



75
GROSVENOR
STREET

FOUR FLOORS STILL AVAILABLE TO LET



LOCATION ²

THE BUILDING ⁸

FLOORPLANS ²⁶

SPECIFICATION ³⁶

CONTACT ³⁸

Bond St. Station

Oxford Circus

Regent St.

The City

Canary Wharf

The Shard

Berkeley Square

London Eye

Green Park

Westminster Abbey

Buckingham Palace

75 GROSVENOR STREET



LOCATION



28

A LANDMARK LOCATION

75 GROSVENOR STREET

17



37

RETAIL

- 01 Fortnum & Mason
- 02 Rolex
- 03 Goyard
- 04 Christian Louboutin
- 05 Ferrari
- 06 Burlington Arcade
- 07 Hedonism Wines
- 08 Louis Vuitton
- 09 Patek Philippe
- 10 Selfridges
- 11 Liberty

HOTELS

- 12 The Ritz
- 13 The Connaught
- 14 The Four Seasons
- 15 The Dorchester
- 16 The May Fair
- 17 Claridges
- 18 The Washington Mayfair

DINING & NIGHTLIFE

- 19 Umu
- 20 Annabel's
- 21 Nobu
- 22 Langan's Brasserie
- 23 Benares
- 24 The Arts Club
- 25 Novikov
- 26 Hakkasan
- 27 Park Chinois
- 28 Mews of Mayfair
- 29 Kingly Court
- 30 Scott's
- 31 La Petite Maison

CULTURE

- 32 Sotheby's
- 33 Royal Academy of Arts
- 34 Richard Green Gallery
- 35 Phillips
- 36 Waddington Custot Gallery
- 37 Halcyon Gallery
- 38 Gagosian
- 39 Hauser & Wirth

WELLBEING & WELLNESS

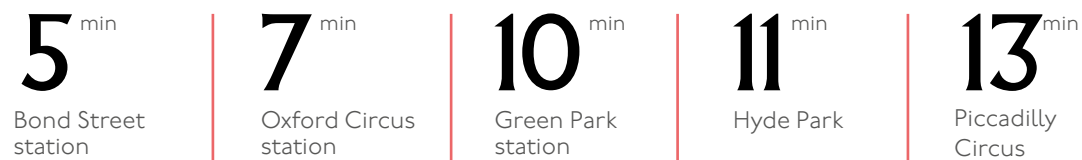
- 40 Fitness First
- 41 Ten Health & Fitness
- 42 Lansdowne Club
- 43 Thirdspace



LONDON AND BEYOND

75 GROSVENOR STREET

WALKING

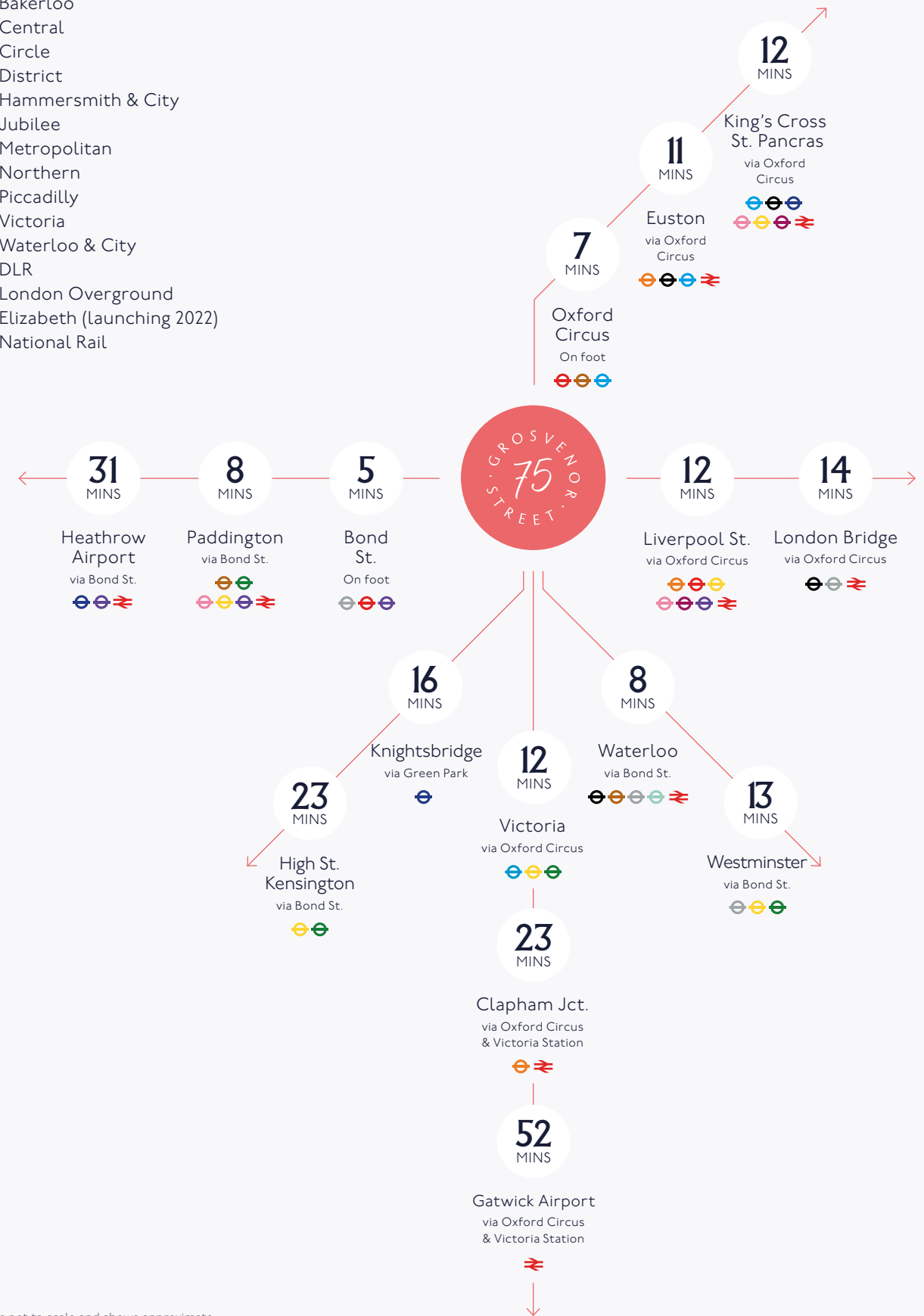


CYCLING



Source: TFL, Google Maps, Citymapper

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR
- London Overground
- Elizabeth (launching 2022)
- National Rail



Map is not to scale and shows approximate locations only. All travel times are approximate.

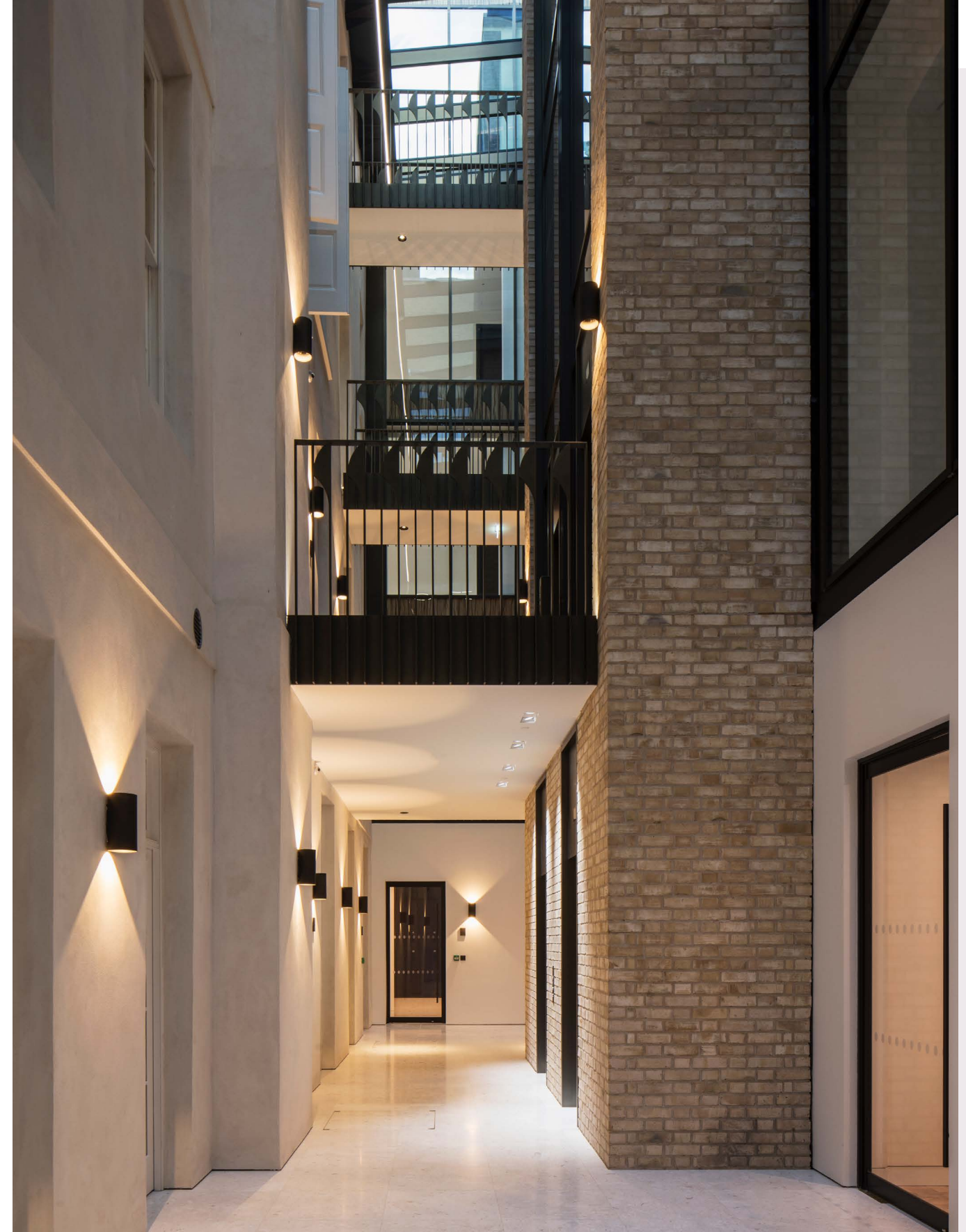
Source: TFL, Google Maps, Citymapper

INCREDIBLY MODERN YET
PULSING WITH HISTORY

MODERN MAYFAIR TRADITIONAL VALUES

Set across seven floors, 75 Grosvenor Street offers 36,800 sq ft of premium office space, five outdoor terraces and a beautiful central staircase. With four floors still available for lease, 75 Grosvenor Street provides excellent opportunities for businesses seeking a distinguished office location.

75 GROSVENOR STREET



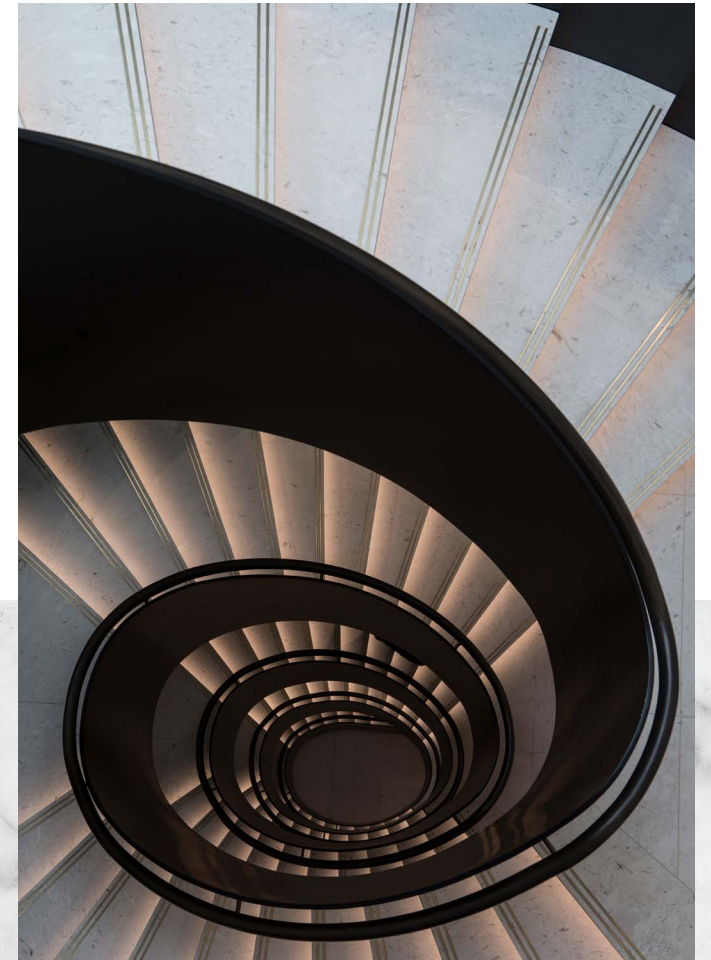
THE BUILDING

The Atrium
A fusion of modern
and traditional



Grosvenor Street Main entrance

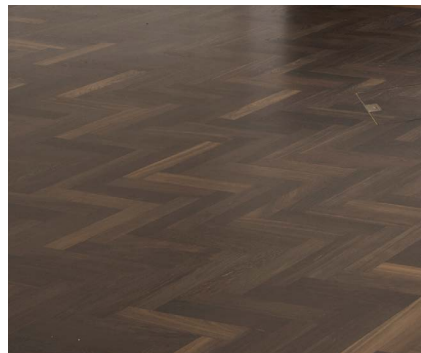
75 Grosvenor Street has been designed with carefully considered materials throughout. From the dark oak herringbone flooring to the marble washrooms, bronze-faced lift doors to the silk laminated glass panels that rise up through the atrium, the development presents a rich texture of modern finishes and traditional styles. In addition, the building's historic period features have been preserved and restored to reflect the building's Grade-Two listing and proud Georgian heritage.



MODERN MATERIALS CLASSIC CHARACTER

75 GROSVENOR STREET

THE BUILDING



- 1 Silk laminated glass shower doors
- 2 Dark finished oak herringbone parquet
- 3 Dark platinum matt washroom fittings
- 4 Restored original staircase
- 5 Marble feature fireplaces
- 6 Helical staircase, with crema perla limestone treads
- 7 17th Century exposed brickwork
- 8 Flos Zeppelin chandelier



Ground Floor Main reception



Third Floor Bright, contemporary office spaces



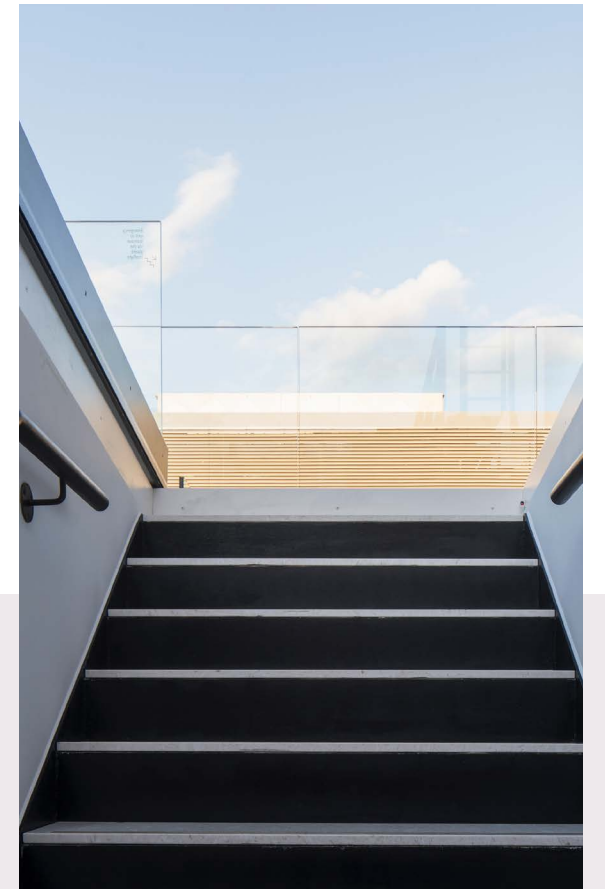
First Floor Heritage office spaces



Main entrance Grosvenor Street



- 1 Roof garden access
- 2 Original features
- 3 Modern workspace



3



INCREDIBLE TERRACES

75 GROSVENOR STREET

75 Grosvenor Street's five outdoor terraces are an uncommon feature in Mayfair real estate. These exclusive and secluded spaces give your team access to unique West London views. They also provide a haven for personal wellbeing and a chance to connect with nature. This is a Mayfair office building like no other.



THE BUILDING

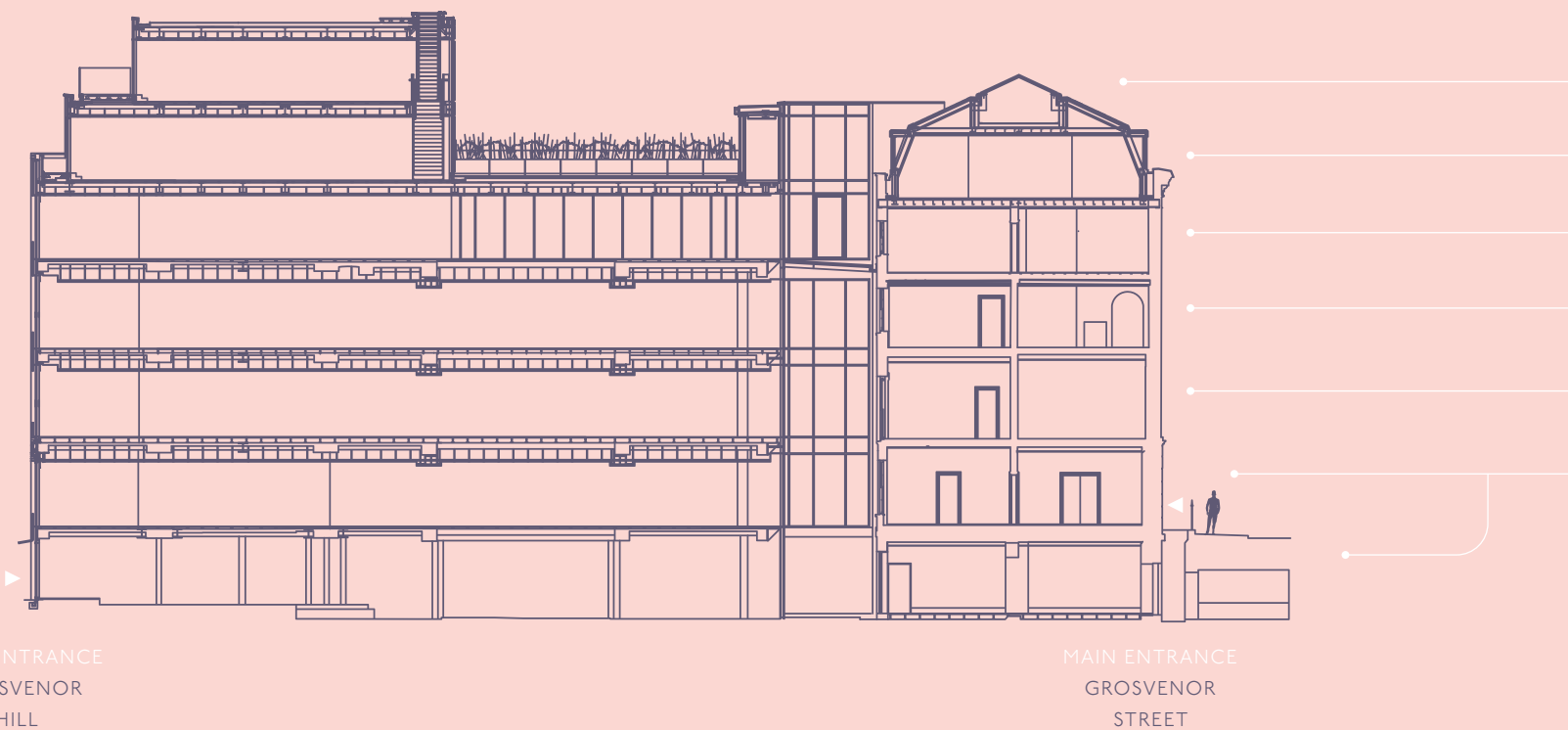
Fourth Floor Terrace
Elevation from Grosvenor Hill



Fifth Floor Communal Roof Garden

SCHEDULE OF AREAS

FROM 7,165 TO 23,077 SQ FT
STILL AVAILABLE TO LET

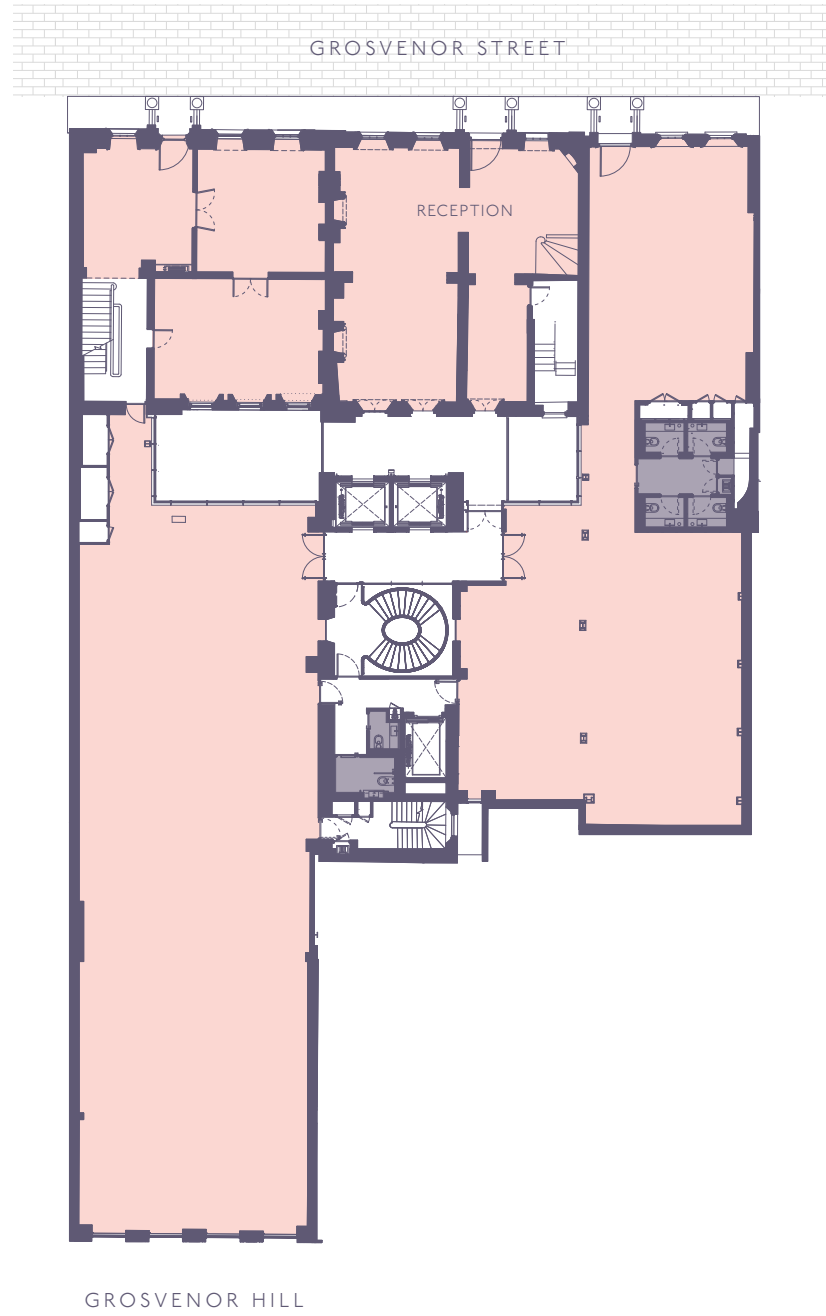


FLOOR	SQ FT (NIA)	TERRACE SQ FT
Communal Terrace		977
Fourth & Fifth	UNDER OFFER	-
Third	7,165	-
Second	NOW LET	-
First	6,872	-
Ground & Lower Ground	9,040	-
Total	23,077	977

FLOORPLANS

GROUND FLOOR

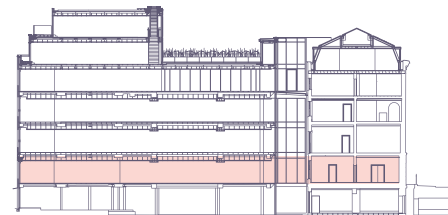
NIA 6,573 sq ft



75 GROSVENOR STREET

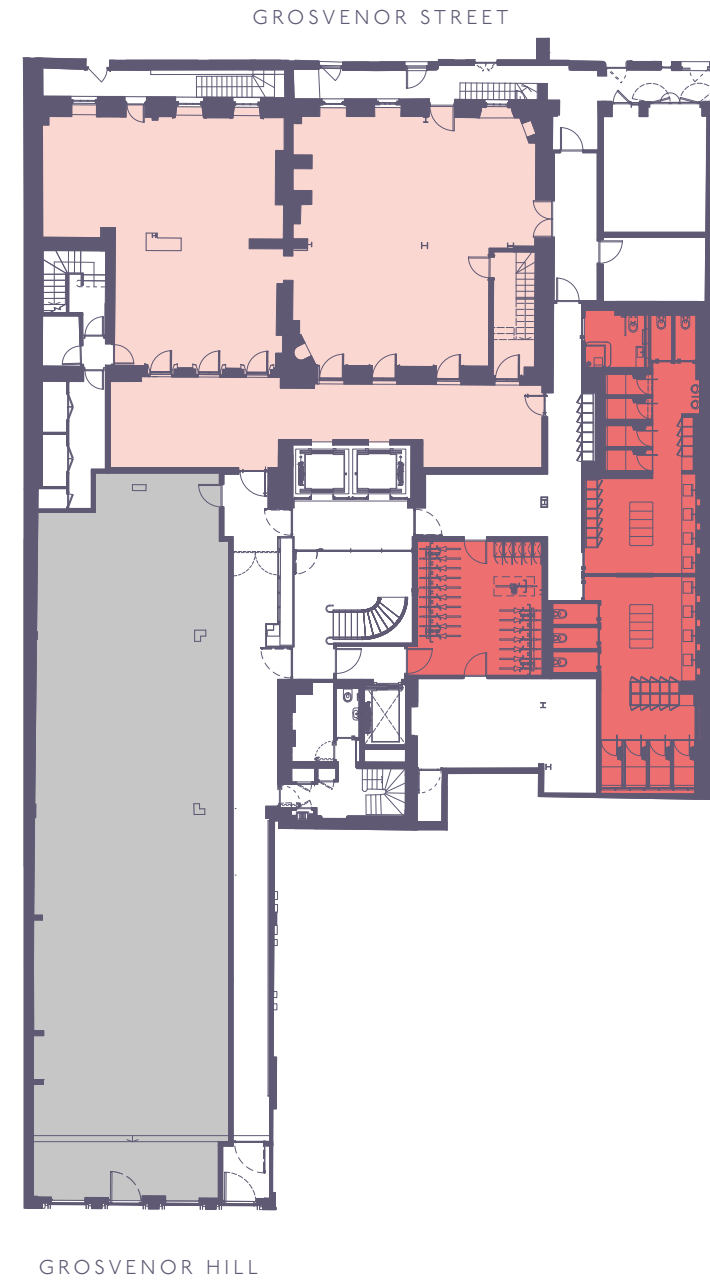


- Office
- WCs



LOWER GROUND FLOOR

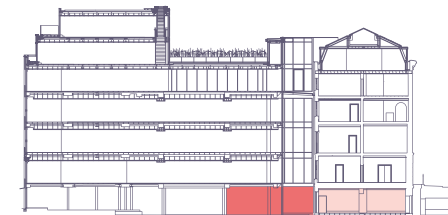
NIA 2,467 sq ft



FLOORPLANS



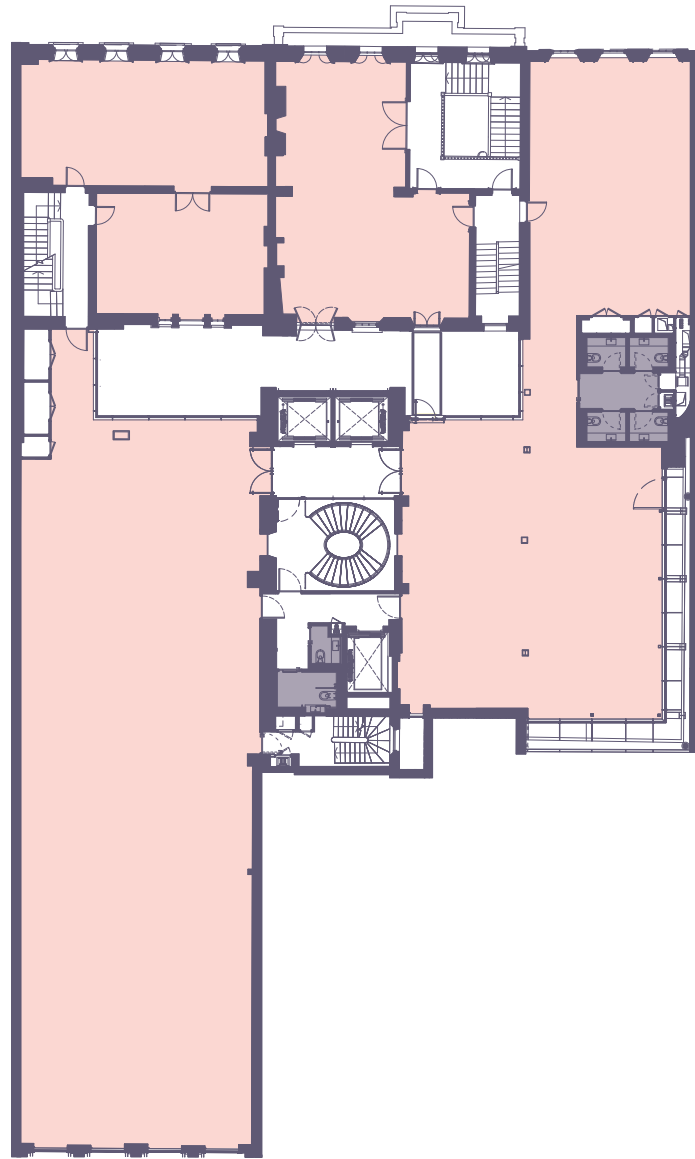
- Office
- Wellness area & WCs



FIRST FLOOR

NIA 6,872 sq ft

GROSVENOR STREET

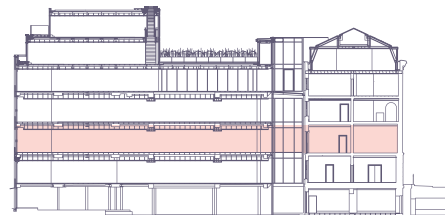


GROSVENOR HILL



75 GROSVENOR STREET

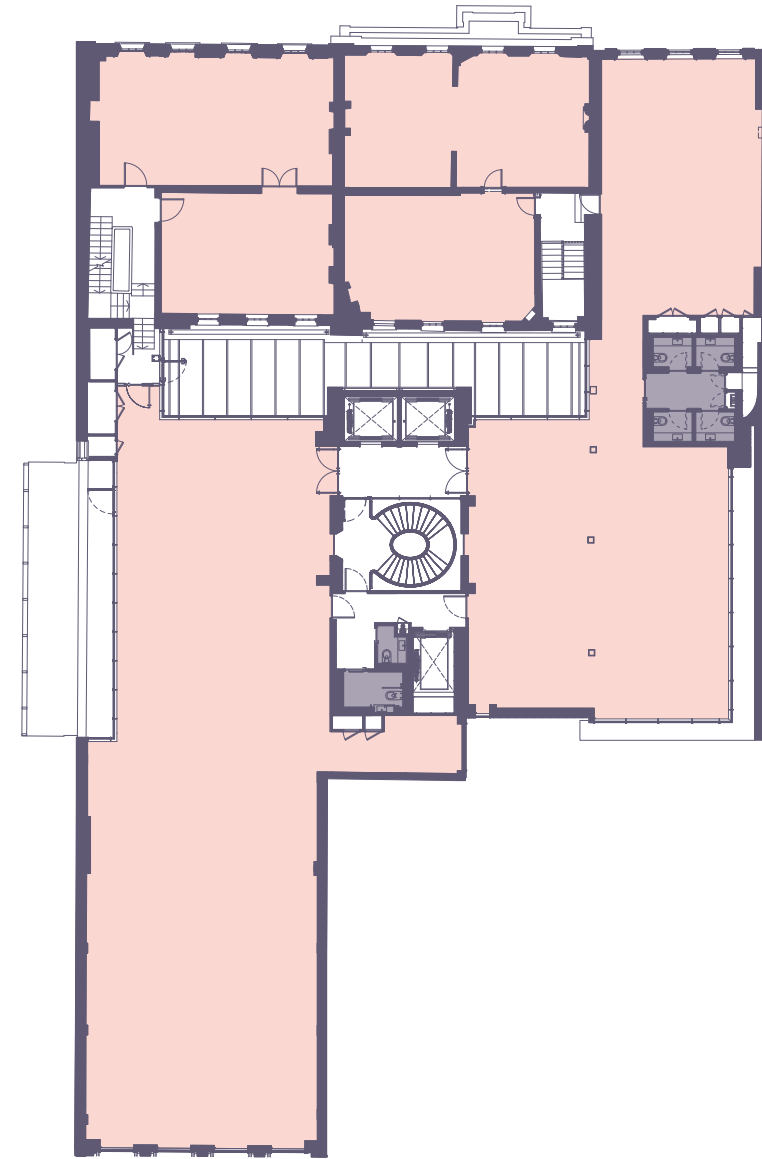
- Office
- WCs



THIRD FLOOR

NIA 7,165 sq ft

GROSVENOR STREET

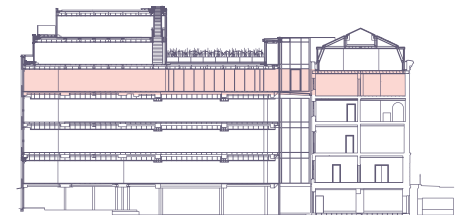


GROSVENOR HILL



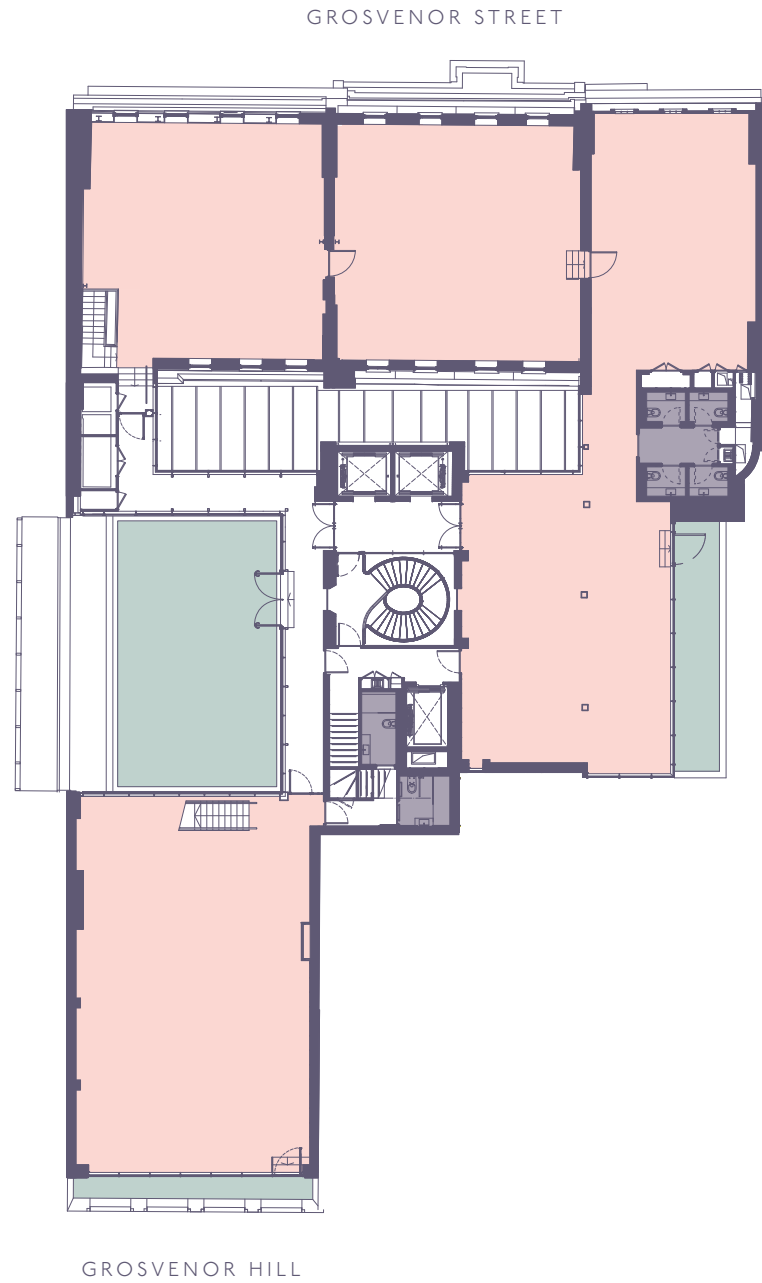
FLOORPLANS

- Office
- WCs



FOURTH FLOOR

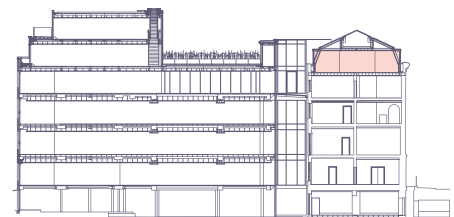
NIA 5,388 sq ft
Terraces 710 sq ft



75 GROSVENOR STREET

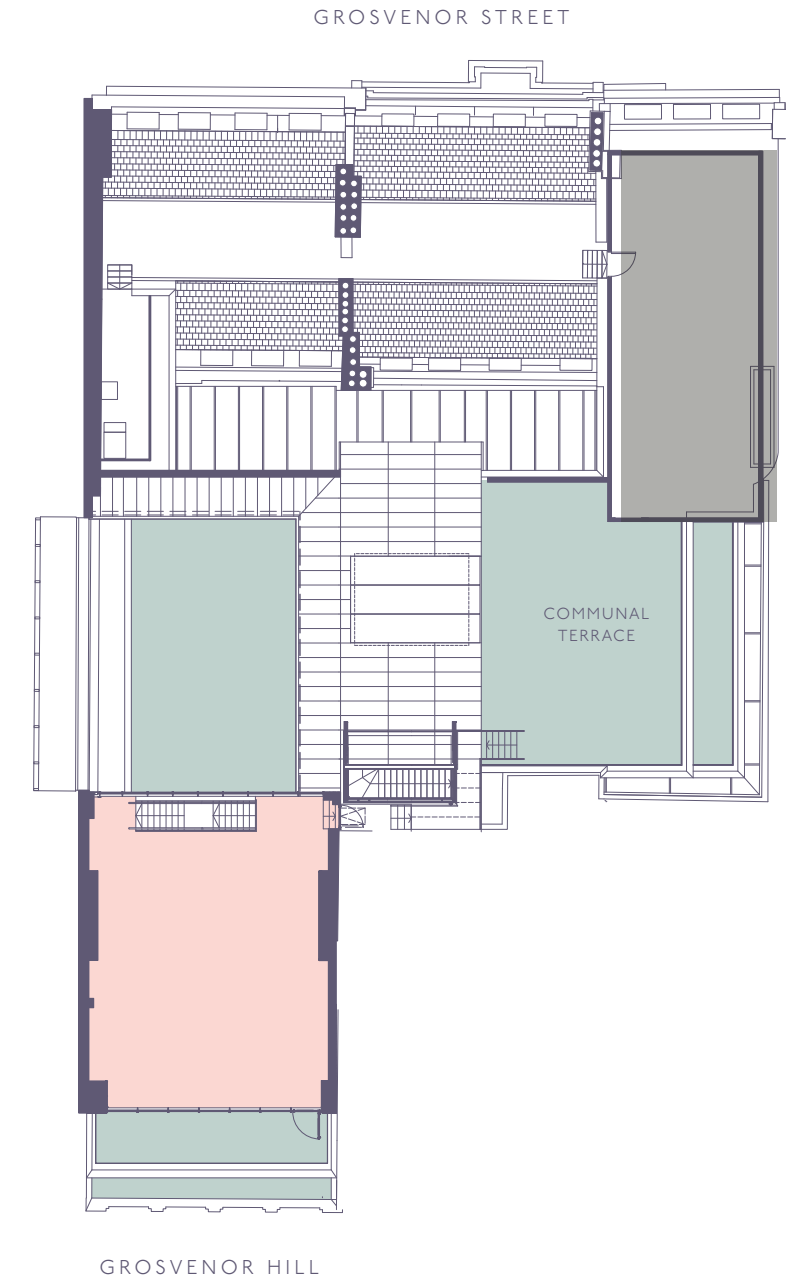


- Office
- WCs
- Terraces



FIFTH FLOOR

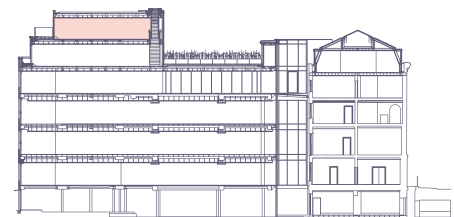
NIA 1,207 sq ft
Terraces 215 sq ft
Communal Terrace 977 sq ft



FLOORPLANS



- Office
- Terraces





Fourth Floor Terrace
One of five terraces

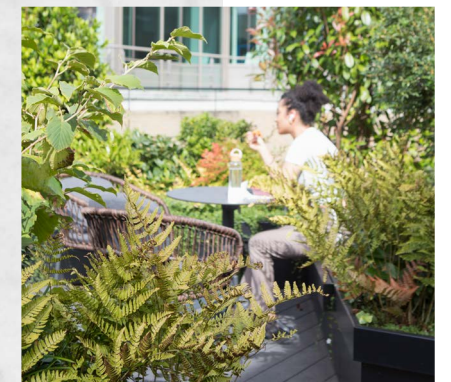
ROOF TOP TERRACE



Fifth Floor Terrace
One of five terraces



Grosvenor Hill
Overhead view





1



2



3

SUMMARY SPECIFICATION

5

External terraces

1:8

1 Person Per 8m²

2

13 person lifts

VG

BREEAM 'Very Good'
(Targeted)

11

Showers

VRF

Air conditioning

56

Storage lockers

49

Cycle spaces &
Brompton Lockers

- 1 Wellness area
- 2 Feature staircase
- 3 Tunable lighting

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75grosvenorstreet.london

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