



# HERTFORD ST

MAYFAIR

4,600 SQ FT OF STYLISH AND CONTEMPORARY  
BOUTIQUE MAYFAIR WORKSPACE

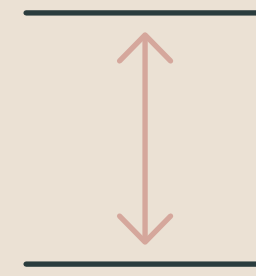


ABOUT

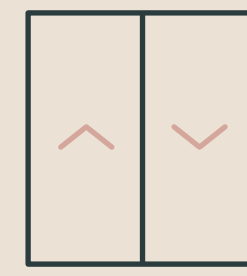
A unique and exclusive townhouse opportunity in a prime *Mayfair* location. Four floors of high performance office space with an impressive reception, luxury commuting facilities and private outdoor space.



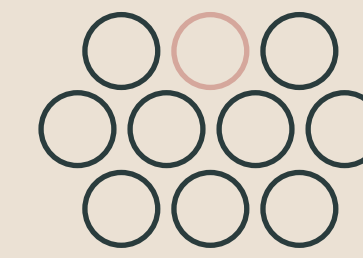
## SUMMARY SPECIFICATION



2.8m floor to ceiling height



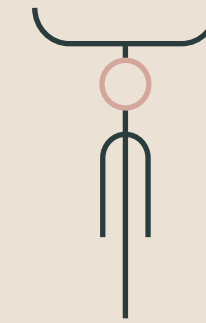
8 person passenger lift



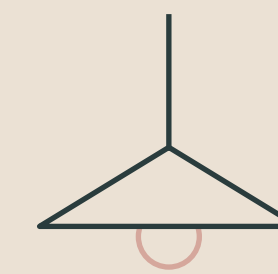
1:10 occupancy density



Private ground floor terrace



14 bike racks



LED lighting throughout



1 shower



## ACCOMMODATION SCHEDULE

	Lower Ground	Ground [Reception]	Ground [Office]	First	Second	Third	TOTAL NIA
Sq ft	752	258	538	1,012	1,007	1,012	<b>4,579</b>
Sq m	70	24	50	94	94	94	<b>426</b>

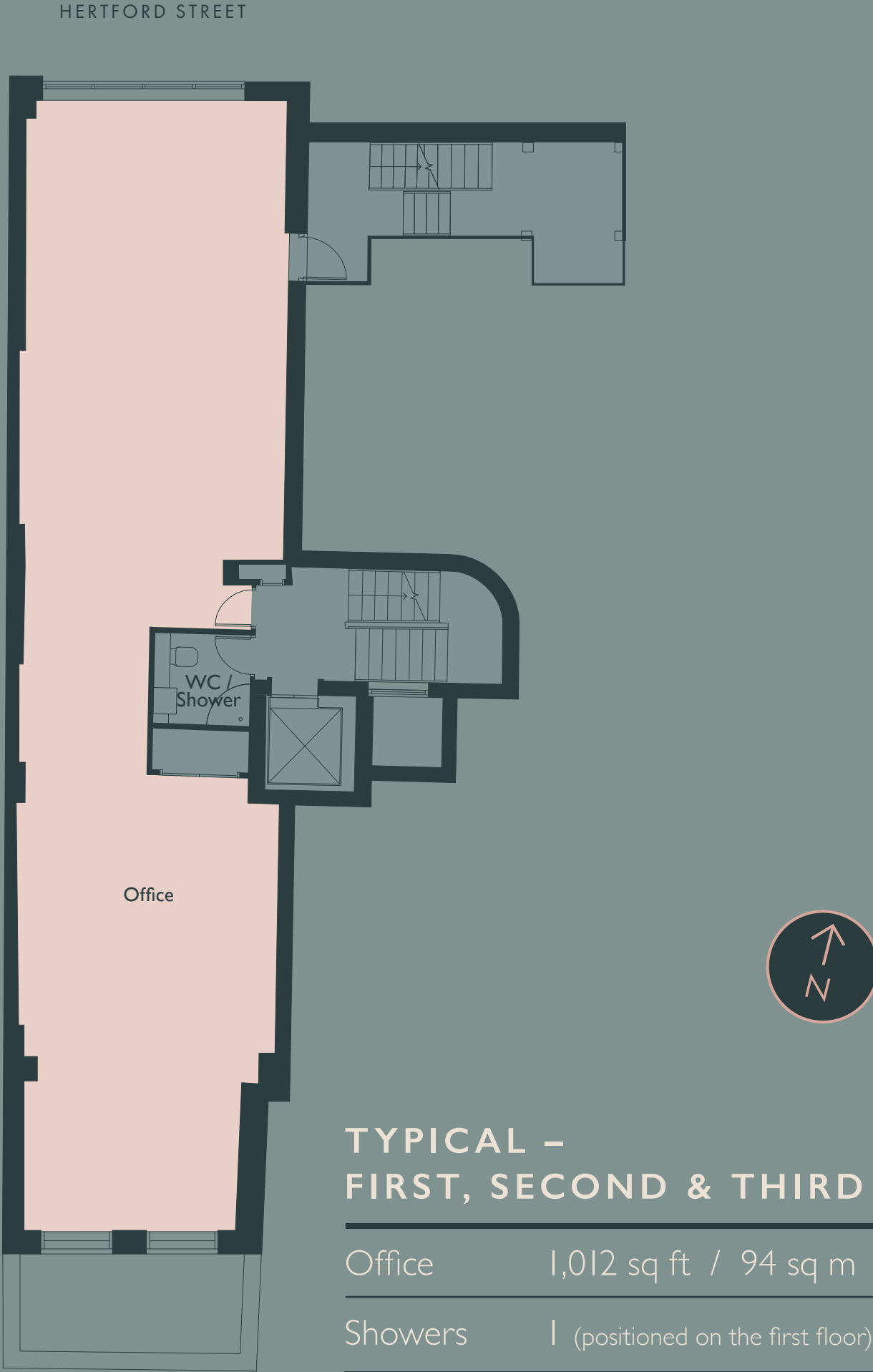
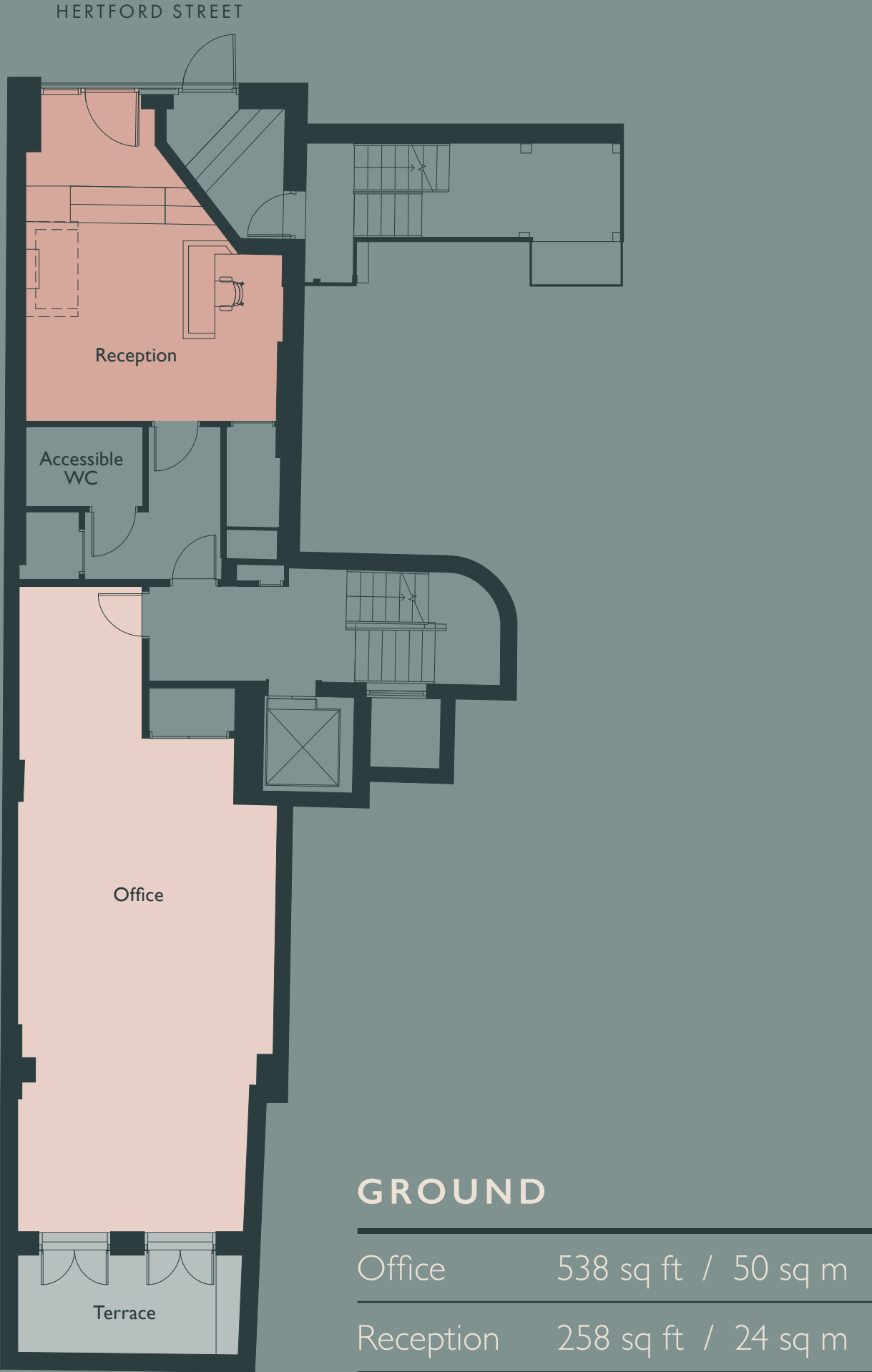
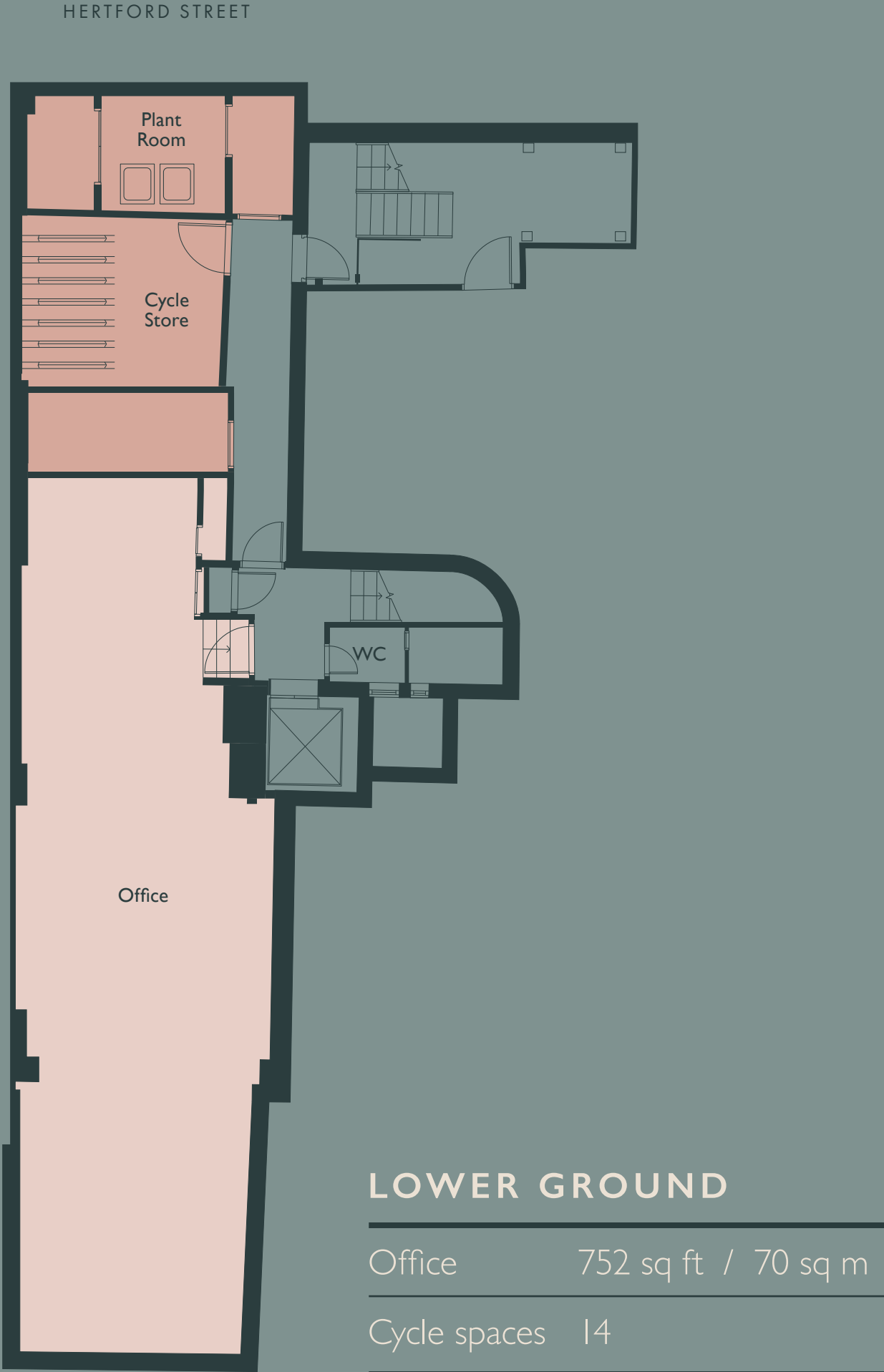
INDICATIVE IMAGE OF FLOOR FINISHED TO CAT A



INDICATIVE IMAGE OF FLOOR FULLY FITTED



# FLOORPLANS





## LOCATION

An exceptional Mayfair position at the apex of two of London's best parks and with fantastic connections a short walk away. Explore the impressive roster of acclaimed restaurants, exclusive member's clubs, famed hotels and a choice of independent dining and drinking spots.



## WITHIN 5 MINS



1

**5 Hertford Street Club**  
Impeccable decor and dazzling cuisine



2

**Coya**  
Upscale Peruvian serving fresh fusion fare



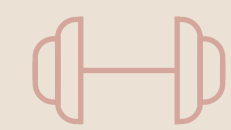
3

**The White Horse**  
Sophisticated wine-led pub in elevated surroundings



4

**Curzon Mayfair**  
Iconic arthouse cinema with stylish bar



5

**Third Space**  
Next generation gym with luxury training and classes

## CONNECTIONS



**Green Park**  
4 minute walk  
(Jubilee, Piccadilly & Victoria line)



**Bond Street**  
10 minute walk  
(Jubilee, Central & Elizabeth line)



**London Bridge**  
15 minutes  
(via Jubilee line)



**Euston**  
12 minutes  
(via Victoria line)



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HERTFORD ST

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