

31

ST GEORGE
STREET

LONDON W1

816 - 7,370 sq ft

OFFICES TO LET

31 ST. GEORGE STREET

Discreet Elegance

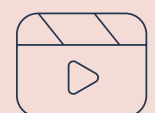
Situated within the heart of Mayfair, 31 St George Street has been thoughtfully refurbished to provide high quality office accommodation across lower ground to 4th floors.

Efficient and effective floors ranging from 816 sq ft to 1,548 sq ft.

Situated within a short walk from Hanover Square and the Bond Street Elizabeth Line entrance, the building benefits from excellent connectivity.

The building is also within close proximity to Regent Street with a rich variety of restaurant, bars and retailers.



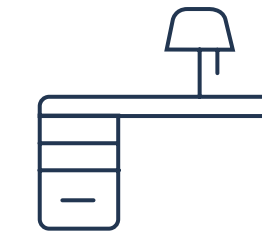


Watch the video tour here

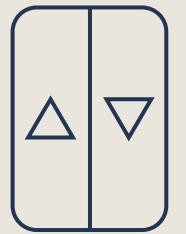
Specification



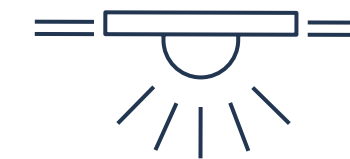
EPC Rating B



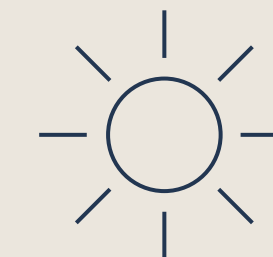
*Fully fitted CAT A+
1st floor*



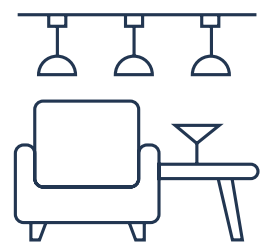
Passenger lift (6-person)



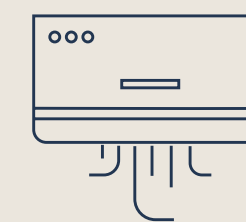
New LED lighting



Excellent light



Communal amenity lounge



Air conditioning



*2 x private showers and
multiple lockers*



*Multiple storage
vaults*

A building rich with amenity for a discerning Mayfair occupier

1st Floor

Brand new CAT A+

- 12 x workstations
- Welcome area lounge
- 1 x private room
- 8-person meeting room
- Kitchen with generous break out area
- Suspended LED lighting
- Wooden vinyl floor



The Landlord can deliver similar CAT A+ solutions across all available floors upon request.

Amenity spaces

The building offers showers, changing facilities and amenity lounge with a separate kitchen



Location

Bars

1. Mews of Mayfair
2. Hedonism Wines
3. Jim & Tonic
4. Mr Fogg's Residence
5. Scott's
6. Harry's Bar
7. The Bar at Hush
8. Windmill
9. Bonds, Mayfair

Restaurants

1. The Ivy Asia
2. ROKA
3. 34 Mayfair
4. Sabor
5. Lucky Cat
6. Sexy Fish
7. Hakkasan Mayfair
8. Jak's Mayfair
9. Sketch

Entertainment

1. Selfridges
2. Liberty London
3. John Lewis
4. Sotheby's
5. Hamleys
6. Royal Academy of Arts
7. Halcyon Gallery
8. The Wallace Collection



 Elizabeth line
 Jubilee line
 Central line
 Victoria line
 Bakerloo line
 Elizabeth line
 Farringdon = 5 mins
 Paddington = 5 mins
 Canary Wharf = 14 mins
 Heathrow = 37 mins

Lower ground floor

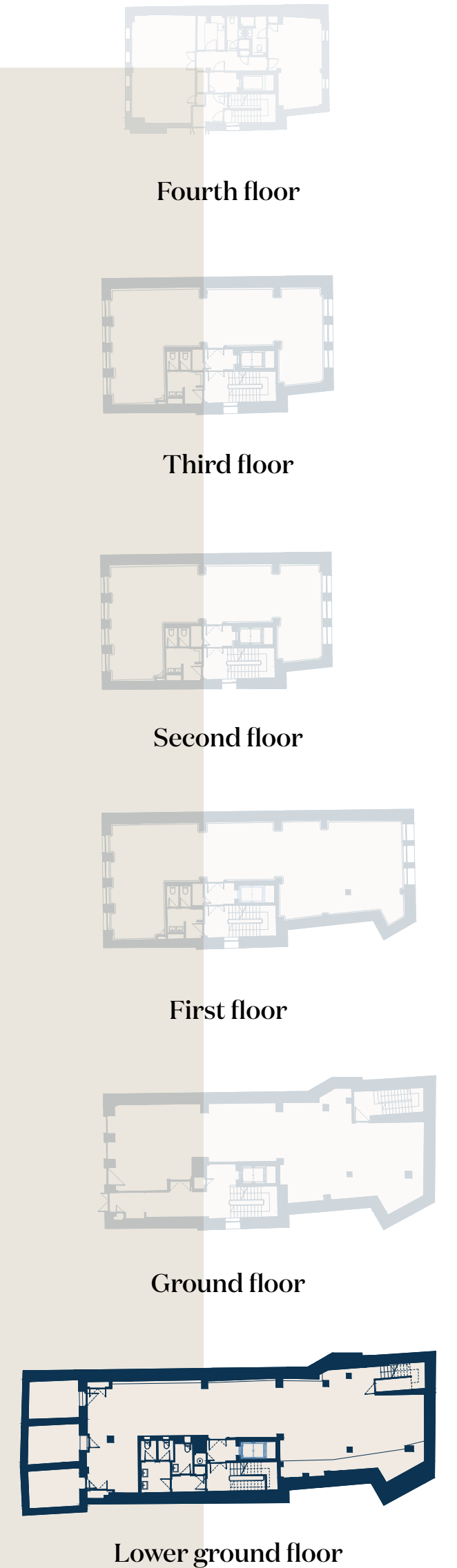
1,548 sq ft, 143.8 sq m



Key ■ Core ■ Office

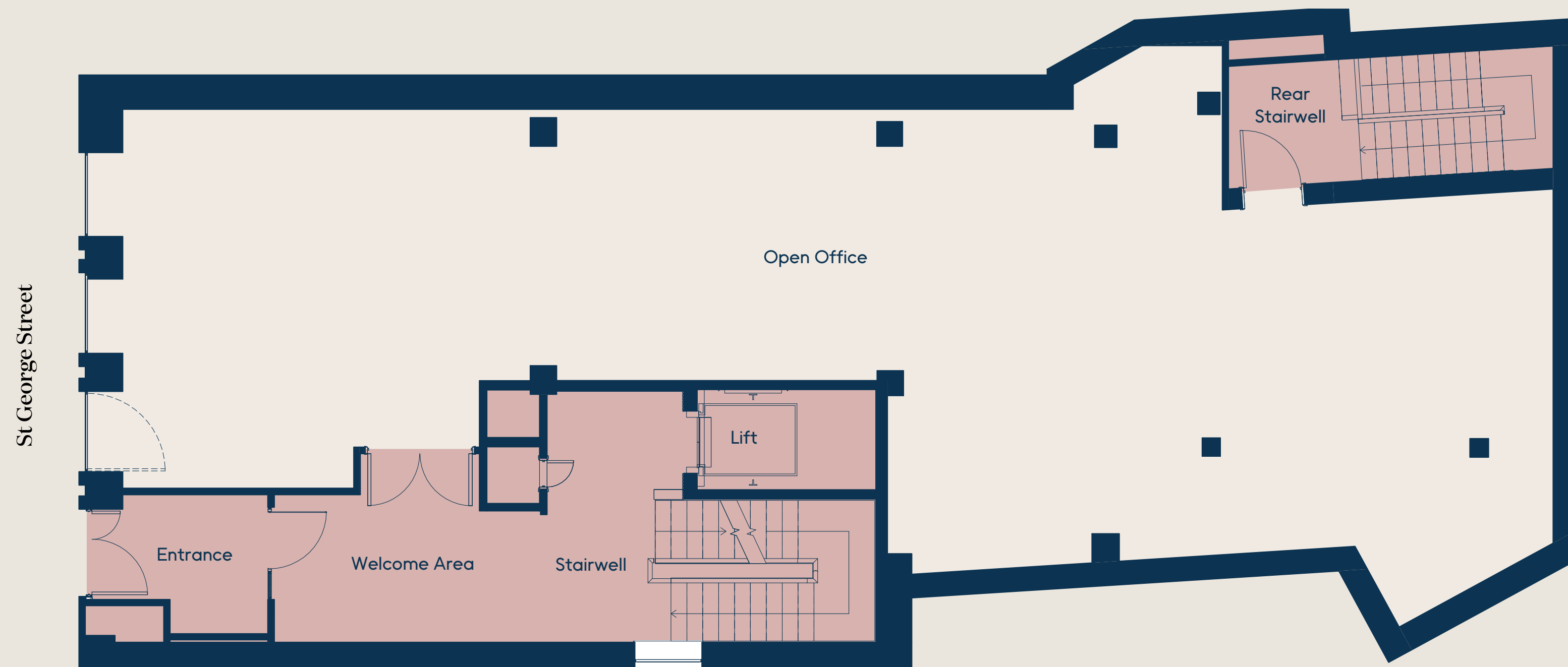
Floor plan not to scale. For indicative purposes only

Floor locator



Ground floor

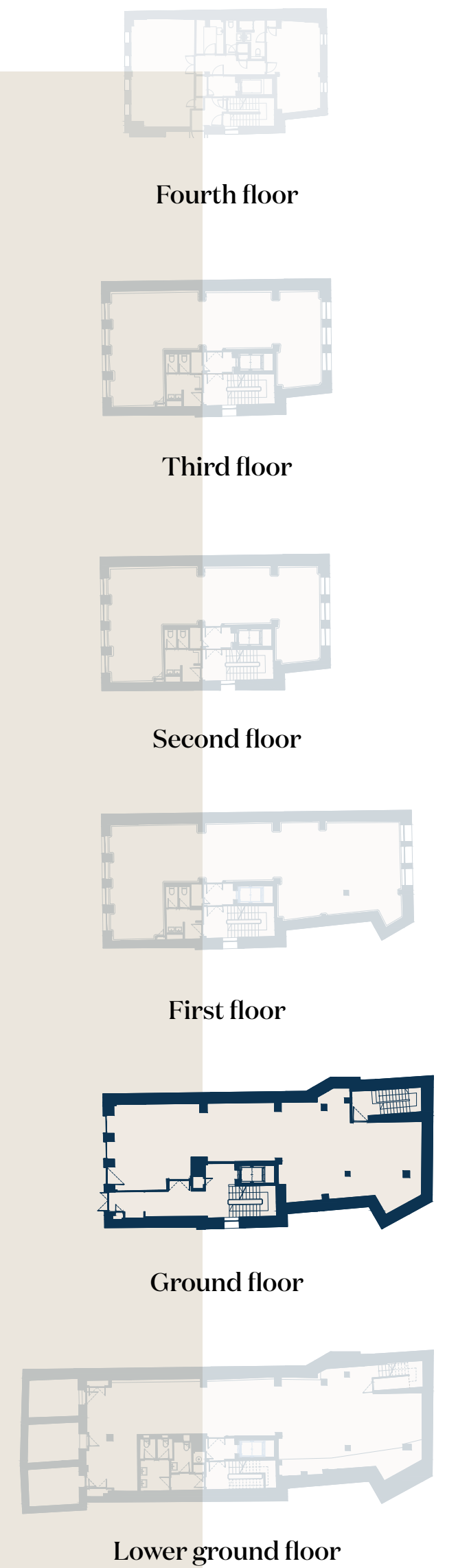
1,482 sq ft, 137.7 sq m



Key ■ Core ■ Office

Floor plan not to scale. For indicative purposes only

Floor locator



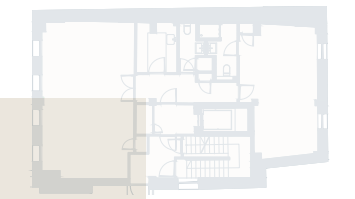
First floor

Brand new CAT A+

1,449 sq ft, 134.6 sq m



Floor locator



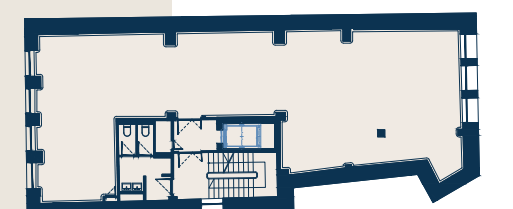
Fourth floor



Third floor



Second floor



First floor



Ground floor



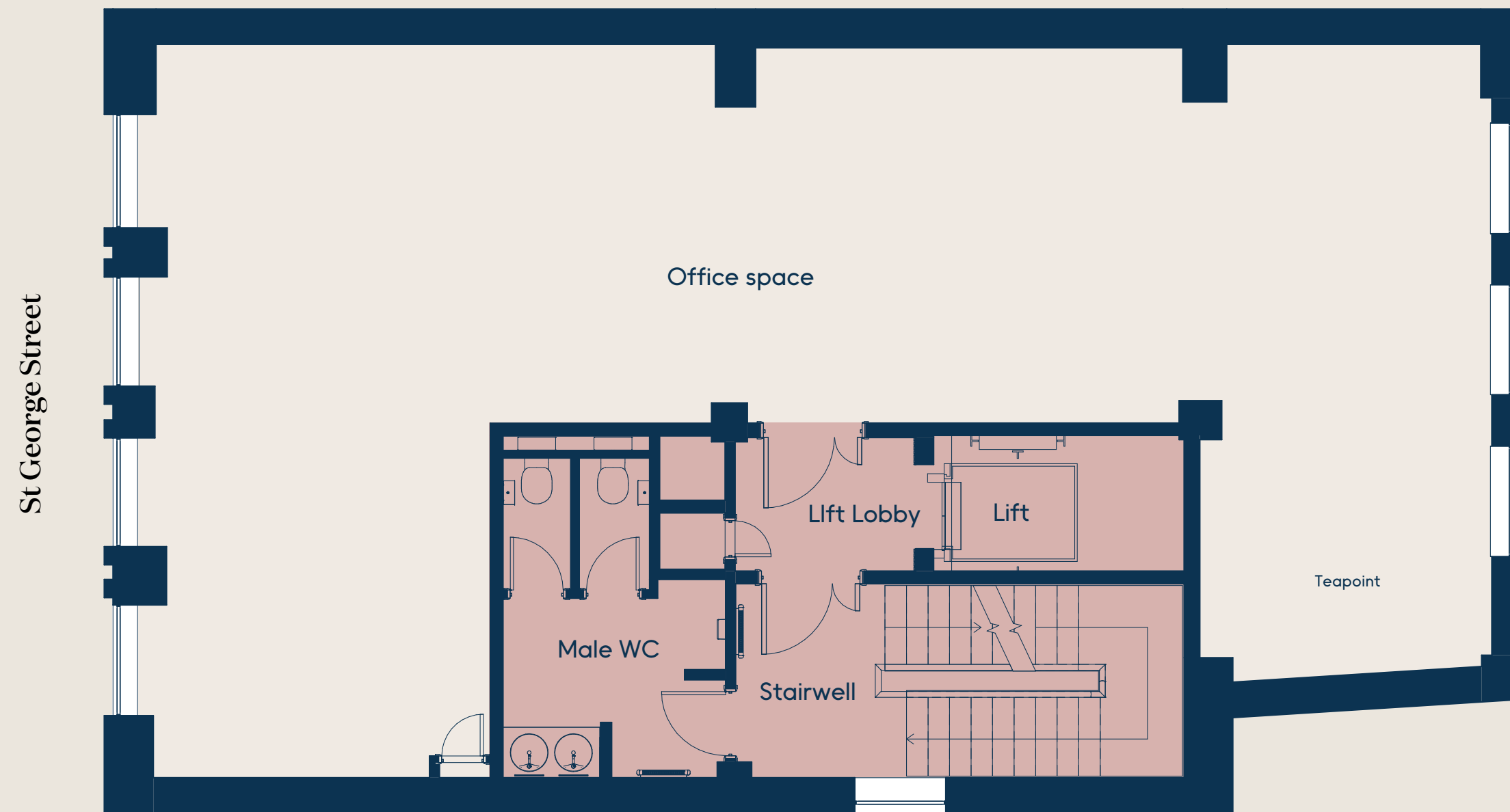
Lower ground floor

Key ■ Core ■ Office

Floor plan not to scale. For indicative purposes only

Second floor

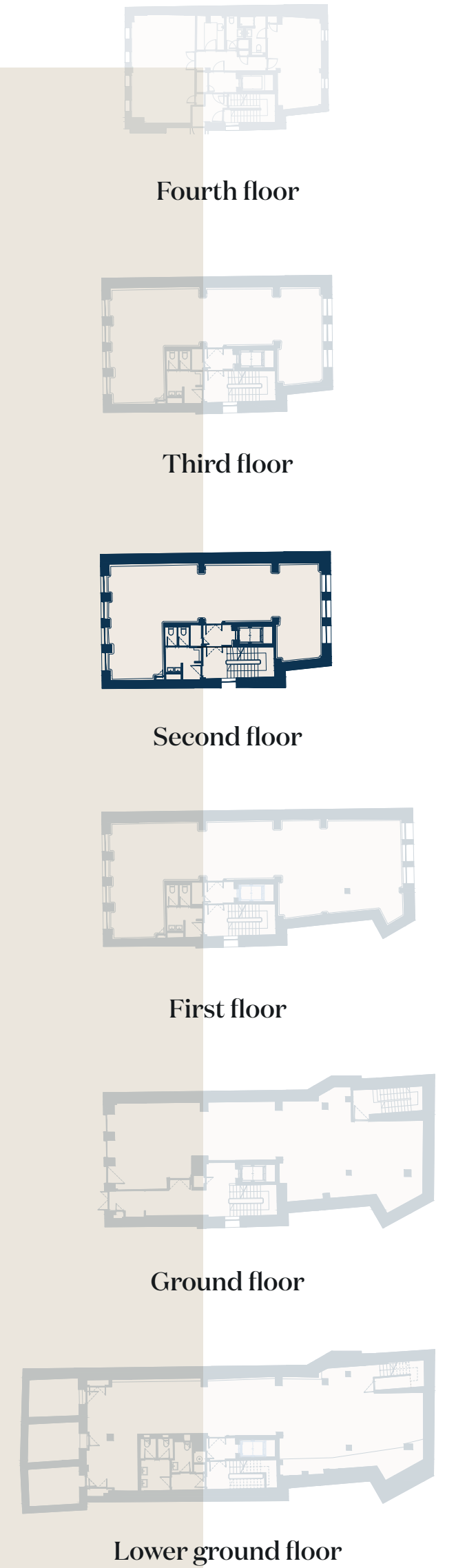
1,036 sq ft, 96.2 sq m



Key ■ Core ■ Office

Floor plan not to scale. For indicative purposes only

Floor locator



Third floor

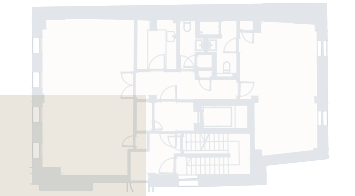
1,039 sq ft, 96.5 sq m



Key ■ Core ■ Office

Floor plan not to scale. For indicative purposes only

Floor locator



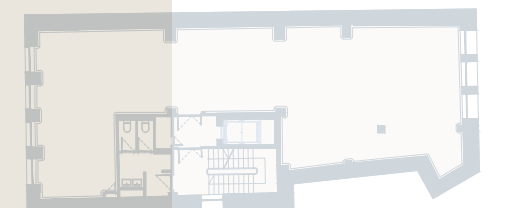
Fourth floor



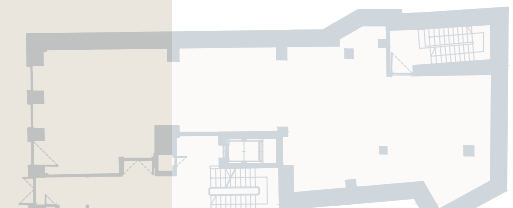
Third floor



Second floor



First floor



Ground floor

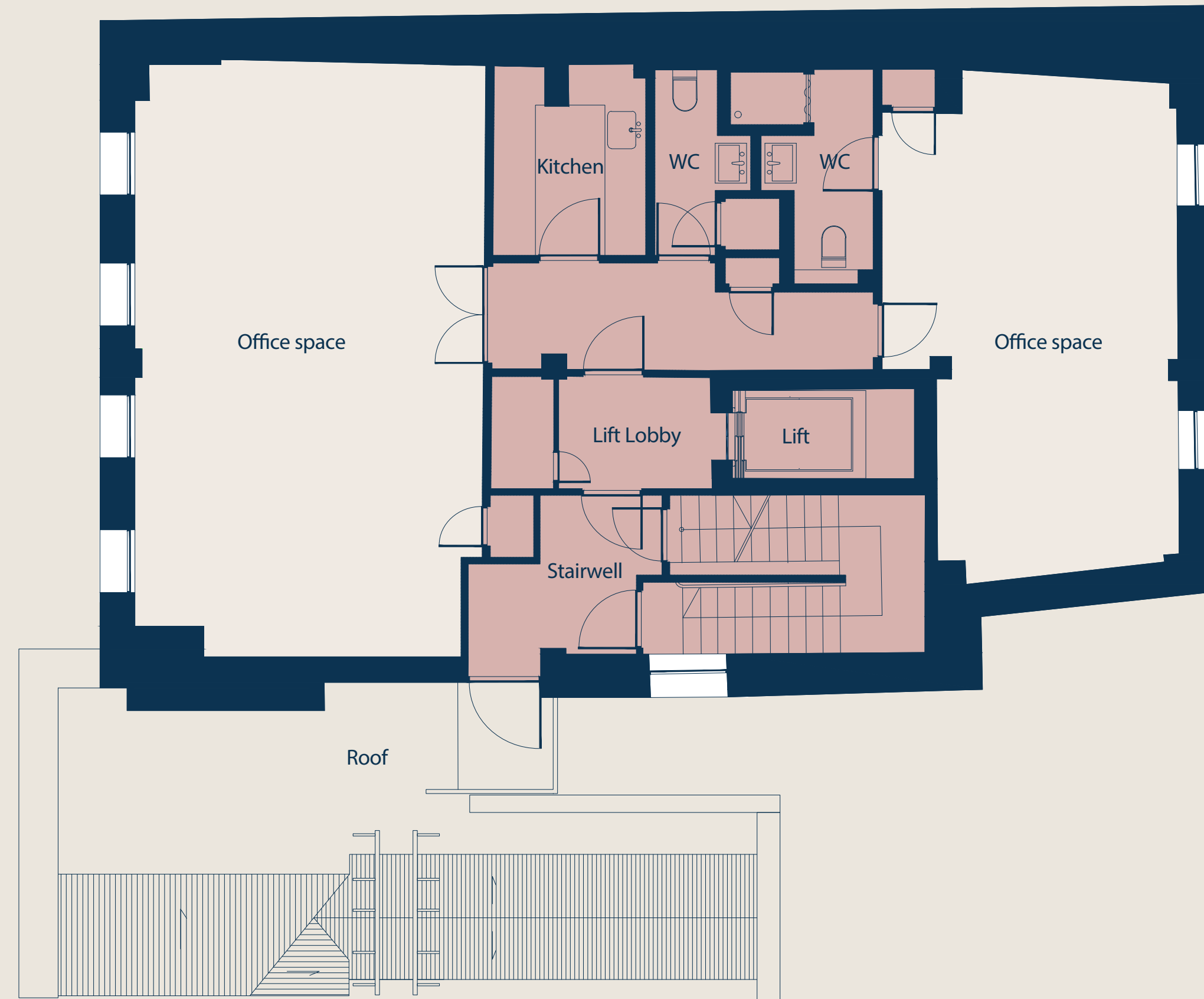


Lower ground floor

Fourth floor

816 sq ft, 75.8 sq m

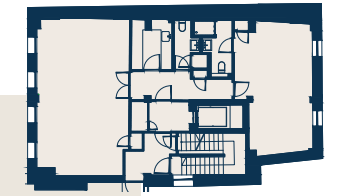
St George Street



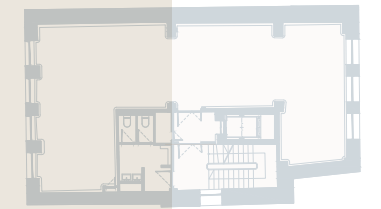
Key ■ Core ■ Office

Floor plan not to scale. For indicative purposes only

Floor locator



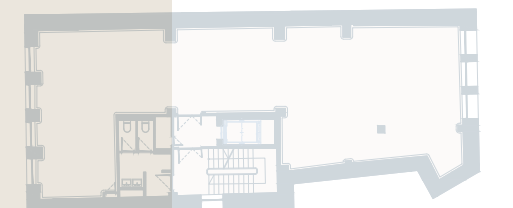
Fourth floor



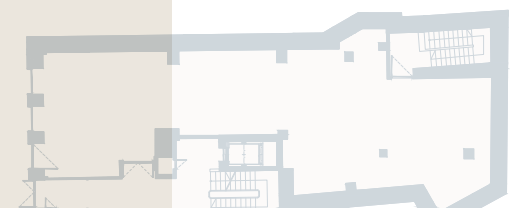
Third floor



Second floor



First floor



Ground floor



Lower ground floor



Further information

Terms

Available on request.

Viewings

Strictly through the joint letting agents.

Location:

31 St George Street

London

W1S 2FJ

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