

London W1

# FiftySix

Grosvenor Street

5,516 Sq Ft GIA • 3,479 Sq Ft NIA  
Prime Mayfair Office Space





FiftySix Grosvenor Street





Reception

A rare,  
*exquisitely restored*  
townhouse in  
*prime Mayfair*



First Floor



### Overview

56 Grosvenor Street has undergone a comprehensive refurbishment to provide a new luxury, boutique townhouse.

The building comprises 5,516 sq ft GIA (3,479 sq ft NIA) of outstanding self contained office space in a prime location in Mayfair.



*The Space*

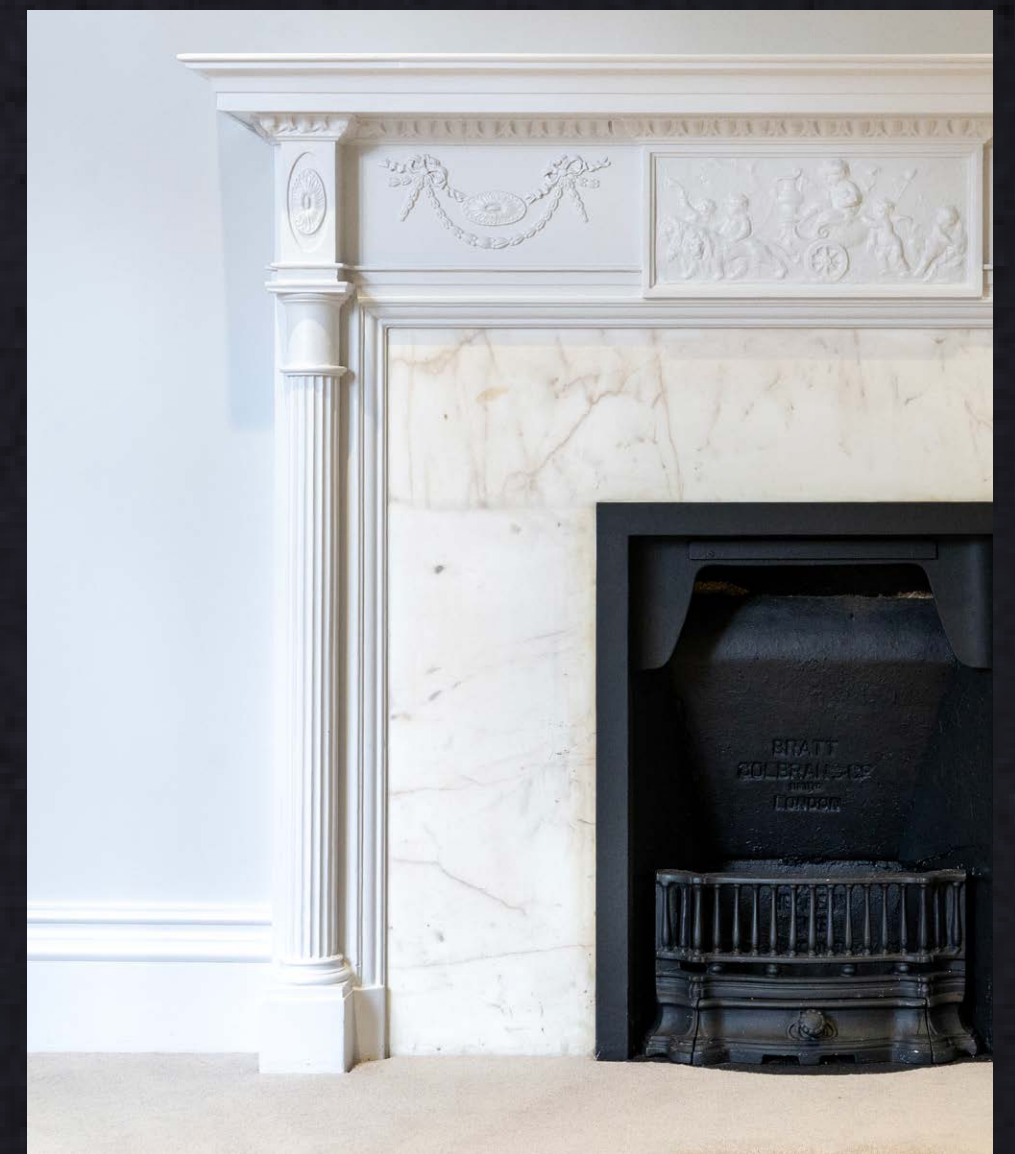
*Listed features  
combine seamlessly  
with contemporary  
touches*



Ground Floor



First Floor





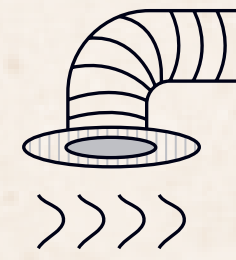
The Space

Carefully crafted,  
highly specified  
workspace to  
make your own.

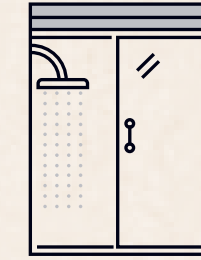
Ground floor



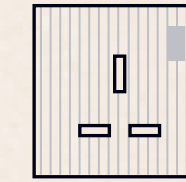
Specification



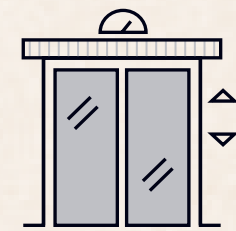
VRF heating & cooling system



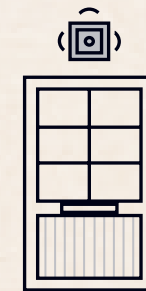
Luxury commuter facilities



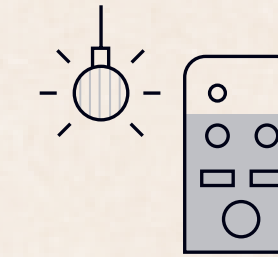
Small power provided



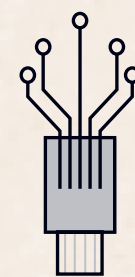
1 x 3 person passenger lift



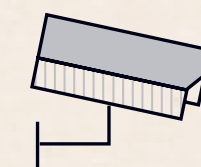
Video door entry system



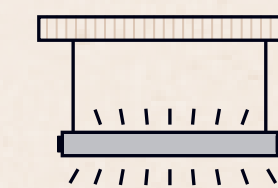
Programmable lighting control



Flood wired data/telephone wiring



CCTV coverage



LED lighting

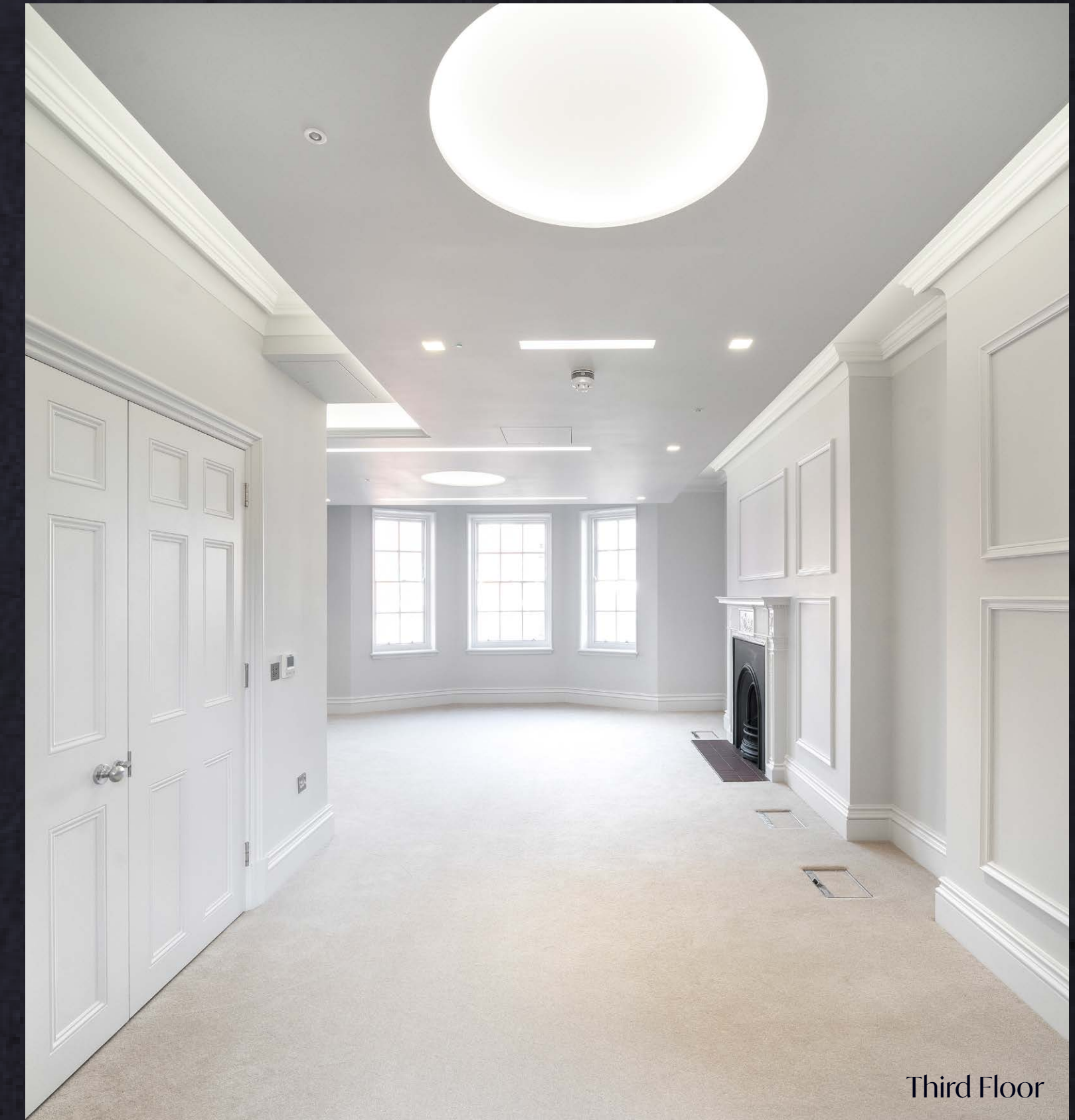


Restored staircase

The building has been sensitively refurbished to offer contemporary workspace that suits today's businesses, whilst retaining its stunning heritage characteristics.

Everything is in place for an occupier to add finishing touches and create their ideal workspace.





Third Floor



Fourth Floor

*The Space*

*A bright & inspiring environment.*



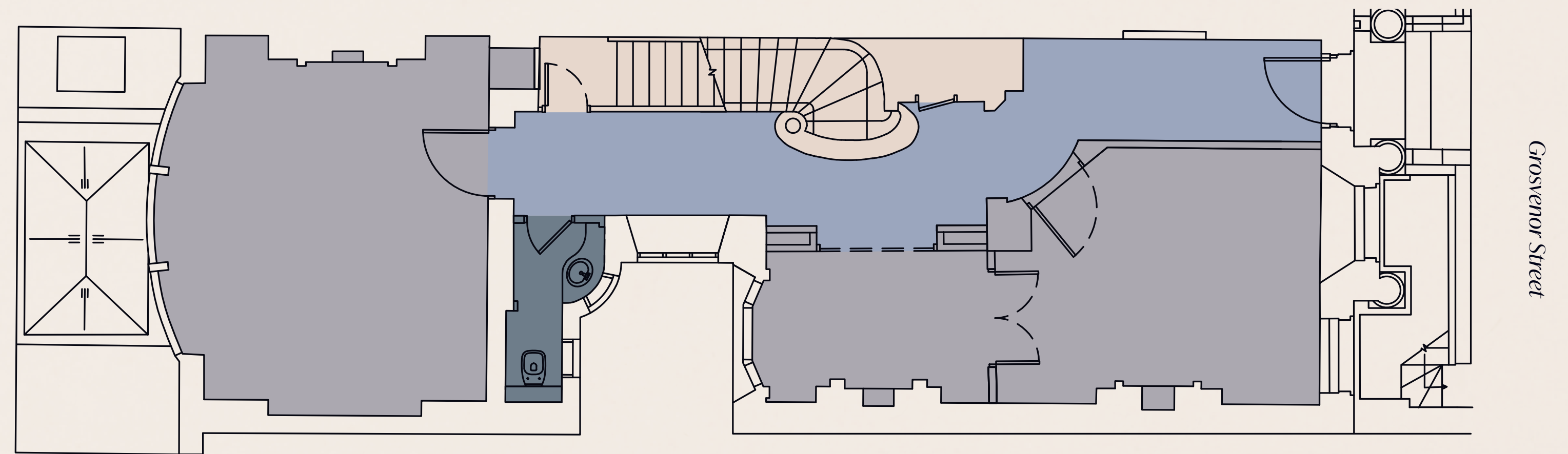
## Accommodation

| Floor        | GIA          |            | NIA          |            |
|--------------|--------------|------------|--------------|------------|
|              | Sq ft        | Sq m       | Sq ft        | Sq m       |
| Fifth        | 571          | 53         | 394          | 37         |
| Fourth       | 674          | 63         | 425          | 39         |
| Third        | 706          | 66         | 463          | 43         |
| Second       | 701          | 65         | 463          | 43         |
| First        | 855          | 79         | 587          | 55         |
| Ground       | 977          | 91         | 549          | 51         |
| Lower Ground | 1,032        | 96         | 598          | 56         |
| <b>Total</b> | <b>5,516</b> | <b>513</b> | <b>3,479</b> | <b>323</b> |

## Ground Floor

GIA: 977 Sq ft / 91 Sq m

NIA: 549 Sq ft / 51 Sq m



- Office
- Reception
- WCs
- Common parts



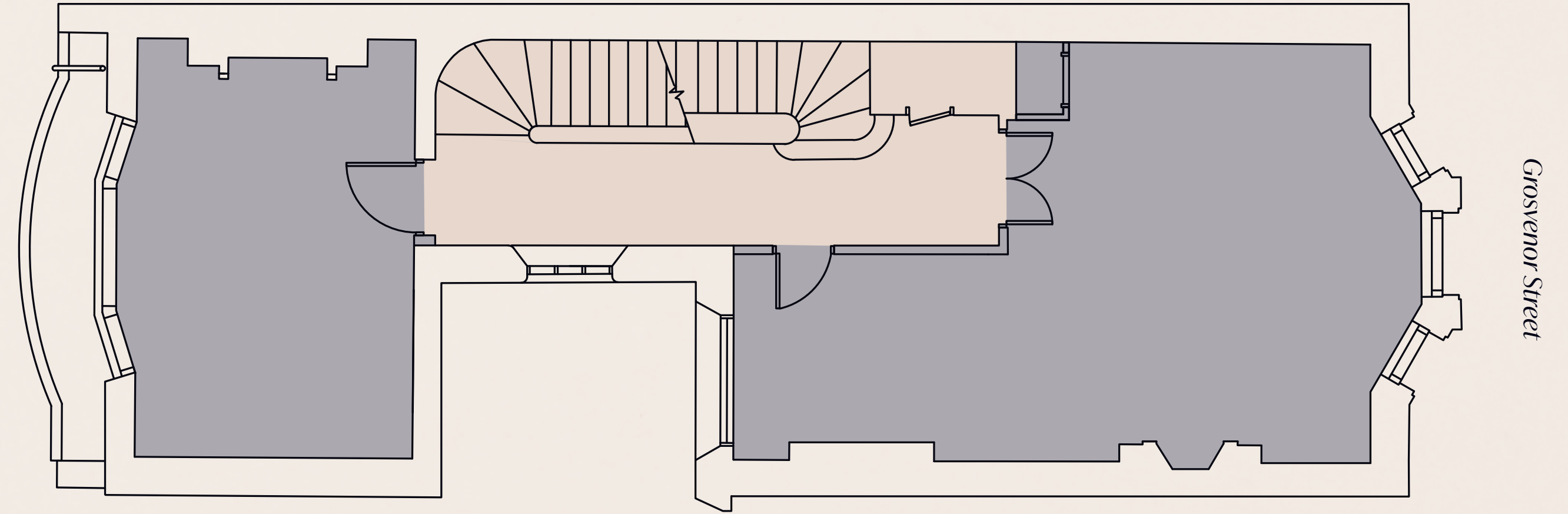
Floor plans not to scale. For indicative purposes only.



## First Floor

GIA: 855 Sq ft / 79 Sq m

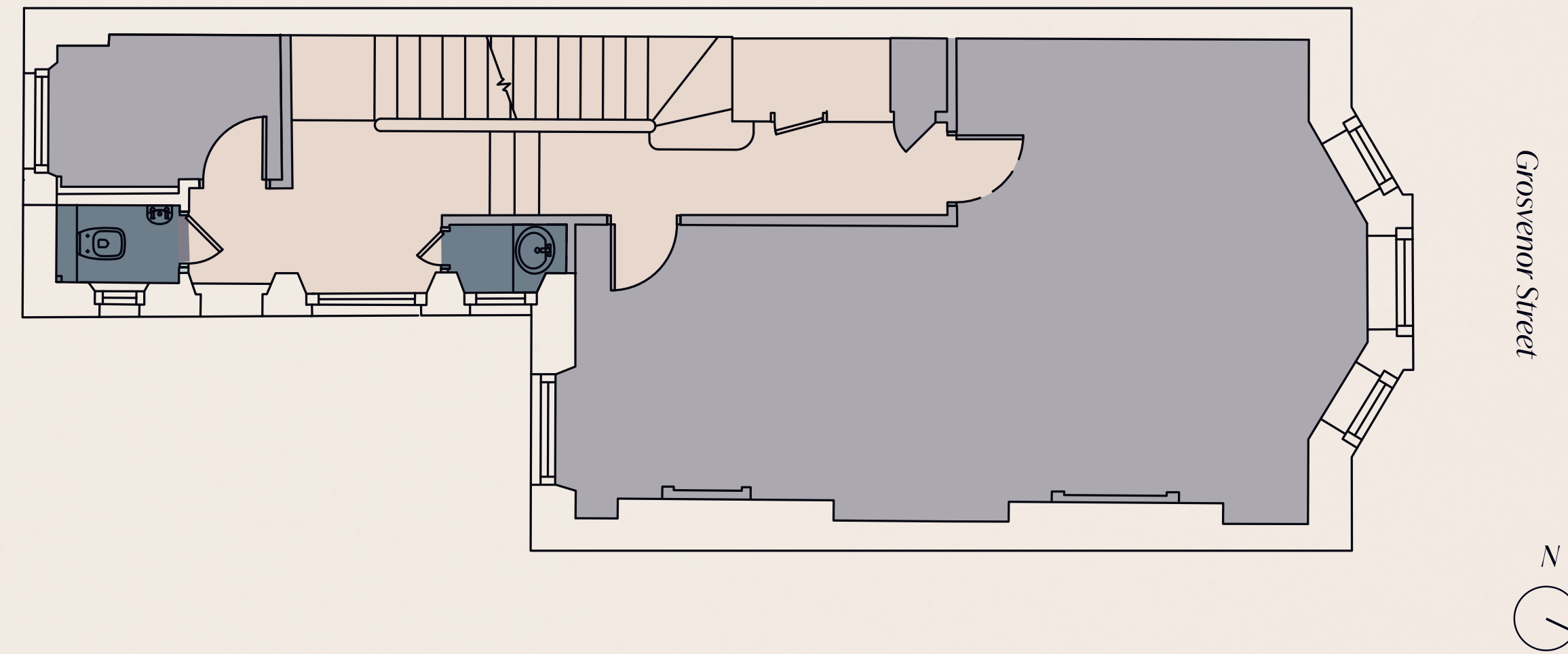
NIA: 587 Sq ft / 55 Sq m



## Second Floor

GIA: 701 Sq ft / 65 Sq m

NIA: 463 Sq ft / 43 Sq m



- Office
- WCs
- Common parts

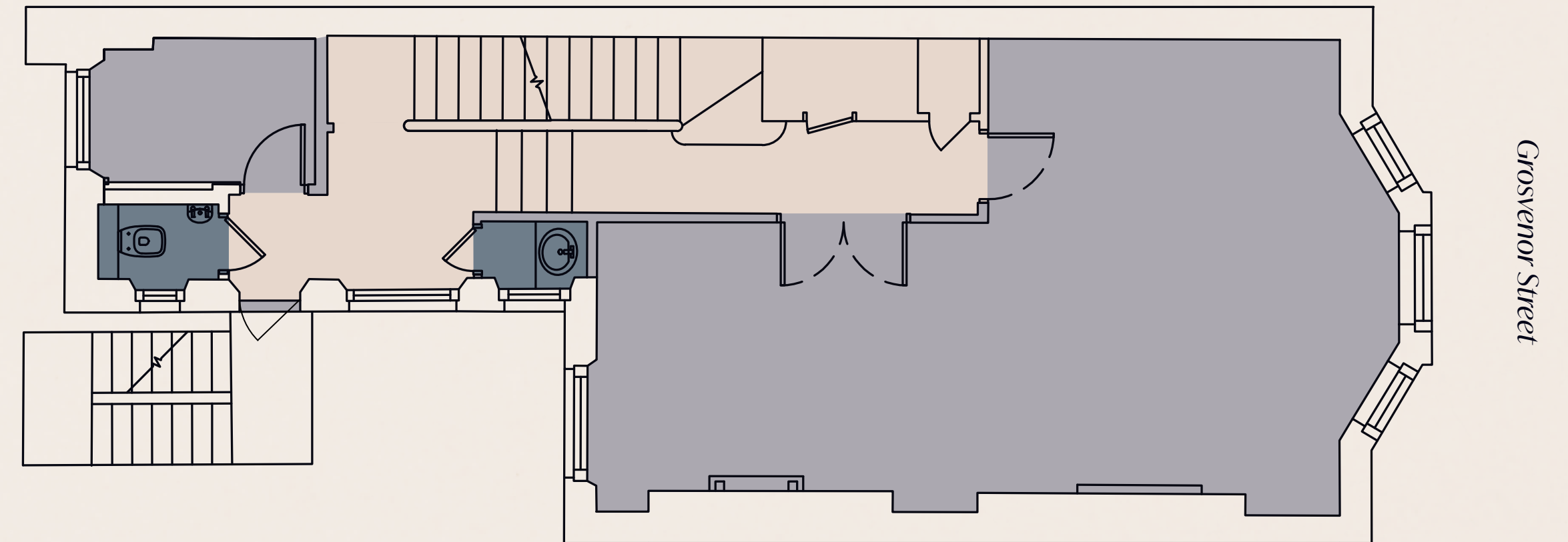
Floor plans not to scale. For indicative purposes only.



### Third Floor

GIA: 706 Sq ft / 66 Sq m

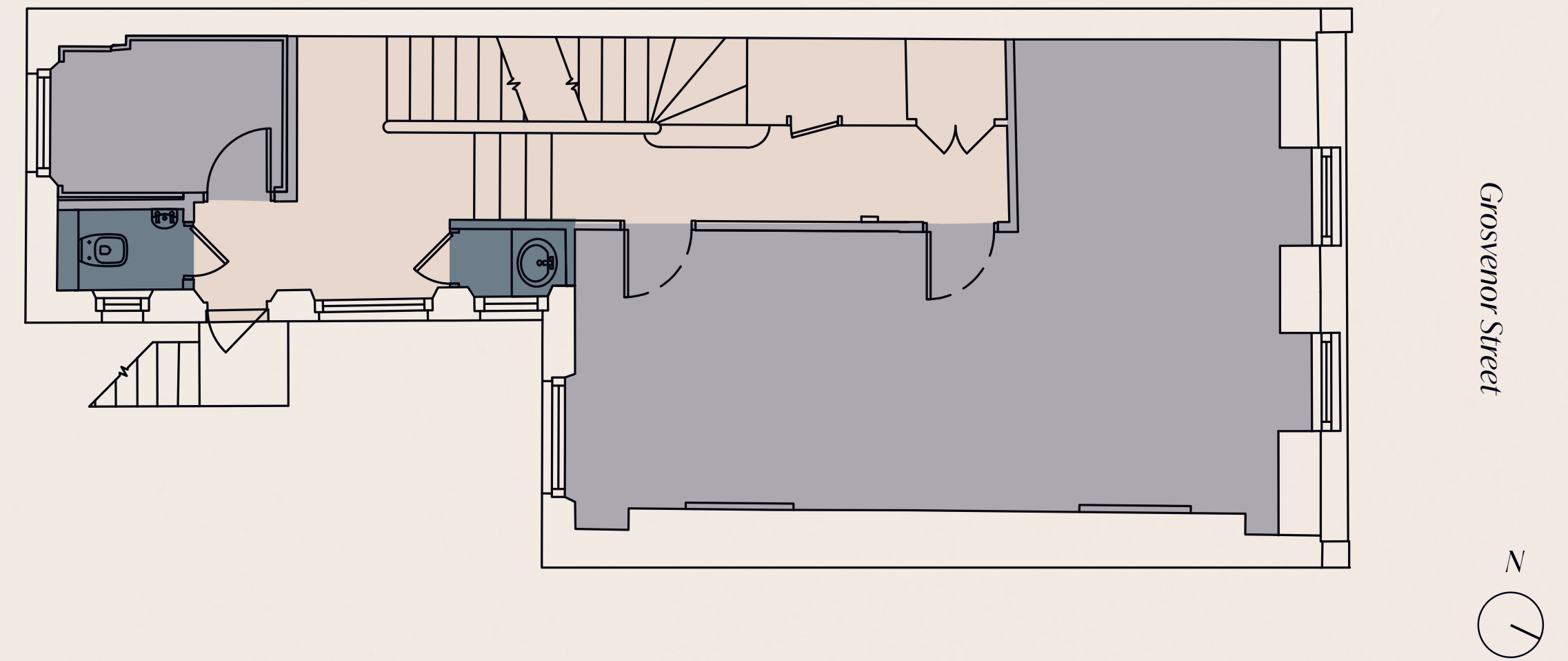
NIA: 463 Sq ft / 43 Sq m



### Fourth Floor

GIA: 674 Sq ft / 63 Sq m

NIA: 425 Sq ft / 39 Sq m



- Office
- WCs
- Common parts

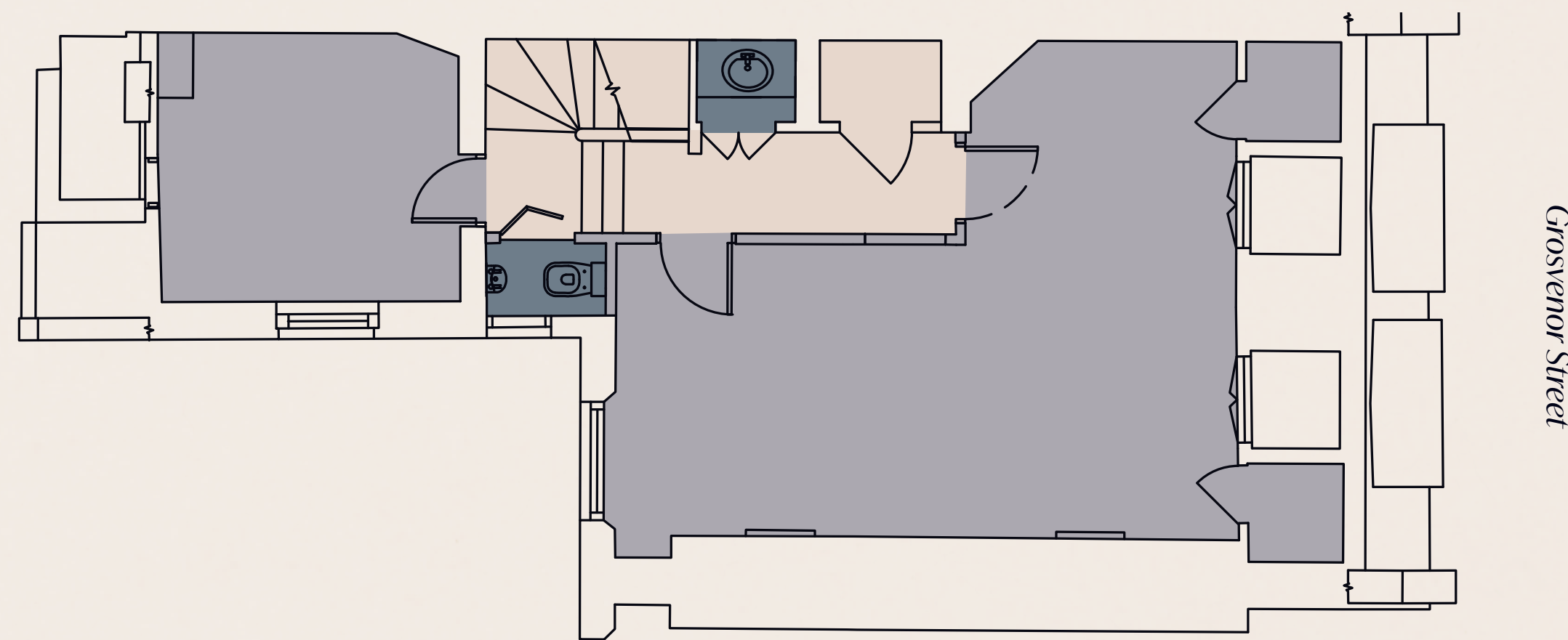
Floor plans not to scale. For indicative purposes only.



## Fifth Floor

GIA: 571 Sq ft / 53 Sq m

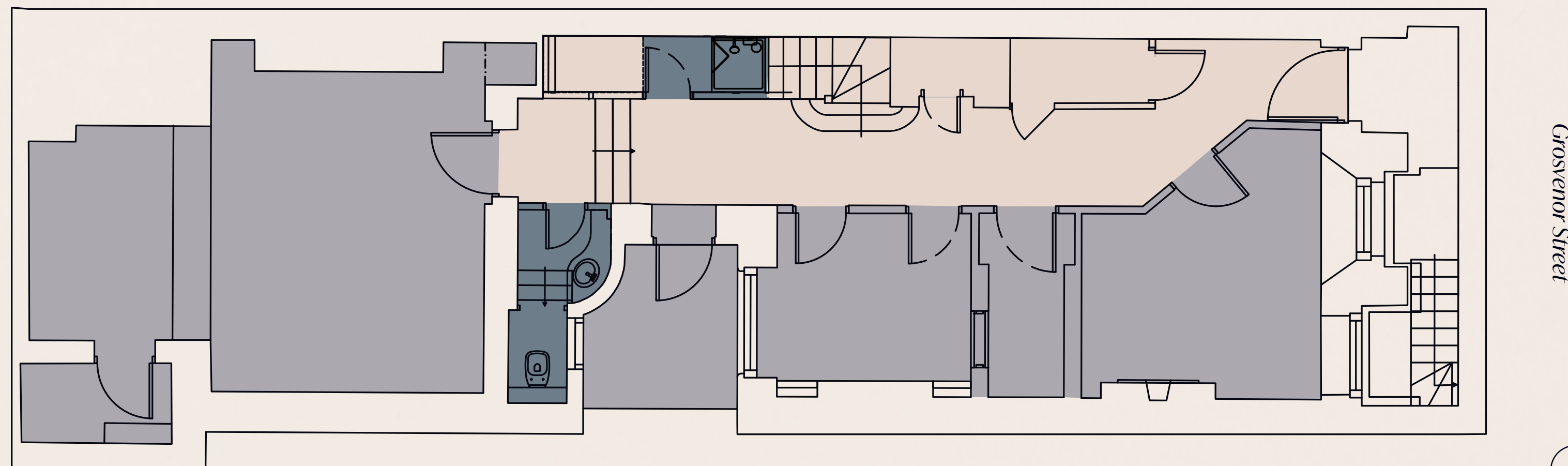
NIA: 394 Sq ft / 37 Sq m



## Lower Ground Floor

GIA: 1,032 Sq ft / 96 Sq m

NIA: 598 Sq ft / 56 Sq m



- Office
- WCs
- Common parts

Floor plans not to scale. For indicative purposes only.



*Location*

*Surrounded  
by green spaces  
and premium  
amenities.*

The building is ideally positioned in the centre of Mayfair, benefiting from world renowned hotels, independent cafés, boutique shops and fine dining restaurants.

Also just a short stroll away is the tranquil green space of Grosvenor Square and Berkeley Square.

Grosvenor Square is undergoing a transformation to provide a new biodiverse environment that will feature a shaded garden and waterfall canopies.



Grosvenor Square



Claridge's Hotel



The Guinea

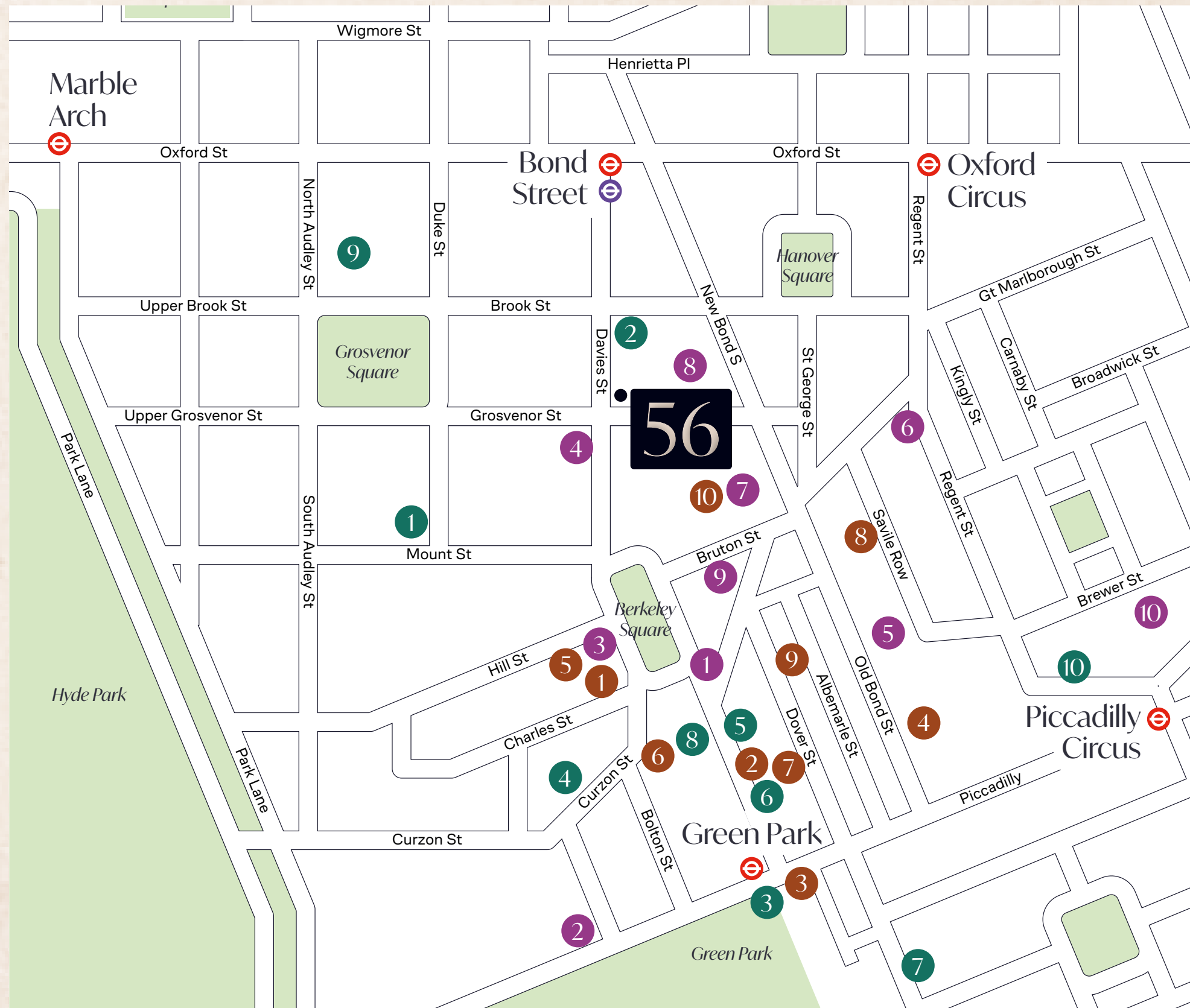


Claridge's

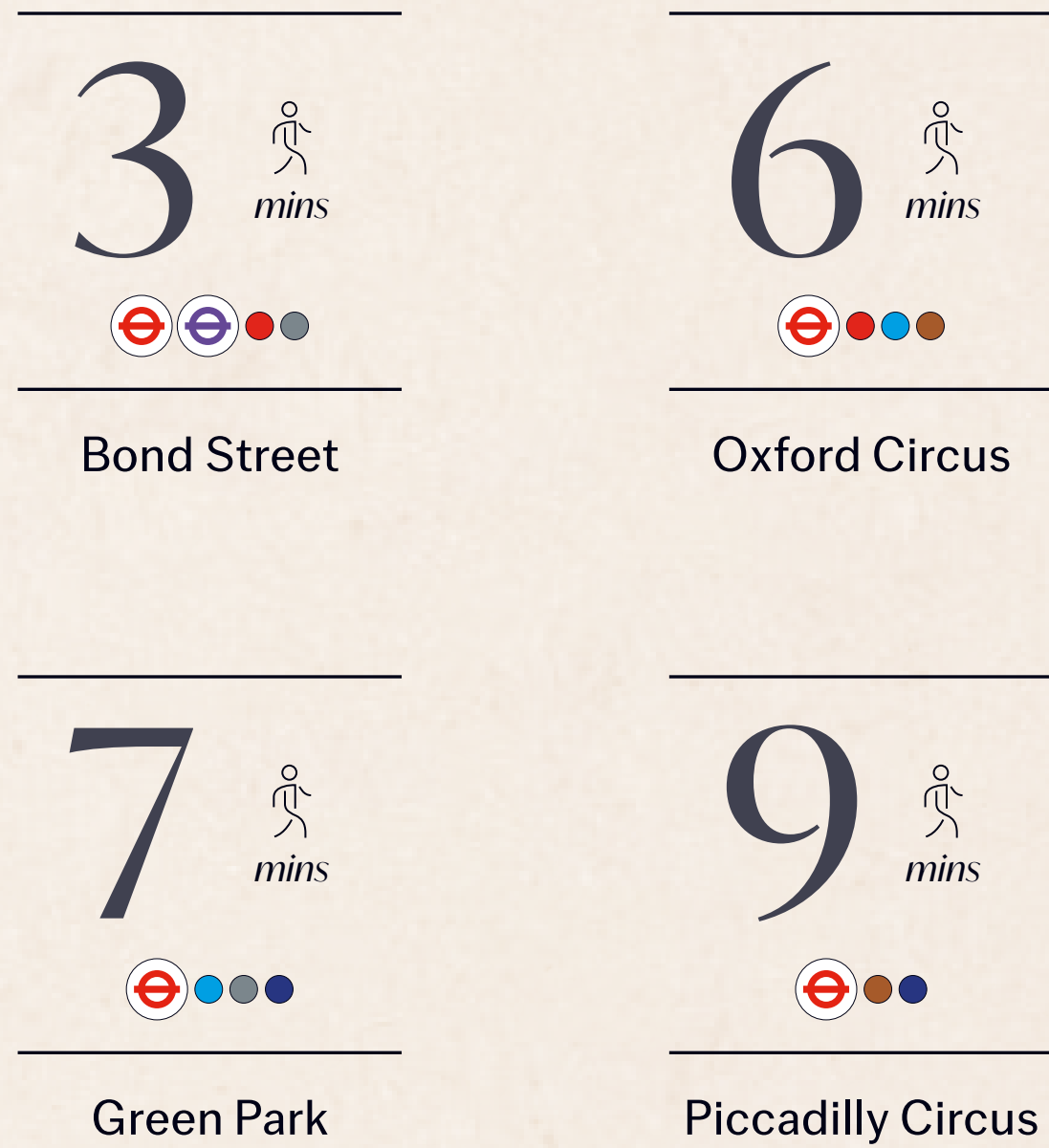


New Bond Street





## Connectivity



Bond Street Station

### Bars & Cafés

1. The Footman
2. Shot
3. The Rivoli Bar
4. Noxy Brothers
5. Coach & Horses
6. Guillam Coffee House
7. Dover Yard
8. Nkora Coffee
9. The Donovan Bar
10. The Guinea

### Restaurants

1. Sexy Fish
2. Hide
3. Annabel's
4. Cipriani
5. Cecconi's
6. Sketch
7. Bellamy's
8. Grilandia
9. Hakkasan
10. Ham Yard

### Leisure & Hotels

1. The Connaught
2. Claridge's
3. The Ritz
4. Third Space
5. Buddhabox
6. 1Hotel
7. E By Equinox
8. The May Fair
9. The Beaumont
10. Hotel Café Royal

Seamless travel connections so you can *move with ease.*

56 Grosvenor Street benefits from excellent connectivity due to its close proximity to Bond Street Station – just a three minute walk away.

With access to underground (Central and Jubilee Lines) and Elizabeth Line services, getting around London and beyond is simple.





*56grosvenorstreet.co.uk*

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*Viewings*

Strictly through the joint sole letting agents:



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