



OFFICE TO LET

3 BURLINGTON GARDENS

London, W1S 3EP

New Cat A+ space in a landmark Mayfair building
with views over the Royal Academy.

RX
LONDON

Summary

EPC Rating	C (66)
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Key Features

- New Cat A+ floor
- Iconic Mayfair building with views over the Royal Academy
- Prime Mayfair location
- Commissionaire
- 24/7 security
- 2 x10 person passenger lifts
- Air conditioning
- Car parking
- Cycle storage
- Showers

Description

This trophy office building is situated in the heart of Mayfair, just a short walk from Bond Street and Savile Row. The building includes the world famous restaurant Cecconi’s on the ground floor. The offices comprise approximately 45,000 sq ft arranged on first to eighth floors.

Location

The building is located within walking distance from Green Park, Bond Street, Piccadilly Circus and Oxford Circus tube stations. The green spaces of Green Park, Hyde Park and St James's Park are also within close walking distance.

Accommodation

The accommodation comprises the following areas:

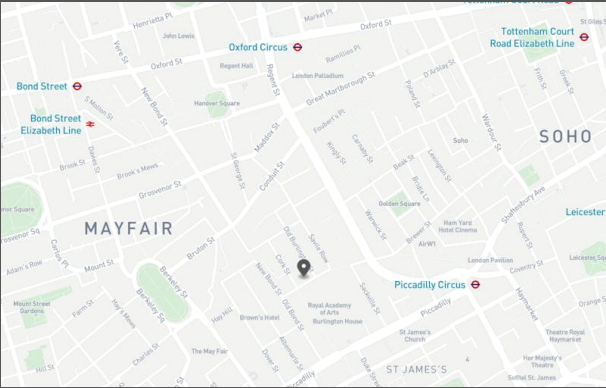
Name	sq ft	sq m	Availability
4th - West	3,144	292.09	Let
4th - East	3,069	285.12	Let
3rd - West	3,034	281.87	Under Offer
Total	9,247	859.08	

Viewings

Strictly through sole agents RX London.

Terms

A new lease is available direct from the Landlord for a term by arrangement.



Get in touch

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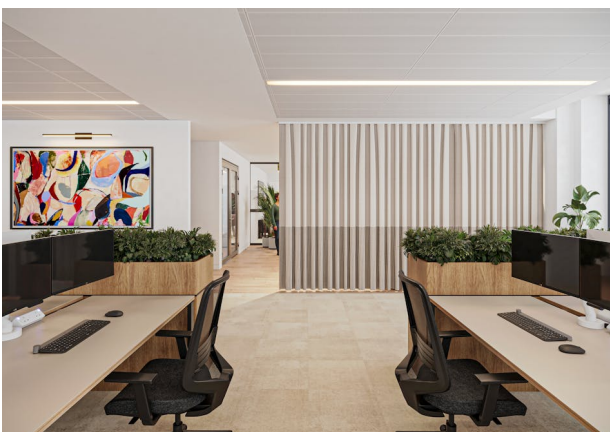
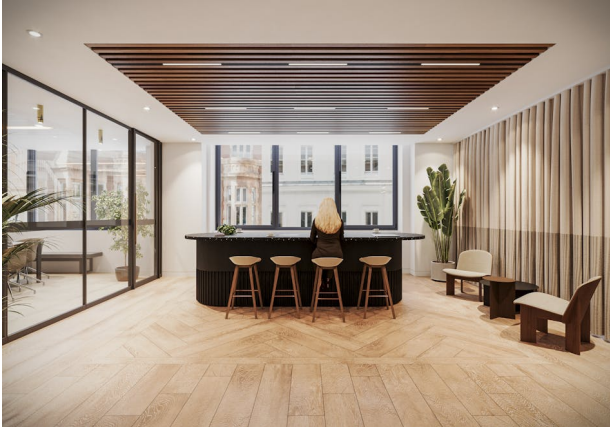
Amelia Royds

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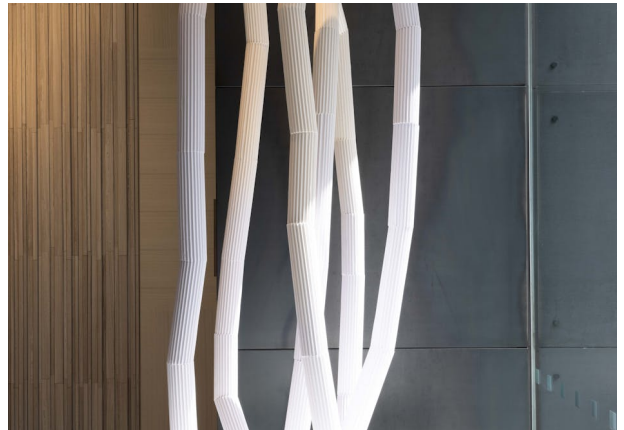
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These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Generated on 27/07/2026





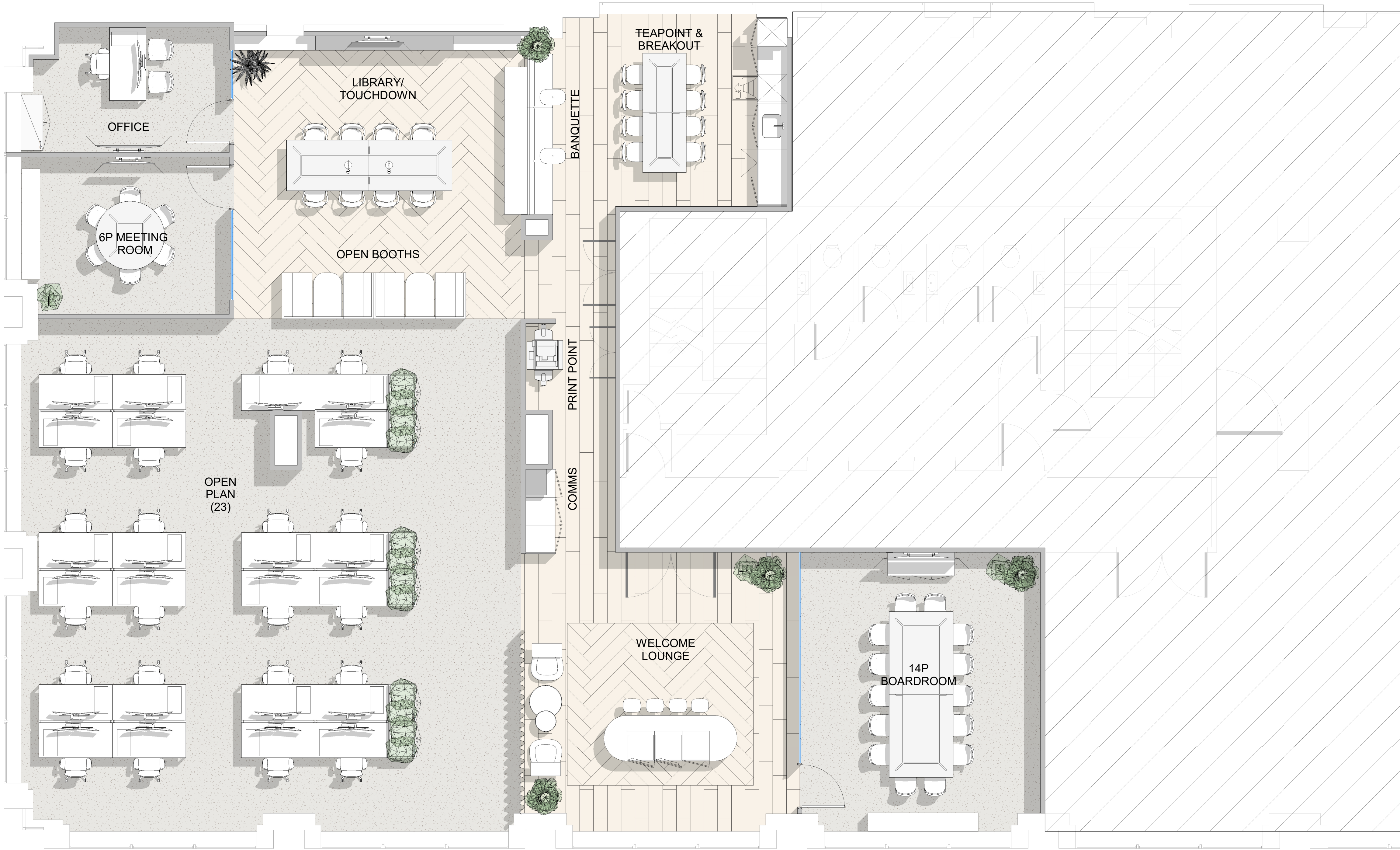




NOTE: DO NOT SCALE FROM THIS DRAWING

THIS DRAWING REQUIRES:

- ALL DIMENSIONS TO BE VERIFIED ON SITE
- APPROVAL BY CLIENT, LANDLORD, BUILDING CONTROL & FIRE OFFICER



Fourth Floor

0 1 2 3 4 5 metres

SPACE PLAN LEGEND

COMPONENT TAGS

R1-01	R1	=	Room - 1st floor
Name	O1	=	Room number
*SF / *m²	Name	=	Room name
	*SF	=	Area in square feet
	*m²	=	Area in square meters

STUDWORK KEY

	EXISTING PARTITION
	Denotes an existing core wall or partition to remain
	NEW PARTITION
	Denotes a new internal partition

GLAZING KEY

	GP-01 : NEW SINGLE GLAZED PARTITION
	Silicon jointed 'frameless' glazing
	GP-02 : NEW ACOUSTIC SINGLE GLAZED PARTITION
	Details to be confirmed
	GP-03 : NEW DOUBLE GLAZED PARTITION
	Silicon jointed 'frameless' glazing
	GP-04 : NEW FEATURE GLAZED PARTITION
	Details to be confirmed

DOORS KEY

	SOLID DOOR
	Refer to door schedule for dimensions
	S1-PAIN
	S2-VENEER
	S3-LAMINATE
	VP-VISION PANEL
	GLAZED DOOR
	Refer to door schedule for dimensions
	G1-GLASS/GLASS
	G2-FRAME/GLASS
	G3-FRAME/FRAME

FLOORING KEY

	FF-01
	INTERFACE - COMPOSURE - CONTEMPLATE 4169014 - CARPET TILE
	FF-02
	INTERFACE - TEX WG-ANTIQUE ASH OAK A004190 - TIMBER EFFECT VINYL TILE IN HERRINGBONE LAY - SPEC. TBC
	FF-03
	INTERFACE - TEX WG-ANTIQUE ASH OAK A004190 - TIMBER EFFECT VINYL TILE IN VERTICAL LAY - SPEC TBC

B	Updated Furniture and Finishes	AN	09.05.25
A	Updated	AN	04.04.25
ISSUE	DESCRIPTION	DRWN	DATE

MODUS

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PROJECT No.	FLOOR	REV.
70144	04	B
SCALE:	DRAWN BY:	DATE:
As indicated@A1	AN	09.05.25

INFORMATION ONLY

DRAWING TITLE
Level 04 - Presentation Space Plan - option 2
SHEET NUMBER
70144- I-SP-105-04