



TWENTY

BERKELEY SQUARE

BERKELEY SQUARE
HAS NO PEERS,
WHEN IT COMES
TO QUALITY
OF LOCATION
AND STYLE OF
CLIENTELE

TWENTY
BERKELEY SQUARE

New office buildings on Berkeley Square are rare. What makes TWENTY exceptional is the quality of transformation, delicately balancing its art-deco roots with a contemporary precision that exudes the highest quality of finishes and standards throughout.

Set over eight floors, in excess of 2,500 sq ft each, and providing approximately 20,000 sq ft in total, this architectural gem can accommodate the business needs of the most discerning.

TWENTY is Mayfair. It is exclusive and suited to those that demand the best. With a bespoke concierge service, designed exclusively for TWENTY, this building delivers beyond expectation.

On completion in 2023, TWENTY will deliver style and sophistication with unparalleled service.

EXECUTIVE SUMMARY

- Coveted Berkeley Square address.
- Comprehensive restoration project.
- Targeting Net Carbon Zero.
- BREEAM 'Outstanding'.
- Dedicated BHB@TWENTY Concierge service.
- High end restaurant set over Ground and First floors.
- Landscaped roof terraces overlooking the square.
- Excellent day light penetration on all floors.
- Fresh air provision from openable windows.
- 'Club' quality, end-of-journey commuter amenities.
- All new public realm with widened pavement.
- Seating zone in front of available retail unit.





Sheltered from the sun by the Plane tree canopy within the Square, this very private entrance is set back from the roadside. It is not excessive and it is not ostentatious. It is unashamedly discreet and sensitively sits within a facade that fits within its considered architectural context.

The surrounding pavements have been widened and the surrounding public realm enhanced, to improve circulation and accessibility. This unified streetscape now ensures people, rather than the car, come first.

A UNIFIED STREETSCAPE
THAT ENSURES PEOPLE,
RATHER THAN CARS,
COME FIRST.

Contemporary opulence and grandeur are only apparent once stepping over the threshold into the imaginatively designed reception. Set within jade-coloured walls, bronze panels and creatively designed light features, an authentic, art-deco style adorns this welcoming space.

TWENTY has been designed to accommodate those with an appreciation for the finer things in life. Indeed, this reception is akin to the finest boutique hotel or luxury residence. Service is not overt, yet will always be on hand when required.

THE RECEPTION IS
AKIN TO A LUXURY
BOUTIQUE HOTEL
OR OPULENT
RESIDENCE.



THE NINTH FLOOR
TERRACE, OFFERS
UNPARALLELED
VIEWS ACROSS
BERKELEY SQUARE.

The ninth floor is a terrace that stretches the full length of the building. No other building, on the square, can boast such space with uninterrupted views over the roof tops of Mayfair.

This exceptional landscaped space conceals a very secluded element that is unique to the eighth floor. A dedicated staircase from within this Penthouse floor, climbs to its own private terrace above, ensuring the most exclusive of exclusives.



BHB@TWENTY IS A
DEDICATED AND UNIQUE
CONCIERGE SERVICE,
EXCLUSIVE TO THE
CUSTOMERS OF TWENTY
BERKELEY SQUARE. IT
PROVIDES EXTRAORDINARY
SOLUTIONS FOR
EXTRAORDINARY NEEDS.

BHB@TWENTY exists to make life easier by ensuring extraordinary things happen on your behalf. It prides itself on the discreet, personal and impeccable service it provides.

This is an extension of the personal assistant, or the trusted advisor. It has the knowledge and ability to open doors to the very best and most exclusive places to go and things to do. It provides entry to the most sought after events and access to off-limit places wherever you are in the world.

BHB@TWENTY is an exclusive service offered by The Berkeley Square Estate in partnership with BHB Private. BHB have offices in London, Paris, New York and Miami, and connectors in over 70 cities around the world. The BHB team and wider network therefore have the expertise to support you wherever you might be.

Everything about BHB@TWENTY is personal. An exclusive service is dedicated to each individual within TWENTY and the commitment is to provide.

bhb
private

www.bhbprivate.com



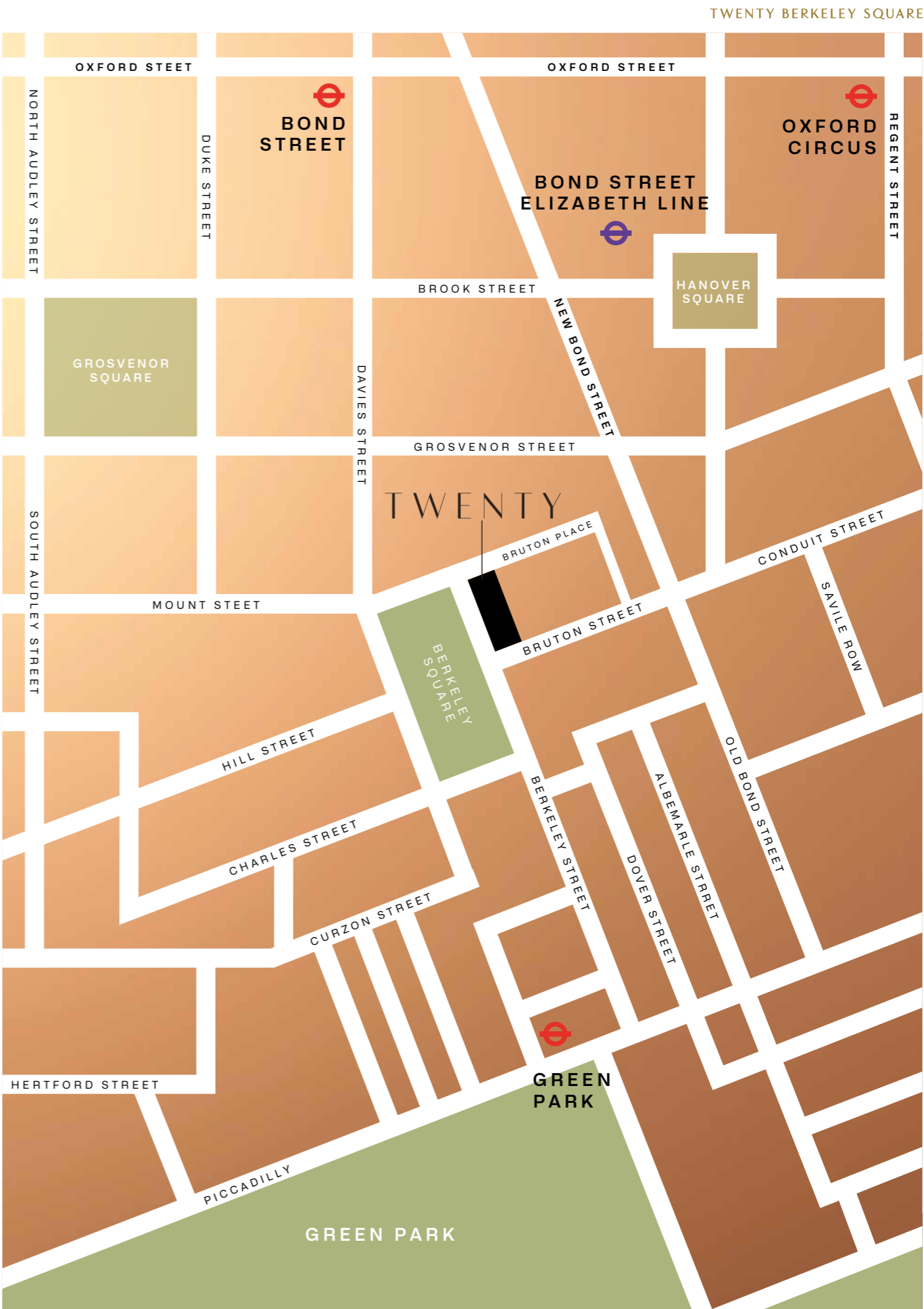
WE MAKE IT
PERSONAL

BERKELEY SQUARE IS CENTRAL
TO THE BERKELEY SQUARE
ESTATE, AN ESTATE LOVINGLY
CURATED AND MANAGED
BY BERKELEY ESTATE
ASSET MANAGEMENT.

BEAM ARE COMMITTED TO
CREATING AND MAINTAINING
EXCEPTIONAL SPACES THAT
WILL CONTINUE TO UPHOLD
THE GLOBAL MYSTIQUE AND
DESIRE OF MAYFAIR.

Berkeley Square professes to be the finest business address in London. Whether it be the Gardens at its centre, the fine architectural edifices on its perimeter or the quality and quantity of exceptional amenities, this square boasts many of the most esteemed businesses in London.

The Square’s centrality within Mayfair, ensures exceptional access to several underground stations and a multitude of interconnecting underground lines, within minutes. Marble Arch, Bond Street, Oxford Circus, Green Park and Hyde Park Corner stations all ensure quick access to every corner of the capital.



ALMAR
AMAZONICO
ANNABEL'S
ASPREY
BALENCIAGA
BELLAMY'S
BENTLEY
BUGATTI
C LONDON
CELINE
CHRISTIAN LOUBOUTIN
DUNHILL
FAWAZ GRUOSI
FERRARI
FOGGS
GAGOSIAN
GOYARD
HAKKASAN
HEDDONISM
LANSDOWNE CLUB
LANVIN
OSCAR DE LA RENTA
PHILLIPS
SEXY FISH
UMU

S T A R

TWENTY
BERKELEY SQUARE

C L U S

RARELY ARE SO MANY EXQUISITE EXPERIENCES
CLUSTERED IN SUCH A CONCENTRATED LOCATION.
THE WHOLE CULINARY WORLD IS REPRESENTED
IN A PLETHORA OF MICHELIN - STARRED RESTAURANTS,
BARS AND CAFÉS IN MAYFAIR. PRESTIGIOUS
MEMBERS' CLUBS, HOTELS, GALLERIES AND
LUXURY BOUTIQUES ATTRACT THE MOST GLAMOROUS
AND DISCERNING FROM ALL OVER THE GLOBE.

T E R S

SEXY FISH IS THE ASIAN RESTAURANT AND BAR
WHERE EVERYTHING IS LARGER THAN LIFE. WITH A MENU
CURATED BY CHEF PRODIGY BJOERN WEISSGERBER,
SEXY FISH OOZES MAYFAIR GLAMOUR AND STYLE

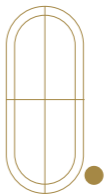


THE BIG FISH

Located on the south east corner of Berkeley Square in the heart of London’s prestigious Mayfair, Sexy Fish opened to a fanfare of anticipation in 2015. Masterfully designed with the style and sophistication of a mid-century brasserie by Martin Brudnizki Design Studio and imaginatively brought to life with artwork from Frank Gehry, Damien Hirst and Michael Roberts, the look and feel is exquisitely glamorous and opulent. The Coral Reef Room provides exclusive private dining on the lower ground floor whilst the 140 cover restaurant, bar and terrace are all situated on the ground floor. With a focus on Japan, the food takes its inspiration

from the seas of Asia. The Bar reportedly holds the world’s largest Japanese whiskies collection at 400 bottles, as well as offering a hard-to-resist cocktail list. Energetic and inspiring, Chef Bjoern Weissgerber’s is a true master with an extraordinary range of culinary artistry – from traditional to modern, from German to French, from creatively experimental to Japanese contemporary. He earned his own Michelin star at the tender age of 27 when he was running Ca’s Puers in Mallorca in 2002. This eccentric German-Swede ethos is simple. As a man who loves to eat, he believes in creating healthy food that tastes good and looks Sexy.

WITH ART BY DAMIEN
HIRST, FRANK GEHRY
AND MICHAEL ROBERTS,
THE LOOK AND FEEL
IS EXQUISITELY
GLAMOROUS AND
OPULENT.

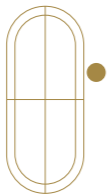


FOUNDED BY ENZO
FERRARI IN 1939,
THE CAR WITH THE
‘PRANCING HORSE’
BADGE HAS BEEN
THE OBJECT OF
DESIRE SINCE 1947

Since 1947, when Enzo Ferrari’s first car , the 125s, drove through the historic factory gates on Via Abetone Inferiore in Maranello, Ferrari has epitomised the very best of the Italian automotive industry - heritage and passion, style and elegance, speed and power. It is a brand that represents and reflects the character of a nation and is as symbolic of Italy as are pasta, opera and the Colosseum in Rome.

This legacy is now on show at Ferrari’s new Berkeley Square showroom. Here, servicing and selling cars is not a job. It is a passion. This extraordinary experiential space is run by people who have lived and breathed this quintessential Italian brand for years.

From the 125S of 1947 to today’s 488 Pista, Ferrari cars have always been uncompromising in their pursuit of performance and excellence. This new showroom provides equally uncompromising service. If you own, love or covet Ferrari, you will always be welcome.



FERRARI IS NOW IN THE HEART OF LONDON’S MAYFAIR.
JOINING THE LIKES OF BUGATTI AND BENTLEY, THIS
ULTIMATE SUPERCAR BRAND NOW RESTS PROUDLY IN THE
SPIRITUAL HOME OF H.R. OWEN ON BERKELEY SQUARE.

A HISTORY OF PASSION





WITH ITS UNRIVALLED ATMOSPHERE, IMMACULATE SERVICE AND EXQUISITE CUISINE, ANNABEL'S IS THE WORLD'S MOST EXCLUSIVE PRIVATE MEMBERS' CLUB.

A GLORIOUS NEW ERA

Established in 1963 by Mark Birley and named after his then wife Lady Annabel Vane-Tempest-Stewart, Annabel's has recently moved from its original address at 44 Berkeley Square to No 46. This move has enabled the reimagination of a highly regarded club in to an exclusive experience which boasts an unrivalled atmosphere with immaculate service and exquisite cuisine.

At its core, Annabel's remains a place to entertain and be entertained.

With a timeless combination of comfort, glamour and intimacy, the club continually strives to create an atmosphere that is as unforgettable and celebratory as ever for a diverse, eclectic and cosmopolitan membership.



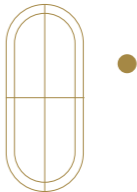
ASPREY IS ONE OF THE WORLD'S MOST ESTABLISHED LUXURY BRANDS.
FOR 240 YEARS, THEY HAVE SERVED ROYALTY, HEADS OF STATE
AND THE WORLD'S MOST GLAMOROUS.



RICH IN HISTORY,
ASPREY HAS BEEN
THE FINEST
MANUFACTURER
AND RETAILER OF
JEWELLERY, LEATHER,
SILVER AND OTHER
LUXURY GOODS
SINCE 1781.

Recognized as one of the world's pre-eminent luxury goods brands, Asprey has supplied countless crowns, coronets and sceptres to Royal households all over the world. As befitting a brand with such established excellence, Asprey received its first Royal Warrant from Queen Victoria in 1862 and its most recent from The Prince of Wales, HRH Prince Charles. For two centuries the brand has maintained its reputation as the pre-eminent British luxury goods manufacturer and has continued to attract the world's most discerning clientele.

Founded in 1781 by William Asprey, Asprey was originally based in Mitcham, Surrey until 1847 when the company relocated to its historic premises at 167 New Bond Street, London. After 175 years of the same premises, the store has recently relocated to new space on coveted Bruton Street. This new flagship store is reflective of the company's progressive evolution, ensuring it is more befitting a brand that will continue to delight for centuries to come.



Yoshitomo Nara (b.1959)
Title: Missing in Action (1999)
71 x 57in. (180.4 x 144.7cm.)



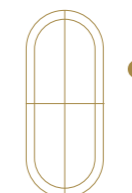
TWENTY BERKELEY SQUARE

DELAHUNTY FINE ART, SPECIALISTS IN WORK BY LEADING
MODERN AND CONTEMPORARY ARTISTS, DELAHUNTY IS ONE OF
LONDON'S PRINCIPAL FINE ART GALLERIES.

ART OFF THE SQUARE

Delahunty have called Mayfair home for the past two decades.
Their exquisite gallery space on Bruton Street, is a newly renovated
18th century townhouse well-appointed to showcase the
blue-chip artworks on display.

Decades of revered experience inform Delahunty's comprehensive range
of art advisory services – helping clients navigate the international world
of modern and contemporary art whilst maintaining
absolute privacy and discretion.



ACCOMMODATION

THE PENTHOUSE OFFICE

| FLOOR | USE | SQ FT | SQ M |
|--------|--------------|-------|------|
| NINTH | ROOF TERRACE | 370 | 34 |
| EIGHTH | OFFICE | 2,013 | 187 |

THE OFFICES

| FLOOR | USE | SQ FT | SQ M |
|--------|--------------|-------|------|
| NINTH | ROOF TERRACE | 840 | 78 |
| SEVEN | OFFICE | 2,540 | 236 |
| SIX | OFFICE | 2,852 | 265 |
| FIVE | OFFICE | 2,831 | 263 |
| FOUR | OFFICE | 2,820 | 262 |
| THIRD | OFFICE | 2,906 | 270 |
| SECOND | OFFICE | 2,906 | 270 |

THE RETAIL

| FLOOR | USE | SQ FT | SQ M |
|--------------|------------|-------|------|
| FIRST | RESTAURANT | 3,068 | 285 |
| GROUND | | 1,087 | 101 |
| LOWER GROUND | | 872 | 81 |
| GROUND | RETAIL | 1,023 | 95 |
| LOWER GROUND | | 2,486 | 231 |

NOTE: All areas are indicative and will need verification on completion in accordance with the RICS code of Measuring Practice.

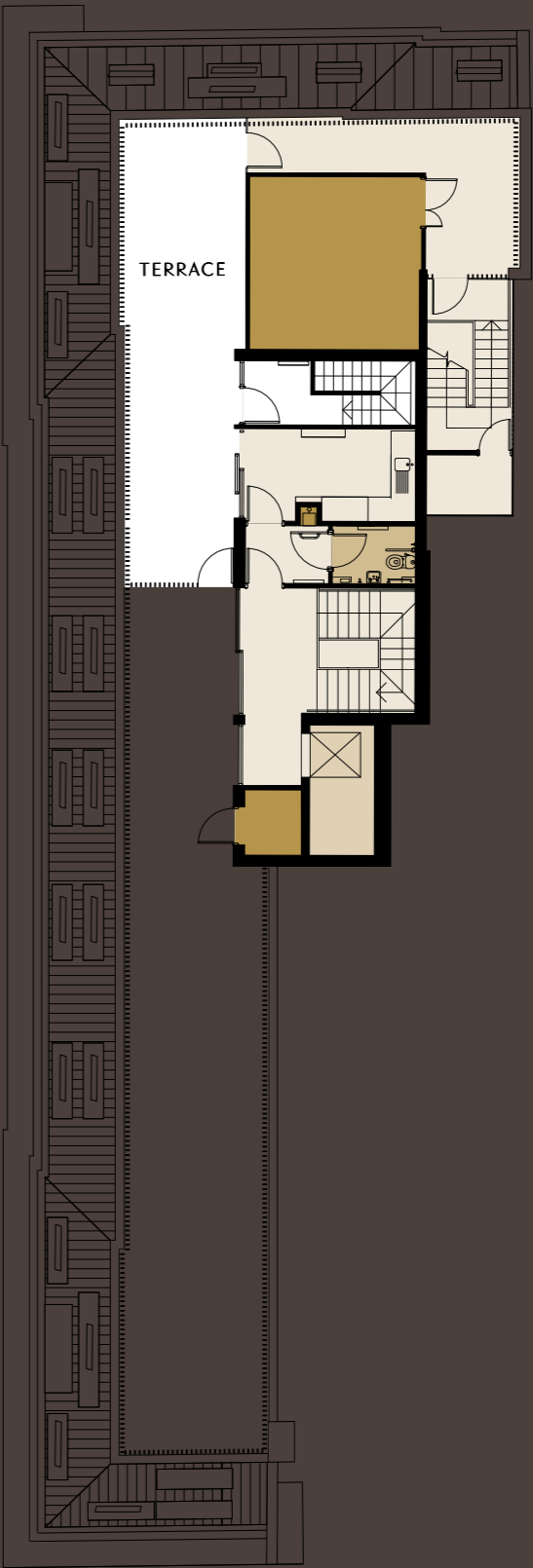
THE
PENTHOUSE

THE PENTHOUSE FLOOR ON THE EIGHTH, LOOKS OVER
THE TREE CANOPY IN BERKELEY SQUARE.
THIS FLOOR INCLUDES A FEATURE STAIRCASE THAT
CONNECTS DIRECTLY TO ITS OWN DEDICATED ROOF
GARDEN ENABLING EXQUISITE, PRIVATE PANORAMIC
VIEWS OF MAYFAIR AND BEYOND.

THE PENTHOUSE OFFICE
2,013 SQ FT (187 SQ M)



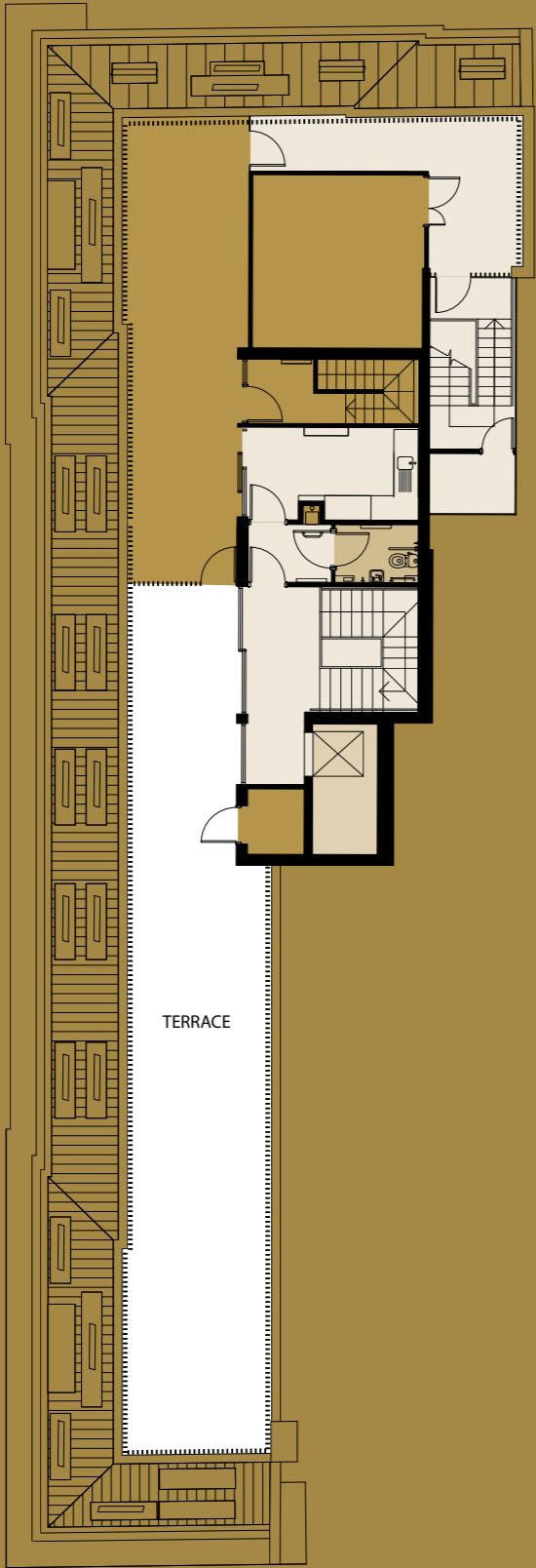
THE PENTHOUSE ROOF TERRACE
370 SQ FT (34 SQ M)



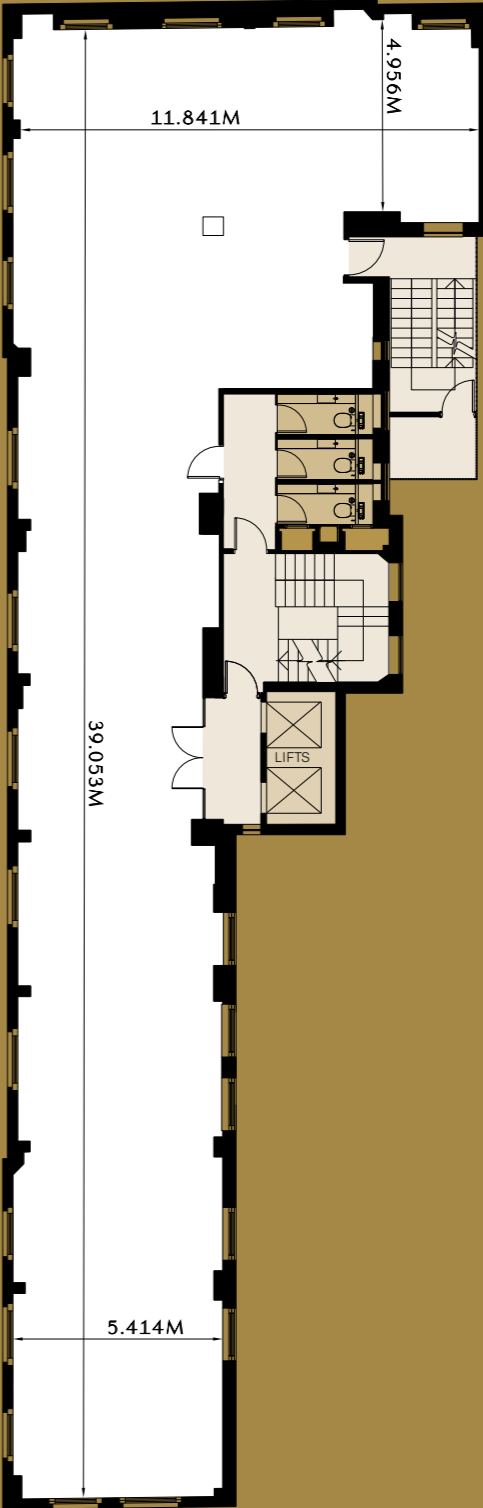


THE PENTHOUSE FLOOR INCLUDES A FEATURE STAIRCASE
THAT LEADS TO THE EXCLUSIVE ROOF GARDEN.

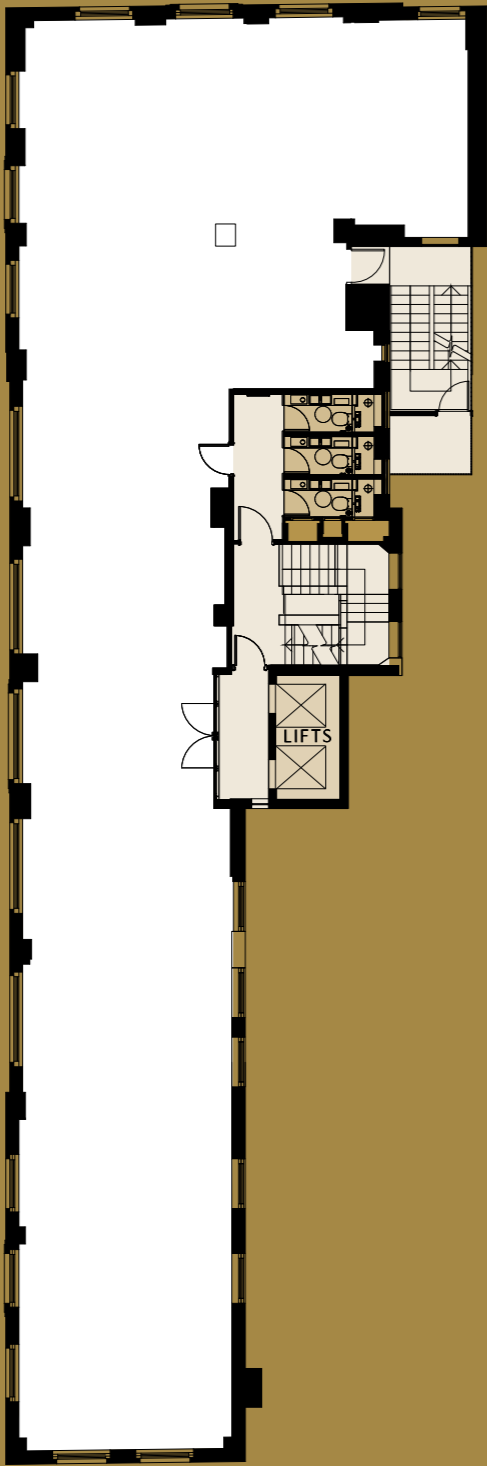
COMMUNAL ROOF TERRACE
840 SQ FT (78 SQ M)



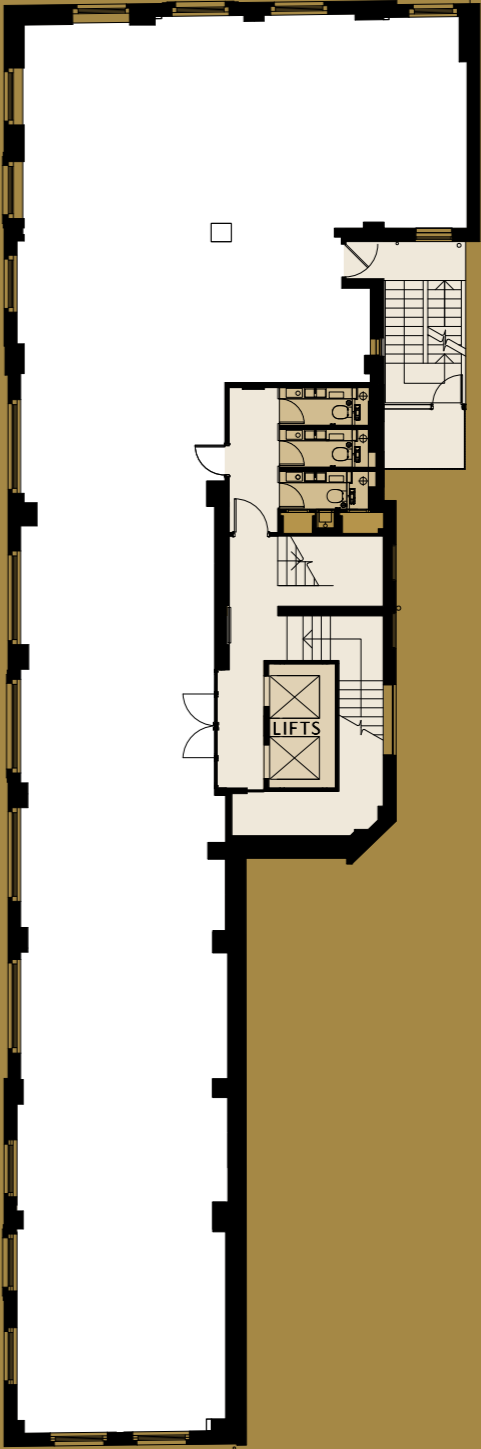
SEVENTH FLOOR
2,540 SQ FT (236 SQ M)



FIFTH & SIXTH FLOORS
2,831 SQ FT (263 SQ M)



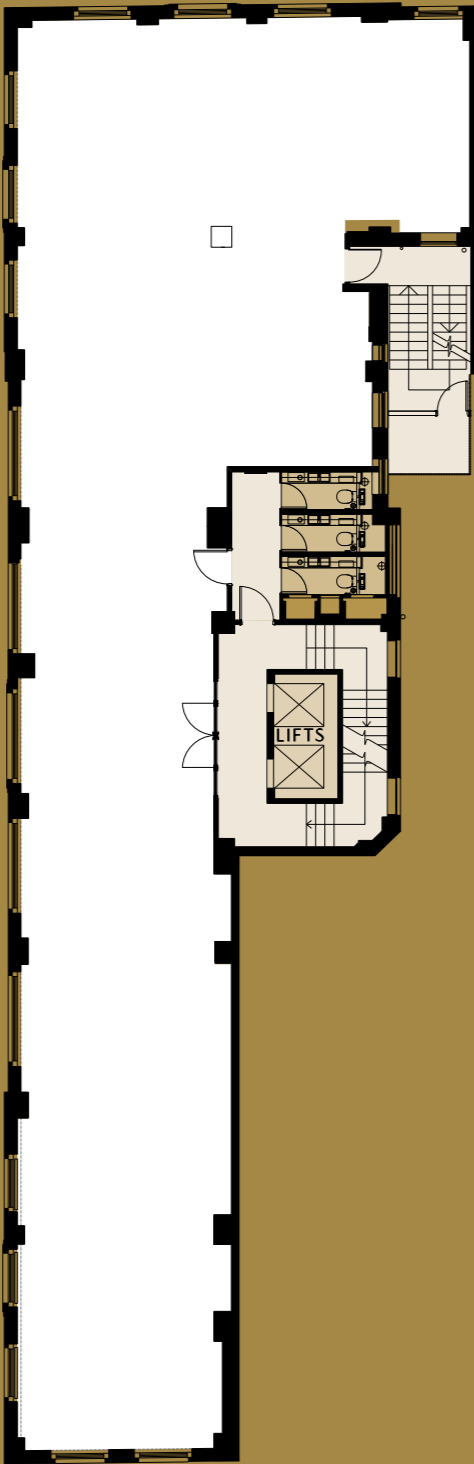
FOURTH FLOOR
2,820 SQ FT (262 SQ M)





EFFECTIVE AND EFFICIENT RECTILINEAR FLOORPLATES, WITH THE CORE TO ONE SIDE, PROVIDE UNINTERRUPTED WORKSPACE THAT CAN EASILY ACCOMMODATE A VARIETY OF OCCUPIER NEEDS AND FIT-OUTS. OPENABLE WINDOWS ON ALL FOUR SIDES, ENSURE BOTH EXCELLENT NATURAL LIGHT AND AN ABUNDANCE OF FRESH AIR.

SECOND AND THIRD FLOOR
2,906 SQ FT (276 SQ M)



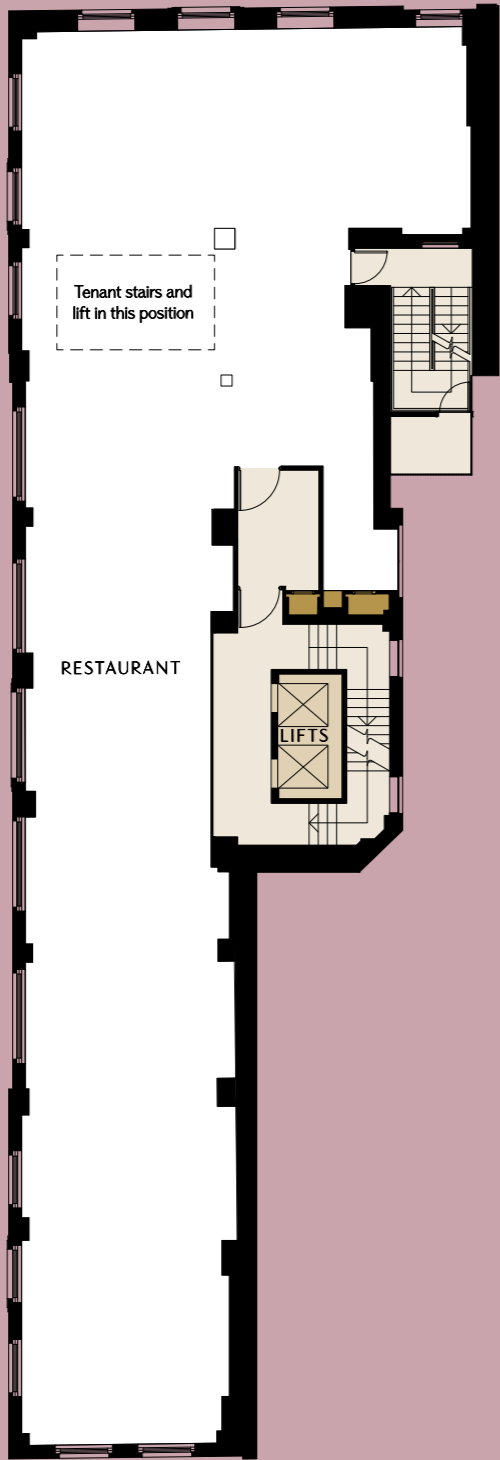
NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY



BEAUTIFULLY APPOINTED WASH-ROOMS ADORN EACH LEVEL.
CONTEMPORARY FIXTURES AND FITTINGS HAVE BEEN CAREFULLY SELECTED TO NOT
ONLY EXUDE THE QUALITY AND STYLE OF THE ART-DECO ERA BUT TO ALSO ENSURE
THAT THEIR EXQUISITE FINISH CAN BE MAINTAINED.

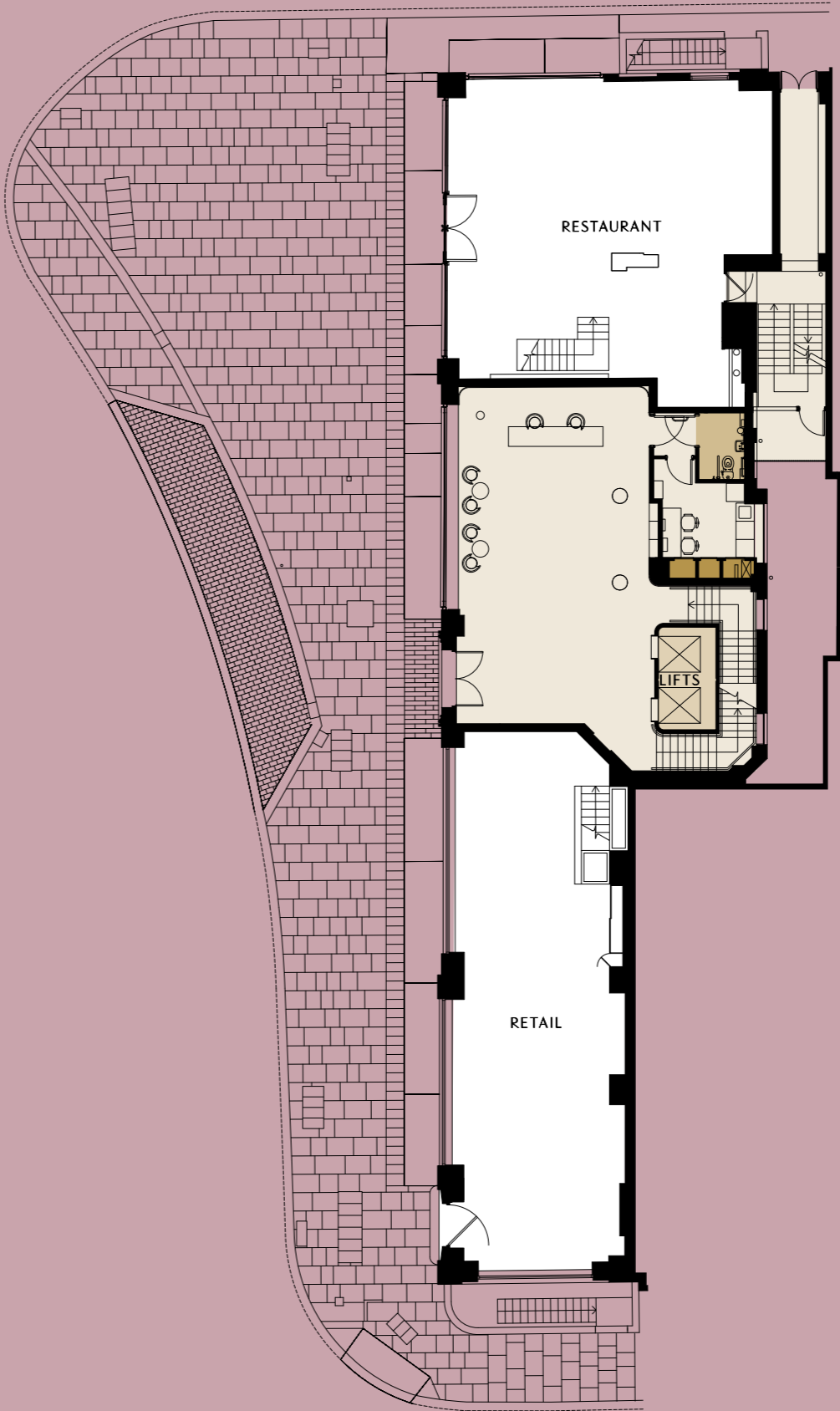
FIRST FLOOR
RESTAURANT 3,068 SQ FT (285 SQ M)

BERKELEY SQUARE



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY

GROUND FLOOR
RESTAURANT 1,087 SQ FT (101 SQ M)
RETAIL 1,023 SQ FT (95 SQ M)





OVER LOWER GROUND, GROUND AND FIRST FLOORS THERE IS PROVISION FOR AN EXCLUSIVE RESTAURANT. THIS EXCITING OPPORTUNITY PROVIDES AN EXCEPTIONAL AMENITY FOR THE ADDED CONVENIENCE OF THOSE THAT OCCUPY THE OFFICE FLOORS ABOVE.

SUMMARY SPECIFICATION

ESG CRITERIA

OFFICE

Workplace occupancy of 1 person per 8m².
Floor Loadings of 2.5 kN/m² + 1.0kN/m² for partitions.
Clear floor to ceiling 2.60 – 2.75 m to soffit and 2.25 – 2.40m to bulkhead and underside of beams.

MECHANICAL & ELECTRICAL

Battery backup of the primary electrical provided to ensure fully operation system under alarm conditions, for a period of 1hr following a 72hr mains power failure.
New high efficiency VRF air conditioning system.
Internal acoustic criteria:
DnT,w 48 dB if fitted to Cat A standards
2 off 8 person passenger lifts.

FACILITIES

3 superloos per office floor.
2 male, 2 female, plus 1 accessible shower / WC.
48 lockers.
45 cycle spaces.

CERTIFICATIONS

BREEAM ‘Outstanding’ anticipated.
Net Zero Carbon Operationally in Use anticipated.
Net Zero Upfront Embodied Carbon anticipated.



Comprehensive restoration project



Excellent daylight penetration on all floors



Targeting Net Carbon Zero



Fresh air provision from openable windows



BREEAM ‘Outstanding’



‘Club’ quality, active commuter amenities



Landscaped roof terraces



All new public realm with widened pavement

THE LOWER GROUND FLOOR BOASTS COMMUTER FACILITIES AKIN TO LONDON'S
MOST EXCLUSIVE SPORT CLUBS. SHOWERS, CHANGING ROOMS,
DRYING LOCKERS AND CYCLE AMENITIES HAVE ALL BEEN DESIGNED TO ENSURE
OPTIMUM CONVENIENCE FOR THE MORE ACTIVE MEMBER.

SHOWERS 5
CYCLE SPACES 45
LOCKERS 48



TEAM

DEVELOPER



Architect: Barr Gazettas

Structural engineer: Webb Yates

M&E consultant: GDM Partners

Landscape architects: Andy Sturgeon



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All images shown are computer generated and therefore indicative only.

