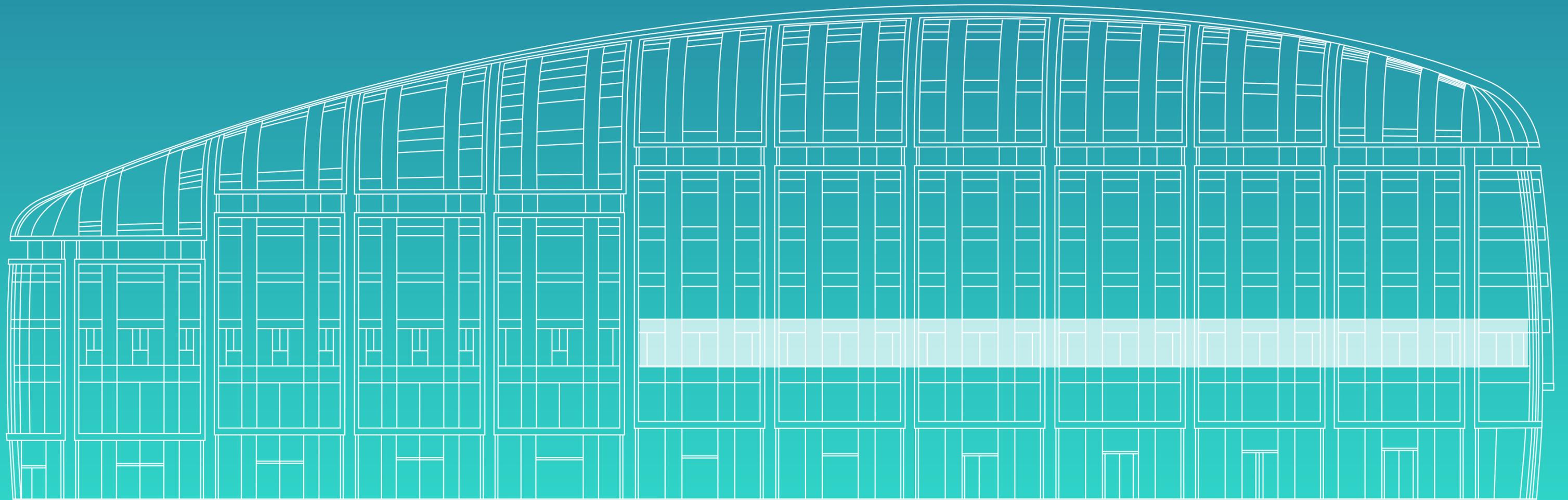


# PARK HOUSE | MAYFAIR



28,000 SQ FT OF FULLY FURNISHED OFFICE SPACE, AVAILABLE 2027

# A RARE OPPORTUNITY

SINGLE-FLOOR MAYFAIR OPPORTUNITIES  
OF THIS SIZE ARE ALMOST, NEVER HEARD OF.  
FULLY FURNISHED ONES, READY WITHIN A  
FIXED TIMELINE, RARER STILL.

PARK HOUSE OFFERS 28,000 SQ FT ON A CLEAR,  
DELIVERABLE PROGRAMME, REMOVING UNCERTAINTY  
AND ACCELERATING OCCUPATION.





# FIRST IMPRESSIONS

AN ARRIVAL THAT SETS THE TONE. CALM, CONSIDERED AND QUIETLY CONFIDENT, THE RECEPTION EXPERIENCE IS REFINED YET WELCOMING, BALANCING PRESENCE WITH WARMTH.

INTUITIVE FLOW AND ATTENTIVE SERVICE CREATE OPTIMUM QUALITY, ASSURANCE AND CARE.

PURPOSEFUL, COMPOSED AND DISTINCTLY PROFESSIONAL.



THIS IMAGE IS A CGI. FOR ILLUSTRATIVE PURPOSES ONLY



# A FURNISHED SOLUTION

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A RARE 28,000 SQ FT OFFERING ON L2

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FULLY FURNISHED

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2027 AVAILABILITY

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NO OVERRUNS OR COST ESCALATION

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EXPANSIVE RECEPTION

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EFFICIENT AND EFFECTIVE

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FAST MOBILISATION

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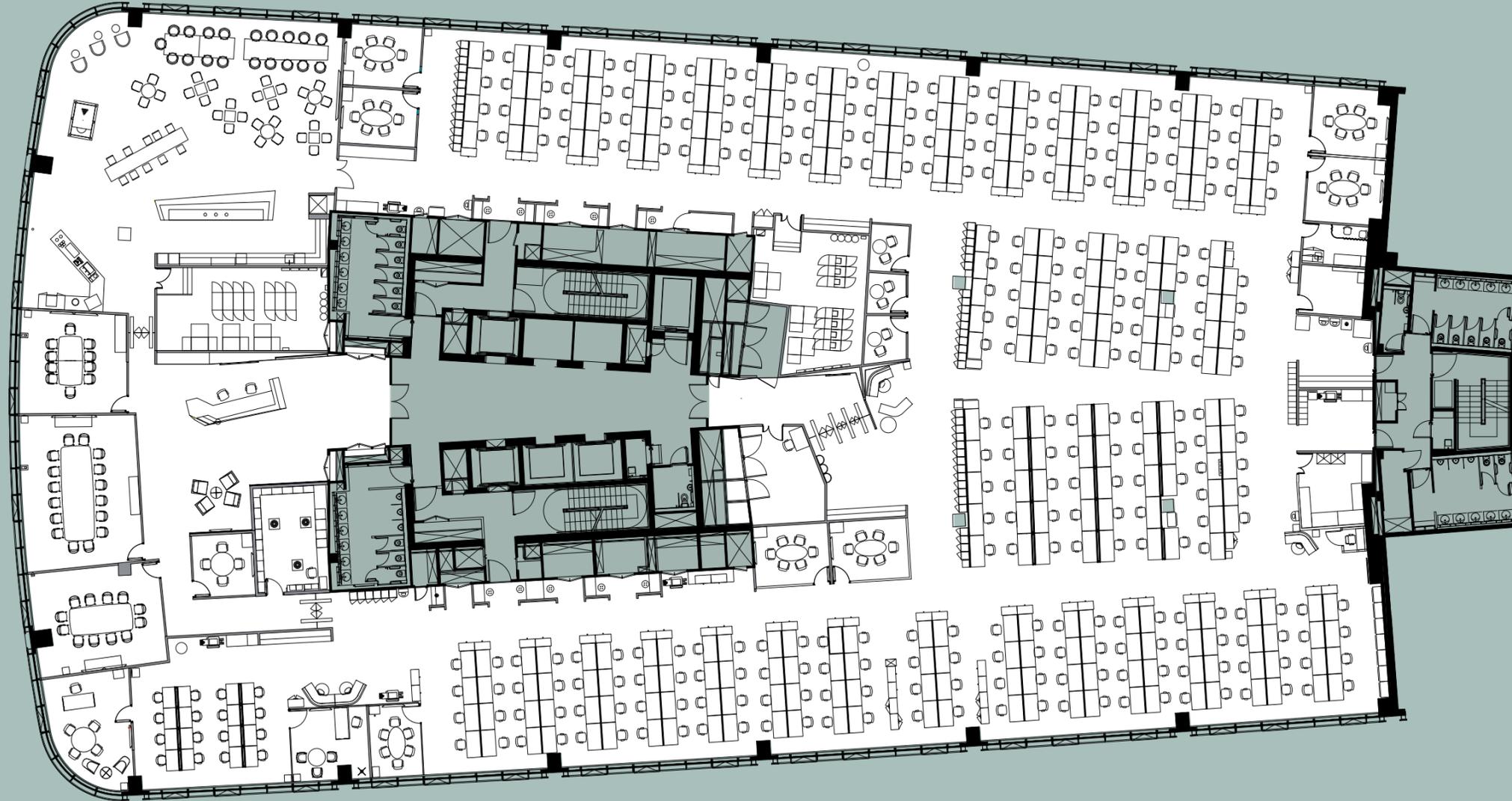
END-OF-JOURNEY FACILITIES

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# 2

# 28,000 SQ FT (2,600 SQ M)



|                             |   |
|-----------------------------|---|
| TWO PERSON MEETING ROOM     | 3 |
| FOUR PERSON MEETING ROOM    | 1 |
| SIX PERSON MEETING ROOM     | 7 |
| TEN PERSON MEETING ROOM     | 1 |
| TWELVE PERSON MEETING ROOM  | 1 |
| SIXTEEN PERSON MEETING ROOM | 1 |

WORKSTATIONS 324

SINGLE PERSON OFFICE 2

RECEPTION 2

**TOTAL HEADCOUNT 328**

**OCCUPANCY RATIO 1 PERSON PER 8 SQ M**

# DESIGNED TO PERFORM

A SINGLE, EFFICIENT FLOOR PLATE OFFERING  
EXCELLENT NATURAL LIGHT, EFFICIENCY  
AND THE HIGHEST QUALITY, READY-MADE  
WORKING ENVIRONMENT.

MOVE IN, POWER UP AND PERFORM.









**FROM SUPERIOR FURNITURE  
AND SERVICES LAYOUT,  
THIS FLOOR OPTIMISES  
CIRCULATION EFFICIENCIES  
AND MAXIMISES OUTPUT.**

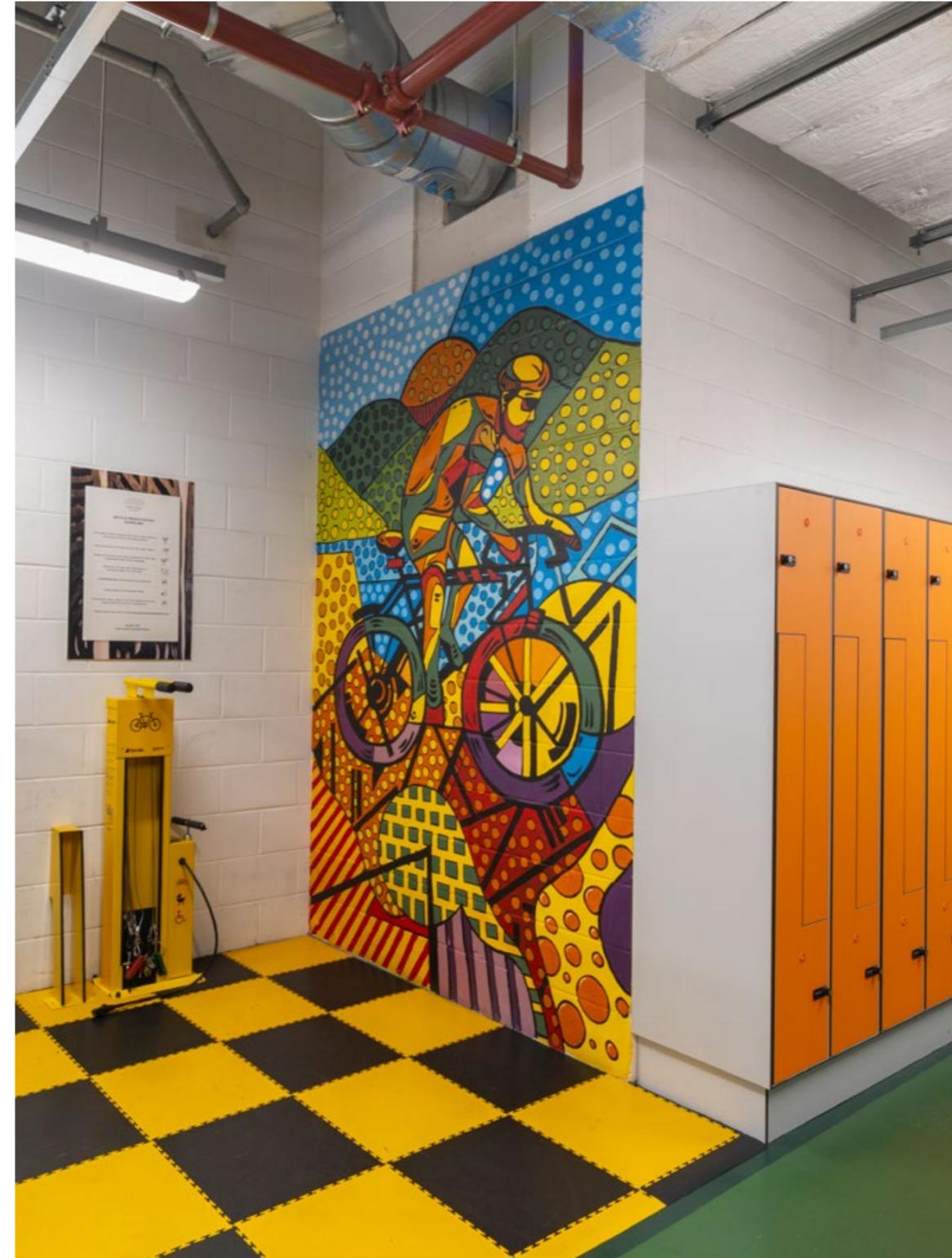
# WORKPLACE WELLBEING

A MODERN OFFICE SPACE DESIGNED TO SUPPORT FLEXIBILITY, WELLBEING AND SUSTAINABLE COMMUTING. COMPLETE WITH A DEDICATED BICYCLE REPAIR STATION AND XXX CYCLE RACKS PARK HOUSE MAKES CYCLING TO WORK SIMPLE AND STRESS FREE, ENCOURAGING HEALTHIER HABITS AND HELPING EVERY COMMUTE WORK A LITTLE HARDER.





XXX CYCLE RACKS  
XX SHOWERS  
XXX LOCKERS



# FUTURE FOCUSSED!



FOUR-PIPE FAN COIL  
AIR CONDITIONING



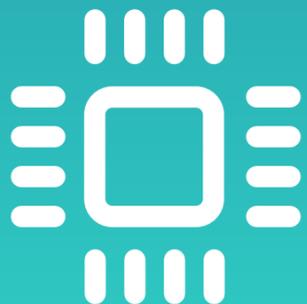
2.75M  
FLOOR-TO-CEILING HEIGHT



150MM  
RAISED FLOORS



6 X XX PERSON  
PASSENGER LIFTS



TECHNOLOGICALLY  
ENHANCED



DDA  
COMPLIANT



LED  
LIGHTING



OPERATIONAL  
RESILIENCE



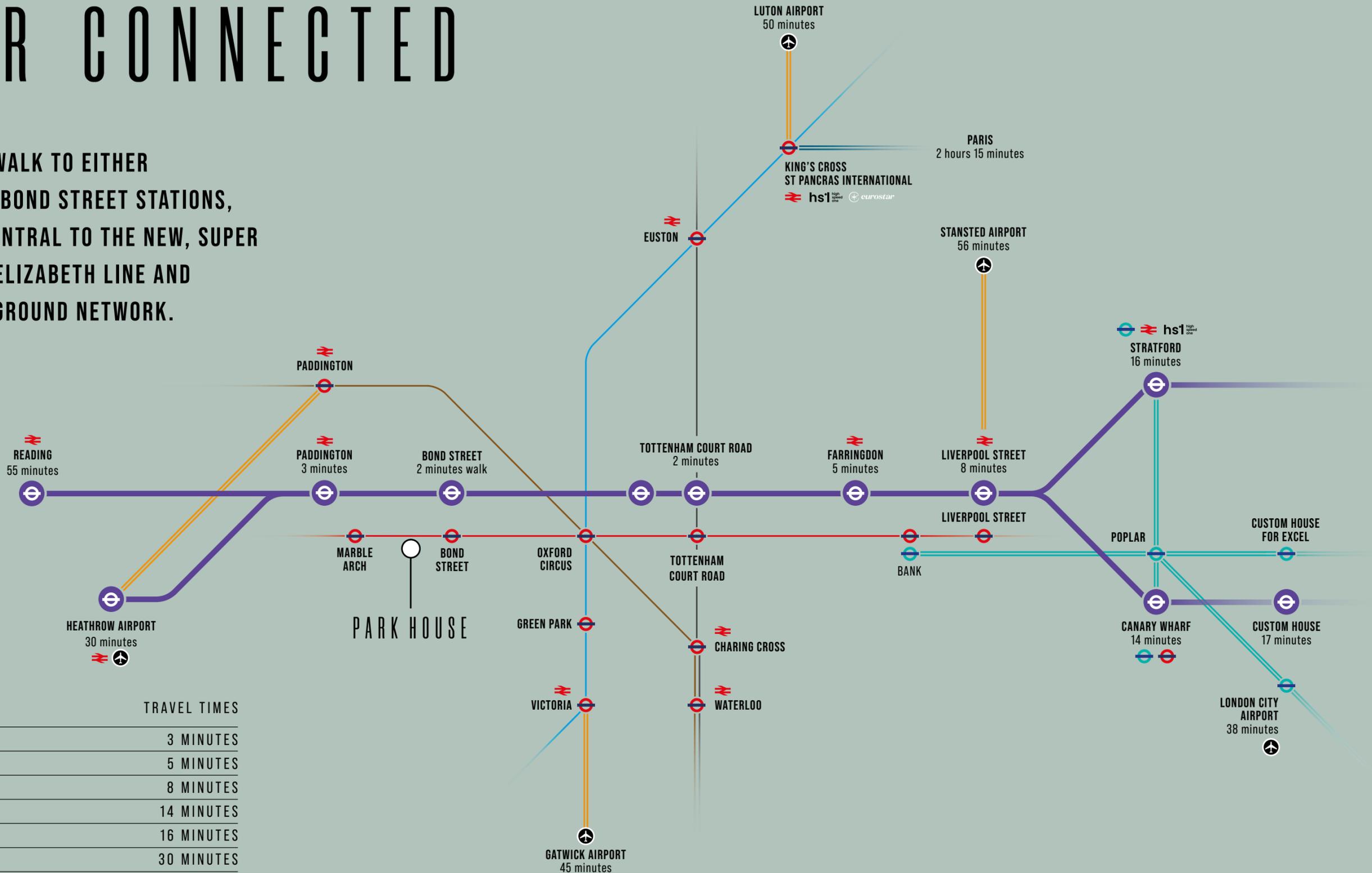
# A LANDMARK ADDRESS

**PARK HOUSE IS PROMINENT, INSTANTLY RECOGNISABLE AND UNMISTAKABLY MAYFAIR. IT PROJECTS CONFIDENCE AND AUTHORITY IN LONDON'S MOST PRESTIGIOUS QUARTER.**

**THIS IS AN ADDRESS THAT MAKES A STATEMENT AND STANDS BY IT.**

# SUPER CONNECTED

WITHIN A SHORT WALK TO EITHER MARBLE ARCH OR BOND STREET STATIONS, PARK HOUSE IS CENTRAL TO THE NEW, SUPER HIGHWAY OF THE ELIZABETH LINE AND LONDON'S UNDERGROUND NETWORK.



| THE ELIZABETH LINE | TRAVEL TIMES |
|--------------------|--------------|
| PADDINGTON         | 3 MINUTES    |
| FARRINGDON         | 5 MINUTES    |
| LIVERPOOL STREET   | 8 MINUTES    |
| CANARY WHARF       | 14 MINUTES   |
| STRATFORD          | 16 MINUTES   |
| HEATHROW AIRPORT   | 30 MINUTES   |

# TWO WORLDS, ONE ADDRESS

HERE, WORK AND LIFE ALIGN. A RARE POSITION  
WHERE THE AUTHORITY OF MAYFAIR MEETS THE  
IMMEDIACY AND MOMENTUM OF OXFORD STREET.

PRESTIGIOUS YET OPEN, REFINED YET CONNECTED,  
IT OFFERS A BALANCE FEW ADDRESSES CAN ACHIEVE.

CULTURED, CONNECTED AND FOREVER CONVENIENT.





INDULGING IN THE OPULENCE OF THE MANY WORLD-CLASS, RETAILERS OR WATCHING TIME PASS BY IN THE EXCELLENCE OF CLARIDGE'S.





**EXERCISING IN THE OPEN SPACES OR TREE-LINED AVENUES OF HYDE PARK TO REFUELLING AT THE CULINARY DELIGHTS OF MERCATO.**



# CONTACT INFORMATION



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