CONTEMPORARY MAYFAIR

10,103 sq ft of high quality, comprehensively refurbished Mayfair office space.

ABOUT GROSVENOR

Grosvenor’s history is rooted in its ownership and active management of its London estate: Mayfair and Belgravia. Today, both Mayfair and Belgravia make vital economic, social and cultural contributions to the capital.

As part of a privately owned international property group, Grosvenor Britain & Ireland is able to take a long-term view of its London estate. This outlook and deep understanding of community results in decision-making that ensures the right balance of uses is achieved, and that great places are created, both now and for future generations.

Grosvenor prides itself on understanding streets, neighbourhoods and cities. From its success in repositioning Mount Street as a world-class luxury shopping destination, to accessing the Knightsbridge customer on Motcomb Street, Grosvenor utilises this knowledge to create great environments where people want to eat, drink, shop and enjoy.

GROSVENOR’S LONDON ESTATE

Grosvenor’s vision is to continue to invest and build upon Pimlico’s Road’s reputation by attracting like-minded retailers who embody the area’s brand values of ‘quality, craftsmanship, provenance and heritage’, and to ensure its long-term standing as a world-class interior and homewares destination. As part of this commitment, and in partnership with its tenants, Grosvenor supports a rich ongoing diary of cultural events and consumer engagement programmes, including London Craft Week and Frieze Art Fair.
BOUTIQUE STYLE

Set behind a double fronted brick façade, the entrance reveals stunning contemporary office space.
Private terrace on the third floor and landscaped courtyard on the lower ground floor

Discrete second entrance on Brook’s Mews

3 showers & 36 lockers

8 person passenger lift
New raised access floor

New VRF fan coil air conditioning

15 bicycle spaces

15 Brompton bike lockers
The first floor offers stunning enhanced ceiling height and full height windows.
EXQUISITE ATTENTION TO DETAIL
Available Space

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>945</td>
<td>87.8</td>
</tr>
<tr>
<td>Fourth</td>
<td>1,334</td>
<td>124.9</td>
</tr>
<tr>
<td>Under Offer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third</td>
<td>3,094</td>
<td>287.4</td>
</tr>
<tr>
<td>Second</td>
<td>3,174</td>
<td>294.9</td>
</tr>
<tr>
<td>First</td>
<td>1,556</td>
<td>144.6</td>
</tr>
<tr>
<td>Ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courtyard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lower Ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>10,103</td>
<td>939.6</td>
</tr>
</tbody>
</table>

Plans for indicative purposes only. Not to scale.
*AMENITIES*

- Alfred Dunhill
- Cartier
- Gagosian Gallery
- Hedonism Wines
- Louis Vuitton
- Miu Miu
- Selfridges
- Brown Hart Gardens
- Sotheby’s

*OCCUPIERS*

- Apollo Investment
- Blackstone Group
- Bluebay Asset Management
- Goldentree Asset Management
- HIG Capital
- Kennedy Wilson
- KPMG
- SoftBank
- Lansdowne Partners

*HOTELS, RESTAURANTS & CLUBS*

- Annabel’s
- Claridge’s
- Hakusan
- Scott’s
- Sexy Fish
- sketch

*CONNECTED NEIGHBOURHOOD*

London’s best selection of shops, restaurants, bars and hotels, with excellent transport links.

All journey times are measured from entry to either Bond Street, Green Park or Oxford Circus underground stations. Source: TfL.