



GROSVENOR STREET

MAYFAIR W1

HEADQUARTERS BUILDING TO LET

Exceptional workspace in the heart of Mayfair

THE BUILDING

48 Grosvenor Street will be an exceptional and discreet HQ building benefiting from dual access from Grosvenor Street and Mount Row, delivering an exceptional discreet HQ building.

A refined boutique reception delivers an elegant and welcoming arrival experience.

23,000 sq ft of light-filled, open-plan office floors are available, designed to provide flexible working environments.



HQ BUILDING
OPPORTUNITY



PRIME MAYFAIR
LOCATION





Indicative Reception CGI



Indicative Reception CGI

Designed to create a lasting impression

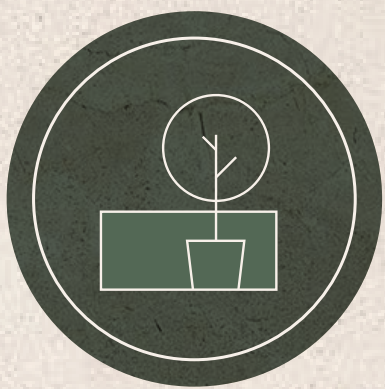
SPECIFICATION

The building has been sensitively considered, with an exceptionally high specification throughout.

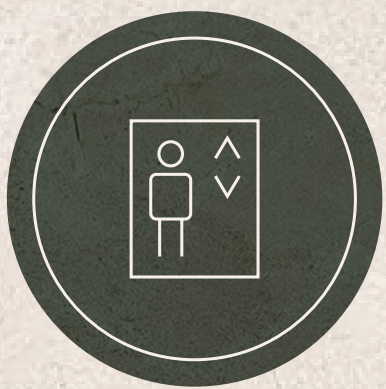
End-of-journey facilities are designed with occupiers in mind, providing showers, drying rooms and secure cycle storage to support healthier lifestyles and sustainable commuting for staff.



COURTYARD
(GROUND FLOOR)



TERRACE
(2ND FLOOR)



2 X PASSENGER
LIFTS



BREEAM EXCELLENT
(TARGETED)



EPC A
(TARGETED)



NEW VRF AIR
CONDITIONING



NEW LED
LIGHTING



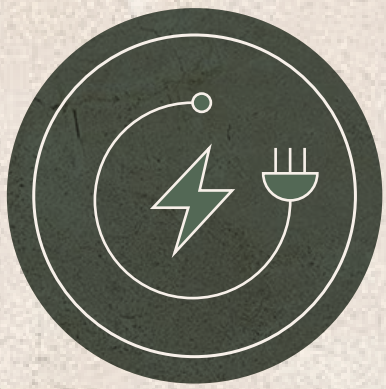
FIBRE READY



NEW CYCLE
FACILITIES



SHOWERS AND
LOCKERS



ALL ELECTRIC
BUILDING



SELF-CONTAINED
OPPORTUNITY

Outside space to entertain and unwind

SECOND FLOOR TERRACE

The beautifully designed second floor terrace offers the perfect backdrop for summer gatherings and client entertaining.



ACCOMMODATION

	SQ FT (NIA)	SQ M (NIA)	TERRACE (SQ FT)
Fourth	2,938	273	
Third	3,649	339	
Second	3,606	335	2,109
First	5,845	543	
Ground	3,897	362	1,582
Lower ground	3,143	292	
Total	23,078	2,144	3,691

Areas subject to final verification on completion of building works.

Available
space



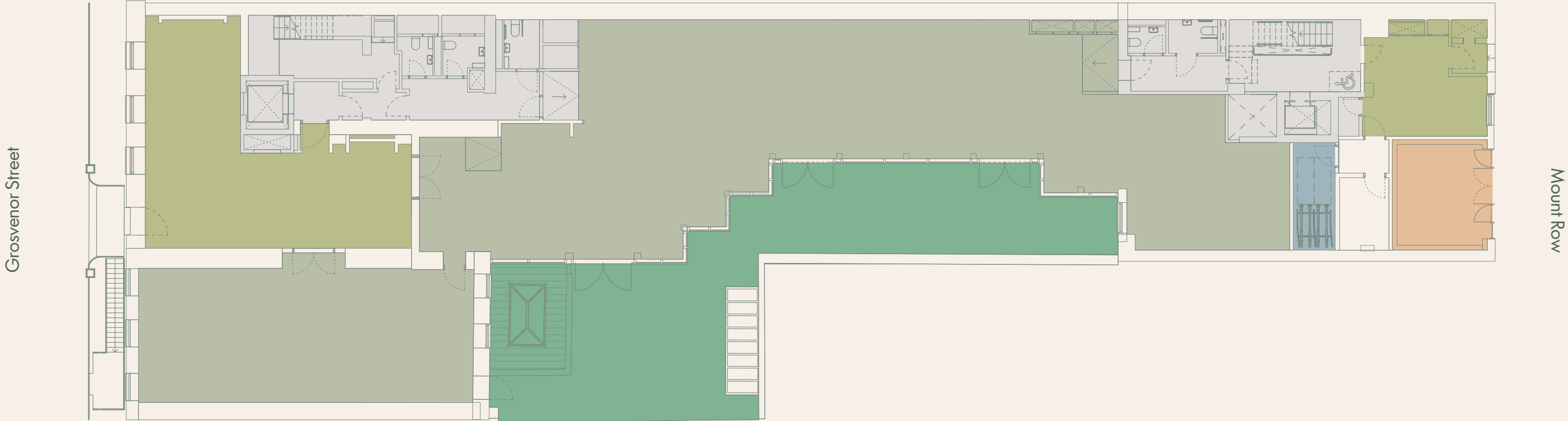


Indicative Ground Floor Office CGI

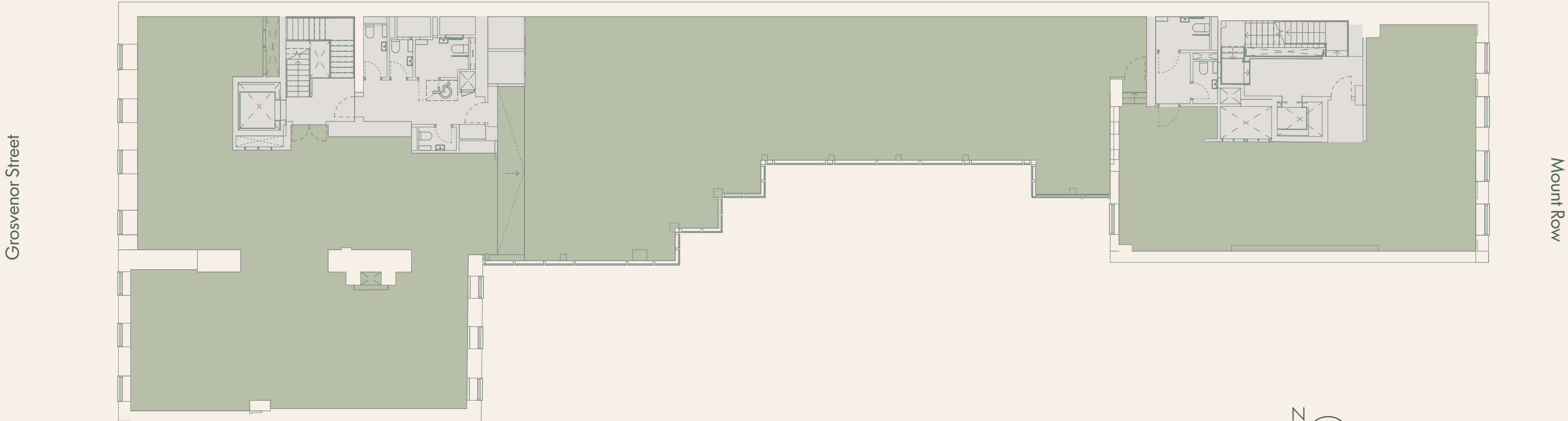


Indicative Ground Floor Courtyard CGI

GROUND 3,940 SQ FT / 366 SQ M



FIRST 5,863 SQ FT / 545 SQ M



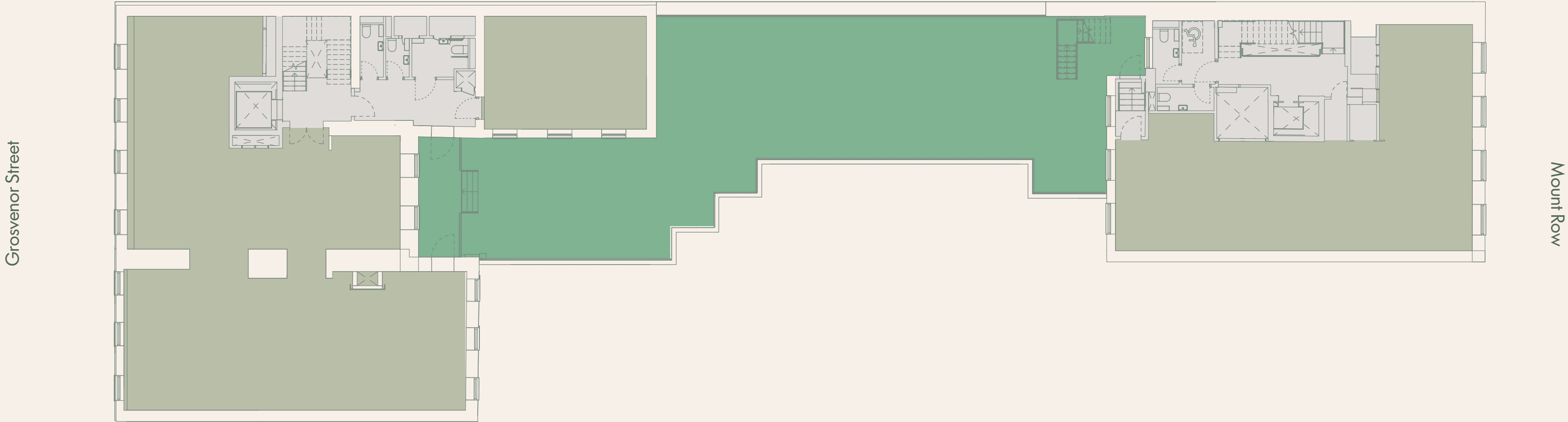
- KEY
- Office
 - Reception
 - Courtyard/terrace
 - End of trip
 - Car parking
 - Core/plant



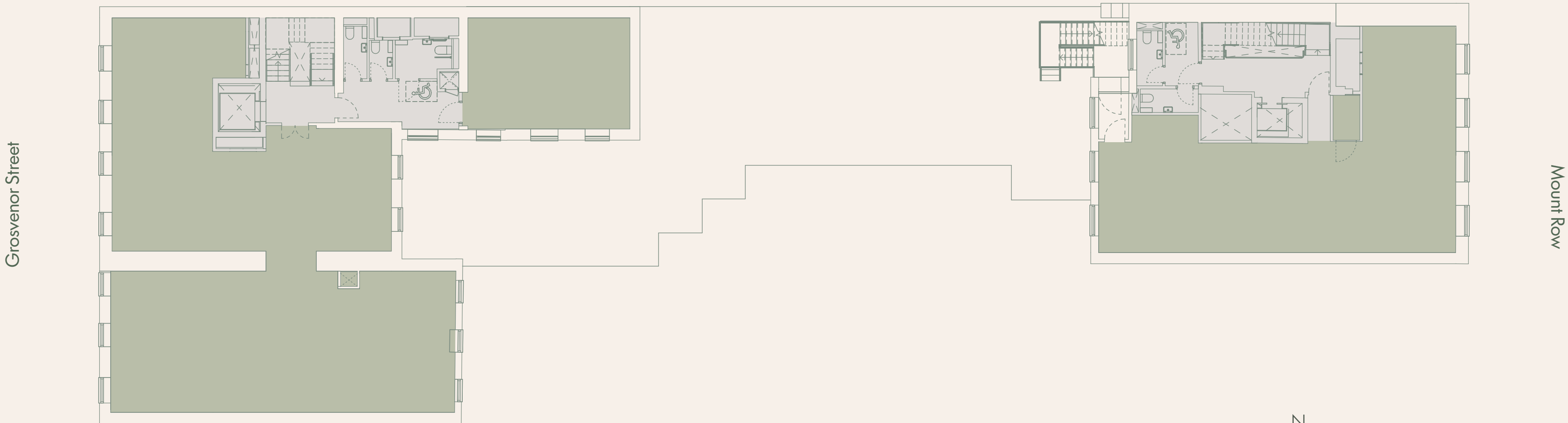
Plans not to scale.
For indicative purposes only.



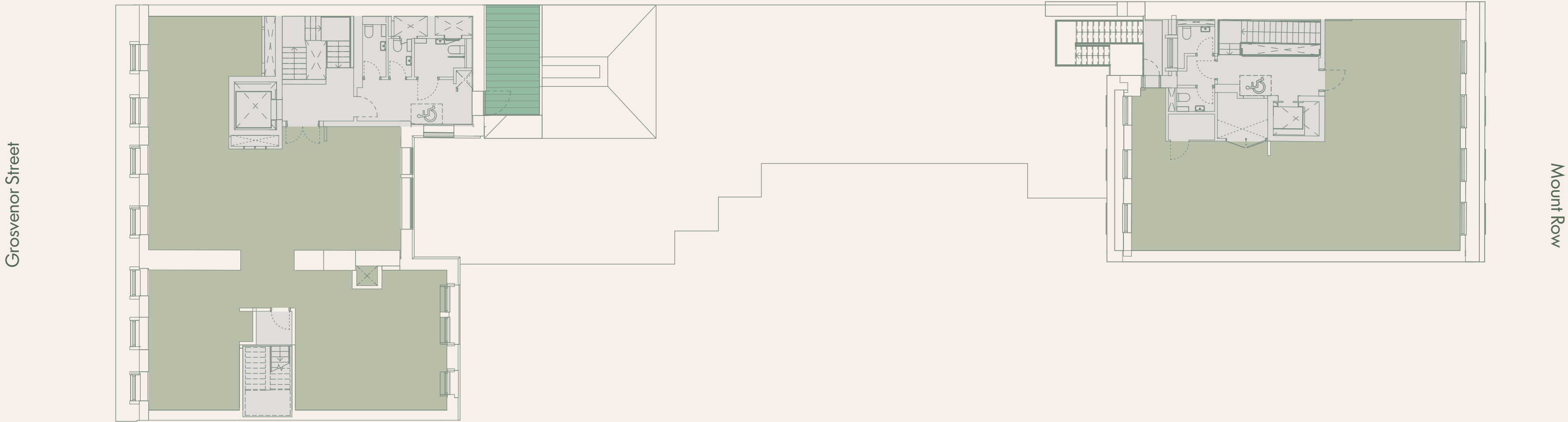
SECOND 3,615 SQ FT / 336 SQ M



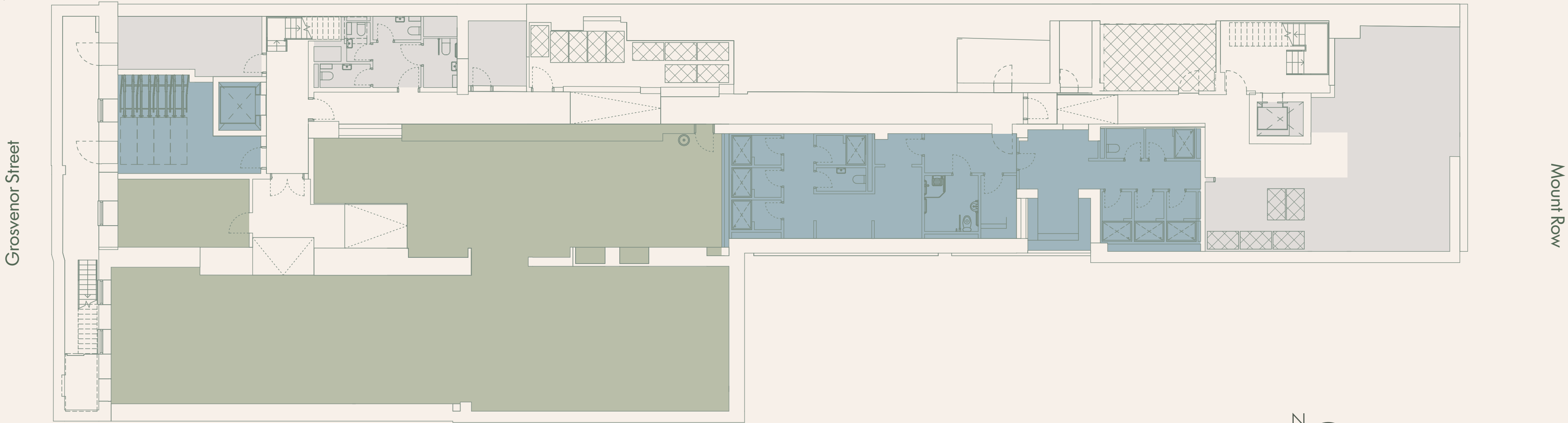
THIRD 3,659 SQ FT / 340 SQ M



FOURTH 2,916 SQ FT / 294 SQ M



LOWER GROUND 3,167 SQ FT / 271 SQ M



- KEY
- Office
 - End of trip
 - Core/plant



Plans not to scale.
For indicative purposes only.

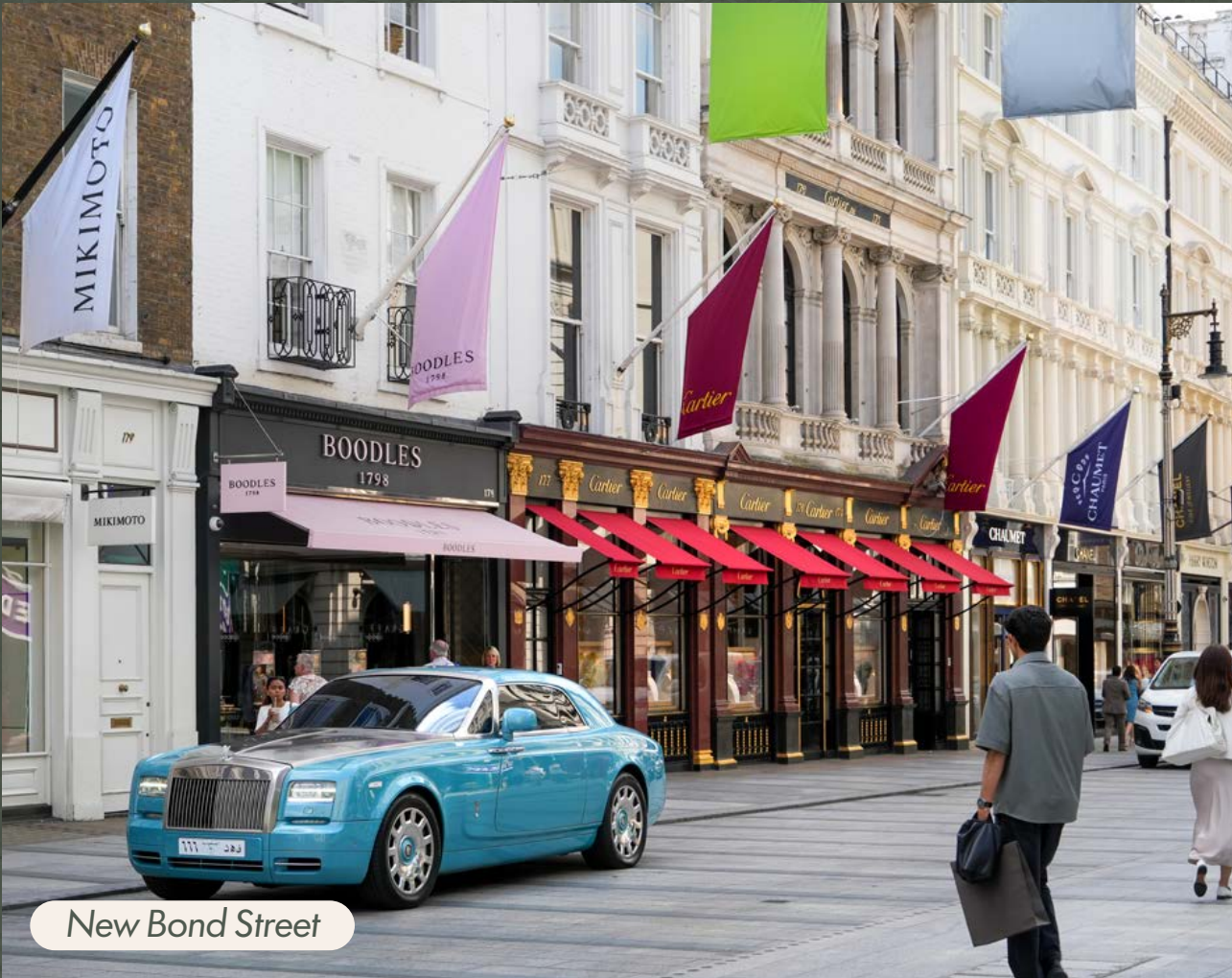
Luxury lifestyle on your doorstep



THE LOCATION

Perfectly positioned in the heart of Mayfair, the building enjoys immediate access to one of London's most established and well-connected districts.

Excellent transport links and a prestigious retail offering reinforce its appeal.

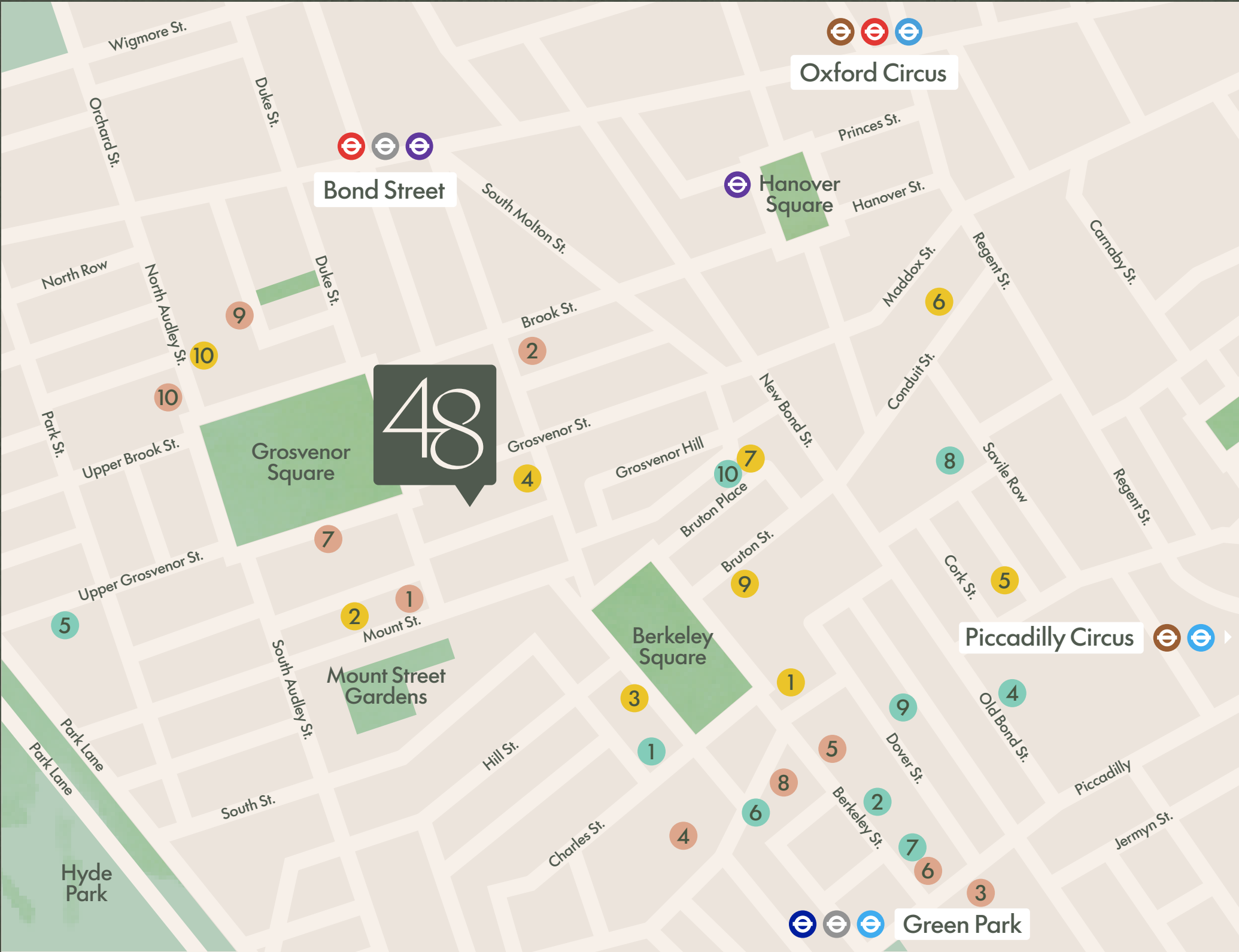


AMENITIES / CONNECTIVITY

A vibrant mix of renowned restaurants, private members’ clubs, luxury hotels and boutique shops sit moments away, offering an exceptional balance of business convenience and lifestyle appeal.

Bond Street station is a short walk away providing excellent transport connection across the city, and access to the Elizabeth line.

Here
& there



- BARS & CAFES

 - 1. The Footman
 - 2. Shot
 - 3. The Rivoli Bar
 - 4. Noxy Brothers
 - 5. The Red Bar
 - 6. Guillam Coffee House
 - 7. Dover Yard
 - 8. Nkora Coffe
 - 9. The Donovan Bar
 - 10. The Guinea
- RESTAURANTS

 - 1. Sexy Fish
 - 2. Scott’s
 - 3. Annabel’s
 - 4. Cipriani
 - 5. Cecconi’s
 - 6. Sketch
 - 7. Bellamy’s
 - 8. Grilandia
 - 9. Hakkasan
 - 10. The Ivy Asia
- LEISURE & HOTELS

 - 1. The Connaught
 - 2. Claridge’s
 - 3. The Ritz
 - 4. Third Space
 - 5. Buddhabox
 - 6. IHotel
 - 7. The Biltmore
 - 8. The May Fair
 - 9. The Beaumont
 - 10. The Twenty Two

WALKING TIMES



Further information



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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2026.

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