



14 BOLTON STREET

Mayfair



THE BUILDING

14 BOLTON STREET



Significant and rare opportunity
to comprehensively refurbish and
reposition a Grade II listed Georgian
Townhouse with a striking modern
extension in Mayfair



3,810 sq ft available Q2 2022



14 Bolton Street, 1949, SRSSE Archive

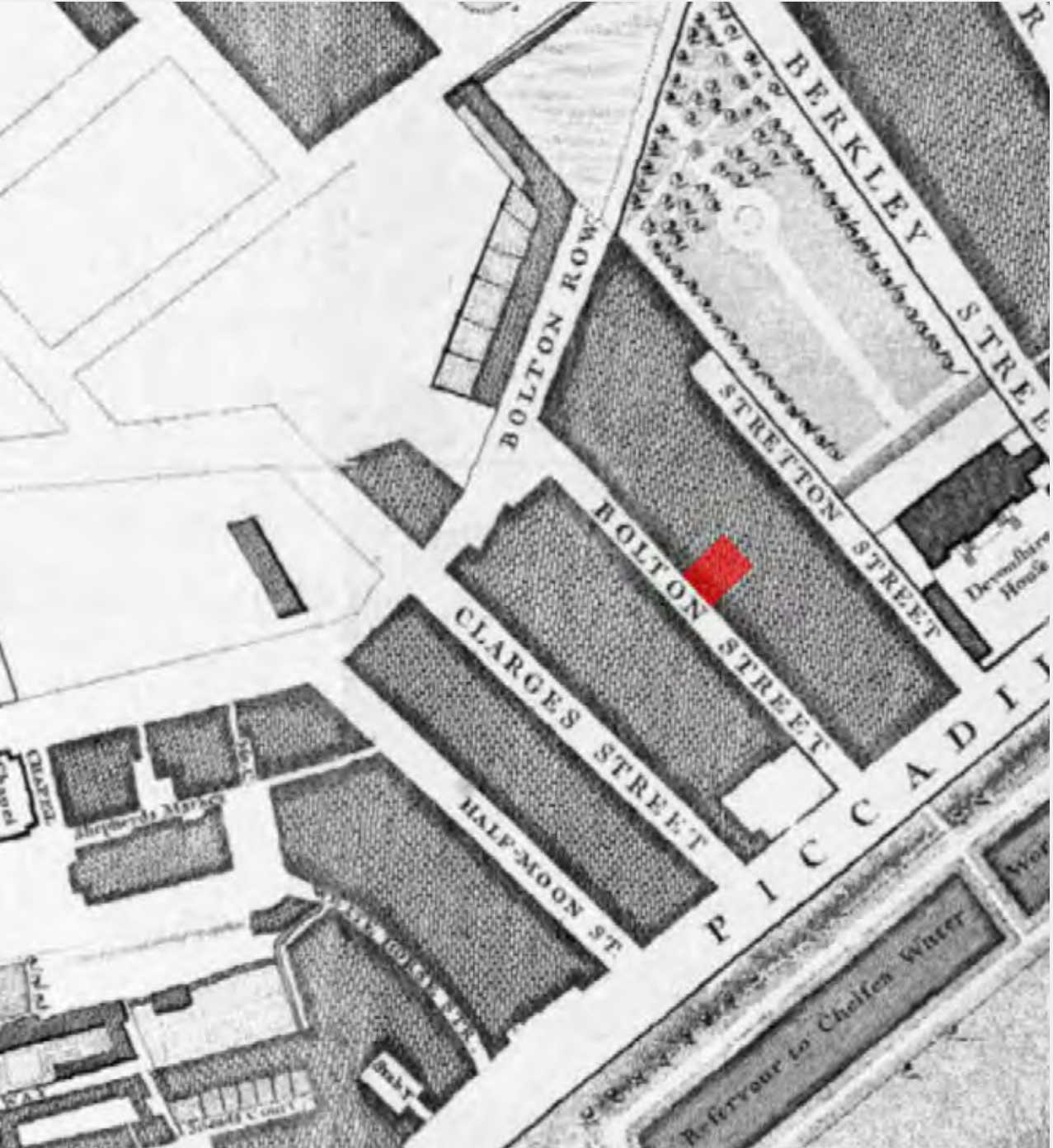
The Building

14 Bolton Street is a mid-terrace building, now in office use, in a row of terraced houses dating to the mid-late 18th century. Although the building is late-18th century, it was refronted with a stuccoed Italianate-style frontage in the mid-19th-century, similar to many houses in Mayfair. The primary significance of 14 Bolton Street is its mid-19th-century façade, Georgian principal staircase and the surviving internal fragments of Georgian fabric. The building is also historically significant as a surviving example of the speculatively built houses which characterised Mayfair in the Georgian era.

A building
brimming
with history

*London's leading
aristocratic residential
district c.1660*

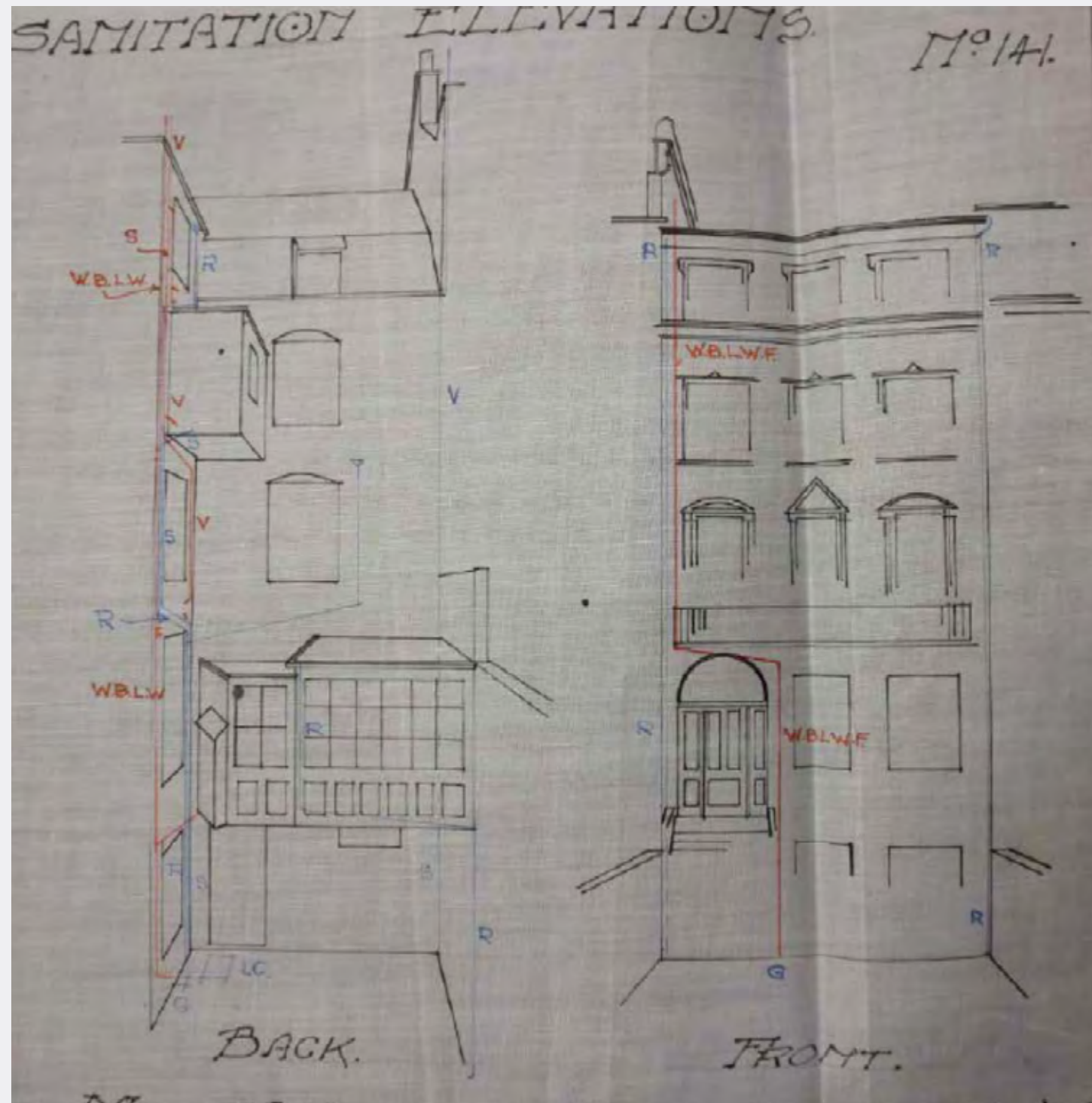
The name 'Mayfair' originates from a fair held in the month of May in fields around the site of today's Shepherd Market. The May fair moved from Haymarket to the area in 1686-8, spurring development in the area, particularly around Curzon Street. Between 1696 and 1708 Bolton Street was laid out as part of the 4th Duke of Bolton's ambitions to improve his nearby property. The fields on which the fair was held were passed to Sir Nathaniel Curzon in c.1725. Soon after this date, development, albeit on a small scale, began at the east end of what is now Curzon Street (which links to Bolton Street at its north end). In 1721, the development of the remaining fields commenced, while the development of Grosvenor Square followed in the same year.



John Rocque map 1746, Locating London's Past

*Keeping up
with the times*

14 Bolton Street was built in the late-18th century as a terraced residential building and underwent various 19th-century and interwar alterations. Insurance documents from the London Metropolitan Archive show that the earliest recorded resident was a Lady Anstruther who lived there from 1812. The freehold of the house has been owned by the Sutton Estate (now the Sir Richard Sutton Estates) since at least 1833. The building has a stuccoed and channelled ground floor and a balcony at first floor level, likely added in the mid-19th century. It was originally built as four storeys over a basement. The architect is unknown, although Nos. 11-20 are all mid-to-late 18th century terraced houses of a similar style, indicating that the street was probably built up by a speculative developer or builder as part of the wider development of the area of Mayfair.



Proposed elevation drawings, 14 Bolton Street, 1926, Messrs Wilkinson Ltd

Getting in on the ground floor

Occupancy records reveal that No. 14 was in residential use until c.1930. From about 1930, Chez Beth – an early-20th-century costume designer – ran a court dressmaking establishment from the building, while the upper floors were still in residential use. From c.1940, however, the entire building was in commercial use by two separate law firms (see section 2.2.1 of this report). The interior of the building underwent substantial redecoration during the interwar period, including the addition of timber panelling to the front ground-floor room, which likely connects with the 1930s commercial conversion.



From about 1930, Chez Beth – an early-20th-century costume designer.

An area synonymous with quality

Bolton Street is exceptionally well located for a large range of renowned restaurants, bars and hotels including The Ritz, Hide and Nobu. Mayfair is also home to many international businesses, choosing to be based in London’s most elegant district.

From Green Park

Bond Street	◆◆	2 mins
Victoria	◆◆◆	1 mins
Waterloo	◆◆◆	4 mins
London Bridge	◆◆	7 mins
King’s Cross	◆◆◆◆◆◆	6 mins
Bank	◆◆	13 mins
Canary Wharf	◆	13 mins

Occupiers

- 1

AllianceBernstein
- 2

Bain Capital
- 3

Blackstone Group
- 4

BTG Pactual
- 5

Caxton Associates
- 6

Egerton Capital
- 7

Glencore Energy UIC
- 8

GSA Capital
- 9

Lazard
- 10

Perella Weinberg Partners

Amenities

- 1

Hide
- 2

Boudin Blanc
- 3

Prada
- 4

Kitty Fishers
- 5

5 Hertford Street
- 6

The Ritz & Rivoli
- 7

The Mayfair Hotel
- 8

Brown’s Hotel
- 9

The Arts Club
- 10

Coya
- 11

The Wolseley
- 12

Caviar House & Prunier
- 13

45 Jermyn Street
- 14

Sexy Fish
- 15

Novikov
- 16

Nobu
- 17

Gymkhana
- 18

Annabel’s
- 19

Little House Mayfair
- 20

Mark’s Club





*Art galleries sit alongside
the finest hotels*



Scott's Mayfair



The Arts Club



Lansdowne Club



Gymkhana



Sexy Fish



*Mayfair is home to world
renowned bars
& restaurants*





Modern touches meet classic elegance



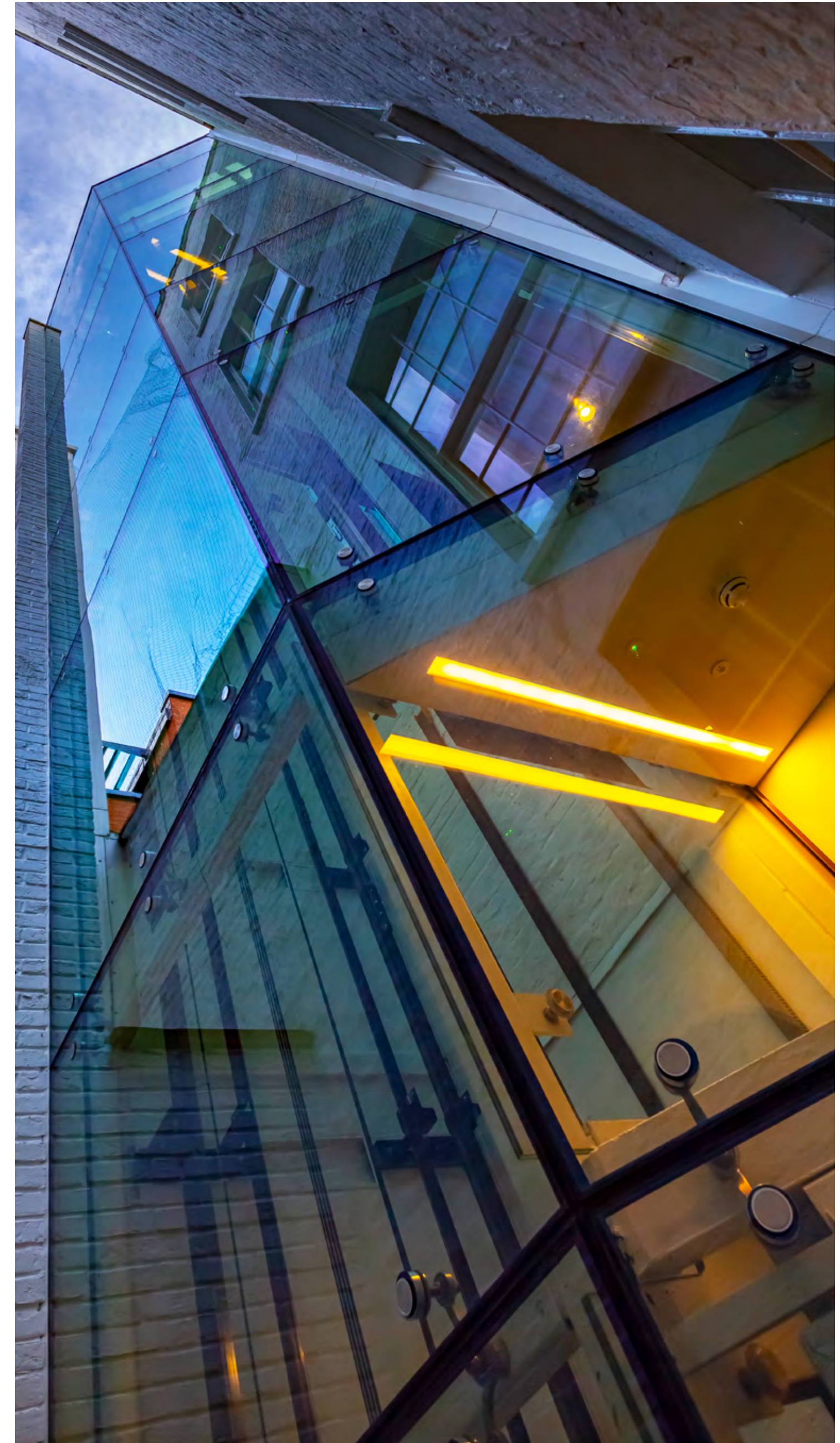
A high quality, modern space that preserves it's heritage and character.

Please note:

The photography on the following pages is taken from 15 Bolton Street – a comprehensive refurbishment of a similar property undertaken by the same architect and development team



*Open floors, modern
lighting and a striking,
glass elevator*





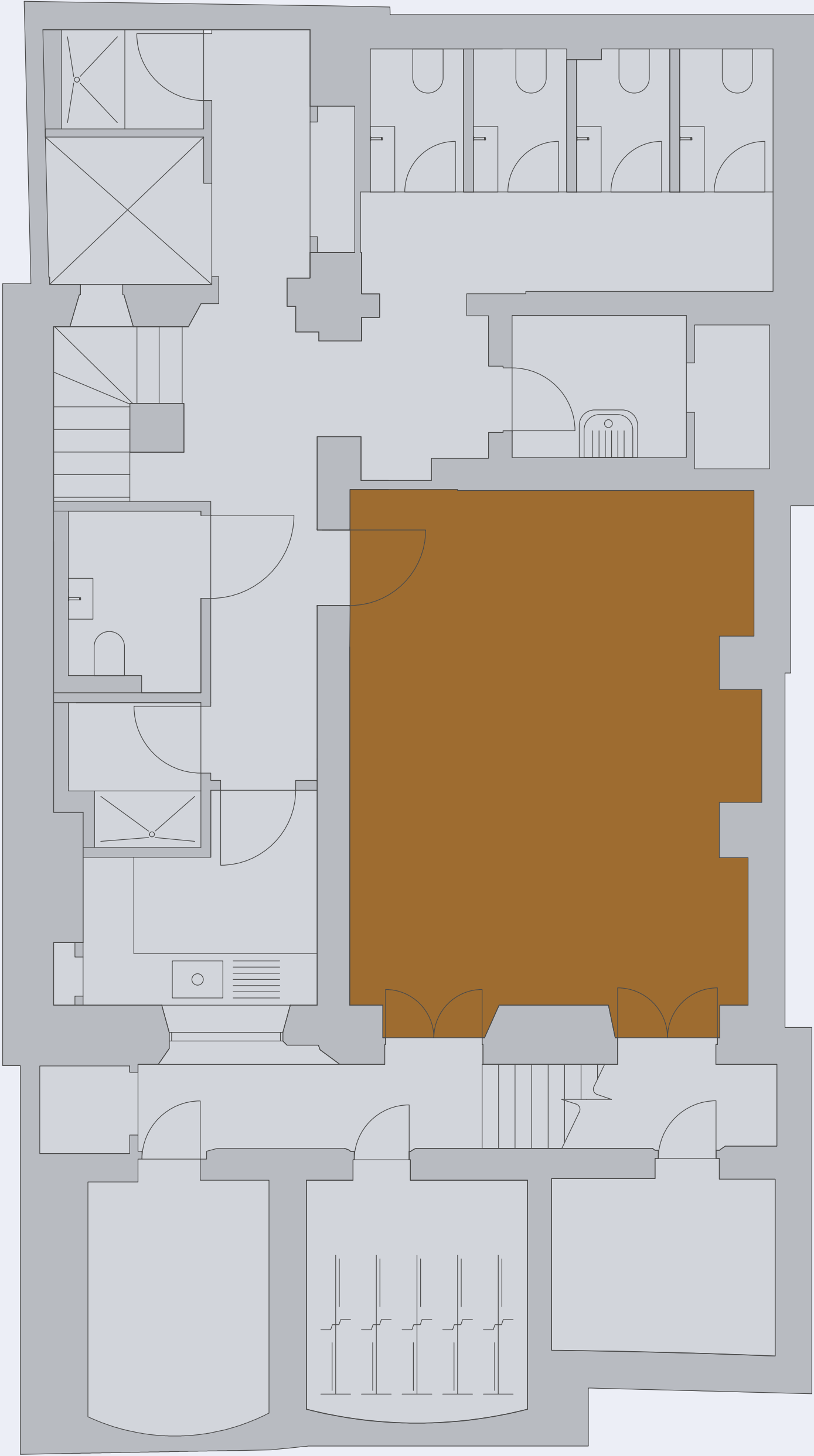
*Original features have been
sympathetically retained
throughout*

Proposed Refurbishment Plans

	sq m	sq ft
Fourth Floor	55	592
Third Floor	73	786
Second Floor	72	775
First Floor	68	732
Ground Floor	56	603
Lower Ground Floor	30	323
Total	354	3,810

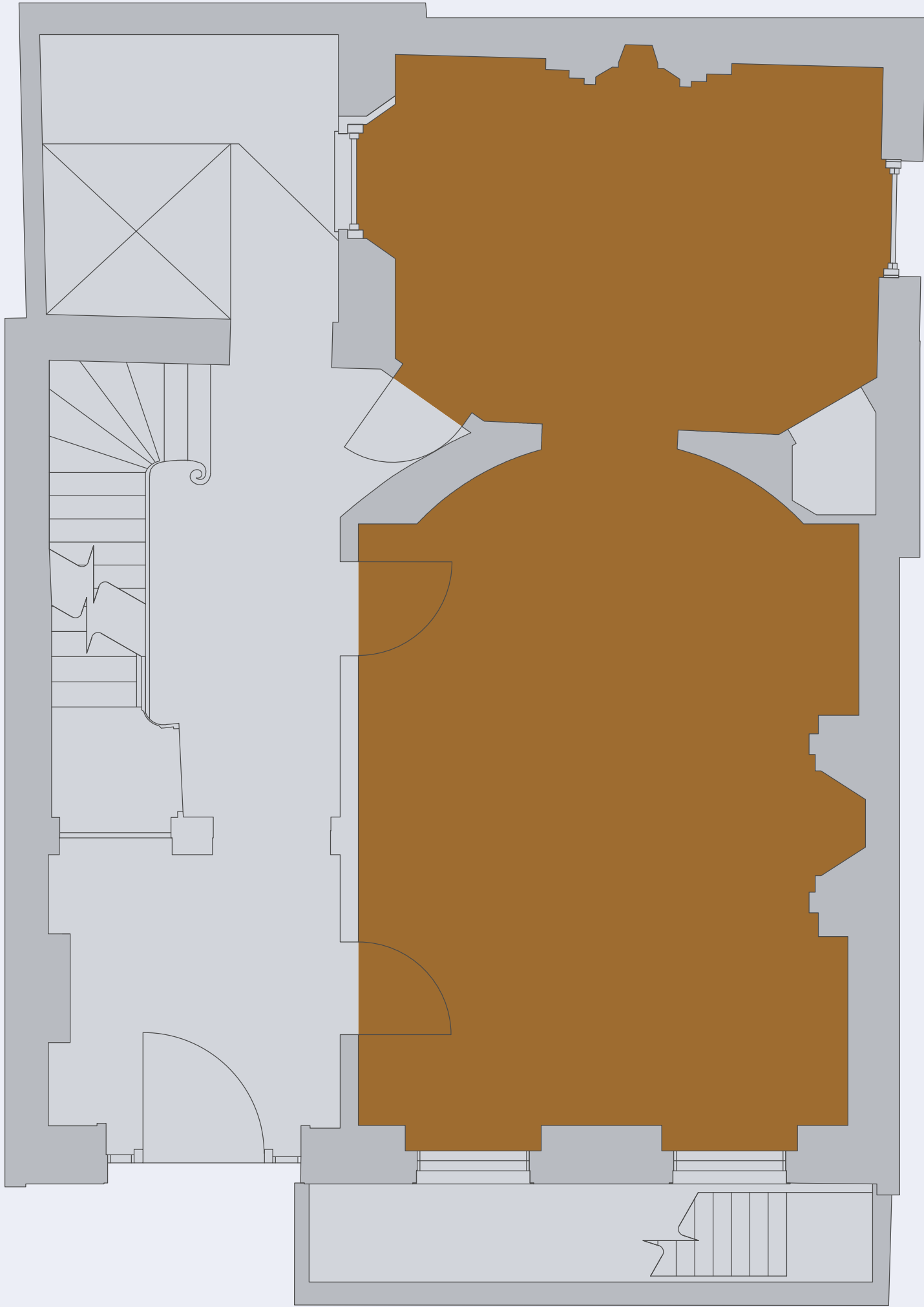
Lower
Ground
Floor

323 SQ FT
30 SQ M



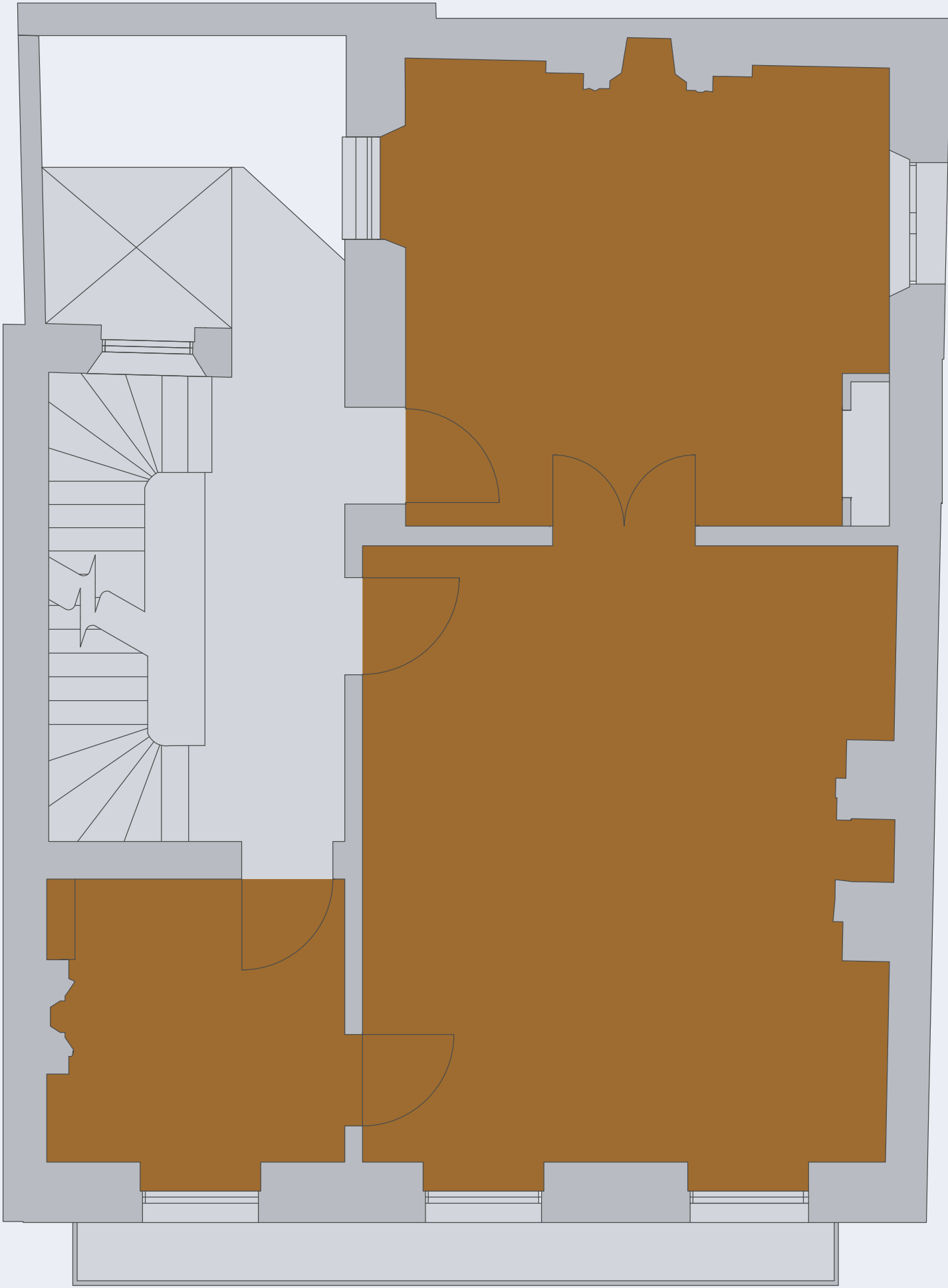
Ground Floor

603 SQ FT
56 SQ M

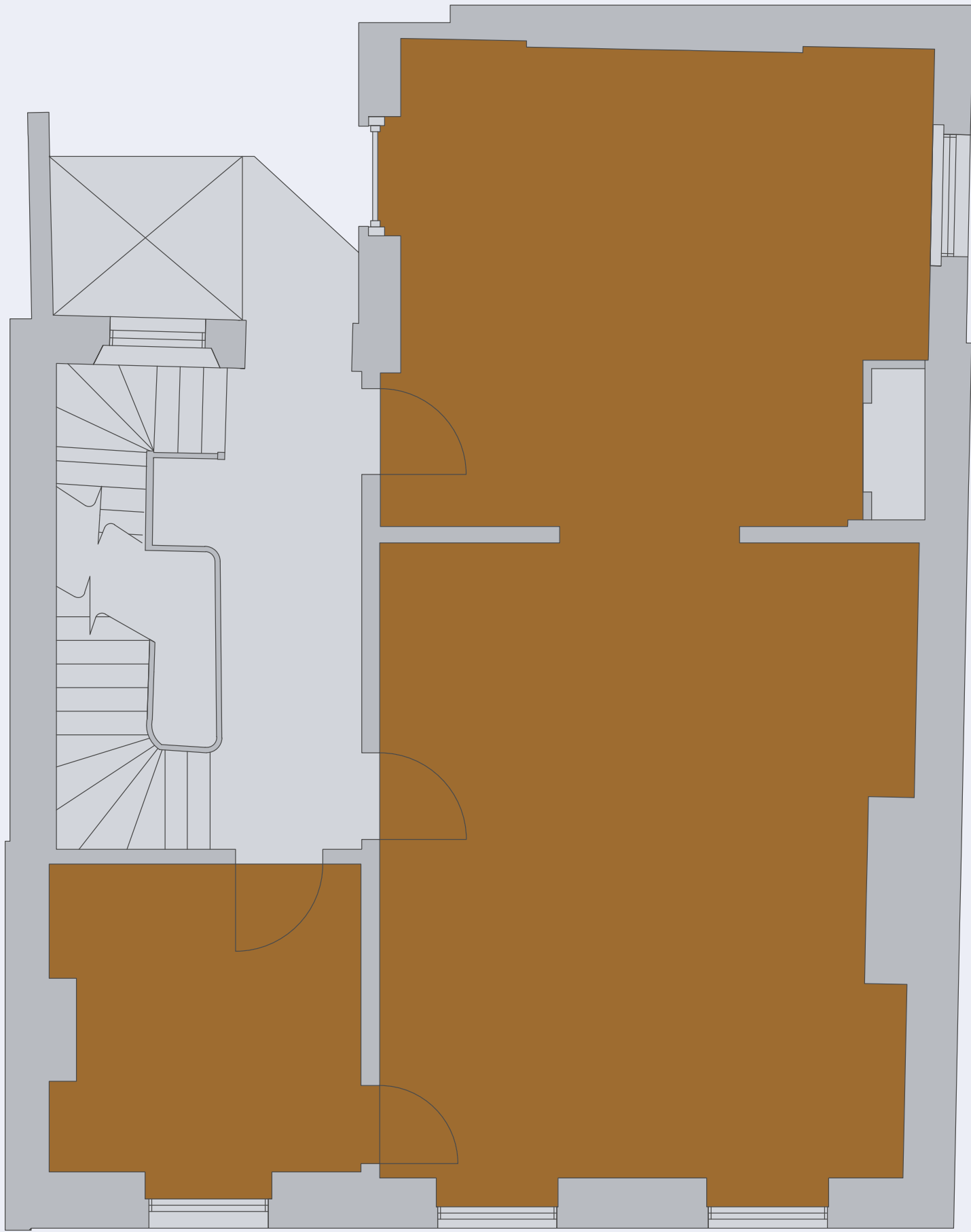


First Floor

732 SQ FT
68 SQ M

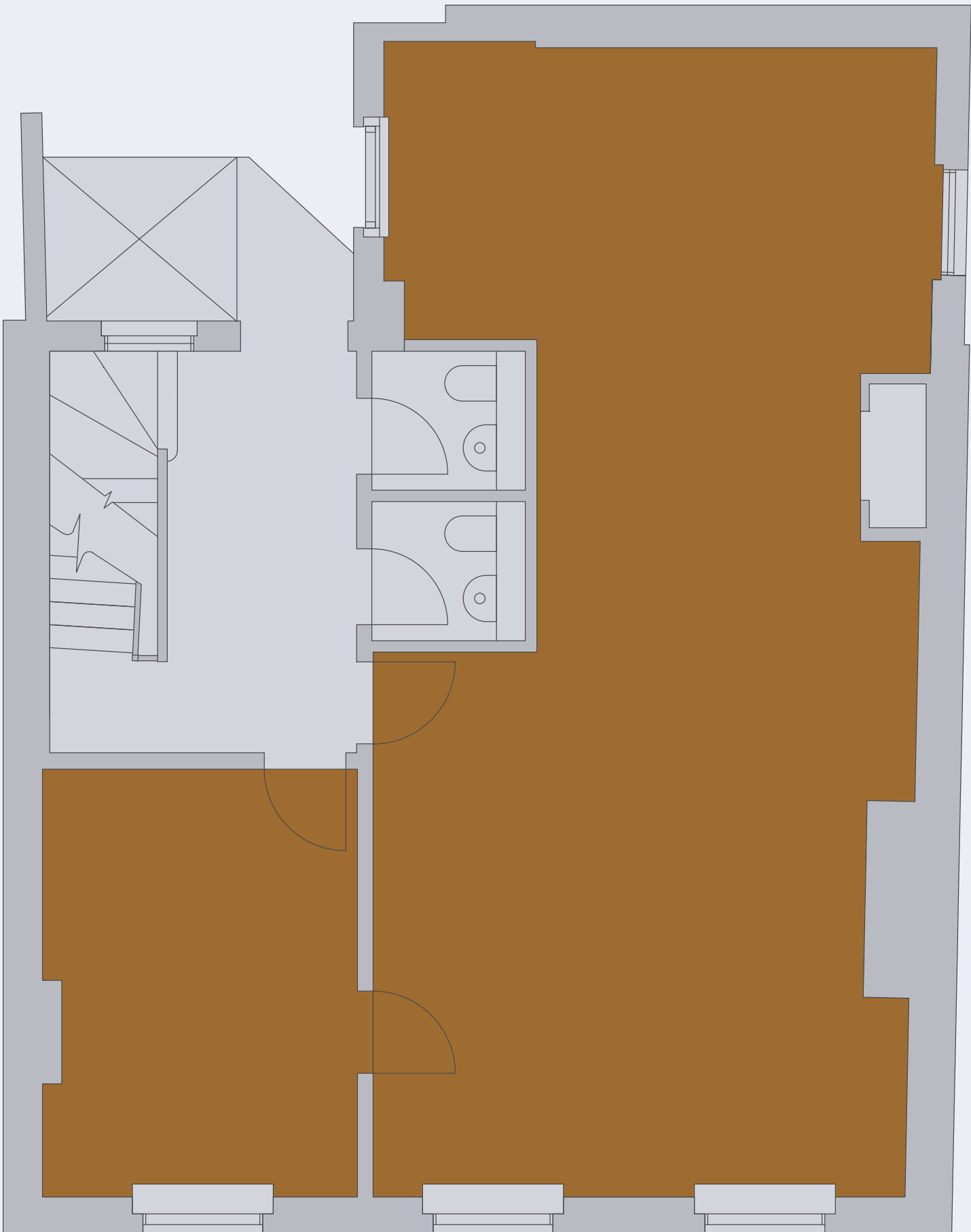


Second Floor



775 SQ FT
72 SQ M

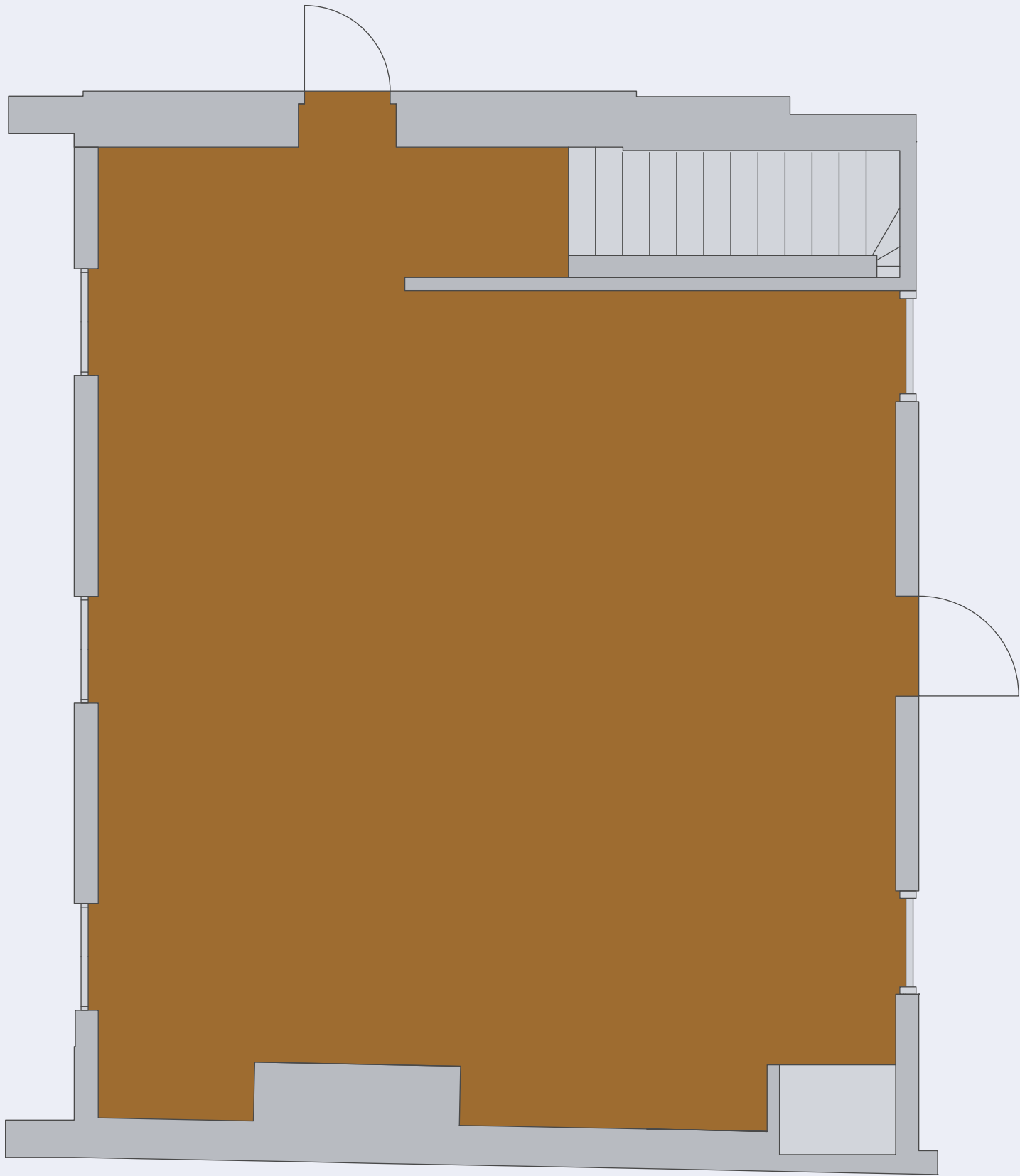
Third Floor



786 SQ FT
73 SQ M



Fourth Floor



592 SQ FT
55 SQ M



Proposed Refurbishment Specifications



SUMMARY

General office areas

Occupancy:

- For Means of Escape: 6m²/person
- For Indoor Climate: 10m²/person

Floor to ceiling heights:

- Varies on each floor
- Bulkhead areas for some structure and services distribution

Divisibility:

- Generally intended as single let, however floor by floor sub-letting would be possible

Floor finishes:

- Engineered timber on acoustic underlay. Allow for thin plywood underlay

Fireplaces:

- All existing fireplaces to be visually restored. None are active
- New chimney pieces to ground floor principal room to match existing in rear room
- Refurbished or new stone hearths

Access control/Security:

- Access control to main entrance doors
- Individual office doors with deadlocks and escape thumb turns

Kitchenette provision:

- Main kitchenette in basement

- Capped off services within riser ducts, to allow tenants to fit-additional provisions if required

Services:

- All MEPH services generally to be replaced. Parts of underground drainage to be retained, adapted and refurbished

Heating/Cooling:

- Heat recovery VRF system
- Heating/cooling room units integrated into joinery casings

Building management:

- Intelligent controls associated to the heating and cooling system only

Lighting:

- Suspended and wall mounted up and down LED luminaires with integrated emergency lighting

Lighting control:

- Daylight linking to some areas
- Scene setting to some areas

Underfloor distribution:

- Wireways within floors to be provided. Allow for all associated floor adaptations and strengthening
- Floor boxes to be installed

Power:

- Tenant electrical riser provided
- Floor boxes and wall mounted sockets

Data/Comms:

- A Cat 6A system will be provided, routed to a cabinet in the basement

Smoke detection:

- Automatic detection on soffits
- Consider wireless system to minimise disruption to existing construction for wiring

Fire alarms:

- Combined manual and automatic addressable fire alarm system

Toilet areas

General:

- Unisex toilet provision at basement and 3rd floor level

Disabled toilet:

- Unisex disabled toilet at basement level in addition to overall provision
- Finished and fittings similar to main toilets
- Alarm system

Showers:

- Shower cubicles at basement level
- Tiled within shower enclosure
- Electric showers



Kitchen

General:

- Kitchenette at basement level

Appliances:

- Induction hob; built-in oven, two fridges, dishwasher

Hot water systems:

- Local electric

Heating/cooling:

- Fancoil unit under window

Fire alarm:

- White ceiling mounted detectors with combined sounders/beacons

Staircase

General:

- Existing stone and timber staircases refurbished up to 3rd floor
- New timber staircase to 4th floor
- Designation: accommodation and escape stairs

Floor finishes:

- Existing stone on lower floors refurbished
- Carpet on underlay on timber stairs

Main floor landings:

- Existing stone on ground and first floors refurbished/partially replaced to match
- Engineered timber as offices, with edge trims to upper floors



Passenger lift

Capacity and service:

- New 8 person lift within new part glazed shaft, serving all floors from basement to 3rd floor

Drive and speed:

- In shaft motor traction approx 1.0m/s

Disabled access:

- Car, doors, controls to be suitable for wheelchair access, however landing size limited by existing building constraints

Floors:

- Finish to match ground floor stair lobby (allow for weight of stone tiling)
- Metal trims and vent slots

Walls:

- Fully glazed side walls
- Mirror to rear wall; full height. Allow for low iron glass. Metal detail features and solid elements. Bronze finishing to metal components

Ceilings:

- Metal with LED lights

Door sets:

- Metal tracked top driven glass doors, full depth architraves
- Bronze finishing to metal components



Entrance hall

Disabled access:

- As part of the building management, a mobile wheelchair stair climber is to be provided to allow wheelchair access over the existing external steps to the main entrance

Means of escape:

- Via entrance hall

Access control:

- Video entry phone with fob reader
- Electromagnetic door locking

Roofs and terraces

Terraces:

- Ground floor rear area
- New “inverted roof” build-up including membranes, non HCFC extruded polystyrene insulation, ceramic paving tiles on adjustable pedestals and ballast
- 4th floor rear small amenity terrace
- Decking
- Hardwood screening to adjacent plant area



*For more information,
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