 sq ft  
459 sq m

## Third floor



4,470 sq ft  
415 sq m



Plans not to scale. Indicative only.

## Contemporary facilities

### Fully refurbished

Full CAT A refurbishment including brand new reception, M&E, WCs, showers and redecorated common parts

### Fully fitted CAT A+ 3rd floor

Designed for open plan working with high quality reception area and meeting facilities, private offices and full break out/co-working zone

### High-speed internet

Fibre lines offering speeds up to 10GB provided by One Fibre

### Occupancy

Designed for an occupancy level of 1:10

### 3-phase power supplies

With metered power and lighting boards for each floor/suite

### End-of-journey

15 x bike rack spaces

3 x showers

Locker facilities

### Car parking

Secure basement parking may be available by separate arrangement

### Sustainability

EPC rating B27

## An elevated Specification

### Manned reception

Commissionaire and 24-hour access

### Lifts

2 x automatic 10-person passenger lifts

### WCs

Brand new superloos on every floor

### Air conditioning

Independent ceiling mounted (floor by floor) VRV heating & cooling

### Ventilation

Fresh air delivered by MVHR units on each floor

### Ceilings

Suspended metal ceilings with recessed lighting

### LED lighting

Recessed LED lighting and feature lighting on fitted 3rd floor and reception

### Raised floors

Full access metal raised floors with 125mm clear void



# Perfectly placed

Mayfair, one of London's most prestigious neighbourhoods, offers luxury shopping, fine dining, exclusive art galleries, and private members' clubs. With beautiful parks and proximity to cultural attractions and top hotels, it combines convenience and opulence, making it a highly sought-after location for UK and overseas businesses.



## • Food & drink

- |              |                        |
|--------------|------------------------|
| 1 Scott's    | 6 Kitty Fishers        |
| 2 The Audley | 7 Five Hertford Street |
| 3 34 Mayfair | 8 Little House         |
| 4 Tamarind   | 9 Harry's Bar          |
| 5 Nobu       |                        |

## • Shopping & art

- |                  |                    |
|------------------|--------------------|
| 1 Hauser & Wirth | 6 Bvlgari          |
| 2 Sadie Coles HQ | 7 Royal Academy    |
| 3 Bonhams        | 8 Gagosian Gallery |
| 4 Hermès         | 9 Hamilton's       |
| 5 Louis Vuitton  |                    |

## • Hotels

- |                   |                                |
|-------------------|--------------------------------|
| 1 The Dorchester  | 6 Claridge's                   |
| 2 The Ritz        | 7 Flemings Mayfair             |
| 3 The Hilton      | 8 The Athenaeum                |
| 4 Grosvenor House | 9 The Sheraton Grand Park Lane |
| 5 45 Park Lane    |                                |



## Surrounded by *greenery*

### *Green spaces*

Whatever the season, find the time to enjoy nature in over 350 acres of central London's finest parkland on your doorstep, with Green Park only a 3 minute stroll away, or Hyde Park a 5 minute walk.

#### ▼ Green Park



#### ◀ The Serpentine, Hyde Park

# Vibrant Mayfair

## Shepherd Market

Shepherd Market offers a charming, village-like atmosphere with boutique shops, cosy pubs, and upscale eateries. Its intimate vibe, combined with proximity to Mayfair's nightlife, makes it a unique and stylish destination in the heart of the area.

▼ Shepherd Market



## Shopping & art

Mayfair is a hub for luxury shopping and art, with designer boutiques on Bond Street and Savile Row, along with renowned galleries and auction houses. It offers a blend of high-end fashion and world-class art for collectors and enthusiasts alike.

▼ Bond Street



## Food & drink

A culinary hotspot, Mayfair features Michelin-starred restaurants, fashionable cafés, and elegant bars. From fine dining to casual eateries, the area offers a diverse range of high-quality food and drink options, catering to every taste and occasion.

▼ Scott's



# Be better *connected*



Green Park  
7 min walk

Oxford Circus  
2 min

Leicester Square  
3 min

South Kensington  
4 min

London Bridge  
5 min

Farringdon  
10 mins

Canary Wharf  
14 mins



Hyde Park Corner  
7 min walk

Knightsbridge  
2 min

South Kensington  
3 min

Kings Cross  
St. Pancras  
14 mins

Euston  
19 min

Bank  
20 mins

Liverpool Street  
23 min



Bond Street  
16 min walk

Tottenham  
Court Road  
2 min

Baker Street  
2 min

Charing Cross  
4 min

St. Paul's  
5 min

Canary Wharf  
14 mins

Heathrow Airport  
30 mins



7 Down Street is highly accessible, with Green Park station nearby, offering Piccadilly, Jubilee, and Victoria line connections. Bond Street station is also within walking distance, providing access to the Central and Elizabeth lines, ensuring excellent transport links across London.

## Terms

New lease available from the landlord and further information available upon request.

Viewings strictly by appointment through joint sole agents.

## Contact



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## 7downstreet.co.uk

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