



Rarely available self-contained
period office building in the heart of Mayfair

TWENTY SIX
**CURZON
STREET**

MAYFAIR, W1












Stunning *newly refurbished* Mayfair office building with impressive *period* features and *private terrace*.

Specification

26 Curzon Street is an exceptional self-contained red brick property located in the stylish and exclusive Mayfair submarket. The building provides a mixture of ornate period and contemporary office space and benefits from mixed residential use on the upper floors. The building has recently been refurbished to a high standard throughout and all floors are serviced by a four-person passenger lift.

The first floor provides stunning high ceilings with beautiful period features and views over Curzon Street and an outside terrace to the rear. The other principal office floors each have two or three rooms with kitchenet & W/C facilities servicing each floor.

Building amenities

-  – Retained heritage features throughout
-  – Period Building
-  – Dedicated Building Reception
-  – Excellent Natural Light
-  – Modern LED strip Lighting
-  – 4 x passenger lift servicing all floors
-  – VRF Air Conditioning system
-  – Pre-installed Fibre
-  – 4 x Fully Fitted Kitchenette
-  – 3 x Showers
-  – Entry Phone System



Amenity and Connectivity

26 Curzon Street is ideally positioned within minutes of Green Park and Hyde Park Corner stations. The building is conveniently close to transportation hubs and an array of high-end boutiques, luxury hotels, and fine dining establishments.

Transport communications are excellent with Green Park, providing Piccadilly, Jubilee and Victoria lines, approximately 400 metres from the Property. Hyde Park Corner, Piccadilly Circus, Bond Street and Oxford Circus Underground stations are all within a short walking distance, providing access to the Elizabeth, Piccadilly, Bakerloo, Central, Jubilee and Victoria lines.

The key arterial routes of Piccadilly, Park Lane and Knightsbridge are close to the Property, further enhancing its connectivity via private car and public transport.

In addition, the extensive open spaces provided by the Royal Parks of Hyde Park and Green Park surround this quadrant of Mayfair.



HOTELS

- 01 Claridges
- 02 The Ritz
- 03 The Connaught
- 04 The Dorchester
- 05 1 Hotel Mayfair
- 06 The Athenaeum
- 07 Four Seasons
- 08 The Peninsula
- 09 The Twenty Two

RESTAURANTS

- 01 Mark's Club
- 02 Hide
- 03 Bellamys
- 04 Scott's
- 05 Gaia
- 06 George Club



CLARIDGE'S



HYDE PARK





*The Ivy Asia – 0.5 miles**



*Annabel's – 0.3 miles**



*Little House Mayfair (Soho House) – 0.1 miles**

Mayfair's Exclusive Array



*Selfridges – 0.7 miles**



*Sexy Fish – 0.3 miles**

*Mercato Mayfair – 0.7 miles**



*Scotts – 0.3 miles**

* Distances are from 26 Curzon Street



Availability

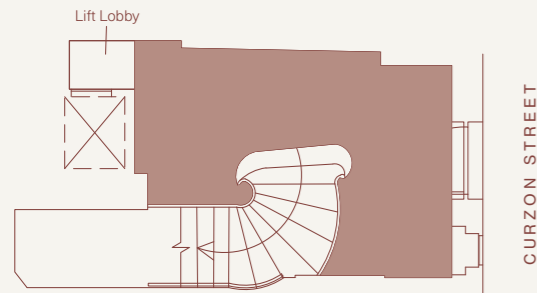
Fourth	
Office/residential	743 sq.ft.
Third	
Office/residential	794 sq.ft.
Second	
Offices	859 sq.ft.
First	
Offices	1478 sq.ft.
Ground	
Reception	186 sq.ft.
TOTAL	4,060 sq.ft.



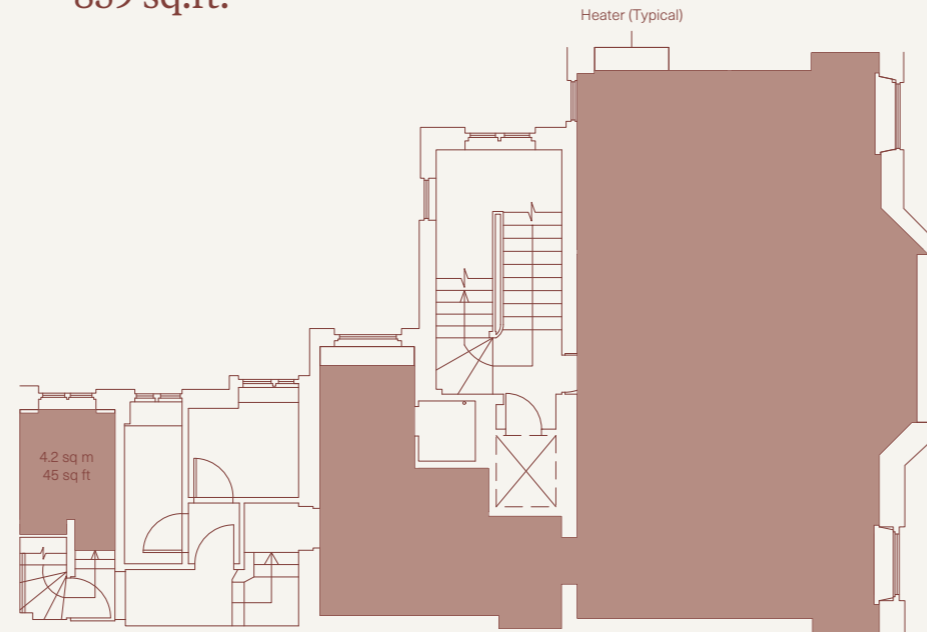


Floorplans

Ground floor (reception)
186 sq.ft.



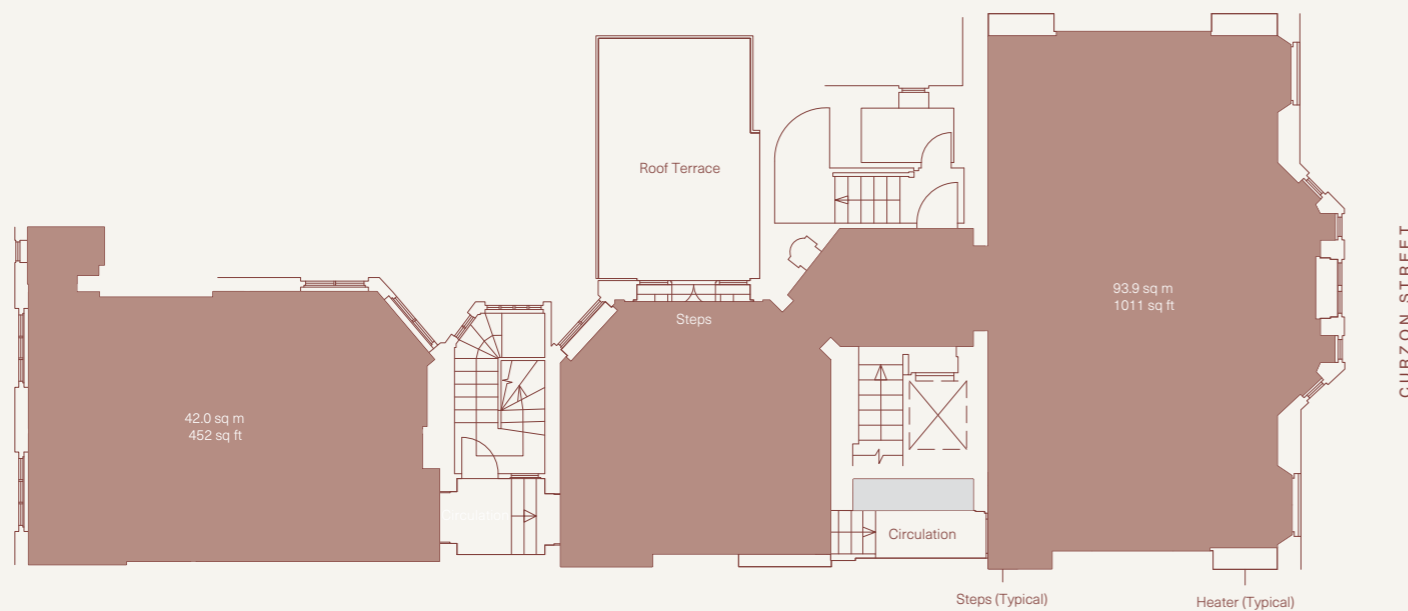
Second floor (offices)
859 sq.ft.



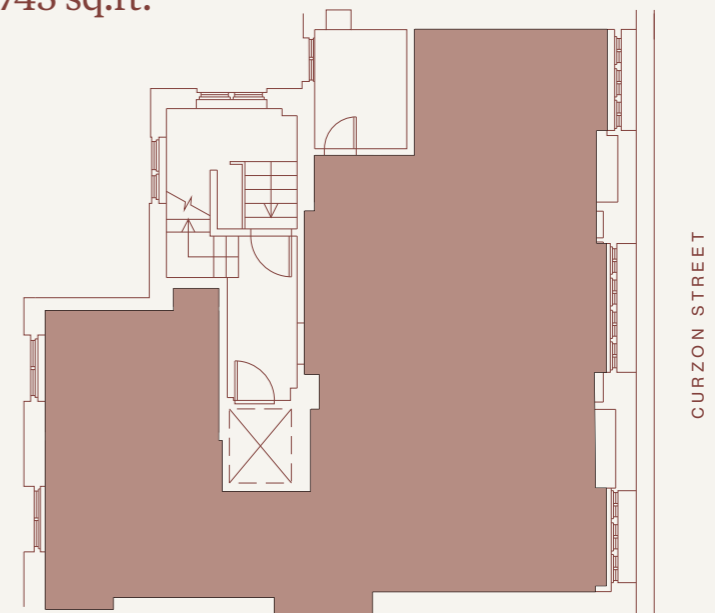
Third floor (office/residential)
794 sq.ft.



First floor (offices)
1478 sq.ft.



Fourth floor (office/residential)
743 sq.ft.





JOHN D WOOD

VIEWINGS

For further information, or to arrange an inspection of the property, please contact one of the John D Wood team on 020 7629 9050, or alternatively on the details below:

GET IN TOUCH

Jacob Haftel

07864 789 306

jacobhaftel@johndwood.com

George Cracknell

07384 897 647

georgecracknell@johndwood.com

Lease

A new full repairing and insuring lease for a term by arrangement

Rent

Upon application

Possession

Upon completion of legal formalities.