# 10 CORK ST

# B PUTIQUE OFFICES IN MAYFAIR

Welcome to 10 Cork Street.

Here, you will find boutique office space in a statement Mayfair building, fully fitted and ready to move in. Available at first and second floor, owned and managed by Great Portland Estates.

More than 7,600 sqft of best-in-class, flexible workspaces available with convenient terms ir Central London's most sought-after district.



The workspaces are fully fitted with your own meeting rooms, kitchen and breakout areas. Our fit outs are thoughtfully designed for your business to thrive.

Your private floor has its own front door and plenty of space to brand your way.

With simple, flexible agreements, it's always hassle free.

# FULLY FITTED, THOUGHTFULLY DESIGNED

With your own front door, meeting rooms, kitchen and breakout spaces.



### ALREADY ONLINE

Equipped with a secure broadband connection. 10GB fibre-enabled building.



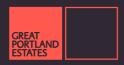
# YOUR OWN FLOOR, WITH YOUR OWN FRONT DOOR

Showcase your brand, not ours. A private space to brand your way.



# FLEXIBLE AGREEMENTS

Enjoy the freedom of a simple, flexible agreement and straightforward process.



### OWNED AND MANAGED BY GREAT PORTLAND ESTATES

Proven workplace experts committed to service and quality.

### THE BUILDING

10 Cork Street delivers workspaces with everything needed to progress your business and enhance the wellbeing of your people. All in a central London location with exceptional amenity and travel links.



10 Cork Street, entrance. The building is set between Burlington Gardens, Savile Row and Bond Street in London's West End.



### PERFECTLY LOCATED

Cork Street is at the heart of well-connected Mayfair, with a wide choice of world-class amenity just moments away.



### A WARM WELCOME

A friendly receptionist is ready to welcome you and your visitors.



### EASILY CONNECTED

Highest transport accessibility rating (PTAL\* 6b): serviced by four Underground stations within a 7–9 minutes walk.



### WORKPLACE APP

sesame™, our workplace app provides access to amenity and connects you with your dedicated Lifestyle Concierge Services.



### SUSTAINABLE BY DESIGN

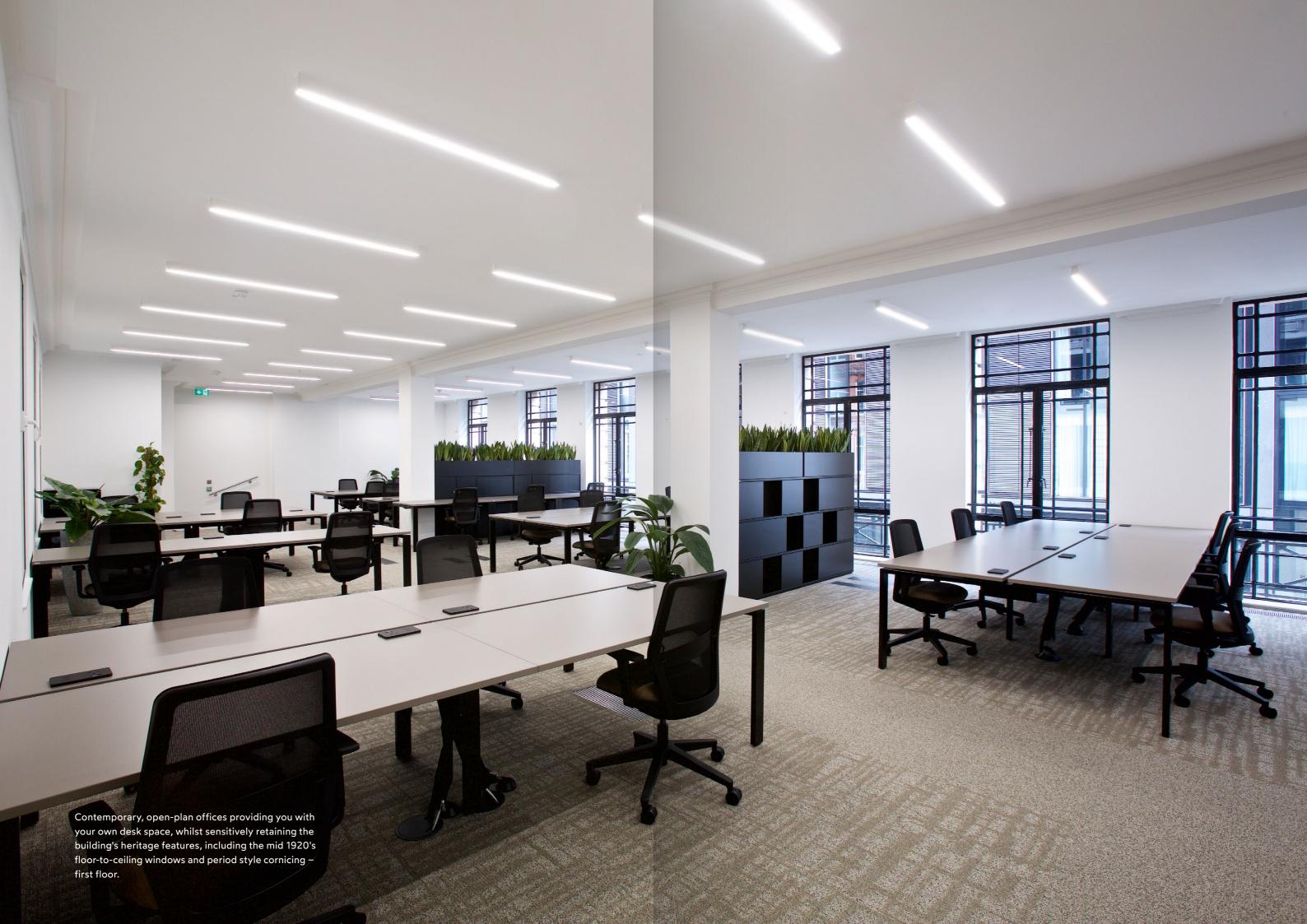
The building achieved SKA 'Gold', demonstrating best practice in sustainable fit outs. The building is powered by renewable energy from zero carbon tariffs.



### ARRIVE BY BICYCLE

End of journey facilities for cyclists and active commuters.

# \*PTAL (public transport accessibility level) is the most widely recognised measurement of connectivity to public transport across London.







# Sesame Final Legin Register Filippinen Petracy Great Portland Estates pic

Make more of every day with sesame, our workplace app.

# OPEN SESAME

TIFESTYLE CONCIERGE SERVICE

OFFERS

**EVENTS** 

150+ FREE PUBLICATIONS

TRANSPORT

WEATHER

LOCAL AMENITIES

SUPPORT

OCCUPIER DIRECTORY

COMMUNITY

### WORKPLACE APP

Everything you need to make more of every day. Access your Lifestyle Concierge Service via sesame, connect with the 10 Cork Street community and discover your neighbourhood.

### EFFORTLESSLY INVOLVED

Bringing the rich offering of the local area into the palm of your hand, sesame will help you discover local offers, events and new openings and connect you with others in the building via the community platform.

### ENJOY THE EASY LIFE

Access your Lifestyle Service. It's available 24/7. Think dry-cleaning, catering, dinner reservations, business travel... sesame has you covered.

# LIFE IN A GPE BUILDING

At Great Portland Estates, our values ensure that we deliver quality, sustainable, nurturing spaces that are enjoyed by all who experience them.

## WE ACHIEVE MORE TOGETHER

At Great Portland Estates, we own and manage all of our buildings, giving us the agility to respond to our occupiers' needs and aspirations. We craft sustainable workplaces that are enjoyable, comfortable, convenient and inspiring; as well as promoting wellbeing.

# WE ARE COMMITTED TO EXCELLENCE

Seamlessly managed, tech-enabled buildings with memorable welcome experiences, plenty of space for agile working and excellent amenity.



Memorable welcome experiences and plenty of space for agile working. Reception space at 200 Gray's Inn Road.

### WE EMBRACE OPPORTUNITY

With our sesame workplace app, a dedicated lifestyle manager is on hand 24/7 to help with an endless range of services. Our building communities connect through sesame, and we create opportunities for people to meet, interact and enjoy their building outside of work. From cocktail making classes to summer parties, there's always something new to enjoy.

### WE ARE OPEN AND FAIR

We allow our occupiers to make more of every day, so they can focus on their business while we get on with the rest.



### AVAILABLE ?N TWO FLOORS

### SCHEDULE OF AREAS

Floor	sq ft	sq m
2nd	3,804	353.4
1st	3,846	357.3
Total	7,650	710.7



Office floors are wrapped around a central, landscaped lightwell, providing excellent natural light – first floor.

### SUMMARY SPECIFICATION

### WORKSPACE

- Two private entrances: for employees and visitors
- Front-of-house bathroom suite
- Central lightwell for natural light
- Double-glazed partitioning system, with heritage, Crittall details
- Sound-absorbing carpets throughout the offices
- Tailored benched desking
- Premium vinyl parquet flooring

### BUILDING

- 7,650 sq ft offices
- $\bullet\ 3,\!820\,sq\,ft\,typical\,floorplates$
- 2.9m typical floor to ceiling heights
- 6 secure cycle spaces
- 10 lockers
- Male and female changing facilities, including 2 showers
- EPC rating C
- · SKA 'Gold'
- Fully air-conditioned underfloor system
- Delivered and managed by Great Portland Estates plc



he offices include your own kitchen – first floor.

CORK STREET MEWS

1:10	36	34	2	3	1
Occupational density	Total headcount	Open plan desks	Private offices	Meeting rooms (4-6 person)	Boardroom (10 person)
3	1	1	1	1	1
Breakout pods	Kitchen / breakout area	Reception	Demised client WC (2 staff WCs)	Print/recycling zone	Comms

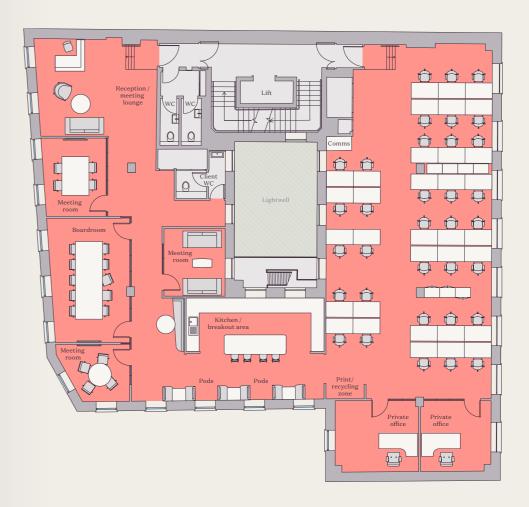
Plans not to scale, for indicative purposes only.

2ND FLOOR

3,804 SQ FT (353.4 SQ M)

7

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CORK STREET MEWS

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Plans not to scale, for indicative purposes only.

### YOUR MAYFAIR ADDRESS

Cork Street has been an important part of the fabric of Mayfair for generations, a smart address synonymous with boutique financial businesses and art galleries, a stone's throw from the Royal Academy of Arts and Mayfair's world-class retail and restaurant offer. No other global destination has quite the same character and connections.

Beyond Mayfair itself, Cork Street also benefits from the neighbouring enclave of St James's and the best pockets of Soho, moments from the office.



### MAYFAIR IN NUMBERS

26

20+

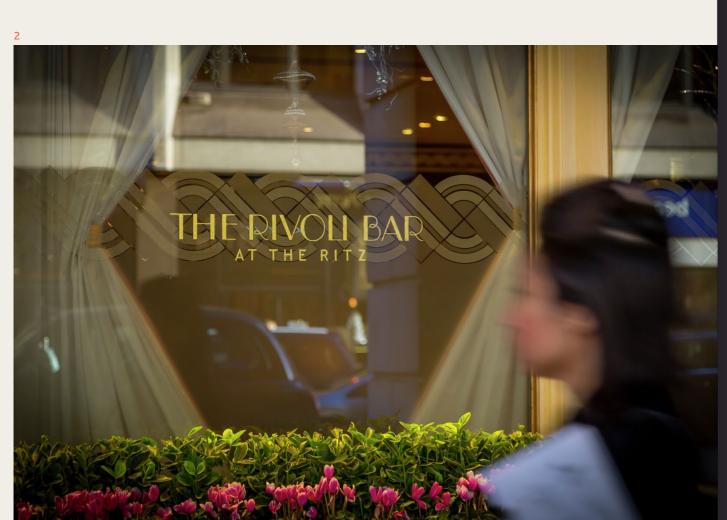
25+

16

Michelin Stars Art galleries, including across 16 restaurants the Royal Academy of Arts

 $Be spoke\ tailors$ 

Leading private members' clubs









- 1 Dolce & Gabbana
- 2 The Ritz London
- 3 Royal Academy of Arts
- 4 Sexy Fish
- 5 Mount Street
- 6 Royal Arcade
- 7 Bond Street













26



8 MINS

STREET

 $\bullet \bullet \bullet$ 

O BOND

\*Elizabeth line travel times, coming soon. SOURCES: Citymapper and crossrail.co.uk. Journey times are indicative and platform

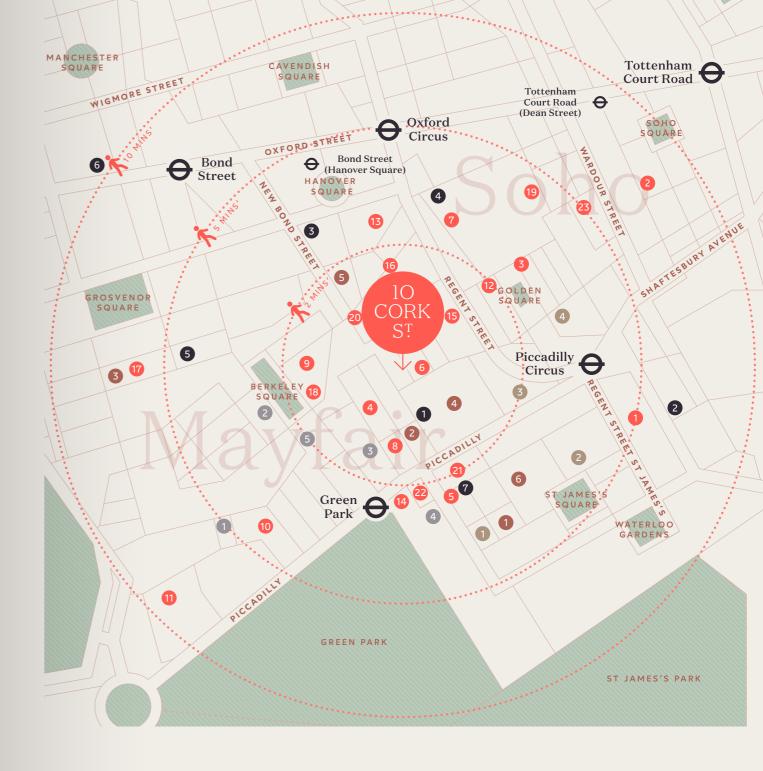
1 Savile Row

13

MINS

WHARF

2 Berkeley Square Gardens



### POINTS OF INTEREST

### RESTAURANTS

- Aquavit London
- 2 Barrafina
- Bob Bob Ricard 4 Brown's Hotel
- 6 Café Murano
- 6 Cecconi's Mayfair
- O Dishoom
- 6 Gymkhana
- 9 Hakkasan
- Mobu
- Mitty Fisher's Mayfair

- NOPI Pollen Street Social Burlington Arcade
- 1 The Ritz London 2 Dover Street Market
- Sabor

Social Eating House

The Westbury Mayfair

Sartoria

Scott's

Sexy Fish

Wiltons

2 The Wolseley

Yauatcha Soho

3 Fenwick 4 Liberty London

RETAIL

- **5** MATCHESFASHION
- 6 Selfridges
- Turnbull & Asser

### CULTURE

- 1 Christie's
- 2 Marlborough
- CLUBS 5 Hertford Street
  - 2 Annabel's

Mayfair Gallery

Sotheby's 6 White Cube

4 Royal Academy of Arts

PRIVATE MEMBERS'

- The Arts Club
- 4 Brooks's
- The Lansdowne

### LEISURE

### & FITNESS

- E by Equinox
- 2 Nordic Balance
- 3 Piccadilly Health
- Club and Spa





### TRACK RECORD

Great Portland Estates has an exemplary track record of delivering fully fitted workspaces across the capital of the very highest quality.



35 Portman Square, W1



Elm Yard, WC1



City Tower, EC2



54 Jermyn Street, SW1



16 Dufour's Place, W1



160 Old Street, EC1

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