

BERKELEY SQUARE HOUSE

MAYFAIR W1



“And it gives me the greatest pleasure
to declare this building open.”

With those words Air Minister Sir Kingsley Wood sets into use the giant new executive headquarters of the British Air Force and the RAF flag flies over Berkely Square. They tell me if you tried to visit every room in the building you'd walk 30 miles.

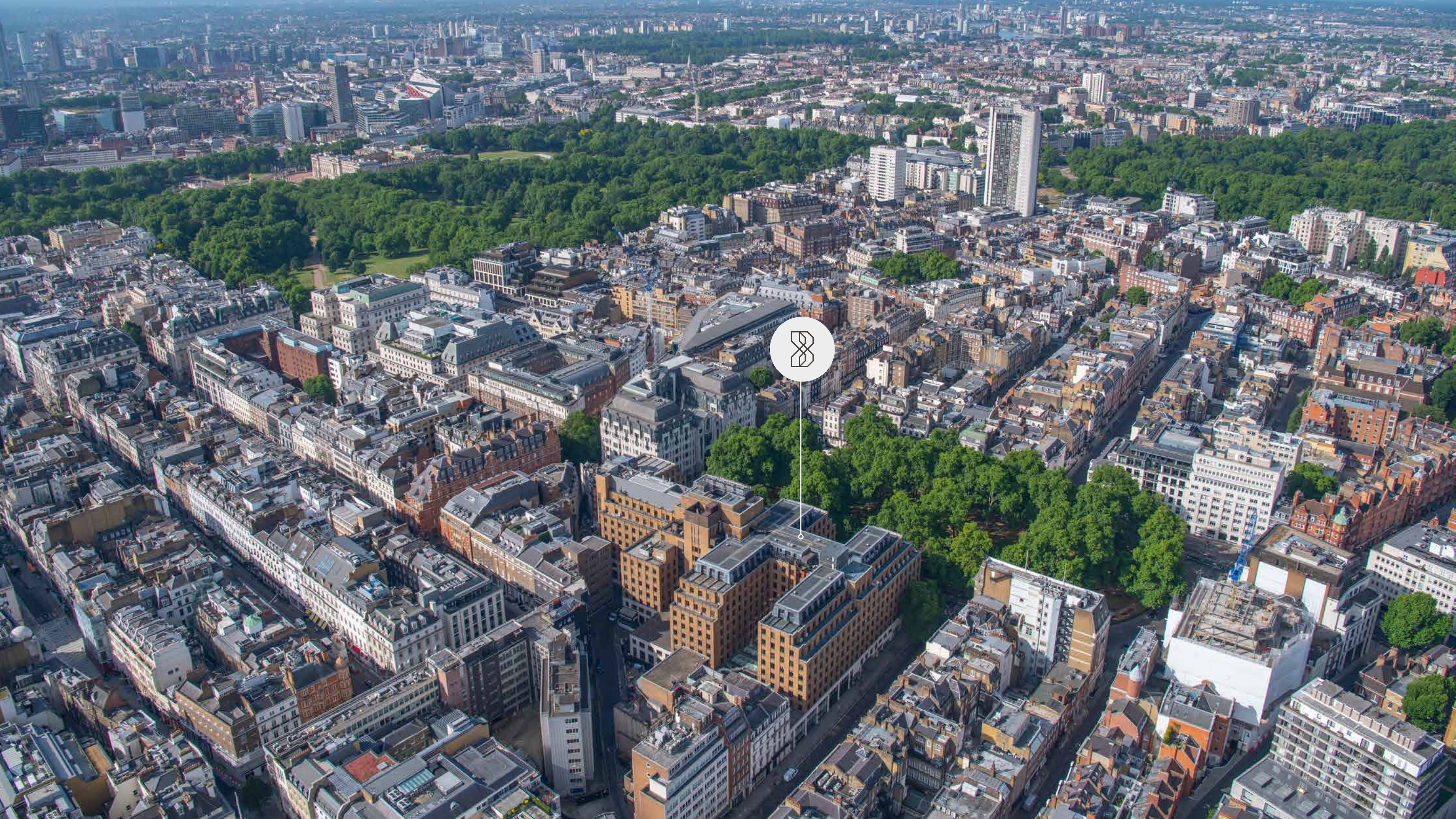
British Pathé, 1938

Definitively

Berkeley Square House is not just a Mayfair address. It's the defining Mayfair address. We're surrounded by the world's best known and most prestigious businesses, people and institutions, all in a quintessentially beautiful and well-connected location.

Today, Mayfair is changing, becoming more vibrant, energetic and well-connected than ever. We're changing too, to meet our clients' evolving needs as the place where Mayfair does business.

Mayfair





01



02

Somewhere,

not anywhere

There is nowhere like Mayfair. For almost 300 years, it has been byword for style, luxury and fine living. In the last decade Mayfair's reputation and reach has become turbo-charged. This is the undisputed global meeting place, where you will find London – and the world's – smartest shops, most prestigious art galleries, finest restaurants, most influential residents – and elite businesses.

Right at the heart of this extraordinary square kilometre is Berkeley Square, and Berkeley Square House, Mayfair's leading address for business.

- 01 Bruton Street entrance
- 02 George, Audley Street
- 03 Berkeley Square
- 04 H.R. Owen Ferrari Mayfair, Berkeley Square
- 05 Rolls Royce, Berkeley Street



03



03



04

An Extraordinary Legacy

01 Mount Street Gardens
02 The Audley



01

Mayfair owes its unique character to the Great Estates, private institutions that have built and stewarded neighbourhoods, sometimes over centuries. Mayfair squares were masterplanned, with clear direction given to preserve their aesthetic qualities and green spaces.



02

A Bold Future

The classically English streets and squares are the perfect foil to Mayfair’s dynamic, international population. In the past decade, Mayfair has once again become the place where global leaders and tastemakers, and those who aspire to join them, live and socialise, as well as work. There’s an unmistakable energy in the air, day and night, which few cities can match.



01



03



02



04

- 01 The Guinea Grill
- 02 Bruton Street
- 03 Berkeley Square
- 04 The May Fair Hotel



01

- 01 The Garden at Annabel's
- 02 The Connaught Hotel
- 03 Novikov

Today, Mayfair is the undisputed global meeting place, a magnet for outstanding businesses and individuals from every continent. A whole new ecosystem has sprung up to support this population, with the world's best restaurateurs, retailers, and gallerists among others vying for their trade.

meets



02



03

Where the world



01



02

World-class local amenities include the restaurants Scott's, Novikov, Hakkasan and Sexy Fish (in Berkeley Square House itself), plus the Connaught Hotel and Claridges. Members' clubs locally include Marks, the Lansdowne Club and Annabels.

Nearby Bond Street, Conduit Street and Mount Street are all lined with international luxury brands, while smaller, specialist retailers, such as Rupert Sanderson, for luxurious footwear, are tucked away in characterful settings. For art lovers, auction houses Sotheby's and Phillips are a few moments away, as is the Gagosian Gallery.

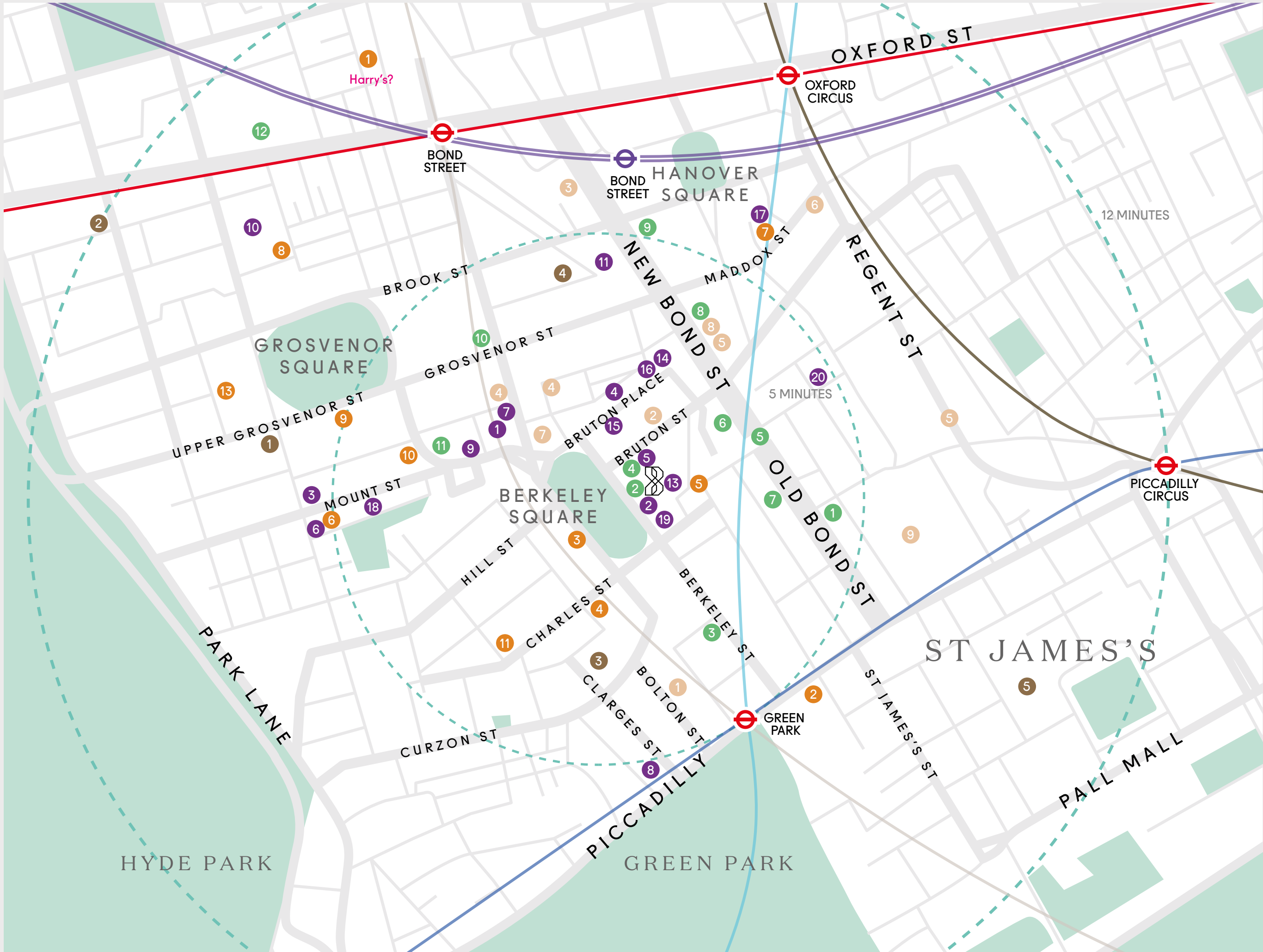


03

- 01 Scott's
- 02 Sexy Fish
- 03 Mr Fogg's Residence
- 04 Linda Farrow Gallery



04



Restaurant, bars & clubs

- 1. Bacchanalia
- 2. Amazonico London
- 3. Artfarm at The Audley
- 4. The Guinea Grill
- 5. Hakkasan
- 6. Harrys Bar
- 7. Hedonism Wines
- 8. Hide
- 9. Jamavar
- 10. Mercato Mayfair
- 11. Mr Fogg's Residence
- 12. Umu
- 13. LALĪ
- 14. Bellamys
- 15. Pollen Street Social
- 16. Scotts
- 17. Sexy Fish
- 18. Street XO

Retail

- 1. Alexander McQueen
- 2. Ferrari
- 3. Rolls Royce
- 4. Jack Barclay Bentley
- 5. Patek Phillipe
- 6. Chanel
- 7. Cartier
- 8. Celine
- 9. Fenwick
- 10. Franck Namani
- 11. Matches Fashion
- 12. Selfridges

Hotels & Members

- 1. Harry's
- 2. The Ritz
- 3. Annabel's
- 4. Mark's
- 5. Maison Estelle
- 6. George
- 7. AllBright
- 8. The Beaumont
- 9. Biltmore Mayfair
- 10. The Connaught Hotel
- 11. Little House Mayfair
- 12. Rosewood London

Galleries

- 1. Timothy Taylor
- 2. Delahunty
- 3. Bonham's
- 4. Gagosian
- 5. Halcyon Gallery
- 6. Maddox Gallery
- 7. Phillips
- 8. Sotheby's
- 9. Royal Academy of Arts

Wellness

- 1. Matt Roberts Evolution
- 2. Virgin Active
- 3. Third Space
- 4. Bath and Rackets
- 5. Ten Pilates
- 6. JAB Boxing gym



In a city notorious for its closed networks and class codes, Mayfair is remarkable in its unstuffiness. Its astonishing variety of restaurants, bars, shops, nightlife and culture means that it attracts people of all backgrounds day and night.



for all



This outward-looking mindset extends to Berkeley Square itself. Unlike many London Squares, the beautiful garden is open to the public. It hosts series of events and exhibitions throughout the year, bringing the local business and residential communities together.



Exclusively



01

- 01 Annabel's
- 02 Amazonica London
- 03 The Gentlemen Baristas
- 04 LALI



02

Perhaps Mayfair's defining strength is its extraordinary ability to reinvent itself and stay relevant. It's apparent in the dozens of restaurant openings, both home-grown and international, the new generation of Savile Row tailors, the thriving contemporary art scene, and the re-energised members' clubs. It's this spirit of innovation which has driven Mayfair's many incarnations – first as a residential area, then as a business district, and now as London's best place to work, live and play.

Reinventing

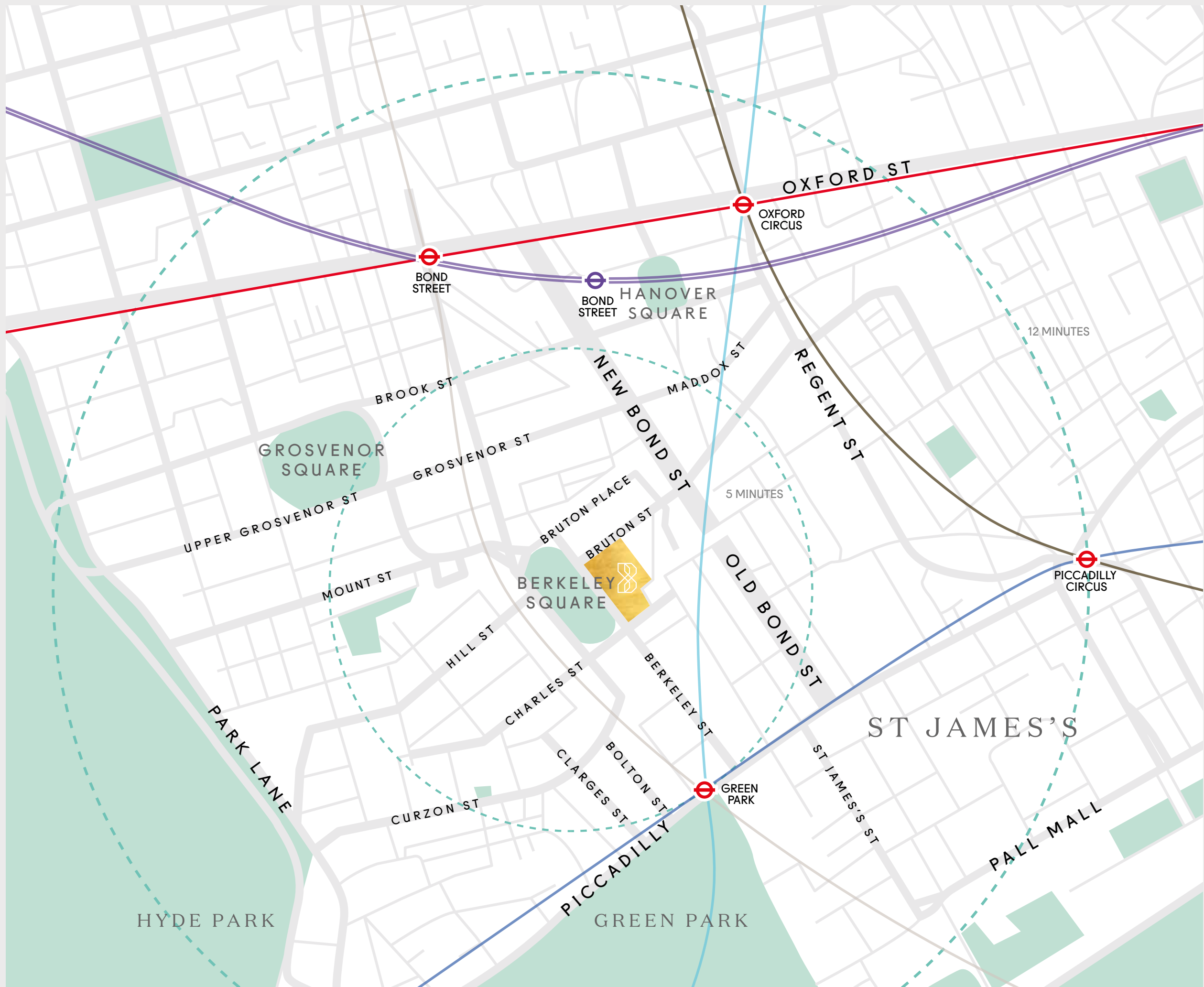


04



03

Tradition



Tube stations  

5 minute walk
– Green Park
– Central, Victoria, Bakerloo lines

10 minute walk
– Oxford Circus
– Central, Victoria and Bakerloo lines

12 minute walk
– Piccadilly Circus
– Piccadilly and Bakerloo lines


Travel times


3 mins – Victoria 








6 mins – London Bridge 

7 mins – King's Cross & St.Pancras International 

12 mins – Liverpool Street 

13 mins – Canary Wharf 

34 mins – Heathrow   

-  Bakerloo line
-  Central line
-  Elizabeth line
-  Jubilee line
-  Piccadilly line
-  Overground
-  Victoria line

Transport times provided by TFL
based on quickest journey time from
either Green Park or Bond Street.

Impeccable Connections

Mayfair is one of London's most central and best connected locations, walkable from across the West End. Berkeley Square House itself is a few minutes walk from both Green Park and Bond Street tube stations, with connections to four Underground lines. By 2021 these will be joined by Crossrail at Bond Street, which will zip passengers to Liverpool Street, Canary Wharf and Heathrow.

For those who prefer to drive, Berkeley Square House is one of Mayfair's few office blocks with dedicated parking spaces available. And with the Jack Barclay showrooms on our ground floor, where else can you fly in from Heathrow on Crossrail and drive out in a brand new Bentley?

One of London's best known and most prestigious addresses, Berkeley Square House was Europe's largest building when it opened in the 1930s. Unlike many Mayfair offices, which were originally residential, the building was designed for work, which means that occupiers have never needed to compromise on space, layouts or amenities.

With modern, purpose built office space looking out on to one of London's greenest and most beautiful squares, today Berkeley Square House remains the location of choice for high value businesses from across the world.



Built for Business



Berkeley Square House is undergoing a major refurbishment programme to ensure we meet the needs of future occupiers and remain Mayfair's preferred place to do business.

Iconic



Berkeley Square house is the first (as-built) building in the UK to receive a Platinum Five at Heart Rating, due to brand new, world class, end of journey facilities.



6th floor office space, north view of wing; floorplate finished to CAT A standard



Sub-level building amenities; secure bike stores and shower and changing facilities

Ambition



- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1
- G





6th floor central collaboration area
without interconnecting staircase



5th floor central collaboration
area with interconnecting
staircase to floor above



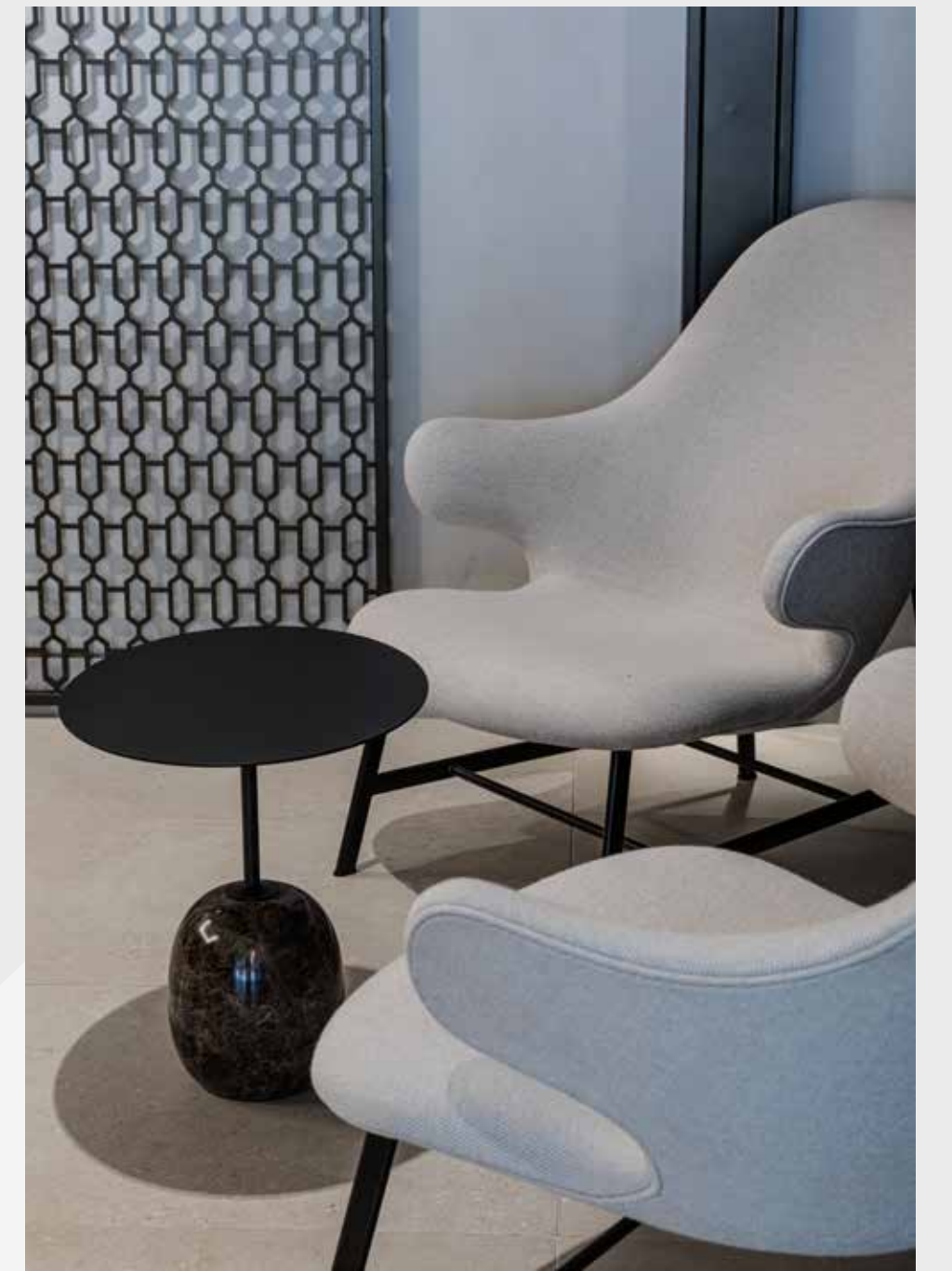
9th floor office space







Bruton Street reception





Shared building spaces all immaculately finished to CAT A standard; 6th floor core corridor, bathroom and lift lobby





BERKELEY SQUARE HOUSE

Building Specification

1.0 Structure			3.0 Office Area Finishes		
1.1	Structural Frame	Reinforced concrete columns and beams.	3.01	Raised Floor	Intercell Raised Flooring System 60 mm deep overall height with approx. 58 mm clear void. Proprietary Intercell ramps at 1:20 gradient to all office entrances. Fully accessible 500 x 500 x 2 mm modular galvanised steel plate floor panels on proprietary pedestal system. Levelling screed and dust sealer to structural slab under the raised floor. Cavity fire barriers at approximately 20 m centres within raised floor zone.
1.2	Floor slabs	Concrete ribs supporting clay hollow pots. All suspension fixings must be into concrete beams or ribs.	3.02	Suspended Ceiling	SAS System 330 modular fully accessible aluminium suspended ceiling of 300 mm wide lay-in planks supported by 200 m wide C profile bandrasters. Planks incorporating perforations and acoustic pads. Bandrasters plain. All ceiling components pre-finished. RAL 9010. Fully integrated linear modular LED light fittings set flush within pre-formed apertures in ceiling planks. Finish to match ceiling. Fully integrated linear modular air supply and extract grilles set flush within pre-formed apertures in ceiling planks. Finish to match ceiling. Perimeter margins of RAL 9010 matt emulsion painted plasterboard incorporating linear slot diffusers and linear recessed LED lights. Cavity fire barriers at approximately 20 m centres within suspended ceiling zone. Ceiling colour RAL 9010.
1.3	Fire Protection of structure	Concrete frame and floor slab construction provide required fire resistance of 120 minutes.			
1.4	Floor Loading Capacity	Loading allowance for structural floor is 2.5 kN/m².	3.03	Perimeter Walls	Existing solid brickwork with new insulated dry lining on metal furrings with plaster skim coat and RAL 9010 matt emulsion paint finish. Insulated dry lining comprises 40 mm insulation board with aluminium foil facing both sides bonded to 12.5 mm plasterboard, with a further layer of 12.5mm Gyproc Soundbloc board to provide a denser surface to the dry lining.
2.0 Office Area Design Criteria			3.04	Internal Columns	Square concrete columns with plaster finish painted with RAL 9010 matt emulsion.
2.01	Means of Escape Occupancy Criteria	Assumed maximum occupancy of 1 person/workstation per 10 m².	3.05	Skirtings	Plain square-edged MDF with RAL 9010 eggshell/satinwood paint finish to perimeter walls. No skirtings to internal columns.
2.02	Building Services Occupancy Criteria	Building services designed for 1 person/workstation per 10 m².	3.06	Windows	Existing aluminium framed double glazed windows with bronze anodised finish. Vertical pivot opening lights for cleaning only with lockable handles.
2.03	Toilet Provision Criteria	The landlord’s WC provision on the fourth floor meets the requirements of the Sanitary Regulations BS6465-1:2006 based on an Occupational Workplace Density of 1 person per 10 m², male : female ratio of 60% : 60%, and an Effective Density of 80 % of the occupational Workplace Density.	4.0 Mechanical Building Services to Office Areas		
2.04	Floor to Ceiling Height	2400 minimum from raised floor to underside of suspended ceiling to central spine areas of each wing. 2600 minimum from raised floor to underside of suspended ceiling to perimeter areas of each wing.	4.01	Heating & Cooling System	The office areas are heated and cooled utilising four pipe, ceiling mounted fan coil units. Chilled & heating water is provided by centralised chillers & boilers. Fresh air is supplied by 2 No. AHU’s local to the wings.
2.05	Raised Floor Zone	Approximately 60 mm from structural slab to top of raised floor. Approximately 325 mm from structural soffit to underside of suspended ceiling to perimeter areas of each wing.	4.02	Fresh Air Provision	Design based on 12 litres/second per person based on 1 person per 10 m².
2.06	Office Area Sub-division Strategy	All building services distribution and control are designed in predetermined zones for each wing.	4.03	Humidity Control	No control.
2.07	Lift Provision	6 no. 16 person / 1,250 kg passenger lifts serve the fourth floor from the main entrance and central lift lobby. 2 no. 16 person / 1,250 kg passenger lifts serve the fourth floor from the north entrance and north lift lobby. 1 no. 18 person / 1,350 kg goods lift serves the fourth floor from the main entrance and central lift lobby.	4.04	Internal Temperature Design Range	Summer: Offices 24°C±1 °C Winter: Offices 21°C±1 °C
5.0 Electrical Building Services to Office Areas			4.05	Allowance for Internal Heat Gains	People 90W sensible, 50 W latent per person Lighting 12 W/m² Small Power 25 W/m²
5.01	Small Power On-Floor Distribution	New Floor grommet cleaners’ sockets provided. Underfloor power track/other small power distribution by Tenant.	4.06	Provision for Tenant Services	N/A
5.02	Distribution Boards	New Schneider three-phase distribution boards installed in each wing, of the MID split-metered type, with sections for small power and lighting.	4.07	Provision for Vending Machines/ Tea Points	Capped connections available for future connection by tenant.
5.03	Communications Provisions	To be procured by the Tenant, to suit their exact requirements.	4.08	Sprinkler System	None at Eighth Floor level.

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