



50

GROSVENOR STREET, W1

4TH FLOOR



TO LET

OFFICE FLOOR IN PRESTIGIOUS MAYFAIR BUILDING

SIZE

1,173 SQ. FT.

RIB

ROBERT IRVING BURNS

LOCATION

50 Grosvenor Street is an internationally recognised address in the heart of Mayfair. The location is synonymous with businesses of prestige, glitz and glamour.

The property is a 4 minute walk from Bond Street Underground Station which is served by the Central, Jubilee and Elizabeth lines providing excellent connectivity throughout Central London.

Grosvenor and Berkeley Square are also a short walk away, providing refreshing outdoor space and an opportunity to sample the plentiful world class retailers in the immediate neighbourhood.



Bond Street



Brown's Hotel



La Petite Maison



Hakkasan



Annabel's

RETAIL

- 01 Fortnum & Mason
- 02 Rolex
- 03 Goyard
- 04 Christian Louboutin
- 05 Ferrari
- 06 Burlington Arcade
- 07 Hedonism Wines
- 08 Louis Vuitton
- 09 Patek Philippe
- 10 Selfridges
- 11 Liberty

HOTELS

- 12 The Ritz
- 13 The Connaught
- 14 The Four Seasons
- 15 The Dorchester
- 16 The May Fair
- 17 Claridges
- 18 The Washington Mayfair

DINING & NIGHTLIFE

- 19 Umu
- 20 Annabel's
- 21 Nobu
- 22 Langan's Brasserie
- 23 Benares
- 24 The Arts Club
- 25 Novikov
- 26 Hakkasan
- 27 Park Chinois
- 28 Bacchanalia
- 29 Kingly Court
- 30 Scott's
- 31 La Petite Maison

CULTURE

- 32 Sotheby's
- 33 Royal Academy of Arts
- 34 Richard Green Gallery
- 35 Phillips
- 36 Waddington Custot Gallery
- 37 Halcyon Gallery
- 38 Gagosian
- 39 Hauser & Wirth

WELLBEING & WELLNESS

- 40 Fitness First
- 41 Ten Health & Fitness
- 42 Lansdowne Club
- 43 Berkley Square



DESCRIPTION

50 Grosvenor Street is a Grade II Listed Georgian building which has been substantially refurbished and maintained to an excellent standard. The building benefits from grade A office spaces suitable for today's market leaders. There is an impressive reception with commissionaire and a shared roof terrace that has been landscaped and maintained to a first class condition. The terrace can be booked for private events, perfect for that summer party or client function.

The building further features showers, communal WCs and cycle storage in the pavement vaults.



AMENITIES

- Grade II Listed Georgian Building
- Substantially Refurbished
- Grade A Office Spaces
- Impressive Reception with Commissionaire
- Shared Roof Terrace
- Showers
- Communal WCs
- Cycle Storage in Pavement Vaults
- Lift



SHARED ROOF TERRACE

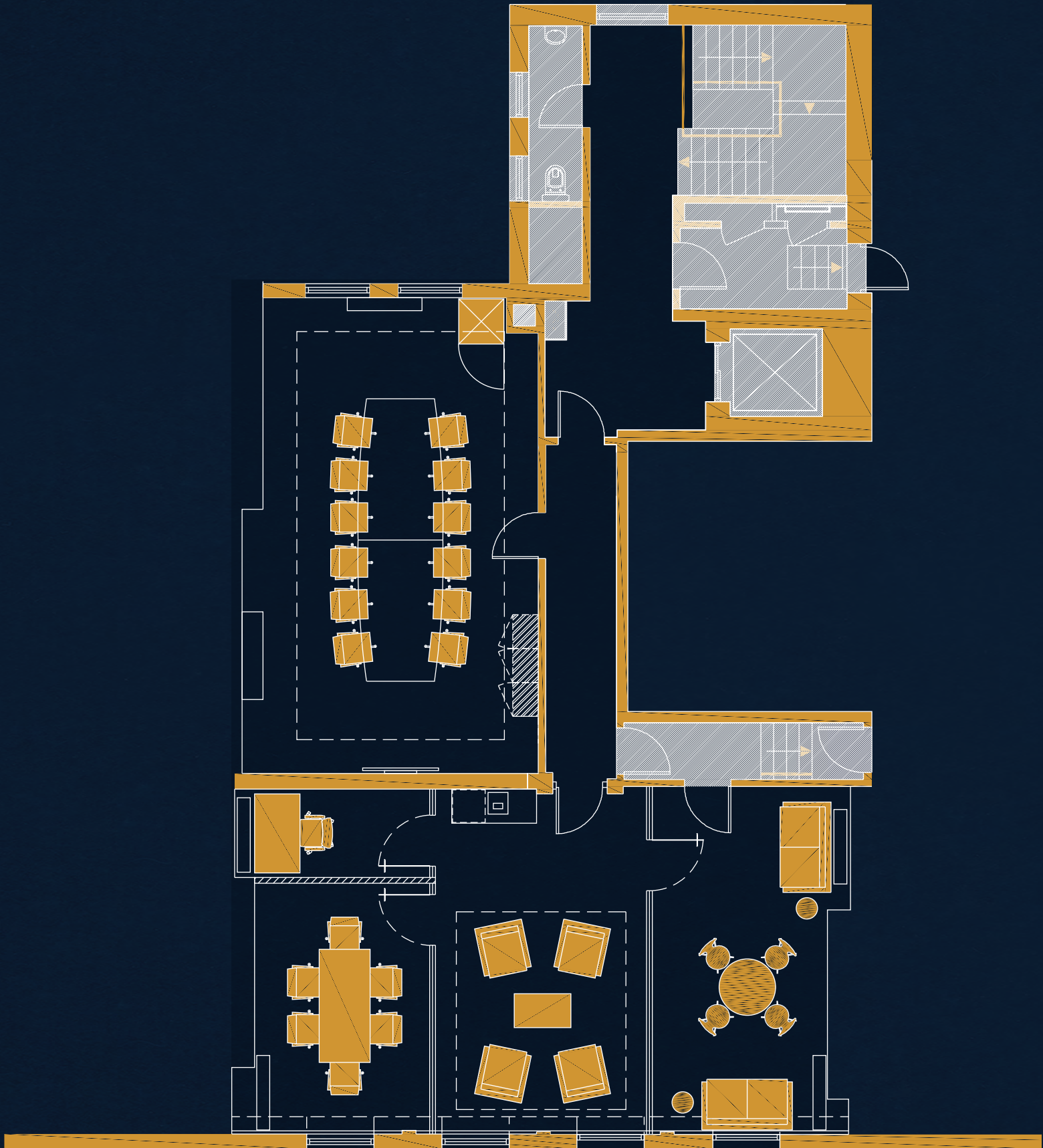
The 4th floor features excellent natural light and is split between two rooms. The front of the room is further split into two meeting rooms and benefits from mixed timber laminate & broad loom carpet.

The front and rear rooms have pre-installed data cabling, wall mounted AC units (not tested), and raised flooring. There are fitted kitchen suites in the common parts.



FLOOR PLAN

Not to scale.
Please note that the premises come unfurnished.



FINANCIALS

FLOOR	FOURTH
Size (sq. ft.)	1,173
Quoting Rent (p.a.) excl.	£117,300
Estimated Rates Payable (p.a.)	£38,912
Service Charge (p.a.)	£29,659
Estimated Occupancy Cost excl. (p. a.)	£185,871

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

This property has an EPC rating of C – 68.

VAT

TBC.

FLOOR PLANS

Scaled floor plans available on request.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

January 2024.

CONTACTS

FREDDIE BRETT

freddie@rib.co.uk

020 7927 6575

JIM CLARKE

jim@rib.co.uk

020 7927 0631

RIB

ROBERT IRVING BURNS