



56

GROSVENOR STREET

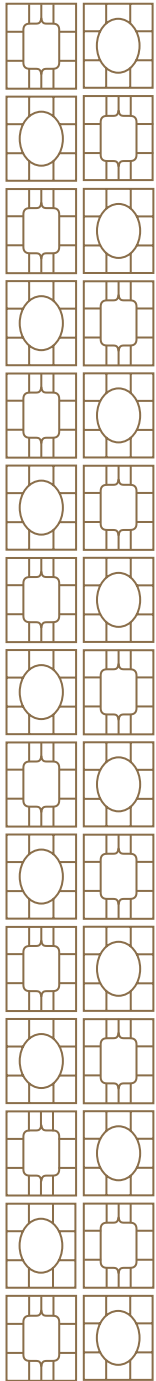
MAYFAIR W1

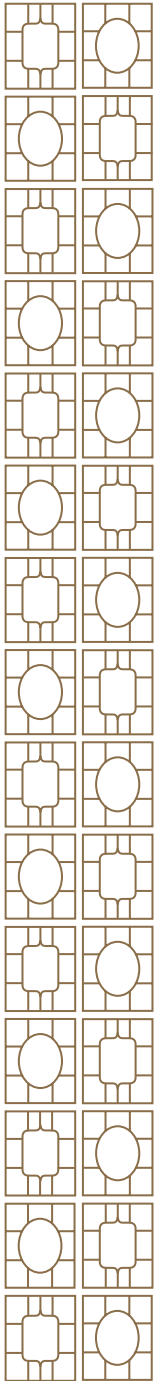
3,344 SQ FT OFFICE SPACE AVAILABLE TO LET



OUTSTANDING BOUTIQUE OFFICES IN THE HEART OF MAYFAIR

56 Grosvenor Street offers 3,344 sq ft of self-contained luxury workspace with a wealth of sympathetically retained features. Ready for immediate occupation.





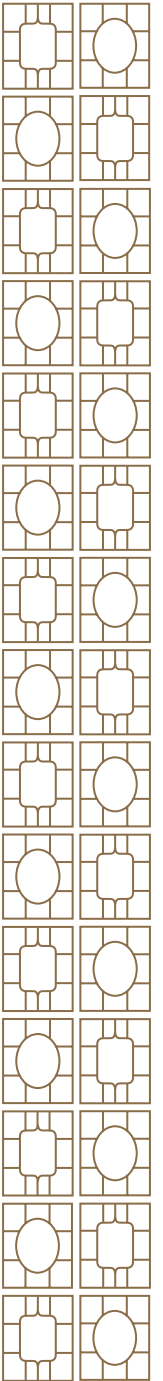
AN IMPRESSIVE WELCOME AND HIGH SPECIFICATION OFFICES

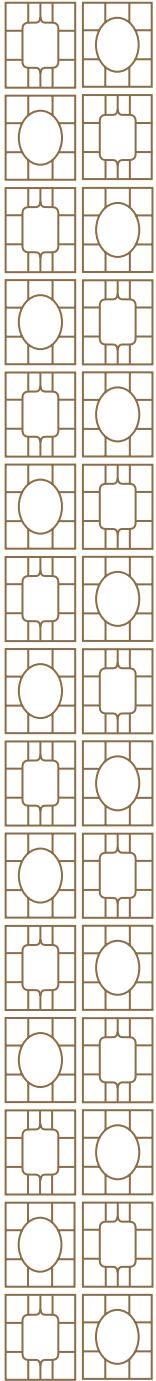
- 1 x 3 person passenger lift
- VRF heating and cooling system
- Mechanical ventilation throughout
- Floor boxes and wall mounted power sockets
- LED lighting provided in suspended raft ceilings
- Programmable lighting control system
- Video door entry system
- Flood wired data/telephone wiring
- CCTV coverage on all exits and entry points
- Small power allowance 25w/m² for all office areas
- Shower and bicycle storage facilities



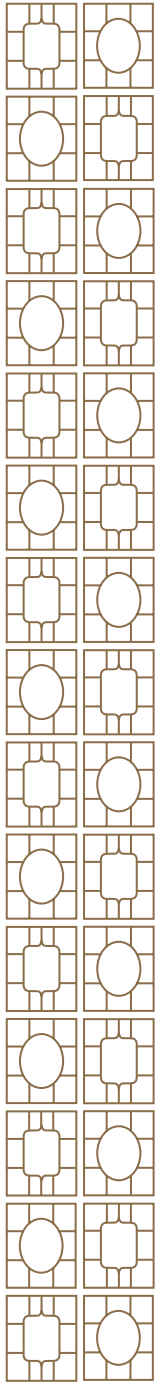


GROUND FLOOR RECEPTION CGI

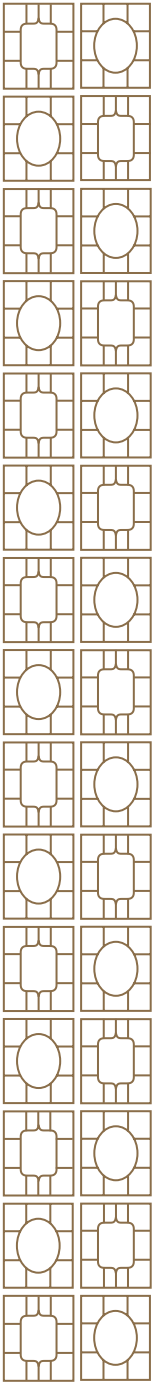




FIRST FLOOR OFFICE CGI



SECOND FLOOR OFFICE & COFFEE POINT CGI



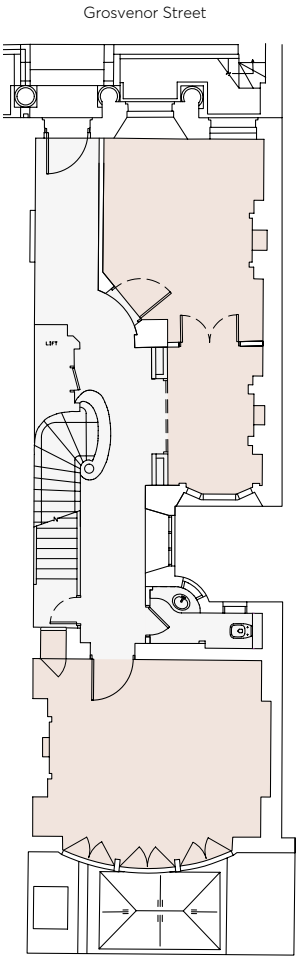
ACCOMMODATION

FLOOR	SQ FT	SQ M
Fifth	343	31.9
Fourth	409	38.0
Third	454	42.2
Second	446	41.4
First	601	55.8
Ground	538	50.0
Lower Ground	553	51.4
TOTAL NIA	3,344	310.7

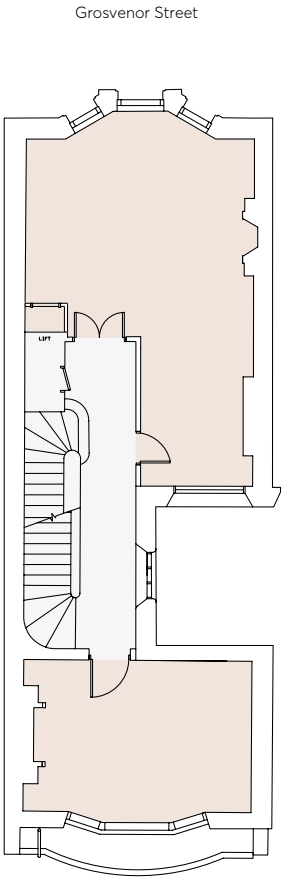
IPMS3 available upon request.

FLOOR PLANS

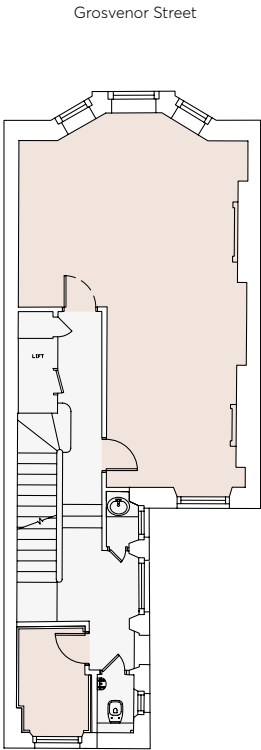
GROUND FLOOR
538 Sq ft - 50 Sq m




FIRST FLOOR
601 Sq ft - 55.8 Sq m



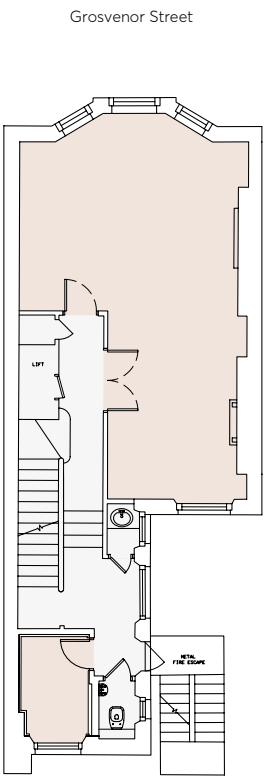
SECOND FLOOR
446 Sq ft - 41.4 Sq m



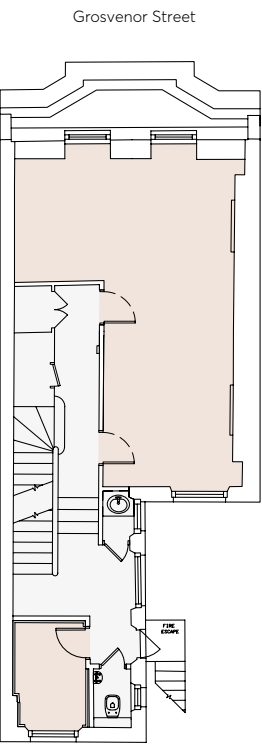
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For indicative purposes only. Not to scale.

FLOOR PLANS

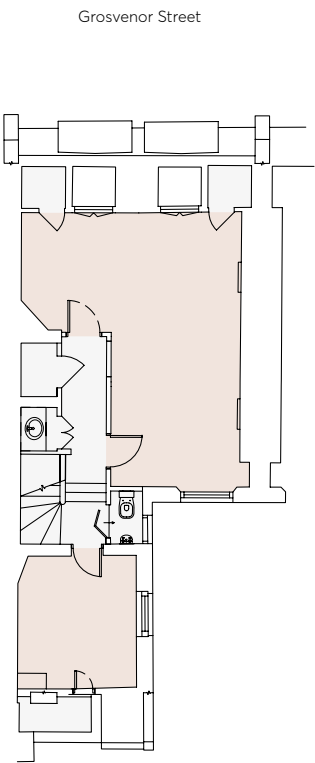
THIRD FLOOR
454 Sq ft - 42.2 Sq m



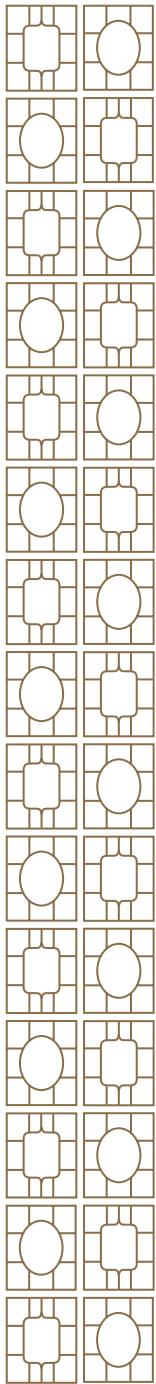
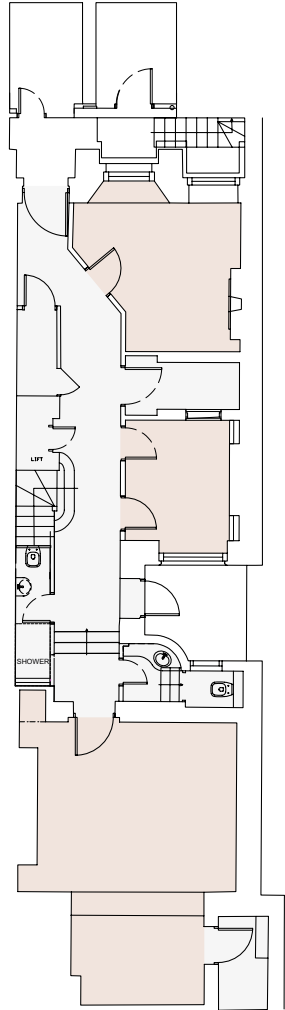
FOURTH FLOOR
409 Sq ft - 38.0 Sq m



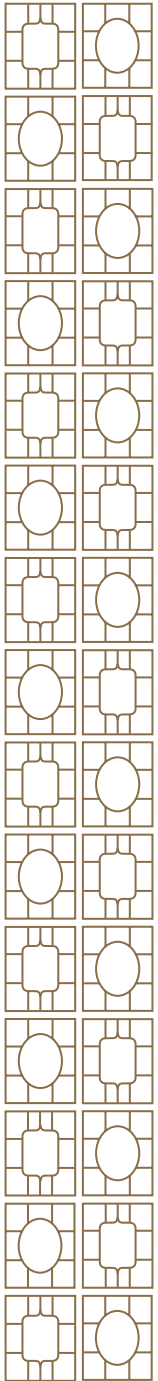
FIFTH FLOOR
343 Sq ft - 31.9 Sq m



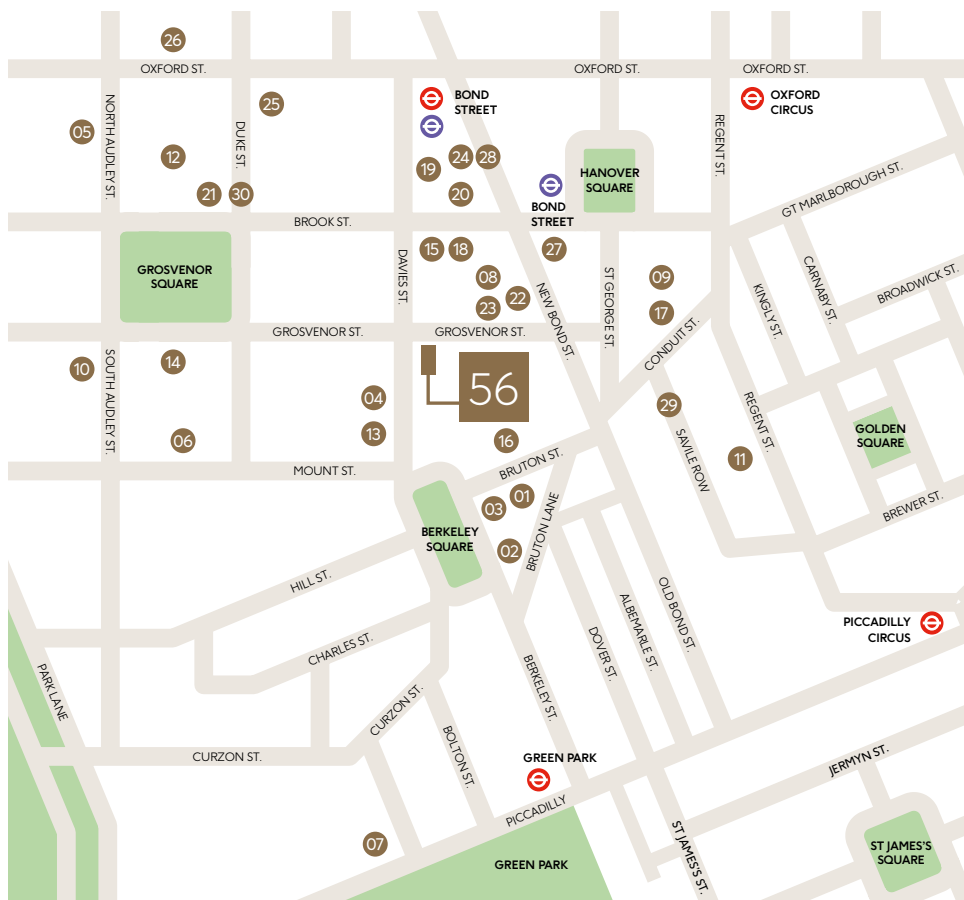
LOWER GROUND FLOOR
553 Sq ft - 51.4 Sq m



For indicative purposes only. Not to scale.



PERFECTLY PLACED
MOMENTS FROM LONDON'S
BEST RESTAURANTS,
EXCLUSIVE SHOPPING &
LEAFY GREEN SPACES



FAST CONNECTIONS AND EXTENSIVE LOCAL AMENITIES

The building is ideally positioned in the centre of Mayfair within easy walking distance of Bond Street, Oxford Circus and Green Park.



01. Hakkasan
02. Sexy Fish
03. Benares
04. C London
05. Roka
06. Scott's
07. Hide
08. Hush
09. Pollen Street Social
10. 34 Mayfair
11. Heddon Street Kitchen



16. The Guinea
17. Sketch
18. The Fumoir
19. The Running Horse
20. Mr Foggs
21. The Luggage Room



22. Everbean
23. Soho Coffee
24. %Arabica
25. Attendant



12. The Beaumont
13. The Connaught
14. The Biltmore
15. Claridge's



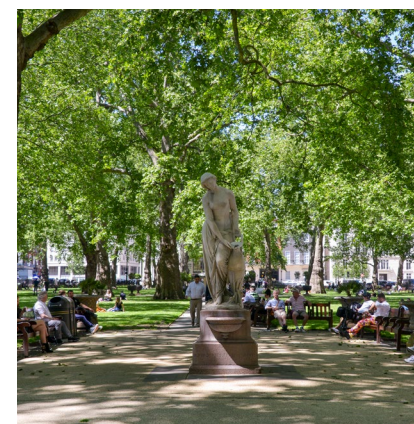
26. Selfridges
27. Fenwick
28. South Molton Street
29. Savile Row
30. Duke Street

THE ELIZABETH LINE

The new Elizabeth line provides fast and direct access across London and beyond, with Bond Street station just a 3 minute walk away.



Journey times taken from Bond Street Station



FURTHER INFORMATION

VIEWINGS

Strictly through joint sole letting agents:

TERMS

Upon application.

EIA REAL ESTATE

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