



43 UPPER GROSVENOR STREET

London
W1

RIB

ROBERT IRVING BURNS



DISCOVER UPPER GROSVENOR STREET

A rare opportunity to occupy a prestigious self-contained office building in the heart of Mayfair, prominently positioned on Upper Grosvenor Street directly opposite the new Chancery Rosewood Hotel.

This attractive former townhouse is arranged over lower ground, ground and four upper floors, providing approximately 8,081 sq ft (750.74 sq m) NIA of flexible office accommodation. The property benefits from impressive period character, excellent natural light from both the front and rear elevations and offers significant potential to create a best-in-class Mayfair headquarters.

A particular feature is the substantial south-facing private rear garden extending to approximately 1,200 sq ft, providing a rare external amenity and excellent space for entertaining. The lower ground floor also incorporates an existing 90-seat lecture theatre, lending itself to presentations, events and larger company gatherings.

Situated within one of London's most prestigious commercial districts, the property is surrounded by Mayfair's exceptional selection of restaurants, hotels, retail and leisure amenities. Bond Street Underground Station is within close proximity, providing Central, Jubilee and Elizabeth line connections.

The property is offered with full vacant possession and represents an exceptional opportunity for an occupier seeking a prominent, self-contained Mayfair headquarters with substantial private outside space.

*Suitable for Class E
(Offices, Medical, Leisure etc.)*

Members Clubs will also be considered subject to relevant permissions.



Green Park

Regent Street

Hyde Park Corner

Berkeley Square

Hyde Park

Bond Street

Grosvenor Square

43
UPPER GROSVENOR STREET

Oxford Street

Bond Street

LOCATION

The property comprises an attractive five-storey building, providing versatile and well-appointed office accommodation.

The spacious lower ground floor features a 90-seat lecture theatre, offering an excellent additional amenity.

Mayfair is recognised as one of the world’s most prestigious and sought-after addresses, renowned for its exclusivity and exceptional location.

The area is home to a strong presence of leading international financial and professional occupiers, alongside some of the finest retail destinations in the world, including Bond Street and Oxford Street.

The property also benefits from a substantial south-facing rear garden, providing generous space for entertaining and outdoor use. The garden extends to approximately 1,200 sq ft.

The surrounding area is occupied by an extensive range of international corporate businesses, restaurants, luxury hotels and exclusive private members’ clubs, including The Biltmore Hotel, Claridge’s, Lucky Cat by Gordon Ramsay, The George Club and Selfridges.



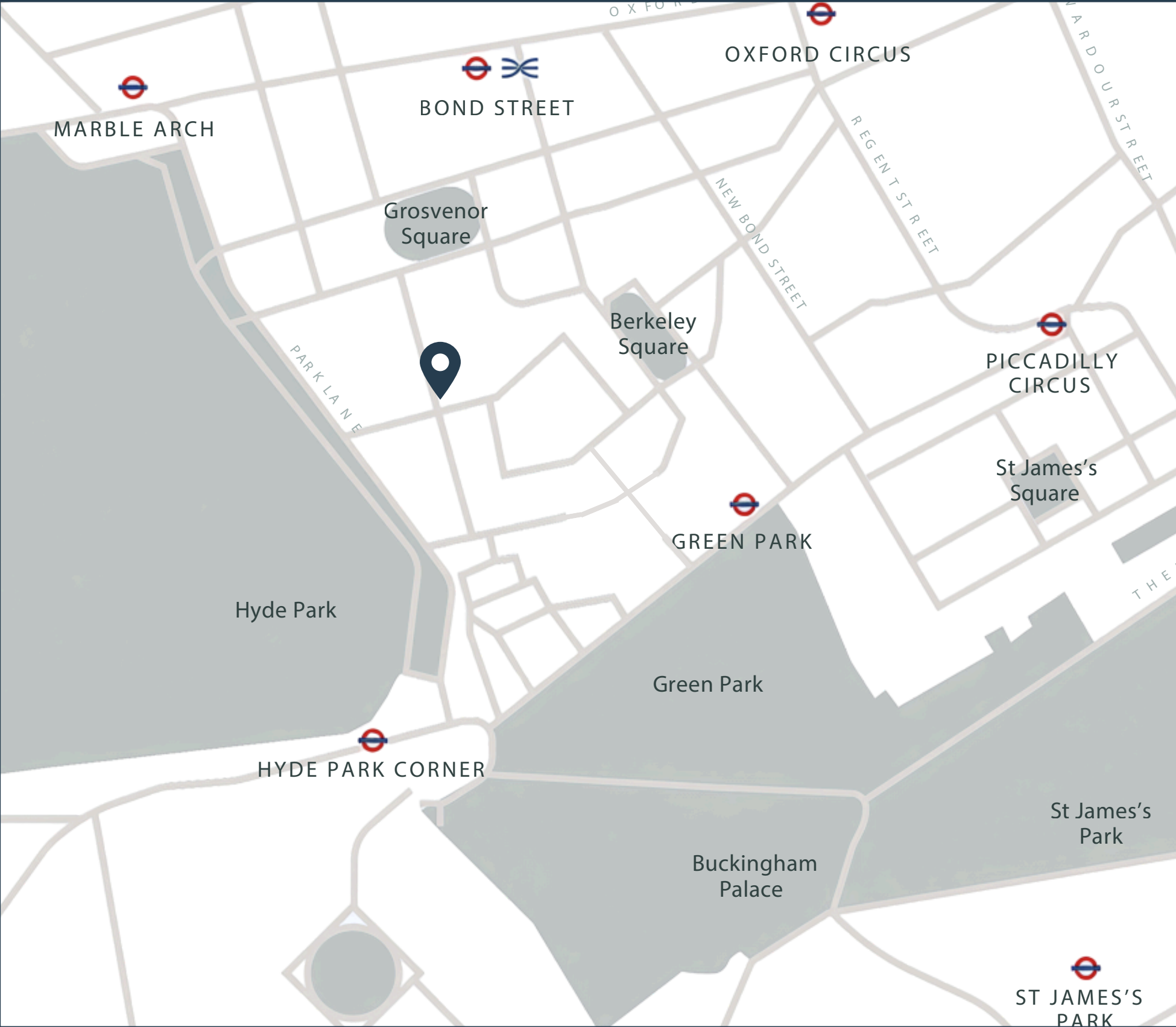
The property is situated directly opposite The Chancery Rosewood Hotel, occupying the iconic former U.S. Embassy on Grosvenor Square. Reimagined by renowned British architect Sir David Chipperfield, the hotel opened in 2025 and features 146 guest rooms and suites, alongside a range of publicly accessible spaces including formal and casual dining and entertainment venues, as well as an Asaya wellbeing facility.

In addition, Grosvenor has undertaken an ambitious transformation of Grosvenor Square, with the enhancement programme scheduled for completion by 2027.

CONNECTIVITY

43 Upper Grosvenor Street occupies an enviable position in the heart of central London, with exceptional access to both road and rail networks.

The property is within easy walking distance of Bond Street, Green Park, Marble Arch and Oxford Circus Underground stations, offering convenient connections across London and onward access to national and international rail services and airports. The nearby Elizabeth line entrance at Bond Street, located on Davies Street, provides further enhanced connectivity, with Heathrow Airport accessible in approximately 30 minutes.



Green Park

4 minute walk
(Jubilee, Piccadilly & Victoria line)



Bond Street

10 minute walk
(Jubilee, Central & Elizabeth line)



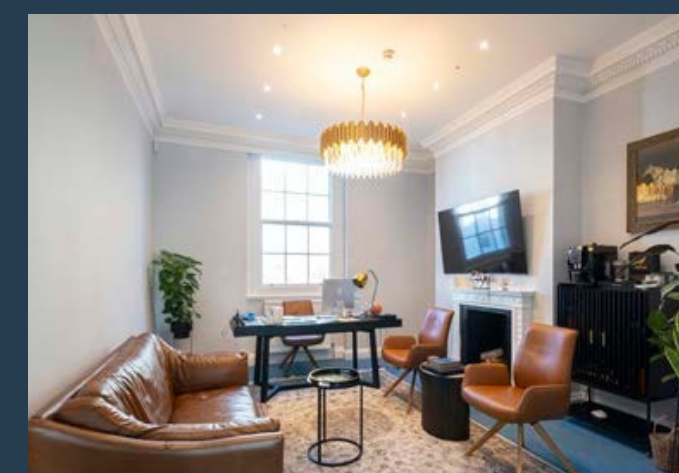
London Bridge

15 minutes
(via Jubilee line)



Euston

12 minutes
(via Victoria line)



Former operation photos.

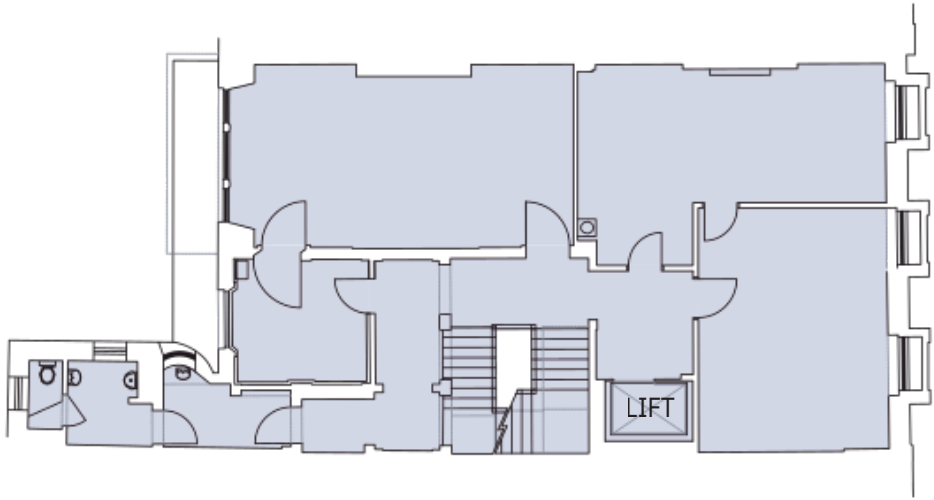
ACCOMMODATION

The property comprises 8,081 (NIA) and 11,500 (GIA) of office accommodation arranged over lower ground, ground and four upper floors.

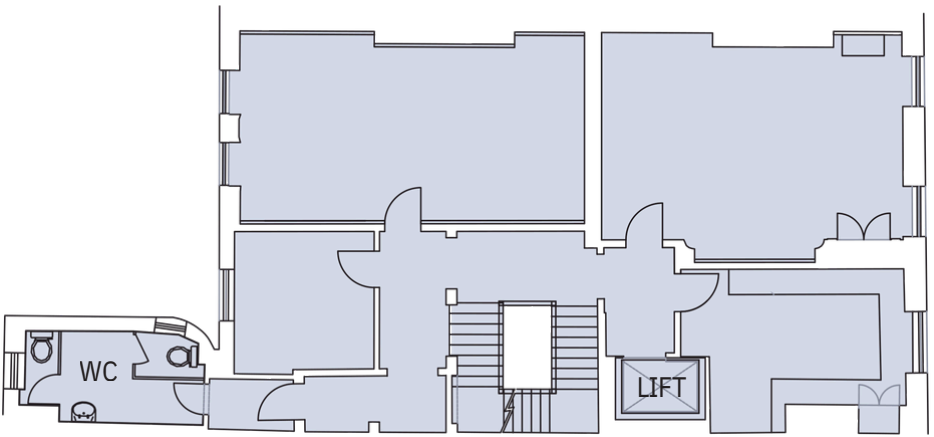
Floor	Area sq m	Area sq ft
Fourth	71.80	773
Third	107.49	1,157
Second	100.98	1,087
First	103.59	1,115
Ground	166.31	1,790
Lower Ground	200.57	2,159
Total		750.74
		8,081

Private, south facing garden approximately 1,200 sq ft

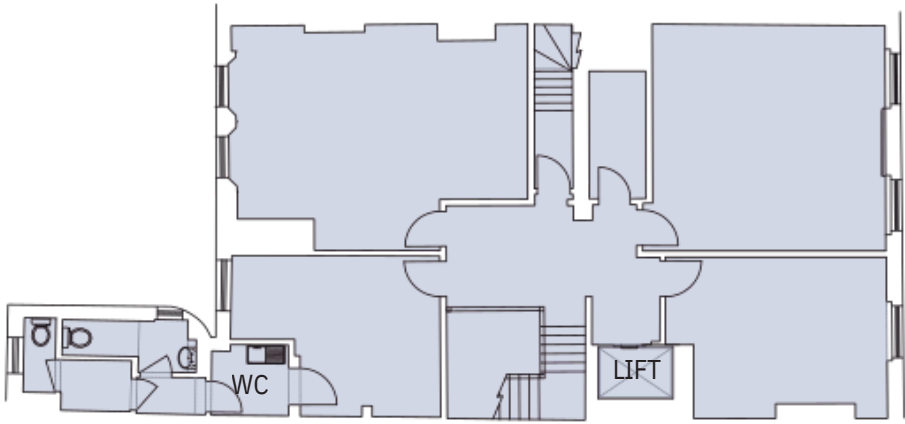
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).



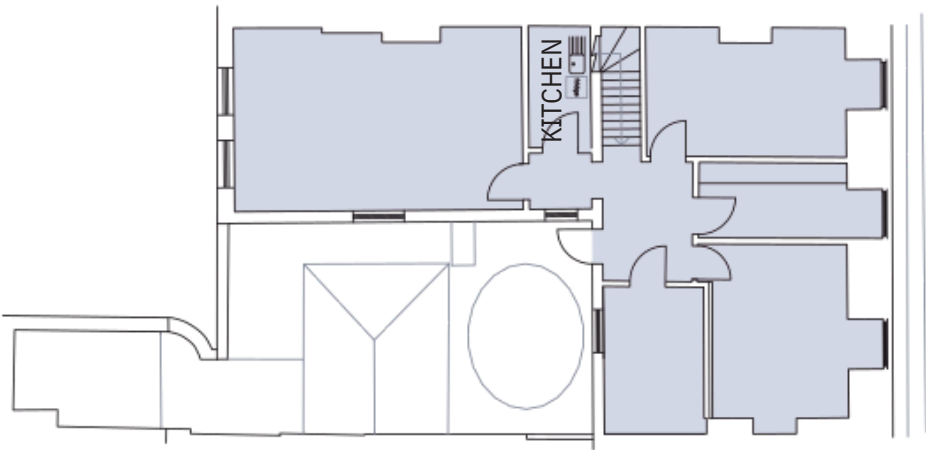
First floor



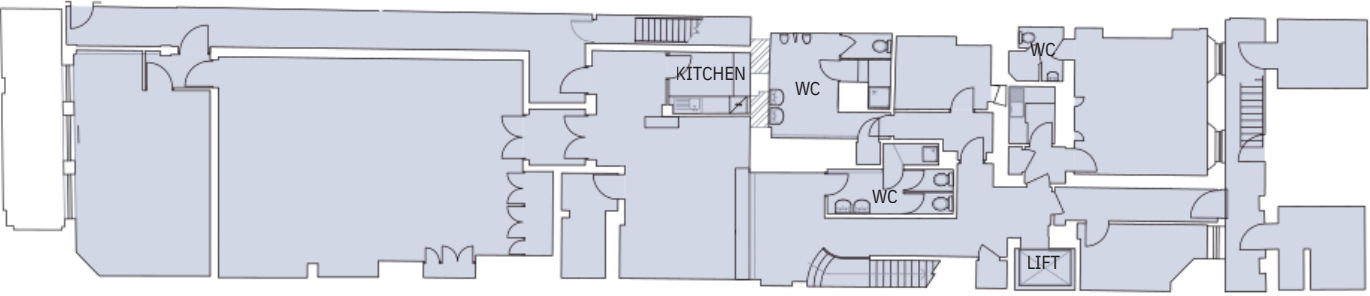
Second floor



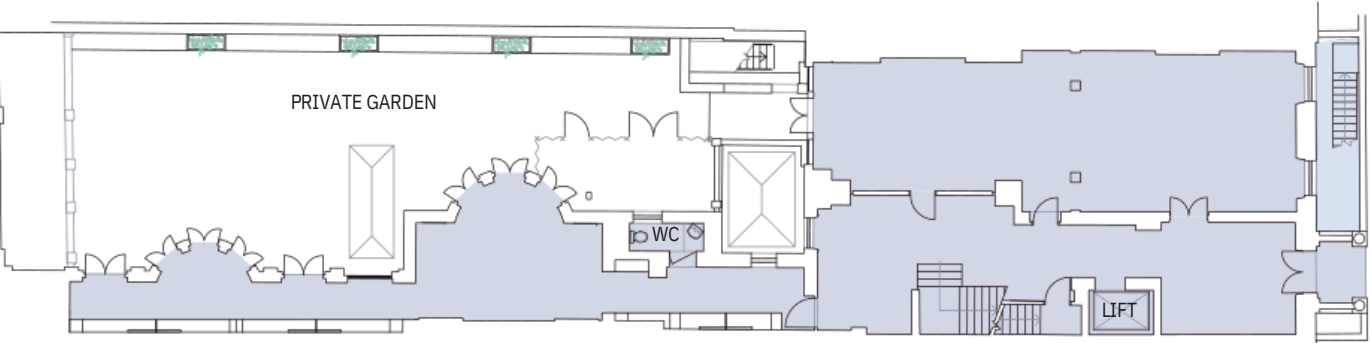
Third floor



Fourth floor



Basement



Ground floor

Plans not to scale. For indicative purposes only.



UPPER GROSVENOR STREET

London W1

FOR MORE DETAILS, PLEASE CONTACT

Matthew Mullan
0207 927 0622
Matthewm@rib.co.uk

Tom D'Arcy
020 7927 0648
Thomas@rib.co.uk

Henry Bacon
020 7927 0646
Henry@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk



ROBERT IRVING BURNS

POSSESSION

Upon completion of legal formalities

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

RENT

POA.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.