

AVAILABLE NOW

**Premium Office Space
Overlooking Hyde Park**

7,244 SQ FT

**NO. 1
KNIGHTSBRIDGE**

No. 1 Knightsbridge is a landmark office building situated on crossroads of Mayfair and Knightsbridge, close to the junction with Hyde Park Corner and enjoys views over the Park.



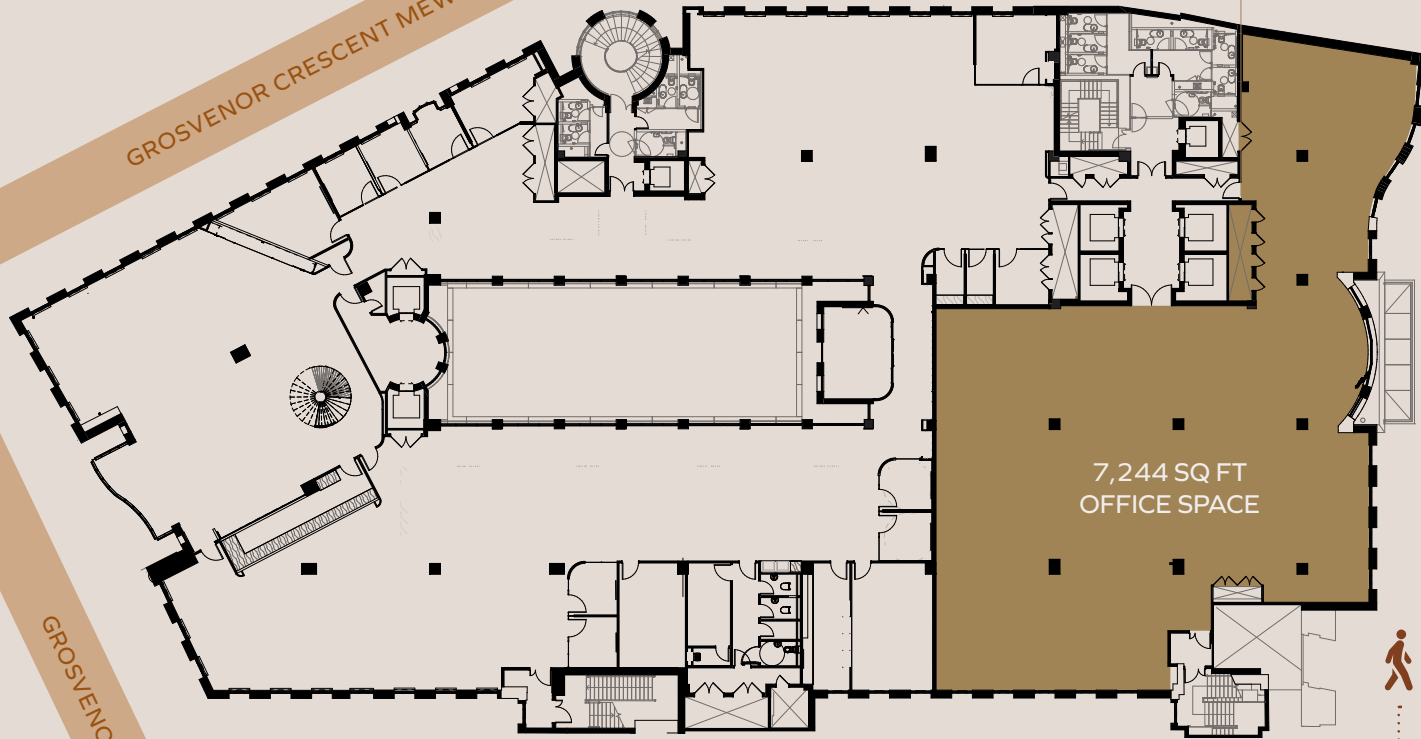


Main Reception Area

The 7,244 sq ft of office space is available to let on the 1st floor with stunning views overlooking Hyde Park.



KNIGHTSBRIDGE
8 MINUTE WALK

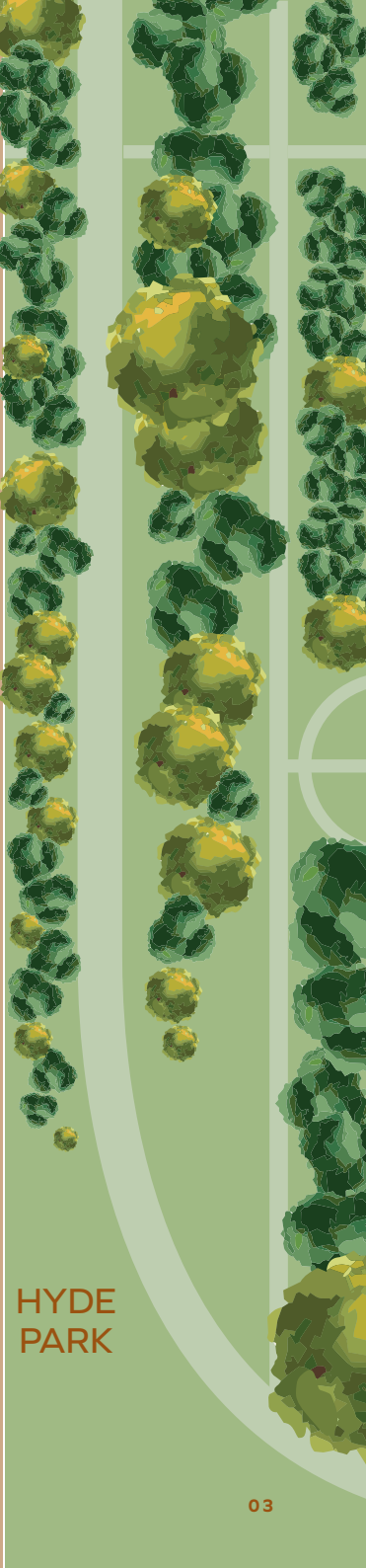


GROSVENOR CRESCENT MEWS

GROSVENOR CRESCENT

LANESBOROUGH PLACE

KNIGHTSBRIDGE



VICTORIA STATION
13 MINUTE WALK



1 MINUTE WALK



HYDE PARK CORNER



GREEN PARK
11 MINUTE WALK

HYDE PARK



KNIGHTSBRIDGE

Space plan Option 1

Typical Workspace:

Open Plan 1800 Desks	x38
Single offices	x5
Total seats	43 (1:11 sq m)

Meeting Rooms:

4 person meeting room	x2
8 person meeting room	x1
16 person meeting room	x1
Total seats	32

Social & Collaboration:

Teapoint	x15
Social	x12
Total seats	27

Support Spaces:

Reception Support Room	x1
Comms Room	x1
WC	x1
Shower	x1

LANESBOROUGH PLACE



KNIGHTSBRIDGE

Space plan Option 2

Typical Workspace:

Open Plan 1800 Desks	x40
Single offices	x2
Total seats	54 (1:10 sq m)

Meeting Rooms:

4 person meeting room	x2
8 person meeting room	x1
10 person meeting room	x1
16 person meeting room	x1
Total seats	42

Social & Collaboration:

Teapoint	x22
Social	x16
Total seats	38

Support Spaces:

Reception Support Room	x1
Comms Room	x1

LANESBOROUGH PLACE

ESG

BREEAM

BREEAM Excellent



Fully electric building



EPC A Rating



Water efficient sanitary ware provides a 40% reduction in potable water consumption

Specification



Ground floor café and atrium club lounge



Brand new air handling units with new VRF air conditioning system



Four passenger lifts



122 bike racks and 152 lockers



16 Showers



Unisex WCs



2.86m floor to ceiling height



24 hour building security



▲ Harrods Food Hall



▲ Timmy Green, Nova, Victoria (@daisygreenfood.com)



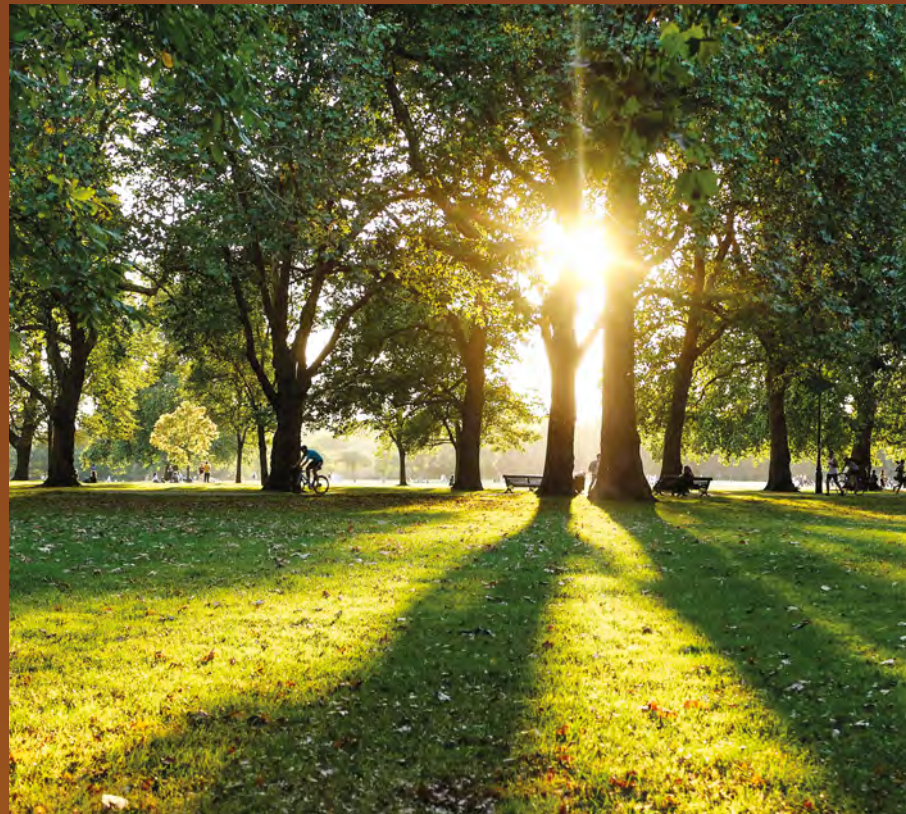
▲ The Grenadier pub

Prime Location

Overlooking Hyde Park and Green Park, this is one of the most desirable locations in the capital.



▲ The Lanesborough Grill
(oetkercollection.com)



▲ Hyde Park



▲ Pantechicon



▲ The Lodge Café
(royalparks.org.uk)

Retail

- 1 Harvey Nichols
- 2 Harrods

Hotels

- 3 The Peninsula
- 4 The Wellesley
- 5 COMO The Halkin
- 6 The Berkeley
- 7 Mandarin Oriental

Wellbeing and Leisure

- 8 Gymbbox
- 9 1Rebel
- 10 Third Space Mayfair
- 11 The Common Purpose
- 12 Flight Club

Restaurants, Cafés and Clubs

- 13 Nova, Victoria
- 14 The Lanesborough Grill
- 15 Pret a Manger
- 16 Kitty Fisher
- 17 The Grenadier
- 18 Horse & Groom
- 19 The Lodge Café
- 20 Sticks 'n' Sushi
- 21 Rail House Café
- 22 Casa do Frango
- 23 HIDE
- 24 Langan's Brasserie
- 25 COYA

ACCESSIBLE FROM
NO 1 KNIGHTSBRIDGE
(FROM HYDE PARK CORNER STATION)

- HYDE PARK CORNER
- GREEN PARK - 2 MINUTES
- BOND STREET - 9 MINUTES
- LIVERPOOL STREET - 7 MINUTES
- CANARY WHARF - 13 MINUTES
- HEATHROW - 26 MINUTES





**NO. 1
KNIGHTSBRIDGE**

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