

Twenty Grosvenor Street

Mayfair's limited edition.

7,650 - 40,000 sq ft of curated, managed office space.

Available April 2027.

London, W1

Mayfair's limited edition

TWENTY GROSVENOR STREET offers exceptional fully managed office space behind a restored period façade. Thoughtfully designed by Flanagan Lawrence, it provides a refined setting for focused, modern working, with occupancy of 300+ desks.





Thoughtfully curated interiors



- 1. Building Reception
- 2. Building Reception
- 3. 4th Floor Lounge
- 4. Reception Finishes



Purposefully crafted workspaces

1. Meeting Room Suite
2. Typical Floor

Your secret *escape*

THE TERRACE & RESTORE GYM

On-site wellness spaces bring balance to a busy day.

Enjoy an alfresco pause on the roof terrace or reinvigorate in the fully equipped Restore gym.



Schedule of areas

FLOOR	USE	SIZE (SQ FT)	DESKS	MEETING ROOMS/ PRIVATE OFFICES	TERRACE (SQ FT)
04	Private office	3,813	50	4	1,613
	Lounge	1,578	–		
03	Office	7,367	89	7	278
02	Office	7,649	91	6	–
01	Office	7,666	77	5	–
G	Meeting room suite	4,884	–	9	–
	Reception	1,469	–		
LG	Gym / Wellness	4,066	–	–	–
B	End of Trip	254	–	–	–
Total	–	38,746	307*	31	1,891

**More desks would be possible subject to reconfiguration and feasibility*





FORA

Your trusted partner

FORA IS LONDON'S OFFICE – home to over 60 buildings and more than 2,000 businesses of all shapes and sizes. Its members can enjoy a host of top amenities such as premium lounges, meeting rooms, event spaces and gyms.

At Twenty Grosvenor Street, we'll work together, side by side to create and implement an operational package tailored to your business and your interests.

As a single workplace partner for everything you need, Fora is an extension of your team and can manage everything from:

- Design and space planning
- Facilities management and operational budgeting
- Execution of fit-out and tech infrastructure
- Staff events and wellbeing activations
- ESG reporting

20 YEARS OF HERITAGE

Fora has remained a trusted partner to global businesses for over 20 years. We've delivered bespoke headquarters and managed workplace services to some of the world's leading companies, including BP, Millennium Capital Partners and Evelyn Partners.

BUILT ON STRENGTH

Fora is backed by Blackstone and Brockton, making it a secure workplace partner for your business.



millennium

evelyn
PARTNERS

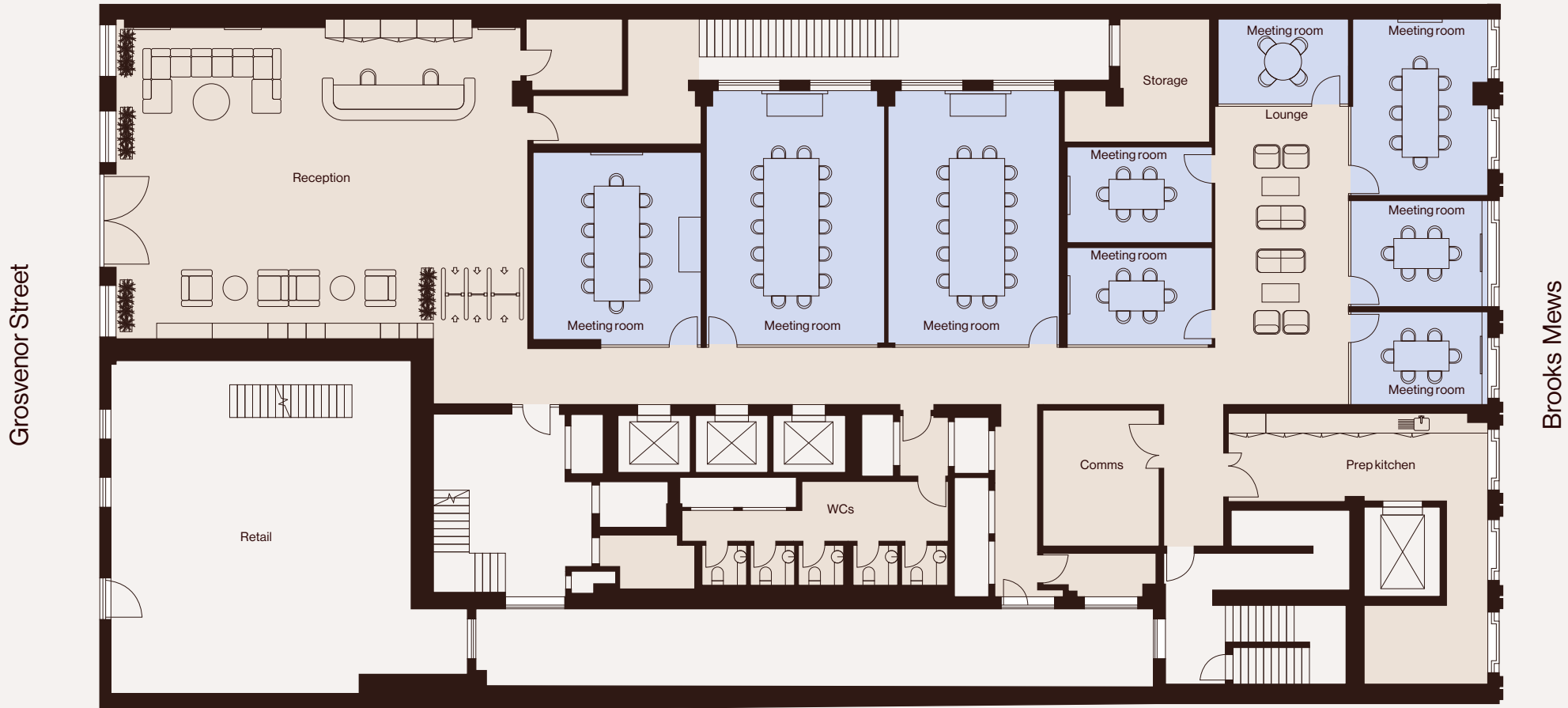
Blackstone

[MENU OF FORA SERVICES →](#)

Space plans

KEY OFFICE MEETING ROOMS

G 4,884 SQ FT



Reception	
Break-out space	1
Meeting room suite	9
14-person meeting room	2
10-person meeting room	1
8-person meeting room	1
6-person meeting room	4
4-person meeting room	1

01 7,666 SQ FT



Desks	77
6-person meeting room	1
4-person meeting room	2
Call booths	2
Private office	2
Kitchen	1
Lounge/breakout	1

Space plans

KEY OFFICE MEETING ROOMS TERRACE

02

7,649 SQ FT



Desks	91
8-person meeting room	1
6-person meeting room	1
4-person meeting room	1
2-person meeting room	1
Private office	2
Kitchen	1

03

7,367 SQ FT



Desks	89
6-person meeting room	1
4-person meeting room	4
Private offices	2
Call booths	4
Kitchen	1

4th floor lounge



KEY ○ OFFICE ● MEETING ROOMS ● TERRACE

04 5,391 SQ FT
3,813 SQ. FT. PRIVATE OFFICE



Office	3,813 sq ft
Desks	50
8-person meeting room	1
4-person meeting room	1
2-person meeting room	1
Private office	1
Lounge/break-out space	1
Kitchen	1
Terrace	2

Space plans

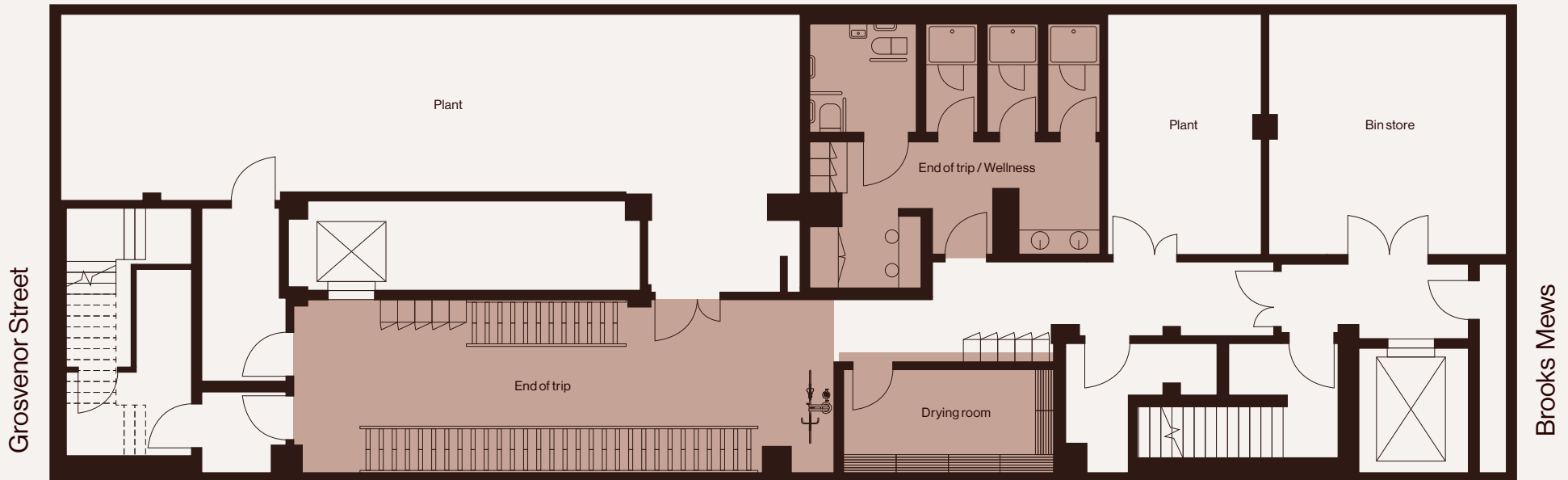
KEY OFFICE WELLNESS/EOT

LG 4,066 SQ FT



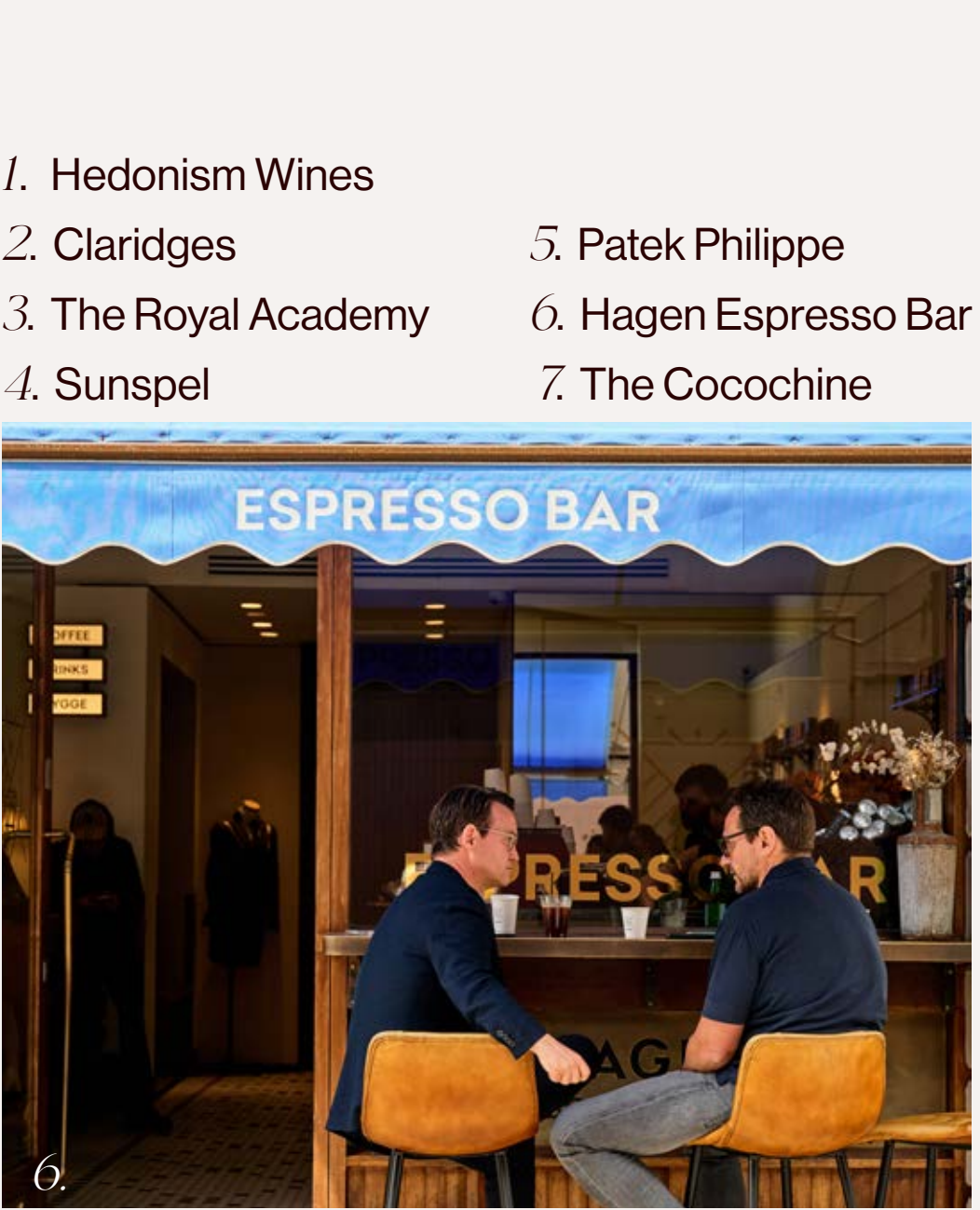
Gym	1
Meditation room/mother's room	2

B 254 SQ FT



Showers	4
Bike racks	42
Drying room	1





- 1. Hedonism Wines
- 2. Claridges
- 3. The Royal Academy
- 4. Sunspel
- 5. Patek Philippe
- 6. Hagen Espresso Bar
- 7. The Cocochine

SET IN the heart of Mayfair, Twenty Grosvenor Street is surrounded by Michelin-starred restaurants, boutique retailers, and the calm of nearby green squares. It's a location with timeless appeal.



M O M E N T S from New Bond Street, the building is perfectly placed for world-renowned shopping and designer flagships, as well as the everyday convenience of central London life.



1. Louis Vuitton
2. Balenciaga
3. WatchHouse
4. Hanover Square
5. The Royal Institution

Neighbourhood favourites

CULTURE

- 1. Royal Academy of Arts
- 2. Gagosian
- 3. Sprueth Magers Gallery
- 4. No. 9 Cork Street
- 5. Hauser & Worth
- 6. Halcyon Gallery
- 7. Maddox Gallery
- 8. Sotheby's
- 9. The Photographer's Gallery
- 10. Piccadilly Theatre
- 11. Apollo Theatre
- 12. The London Palladium

GREEN

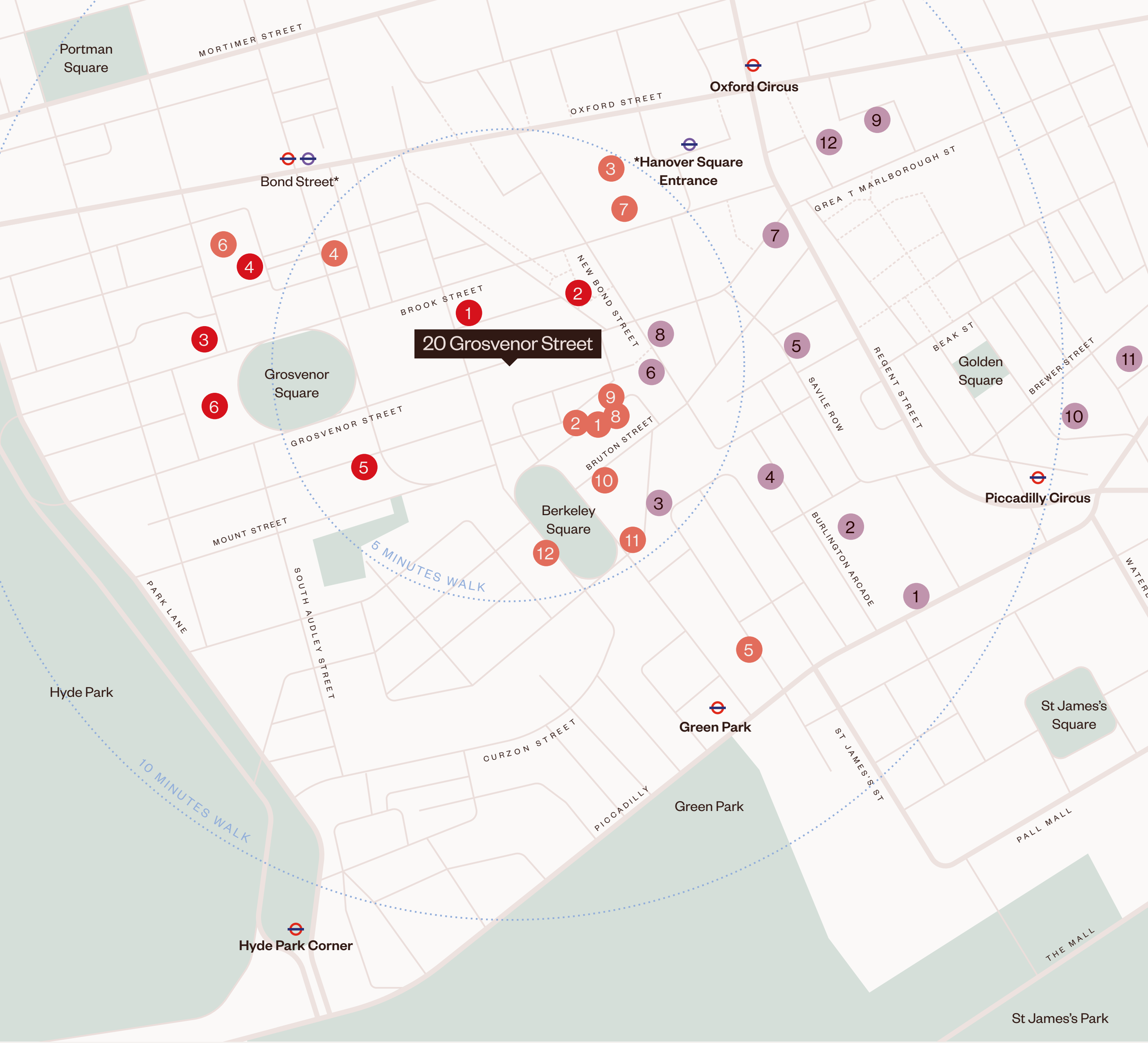
- 1. Grosvenor Square
- 2. Hanover Square
- 3. Berkeley Square
- 4. Green Park
- 5. Hyde Park

HOTELS

- 1. Claridges
- 2. Soho Mews House
- 3. The Twenty Two
- 4. The Beaumont
- 5. The Connaught
- 6. The Chancery Rosewood

AMENITY

- 1. Bruton Place
- 2. The Rex Delicatessen
- 3. WatchHouse Hanover
- 4. HR Higgins
- 5. Dovetale
- 6. Mercato Mayfair
- 7. The MAINE Mayfair
- 8. The Cocochine
- 9. The Guinea Grill
- 10. Hakkasan
- 11. Sexy Fish
- 12. Annabel's



BOND STREET, Green Park and Oxford Circus stations are all within easy reach. The Elizabeth Line at Bond Street connects you swiftly to Heathrow, Canary Wharf and beyond.

WALKING

Bond Street 

04 MINS

Oxford Circus 

09 MINS

Piccadilly Circus 

14 MINS

CYCLING

Paddington 

13 MINS

Victoria 

16 MINS

Waterloo 

21 MINS

TUBE

London Bridge 

17 MINS

King's Cross 

19 MINS

Bank 

21 MINS

AIRPORTS

Heathrow 

40 MINS

London City 

44 MINS

Gatwick 

59 MINS

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