

London W1

FiftySix

Grosvenor Street

3,479 Sq Ft NIA • 5,516 Sq Ft GIA
Prime Mayfair Office Space To Let
Available as a Whole or by Floors of Two



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

The Space

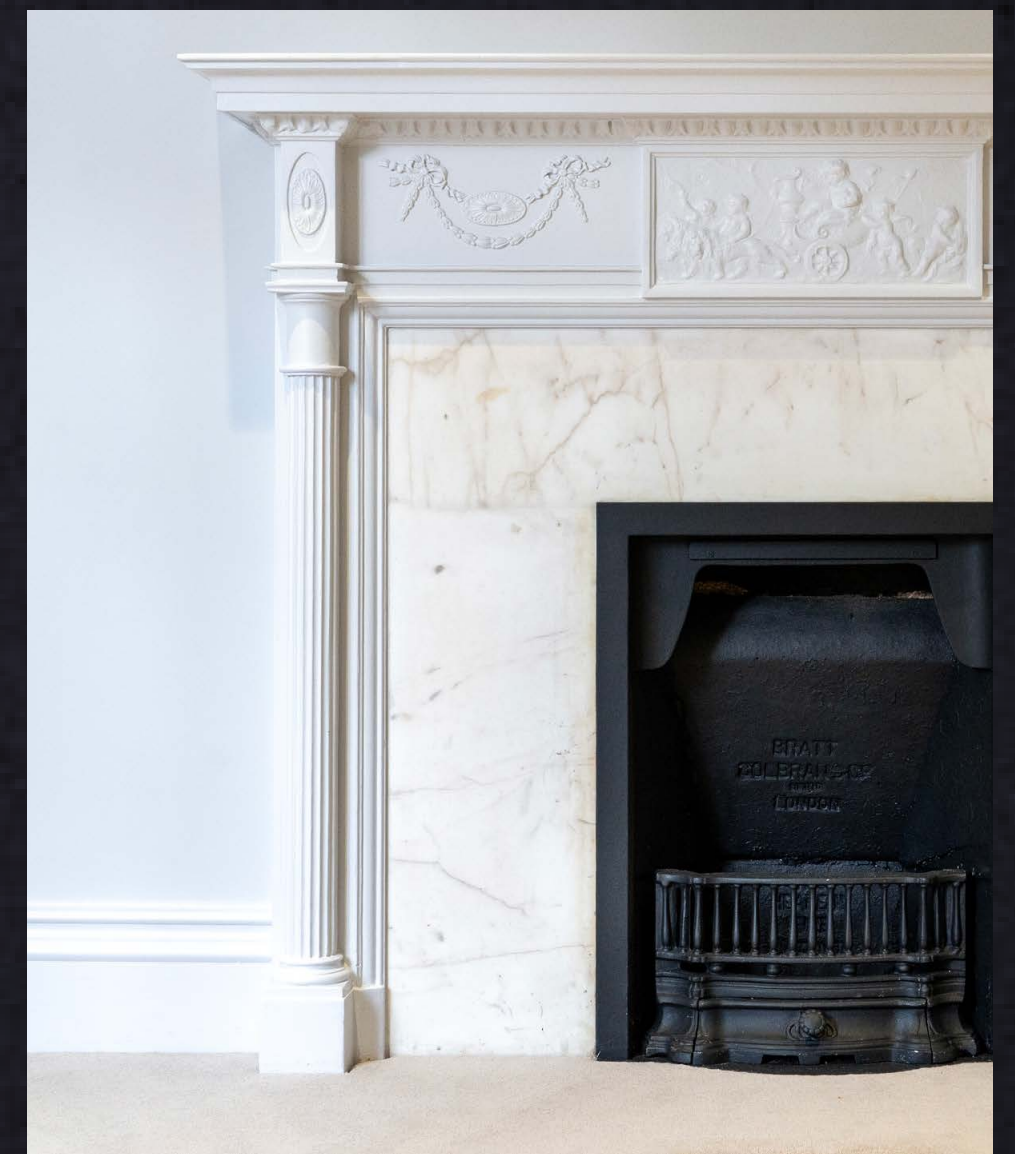
*Period features
combine seamlessly
with contemporary
touches*



Ground Floor



First Floor



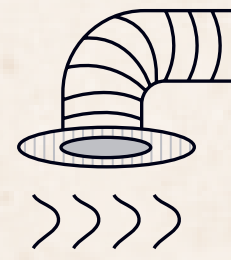
The Space

Carefully crafted,
highly specified
workspace to
make your own.

Ground floor



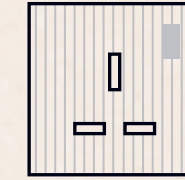
Specification



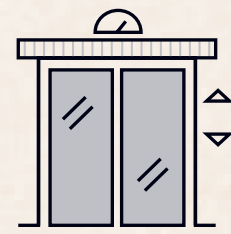
VRF heating & cooling system



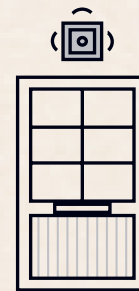
Luxury commuter facilities



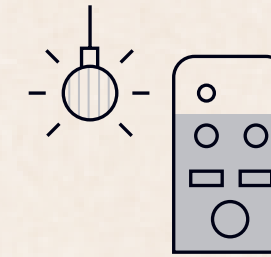
Small power provided



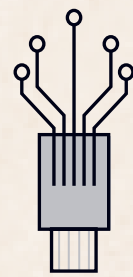
1 x 3 person passenger lift



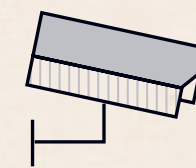
Video door entry system



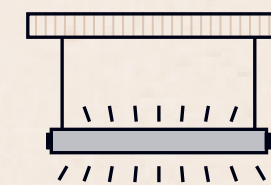
Programmable lighting control



Flood wired data/telephone wiring



CCTV coverage



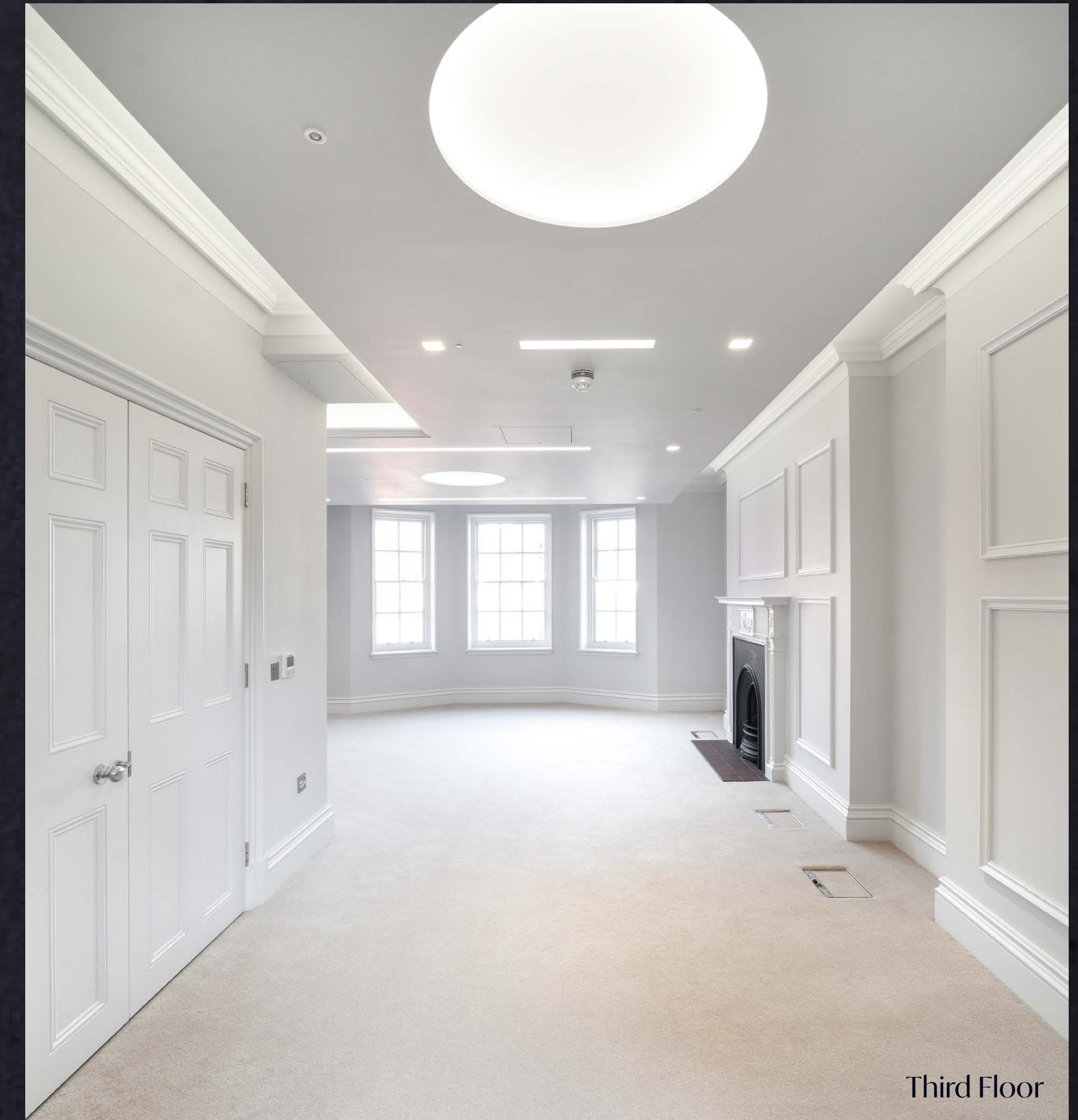
LED lighting



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.

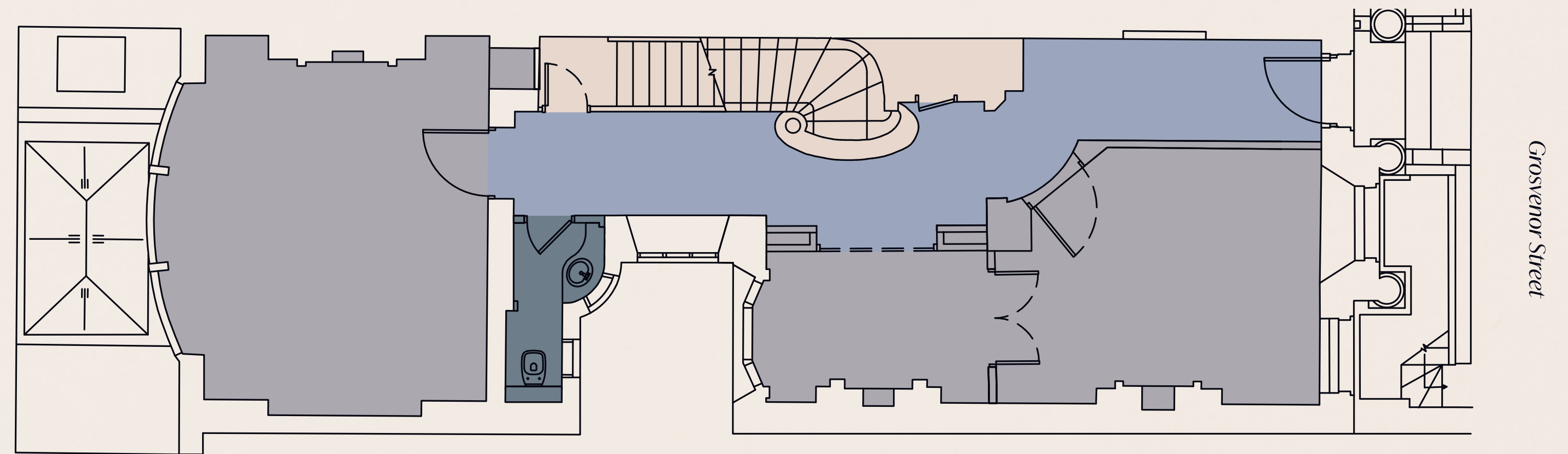
Accommodation

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

Ground Floor

NIA: 549 Sq ft / 51 Sq m

GIA: 977 Sq ft / 91 Sq m



- Office
- Reception
- WCs
- Common parts

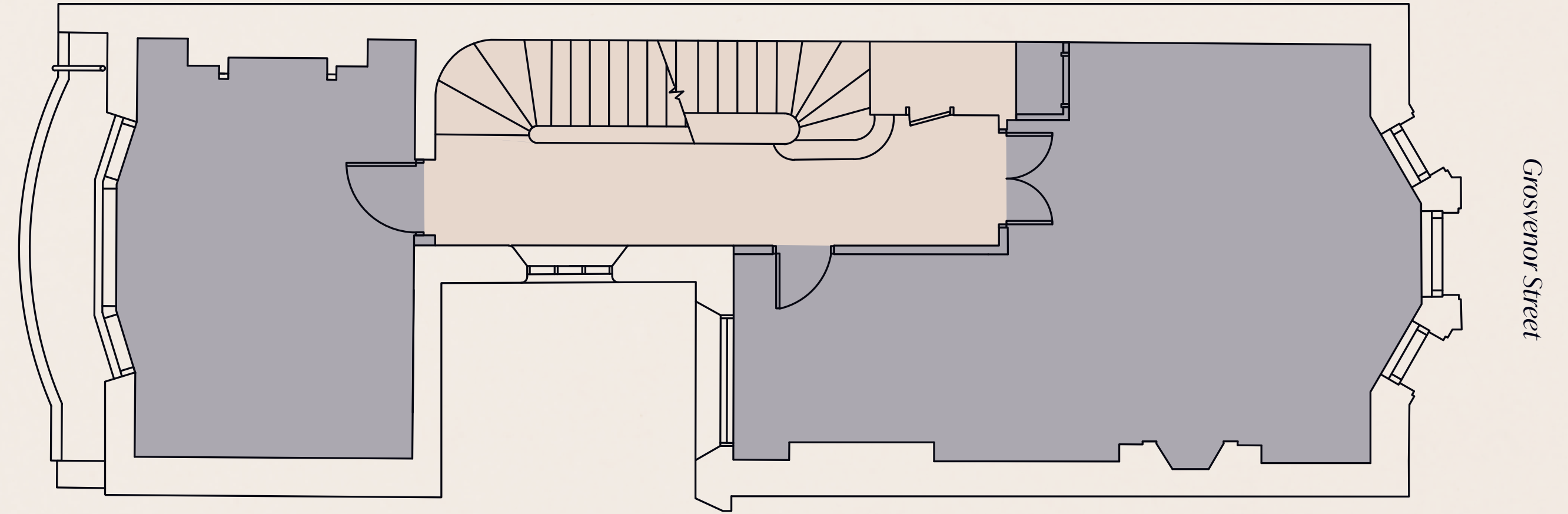


Floor plans not to scale. For indicative purposes only.

First Floor

NIA: 587 Sq ft / 55 Sq m

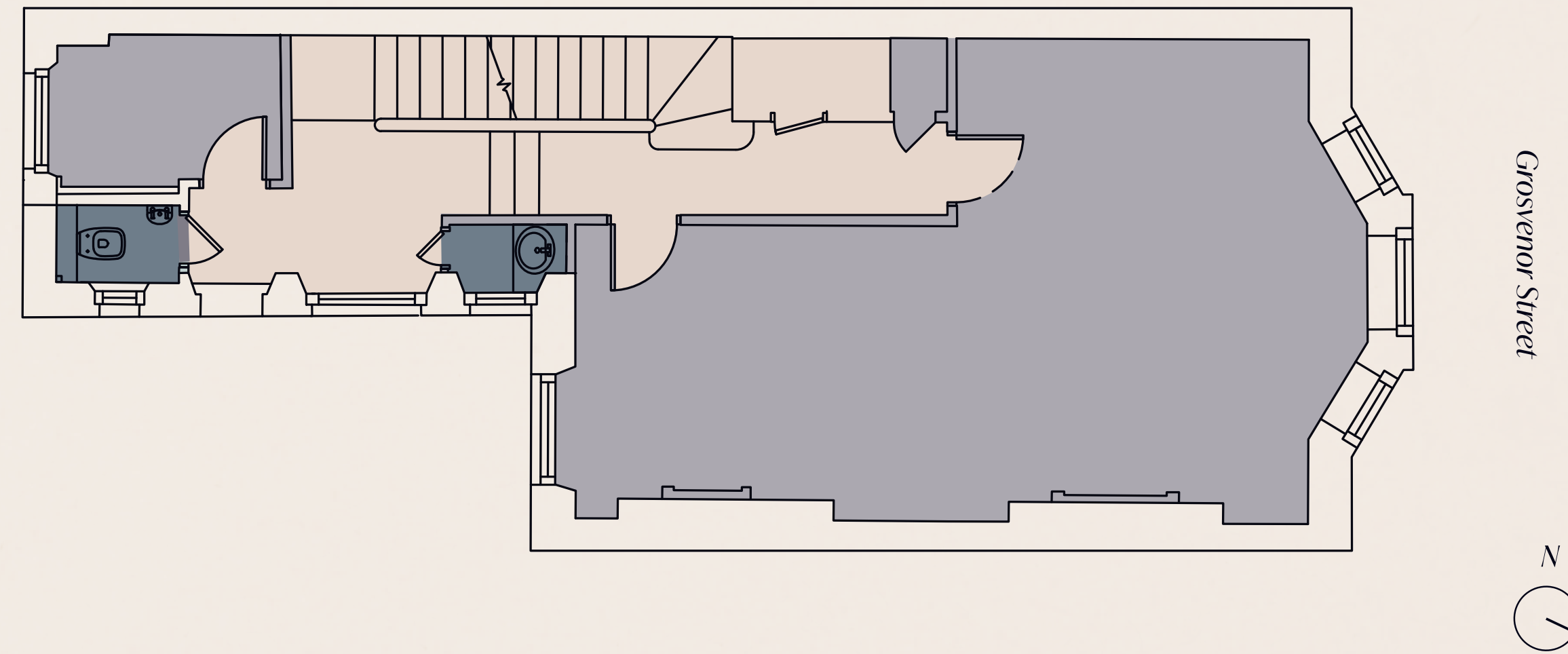
GIA: 855 Sq ft / 79 Sq m



Second Floor

NIA: 463 Sq ft / 43 Sq m

GIA: 701 Sq ft / 65 Sq m

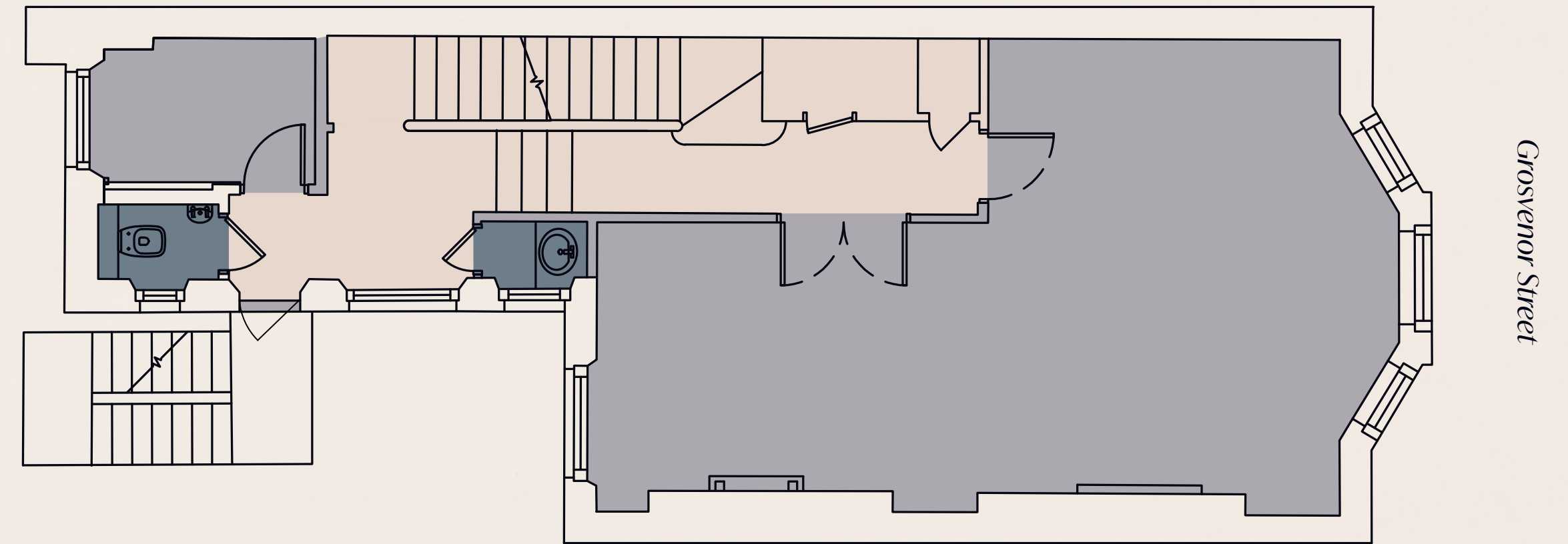


- Office
- WCs
- Common parts

Floor plans not to scale. For indicative purposes only.

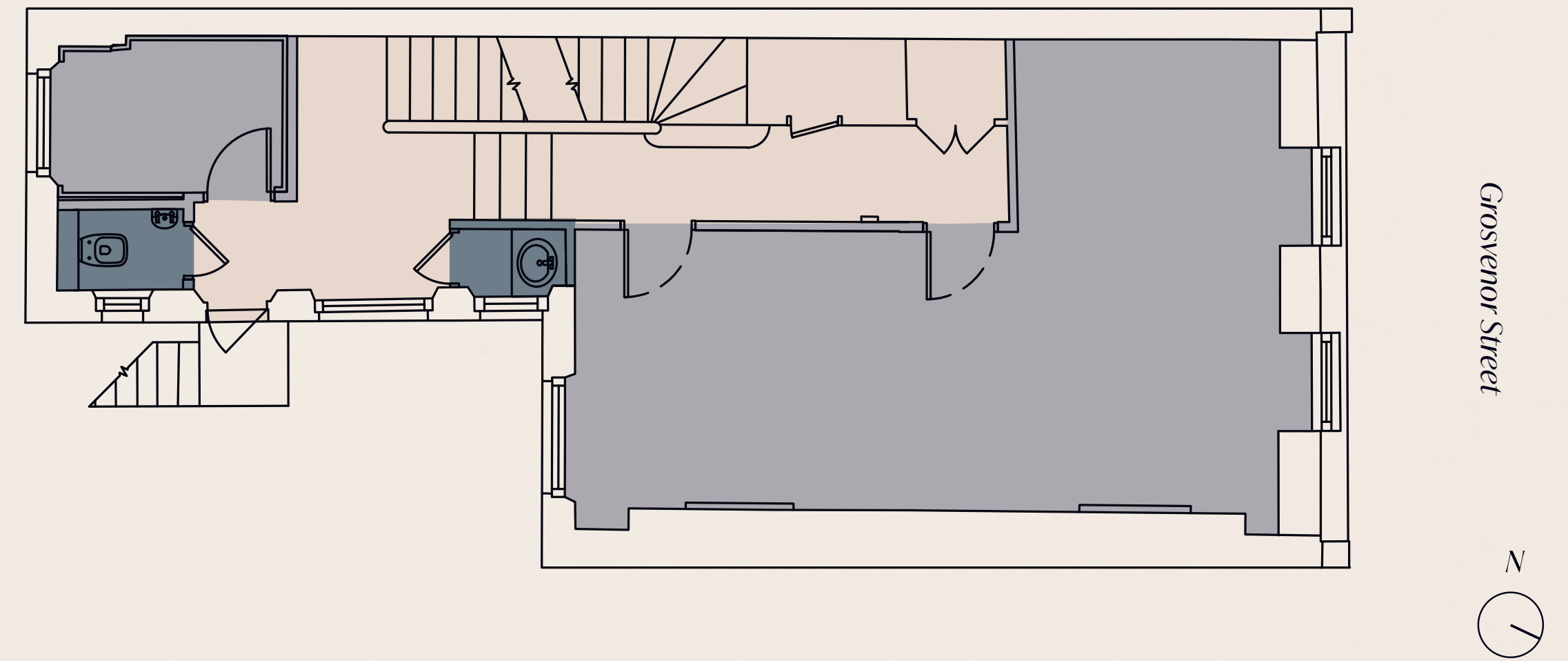
Third Floor

NIA: 463 Sq ft / 43 Sq m
GIA: 706 Sq ft / 66 Sq m



Fourth Floor

NIA: 425 Sq ft / 39 Sq m
GIA: 674 Sq ft / 63 Sq m



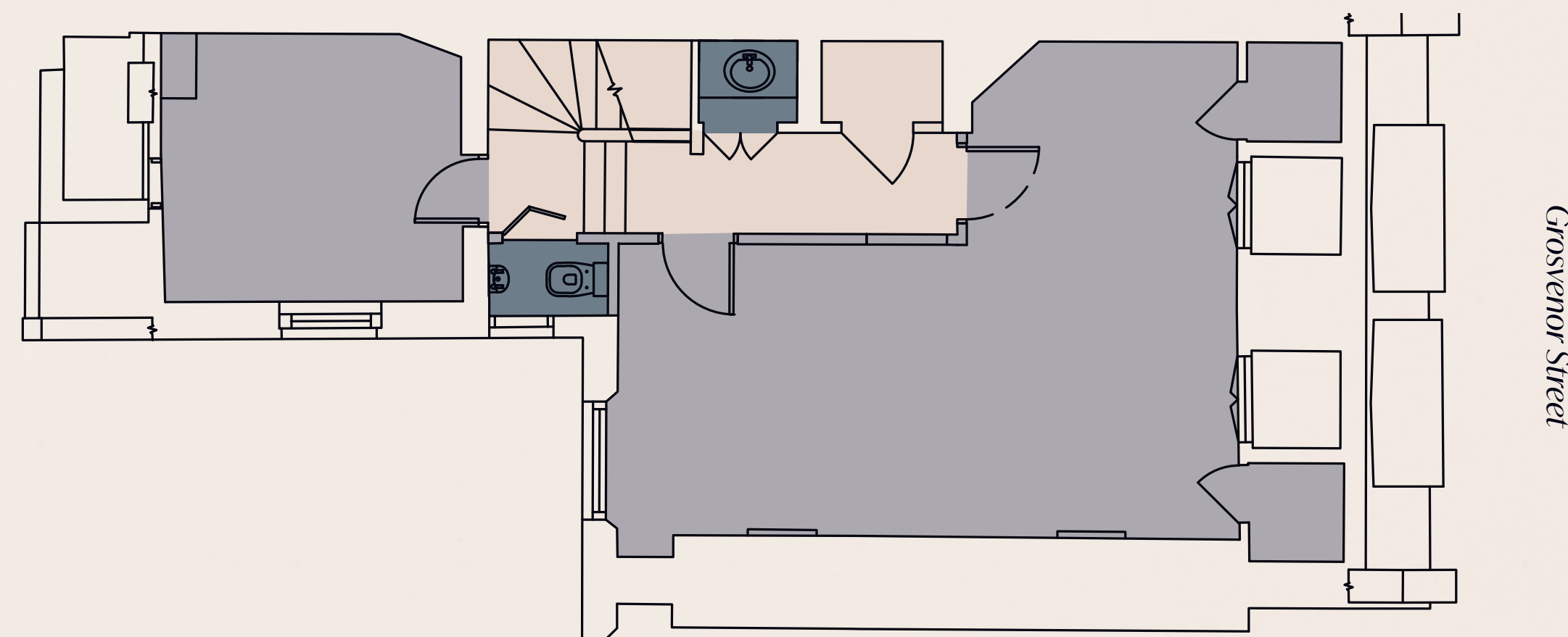
- Office
- WCs
- Common parts

Floor plans not to scale. For indicative purposes only.

Fifth Floor

NIA: 394 Sq ft / 37 Sq m

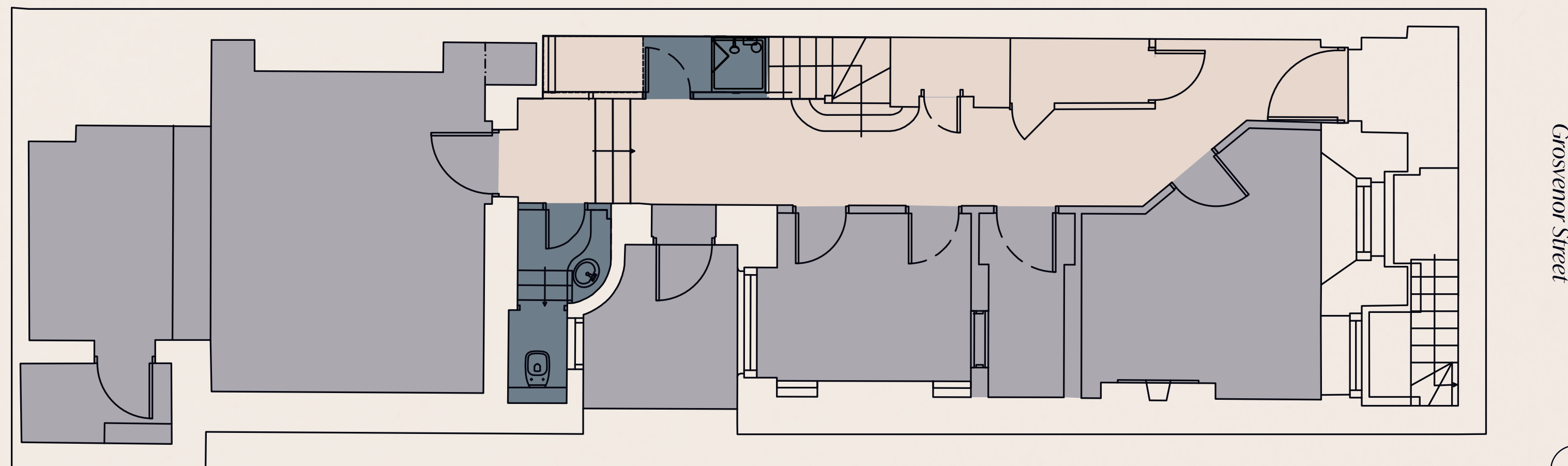
GIA: 571 Sq ft / 53 Sq m



Lower Ground Floor

NIA: 598 Sq ft / 56 Sq m

GIA: 1,032 Sq ft / 96 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



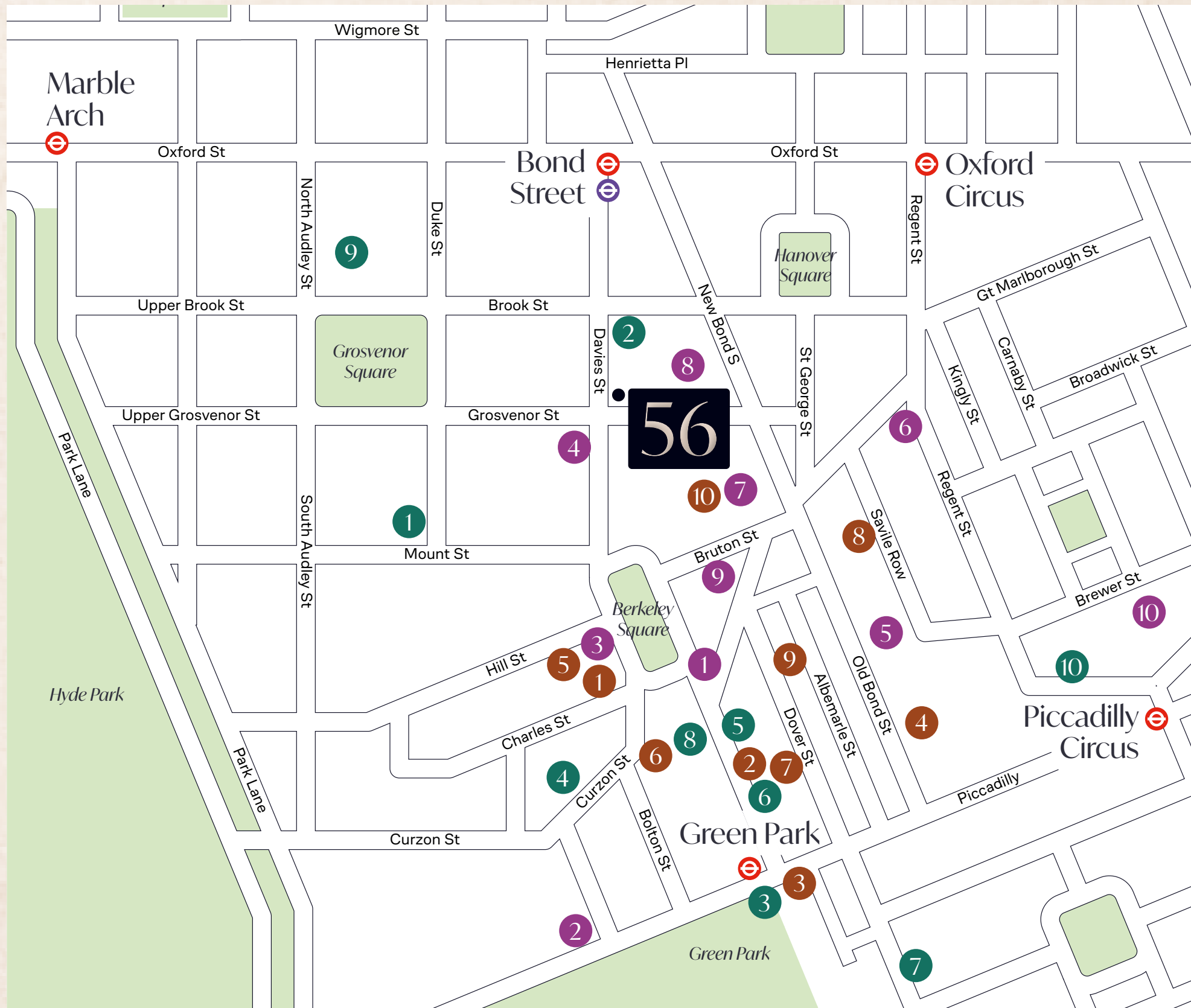
The Guinea







Claridge's



New Bond Street



Connectivity

<hr/> <p>3 mins</p>  <hr/> <p>Bond Street</p>	<hr/> <p>6 mins</p>  <hr/> <p>Oxford Circus</p>
<hr/> <p>7 mins</p>  <hr/> <p>Green Park</p>	<hr/> <p>9 mins</p>  <hr/> <p>Piccadilly Circus</p>



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

Viewings

Strictly through the sole letting agents:

FORWARD 

Thomas Korn
tom@forwardprop.com
07817 238 354

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