





DISTINGUISHED

01

THE
BUILDING

DISTINGUISHED



OLD PARK LANE
7
MAYFAIR

THE
ART OF WORK

52,000 sq ft across
ten distinguished floors,
masterfully considered for modern
business in Mayfair.

BUILDING
HIGHLIGHTS



01

REFURBISHED
BEST IN CLASS
OFFICE BUILDING

MAYFAIR



02

FULLY
FITTED
OFFICES

BESPOKE FINISHES

03

EXCELLENT
NATURAL
LIGHT

FLOOR TO CEILING WINDOWS



04

MODERN
FLOOR
PLATES

HIGHEST STANDARD

05

EXCELLENT
SUSTAINABILITY
CREDENTIALS

FUTURE

AMENITIES
HIGHLIGHTS

01

UNRIVALLED
SPA
FACILITIES

SAUNA AND CHILL BATH



02

FULLY
EQUIPPED
GYM

EXCLUSIVE WELLNESS

03

PREMIUM
CHANGING
ROOMS

TOWEL SERVICE

04

LARGE
RECEPTION WITH
CONCIERGE

ARRIVAL

05

COMMUNAL
TERRACE WITH
PANORAMIC VIEWS

LONDON'S SKYLINE



06

COMMUNAL
LOUNGE
AND BAR

8TH FLOOR

GROUND FLOOR
RECEPTION



UPPER FLOOR
MEETING ROOM



GROUND FLOOR
SOUTH OFFICE



UPPER FLOOR
MEETING LOUNGE

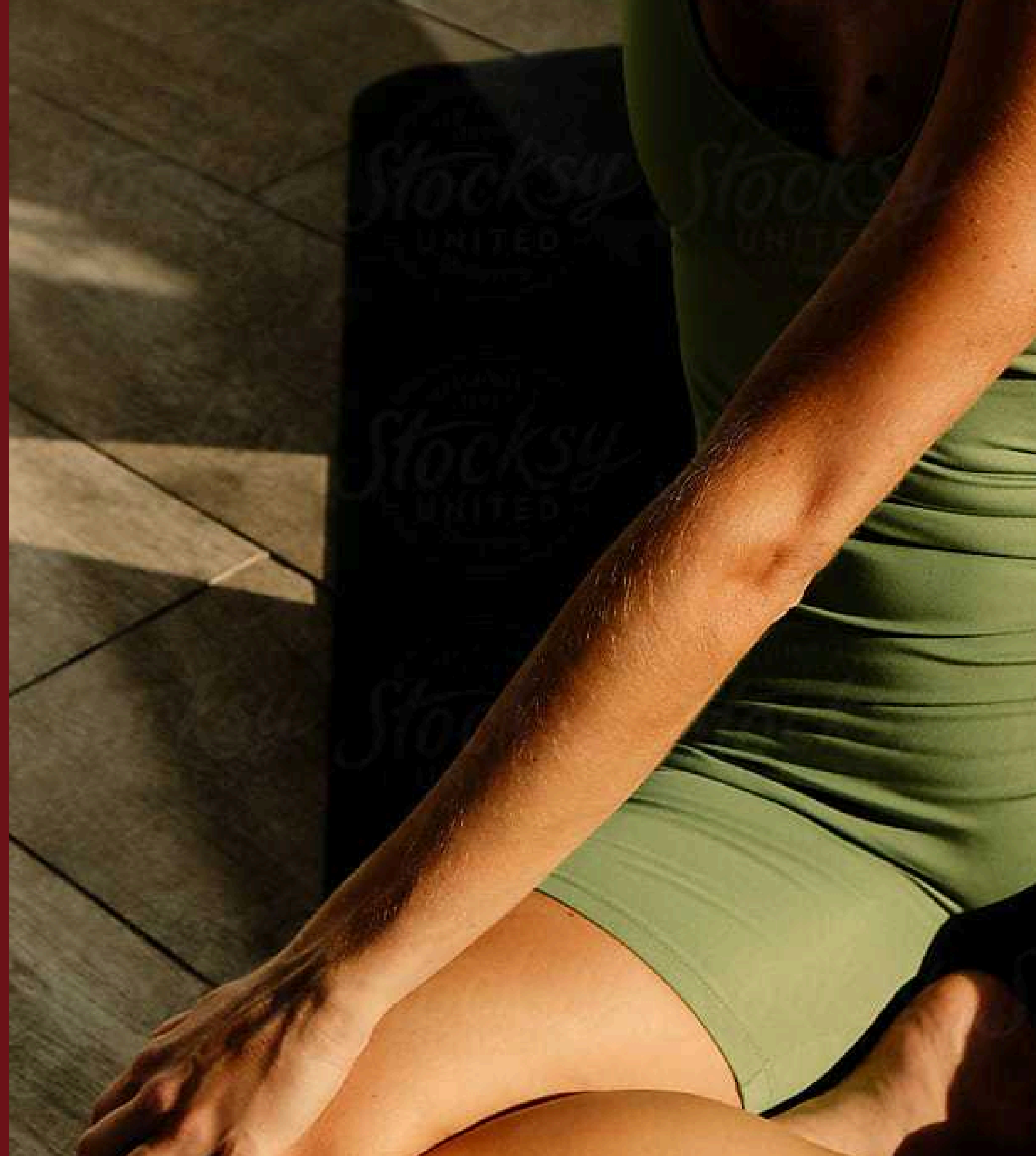


R E C H A R G E

02

THE AMENITIES

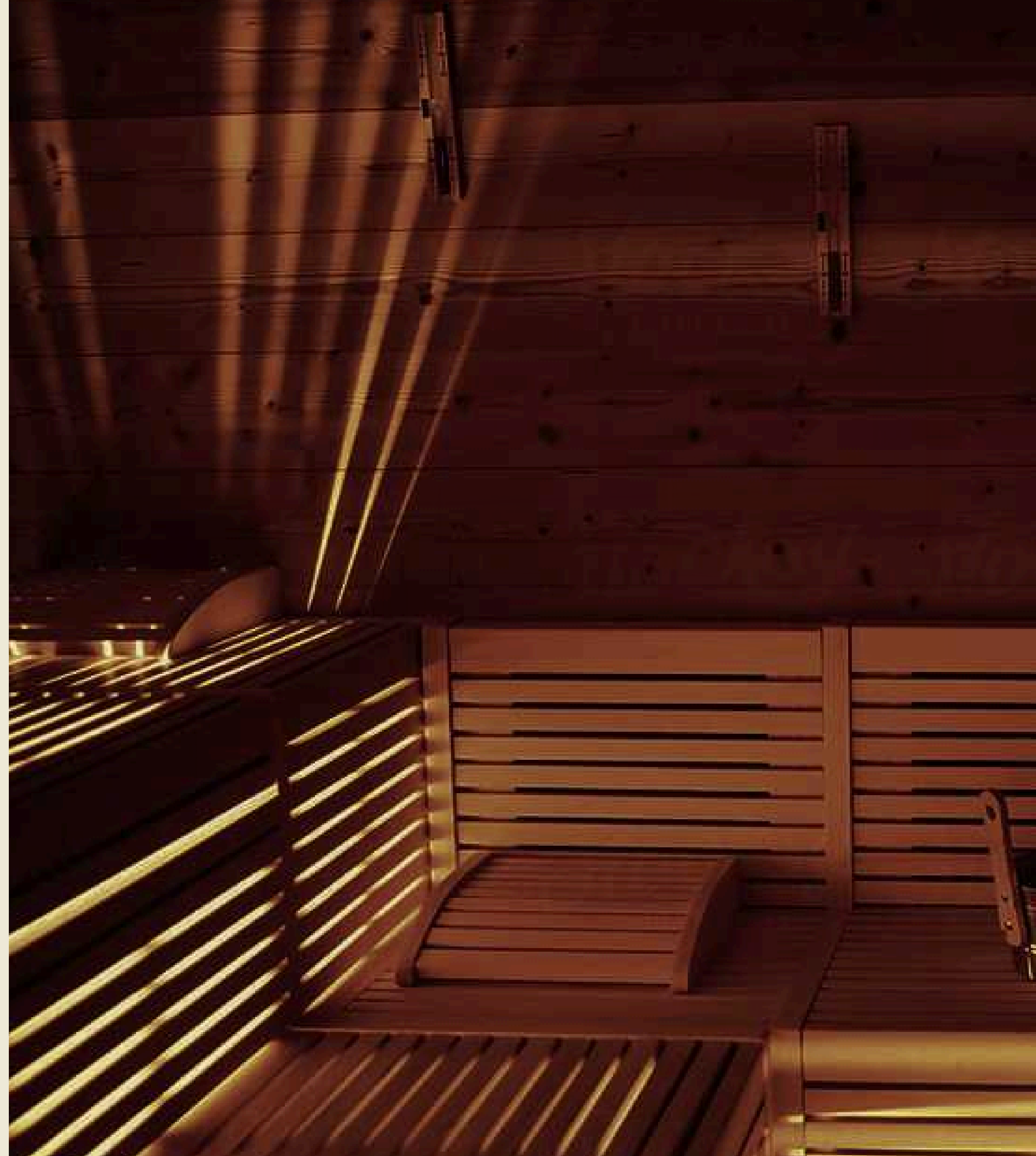
R E C H A R G E

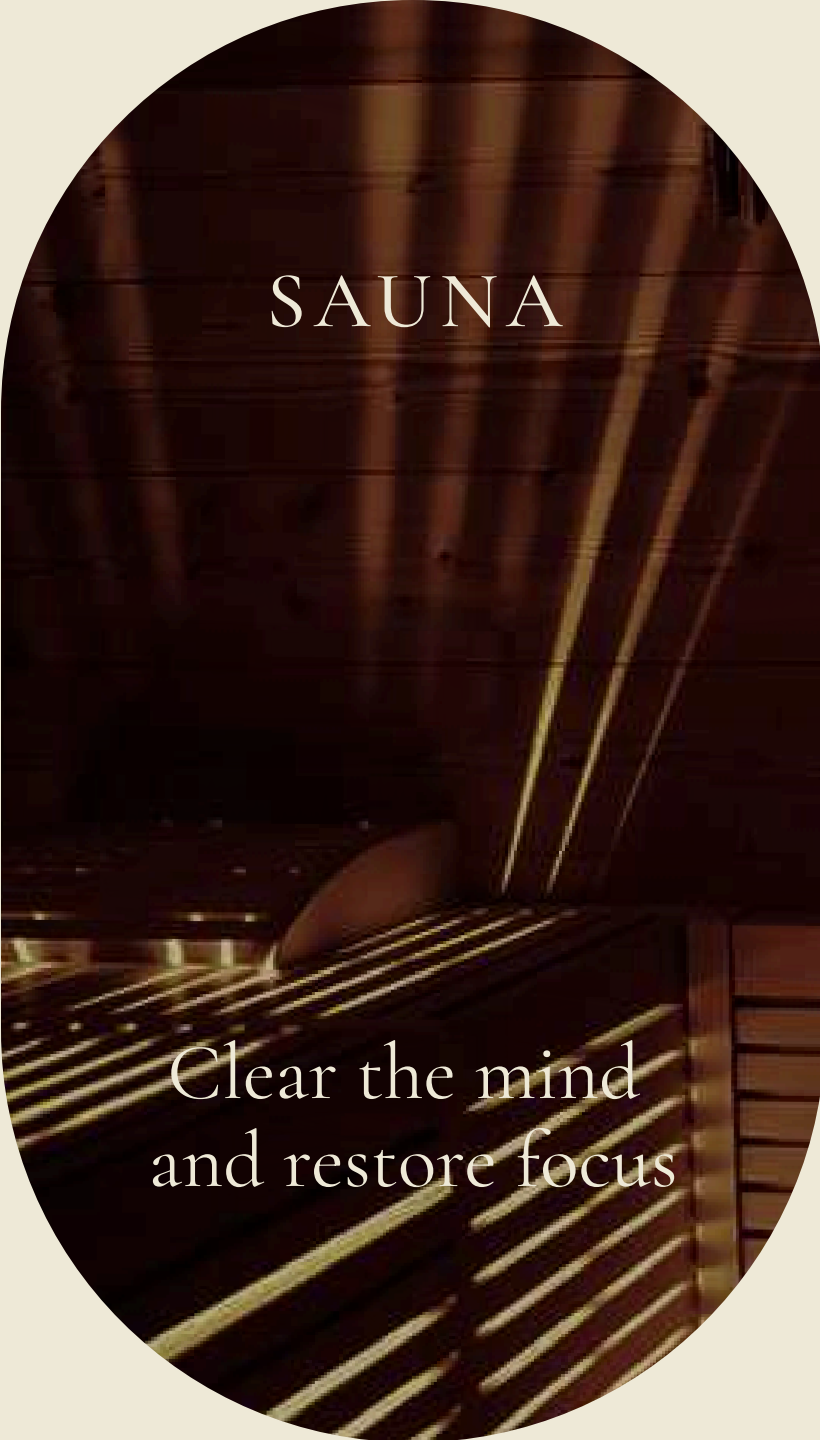


WELLBEING
AND RENEWAL

FROM MORNING MOVEMENT TO MIDDAY RESTORATION

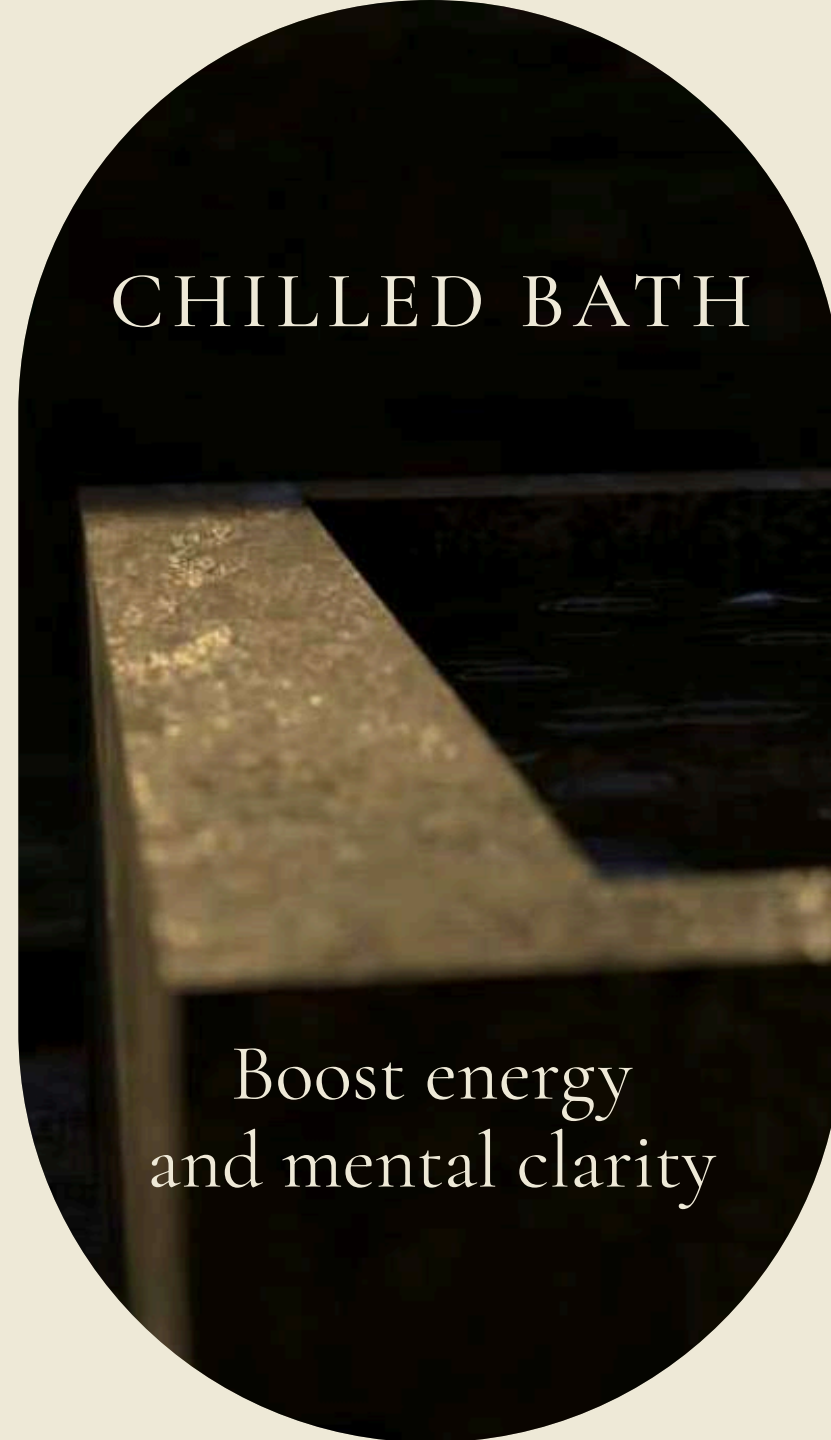
Spaces for considered wellbeing.
Where sauna heat, cold immersion and
mindful training work in quiet balance.
Restoring mind and body.





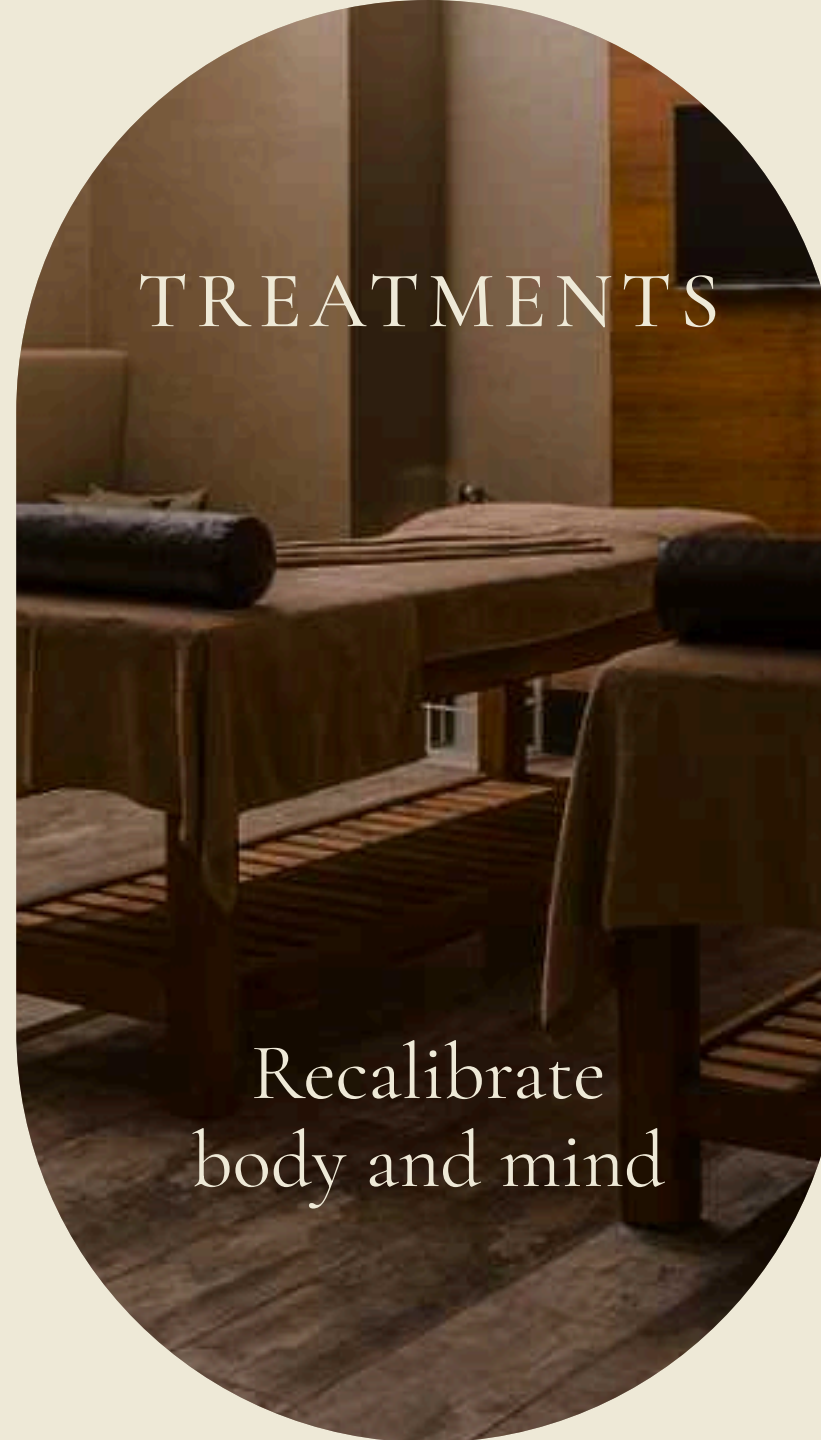
SAUNA

Clear the mind
and restore focus



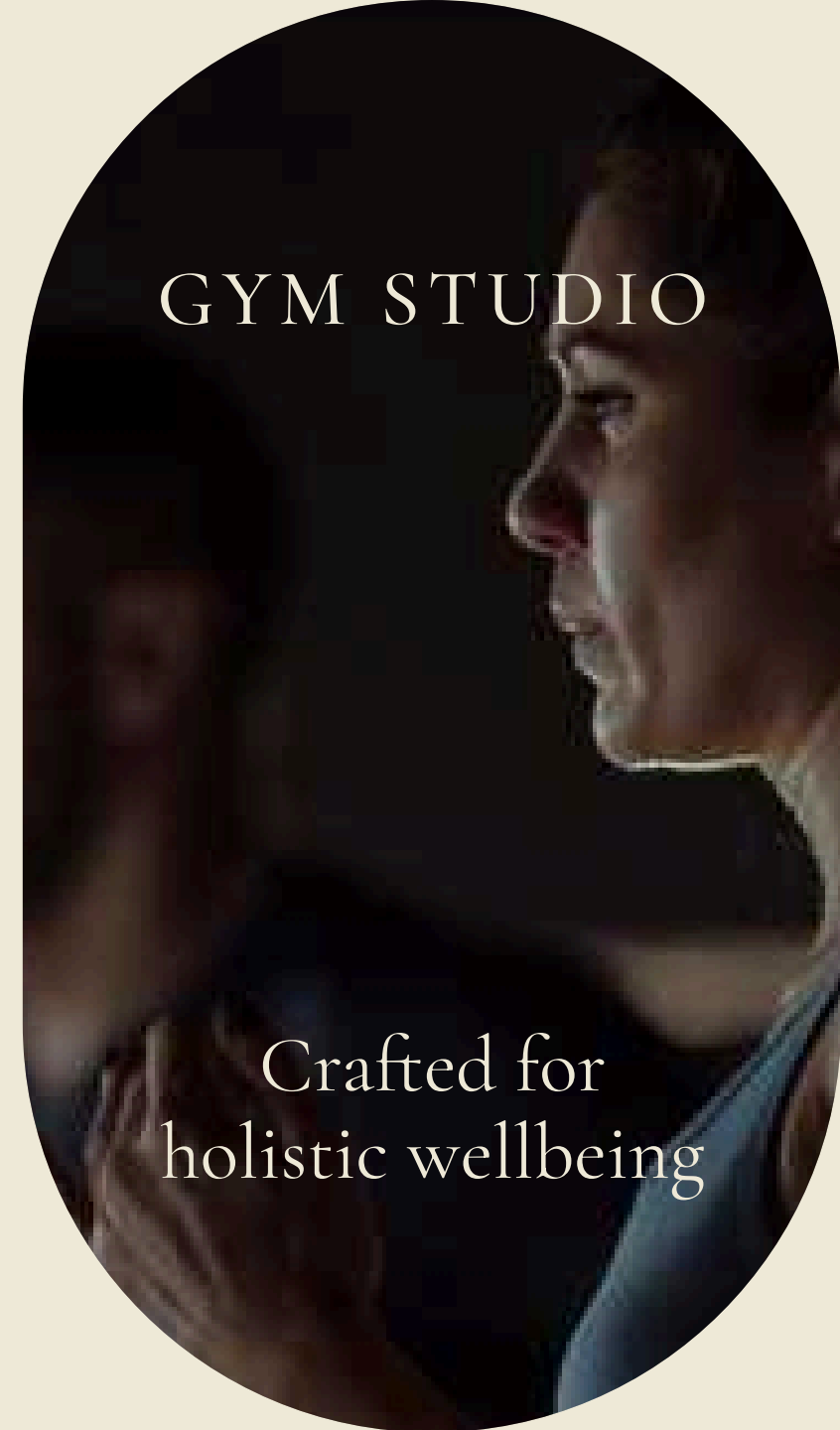
CHILLED BATH

Boost energy
and mental clarity



TREATMENTS

Recalibrate
body and mind



GYM STUDIO

Crafted for
holistic wellbeing

COMMUNAL GYM



A
COMMUNAL
TENANT LOUNGE
DESIGNED FOR
HOSTING, EXTENDING
ON TO A TERRACE
SUSPENDED ABOVE
MAYFAIR.



RECHARGE
AND INSPIRE

MOMENTS
OF
PERSPECTIVE

A rare outlook across Mayfair,
Green Park and London beyond,
from the four terraces.

END
OF TRIP



03
LUXURY
SHOWER
FACILITIES
REVIVE

01
PRIVATE
CYCLE
STORE
ARRIVE



02
PREMIUM
CHANGING
ROOMS
RESET



04
SECURE
STORAGE
LOCKERS
PREPARE

05
COMPLIMENTARY
TOWEL
SERVICE
REFINED

M A Y F A I R

03

THE LOCATION

M A Y F A I R



OUR
PREMIUM FITTED
WORKSPACES ARE
SURROUNDED BY
PRIVATE MEMBERS'
CLUBS, GALLERIES,
HOTELS, AND
EXCEPTIONAL
RESTAURANTS.





WORLD-CLASS HOTELS
ONLY STEPS AWAY

PARK LANE

FOUR SEASONS

1 MIN

HOME TO NOBU

COMO METROPOLITAN

1 MIN

NEW LAUNCH

CAMBRIDGE HOUSE

2 MIN

INDOOR POOL

THE PENINSULA

2 MIN

ICONIC

THE DORCHESTER

4 MIN

CRAVING TO COURSE
ONLY STEPS AWAY

LUNCH

LABOMBE

1 MIN

DINNER

NOBU

1 MIN

DINNER

HIDE

5 MIN

LUNCH

PARCAFÉ

4 MIN

DRINKS

NOBLE ROT MAYFAIR

3 MIN



SURROUNDED
BY NATURE,
MOMENTS FROM
HYDE PARK
AND GREEN PARK.





EXCLUSIVE MEMBERS' CLUBS
ONLY STEPS AWAY

GAMING

LES AMBASSADEURS CLUB

2 MIN

DISCREET

5 HERTFORD STREET

5 MIN

SOHO HOUSE

LITTLE HOUSE

7 MIN

HERITAGE

MARK'S CLUB

10 MIN

OPULANT

ANNABEL'S

11 MIN

ACCESS THE BEST
OF MAYFAIR

MEMBERS' CLUBS

- 01

5 HERTFORD STREET
- 02

LES AMBASSADEURS CLUB
- 03

LITTLE HOUSE
- 04

MARK'S CLUB
- 05

ANNABEL'S

RESTAURANTS

- 06

NOBU OLD PARK LANE
- 07

HIDE
- 08

NOBLE ROT MAYFAIR
- 09

LABOMBE
- 10

KITTY FISHER'S
- 11

FERDI
- 12

EL PIRATA

HOTELS

- 13

FOUR SEASONS
- 14

COMO METROPOLITAN
- 15

THE ATHENAEUM
- 16

THE LANESBOROUGH
- 17

THE DORCHESTER
- 18

THE PENINSULA
- 19

CAMBRIDGE HOUSE
- 20

SHERATON GRAND PARK LANE





A MAYFAIR
ADDRESS

ARRIVE WITH EASE

A mere stroll through Mayfair connects you to Hyde Park Corner and Green Park Underground stations, and nearby Bond Street offers seamless access to the high-speed Elizabeth Line.





LONDON
AND
BEYOND

12 MINS
VICTORIA

16 MINS
WATERLOO
PADDINGTON

19 MINS
LONDON
BRIDGE
KING'S CROSS
ST PANCRAS

28 MINS
BANK
LIVERPOOL
STREET

40 MINS
HEATHROW
AIRPORT

50 MINS
GATWICK
AIRPORT
LONDON CITY
AIRPORT

CRAFTED

04

SPACE PLANS

CRAFTED





FLOOR	OFFICE SQ FT	TERRACE SQ FT	SPECIFICATION	AMENITIES
EIGHTH	2,390	575	CAT A+ PRIVATE TERRACE	COMMUNAL LOUNGE & TERRACE
SEVENTH	4,824	538	CAT A 2 X PRIVATE TERRACES	
SIXTH	6,178		CAT A+	
FIFTH	6,463		CAT A+	
FOURTH	6,479		CAT A+	
THIRD	6,535		CAT A+	
SECOND	6,513		CAT A+	
FIRST	6,488		CAT A+	
GROUND	1,896	990	CAT A+ PRIVATE COURTYARD	RECEPTION
	4,059		PRIVATE ENTRANCE AND INTERCONNECTING STAIRCASE	
LOWER GROUND				SPA & GYM END OF TRIP
TOTAL	51,825	2,103		

LOWER GROUND

AMENITY



1
TREATMENT
ROOM

38
LOCKERS

1
SAUNA

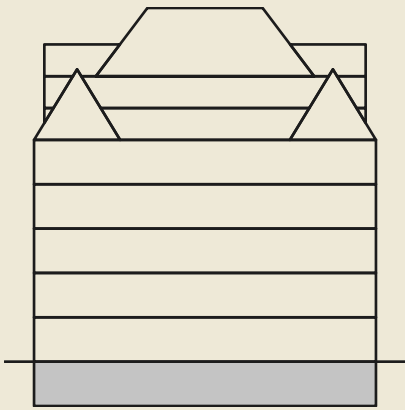
2
CHANGING
ROOMS

1
FULLY
EQUIPPED GYM

6
SHOWERS

1
CHILL BATH

25
CYCLE
SPACES



GRANTHAM PLACE



OLD PARK LANE

GROUND

1,896 SQ FT



1
PRIVATE RECEPTION
& SEATING

1
PRIVATE
COURTYARD

2
FOCUS ROOMS

12
WORK STATIONS

1 X
14 PERSON
BOARDROOM

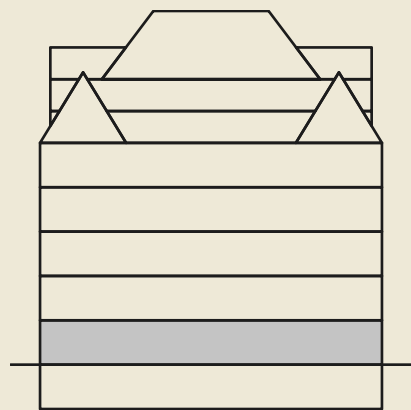
1 X
8 PERSON
BOARDROOM

INBUILT KITCHEN
& BREAKOUT SPACE

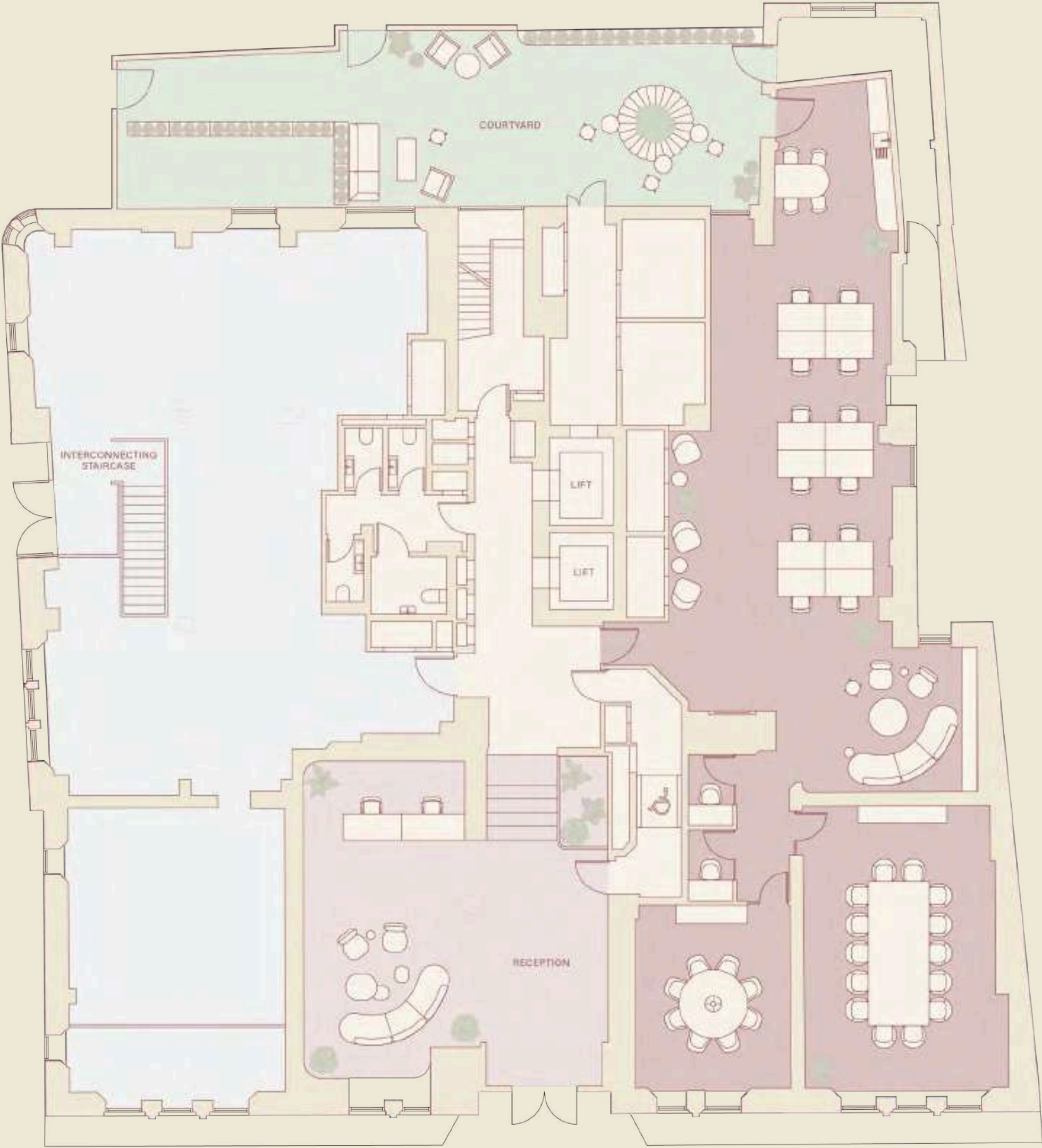
HARD WOOD
FLOORING

BESPOKE
JOINERY

SIT-STAND DESK
PROVISION



GRANTHAM PLACE



OLD PARK LANE

GROUND & LOWER GROUND

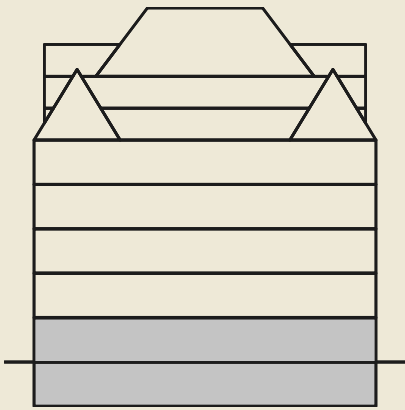
SELF CONTAINED OFFICE — 4,059 SQ FT

INTERCONNECTING
STAIRCASE

FEATURE DOUBLE
HEIGHT LIGHTWELL

DUAL ENTRANCE
OPTIONS

TRIPLE ASPECT



GROUND

2,014 SQ FT

LOWER GROUND

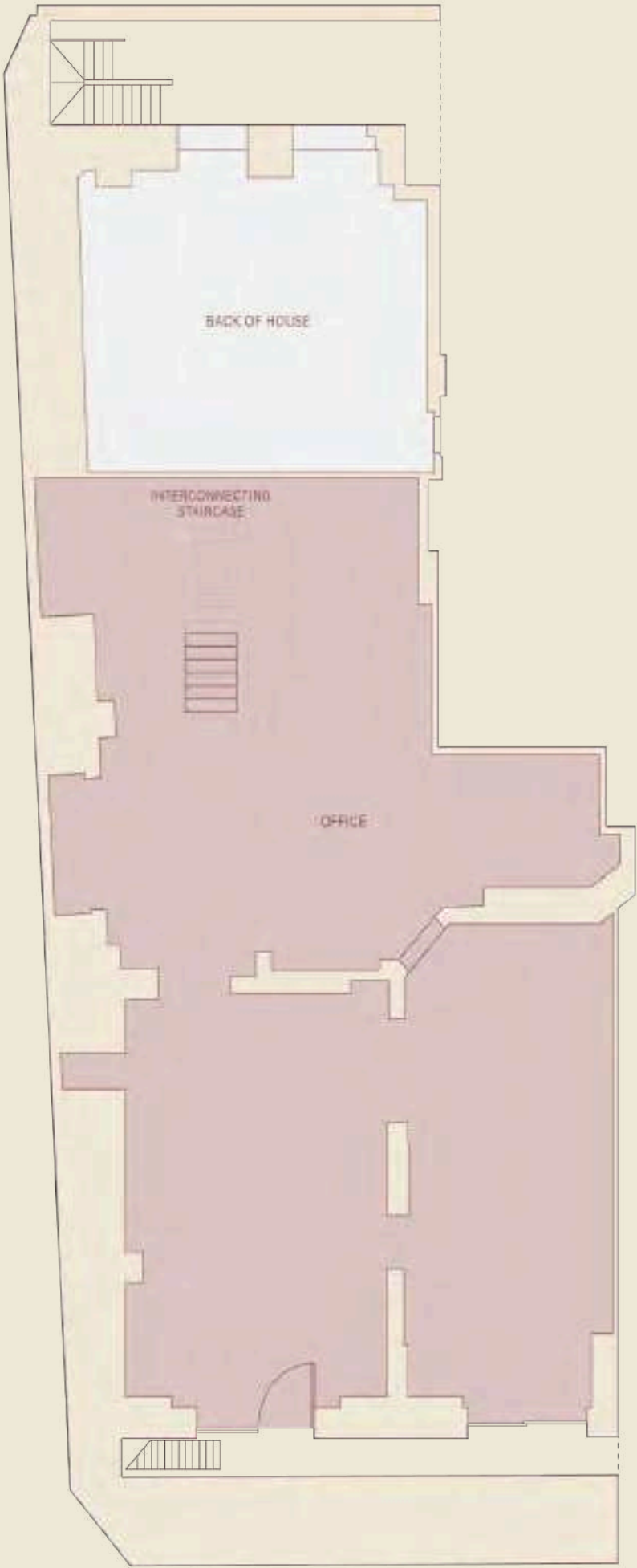
2,045 SQ FT



GRANTHAM PLACE



GRANTHAM PLACE



OLD PARK LANE

FIRST FLOOR

6,488 SQ FT

- 1

RECEPTION
& SEATING
- 1

MEETING
LOUNGE
- 1 X

8 PERSON
MEETING ROOM
- 56

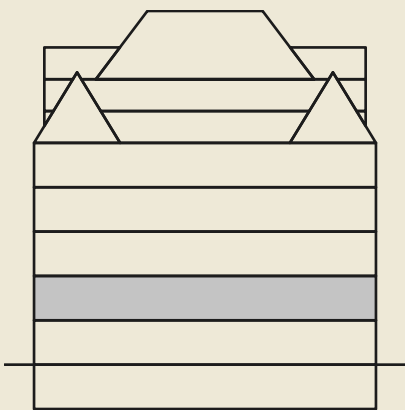
WORK STATIONS
- INBUILT KITCHEN
& BREAKOUT SPACE
- BESPOKE
JOINERY
- 1 X

12 PERSON
MEETING ROOM
- 1 X

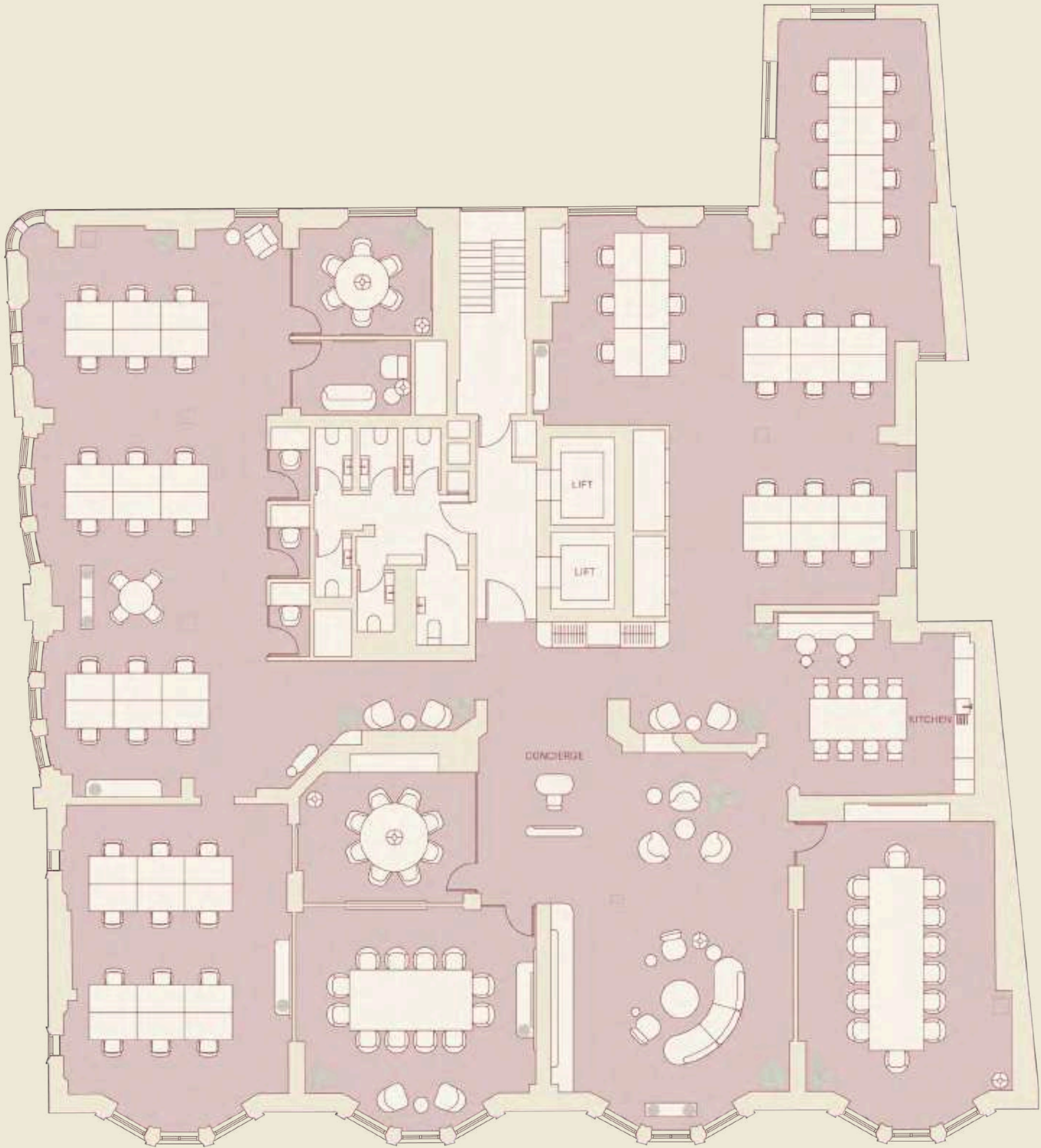
6 PERSON
MEETING ROOM
- 1 X

14 PERSON
BOARDROOM
- 3

FOCUS ROOMS
- HARD WOOD
FLOORING
- SIT-STAND DESK
PROVISION



GRANTHAM PLACE



OLD PARK LANE



SECOND FLOOR

6,513 SQ FT



- 1

RECEPTION
& SEATING
- 1

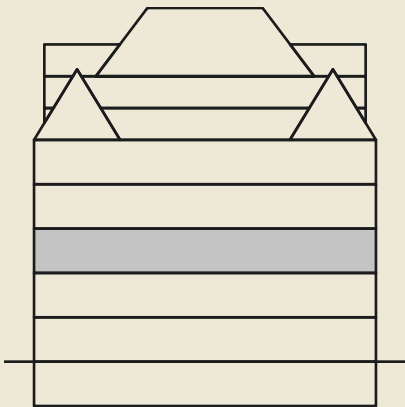
MEETING
LOUNGE
- 52

WORK STATIONS
- INBUILT KITCHEN
& BREAKOUT SPACE
- BESPOKE
JOINERY
- 2 X

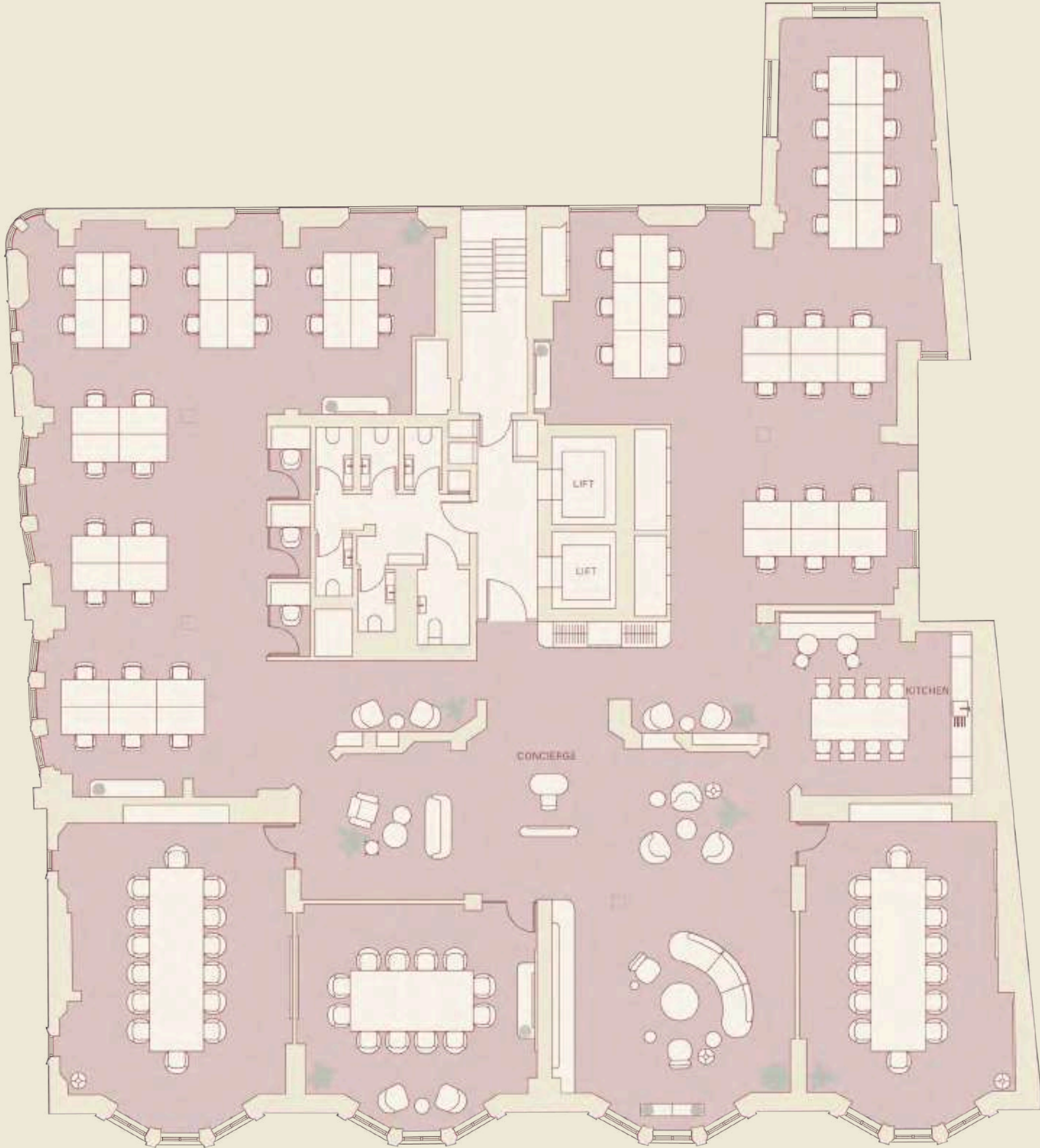
14 PERSON
BOARDROOM
- 1 X

12 PERSON
MEETING ROOM
- 3

FOCUS ROOMS
- HARD WOOD
FLOORING
- SIT-STAND DESK
PROVISION



GRANTHAM PLACE



OLD PARK LANE

THIRD FLOOR

6,535 SQ FT



- 1

RECEPTION
& SEATING
- 1

MEETING
LOUNGE
- 1 X

14 PERSON
BOARDROOM
- 50

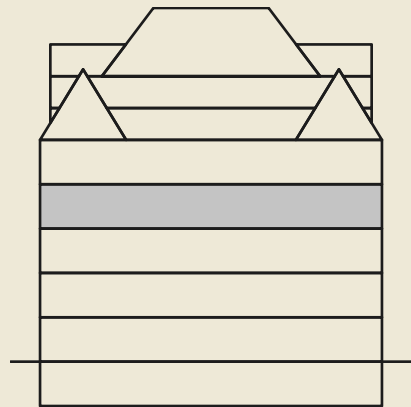
WORK STATIONS
- INBUILT KITCHEN
& BREAKOUT SPACE
- BESPOKE
JOINERY
- 1 X

12 PERSON
MEETING ROOM
- 1 X

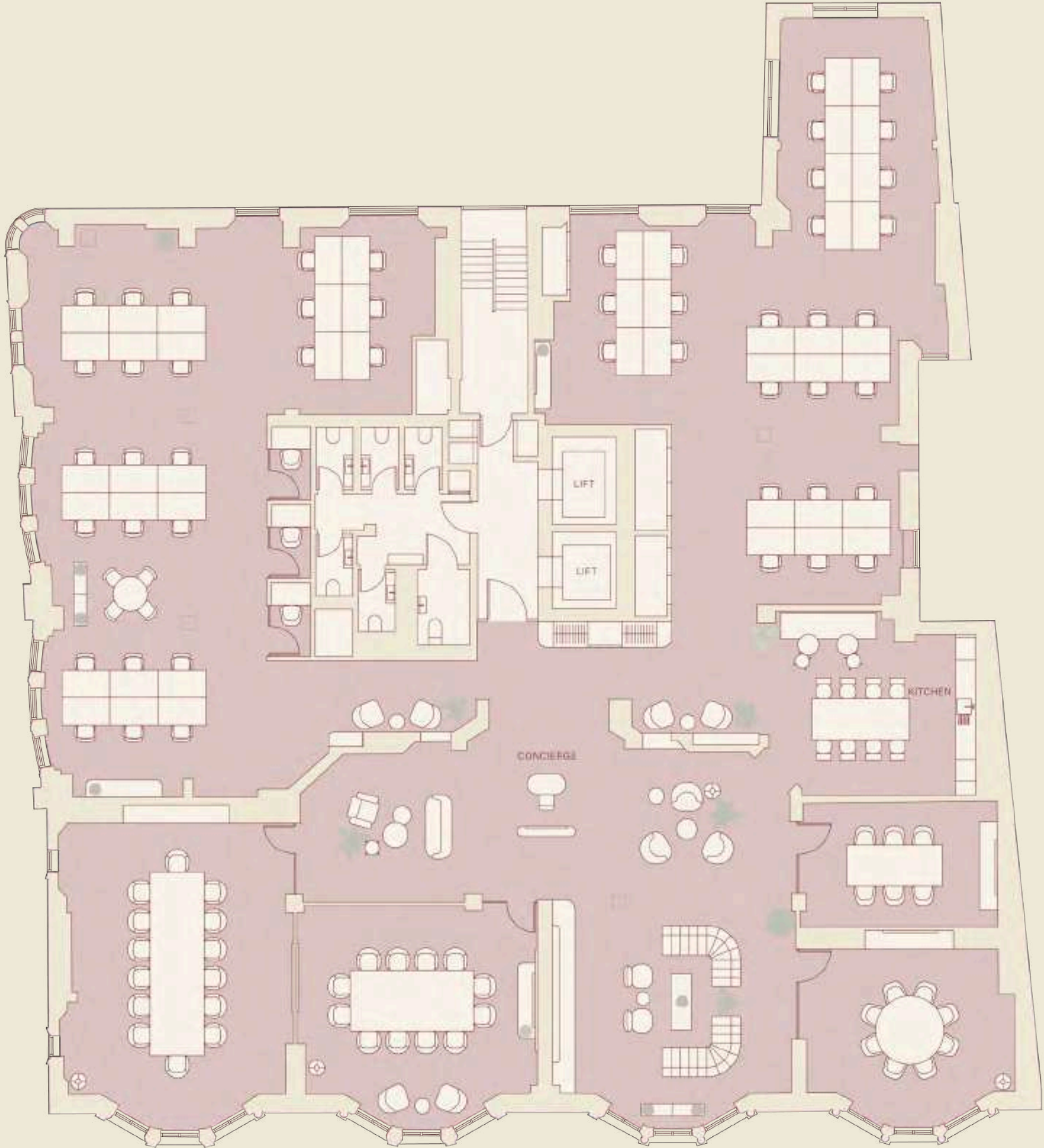
8 PERSON
MEETING ROOM
- 1 X

6 PERSON
MEETING ROOM
- 3

FOCUS ROOMS
- HARD WOOD
FLOORING
- SIT-STAND DESK
PROVISION



GRANTHAM PLACE



OLD PARK LANE

FOURTH FLOOR

6,479 SQ FT

- 1

RECEPTION
& SEATING
- 1

MEETING
LOUNGE
- 1

INBUILT KITCHEN
& BREAKOUT SPACE
- 50

WORK STATIONS
- 1 X

14 PERSON
BOARDROOM
- HARD WOOD
FLOORING
- SIT-STAND DESK
PROVISION
- 1 X

12 PERSON
MEETING ROOM
- 1 X

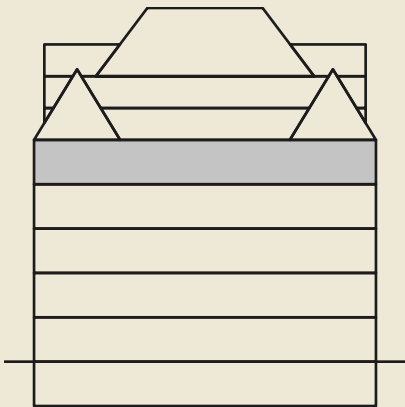
8 PERSON
MEETING ROOM
- 1 X

6 PERSON
MEETING ROOM
- 2

FOCUS ROOMS
- 1 X

2 PERSON
MEETING ROOM

BESPOKE
JOINERY



GRANTHAM PLACE



OLD PARK LANE



FIFTH FLOOR

6,463 SQ FT

- 1

RECEPTION
& SEATING
- 1

MEETING
LOUNGE
- 1 X

14 PERSON
BOARDROOM
- 56

WORK STATIONS
- 2

FOCUS ROOMS
- INBUILT KITCHEN
& BREAKOUT SPACE
- SIT-STAND DESK
PROVISION
- 1 X

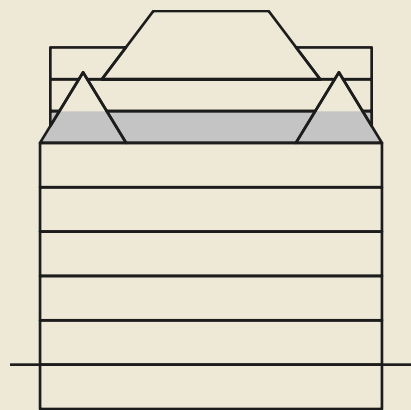
12 PERSON
MEETING ROOM
- 1 X

8 PERSON
MEETING ROOM
- 1 X

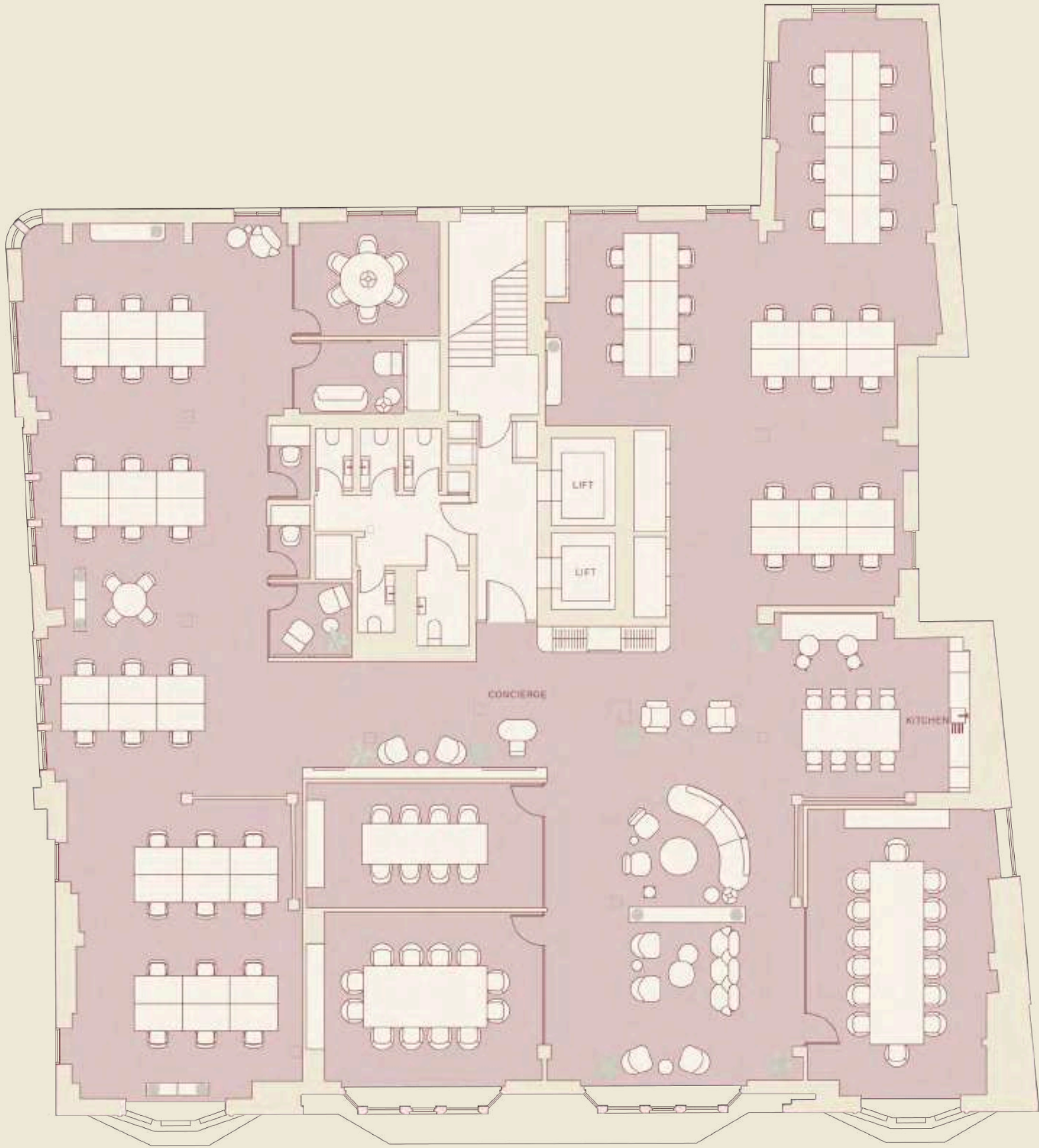
6 PERSON
MEETING ROOM
- 1

INFORMAL MEETING
- 1 X

2 PERSON
MEETING ROOM
- HARD WOOD
FLOORING
- BESPOKE JOINERY



GRANTHAM PLACE



OLD PARK LANE



SIXTH FLOOR

6,178 SQ FT

- 1

RECEPTION
& SEATING
- 1

MEETING
LOUNGE
- 1

INBUILT KITCHEN
& BREAKOUT SPACE
- 50

WORK STATIONS
- 1 X

12 PERSON
BOARDROOM
- HARD WOOD
FLOORING
- SIT-STAND DESK
PROVISION
- 1 X

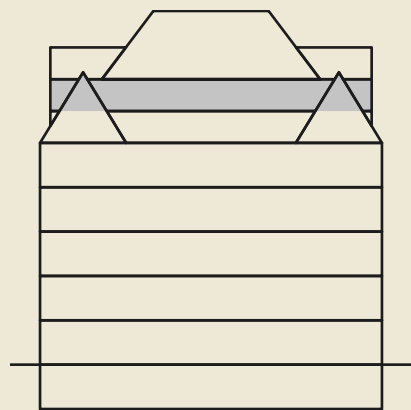
10 PERSON
MEETING ROOM
- 2 X

6 PERSON
MEETING ROOM
- 1

INFORMAL
MEETING ROOM
- 2

FOCUS ROOMS
- 1 X

2 PERSON
MEETING ROOM
- BESPOKE
JOINERY



GRANTHAM PLACE



OLD PARK LANE



SEVENTH FLOOR

4,824 SQ FT

2
PRIVATE
TERRACES

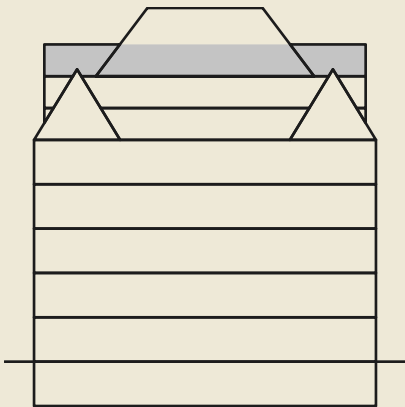
FLEXIBLE CAT A
SPECIFICATION

AIR-CONDITIONING

2 X
10 PERSON
MEETING ROOM

SUSPENDED
CEILING

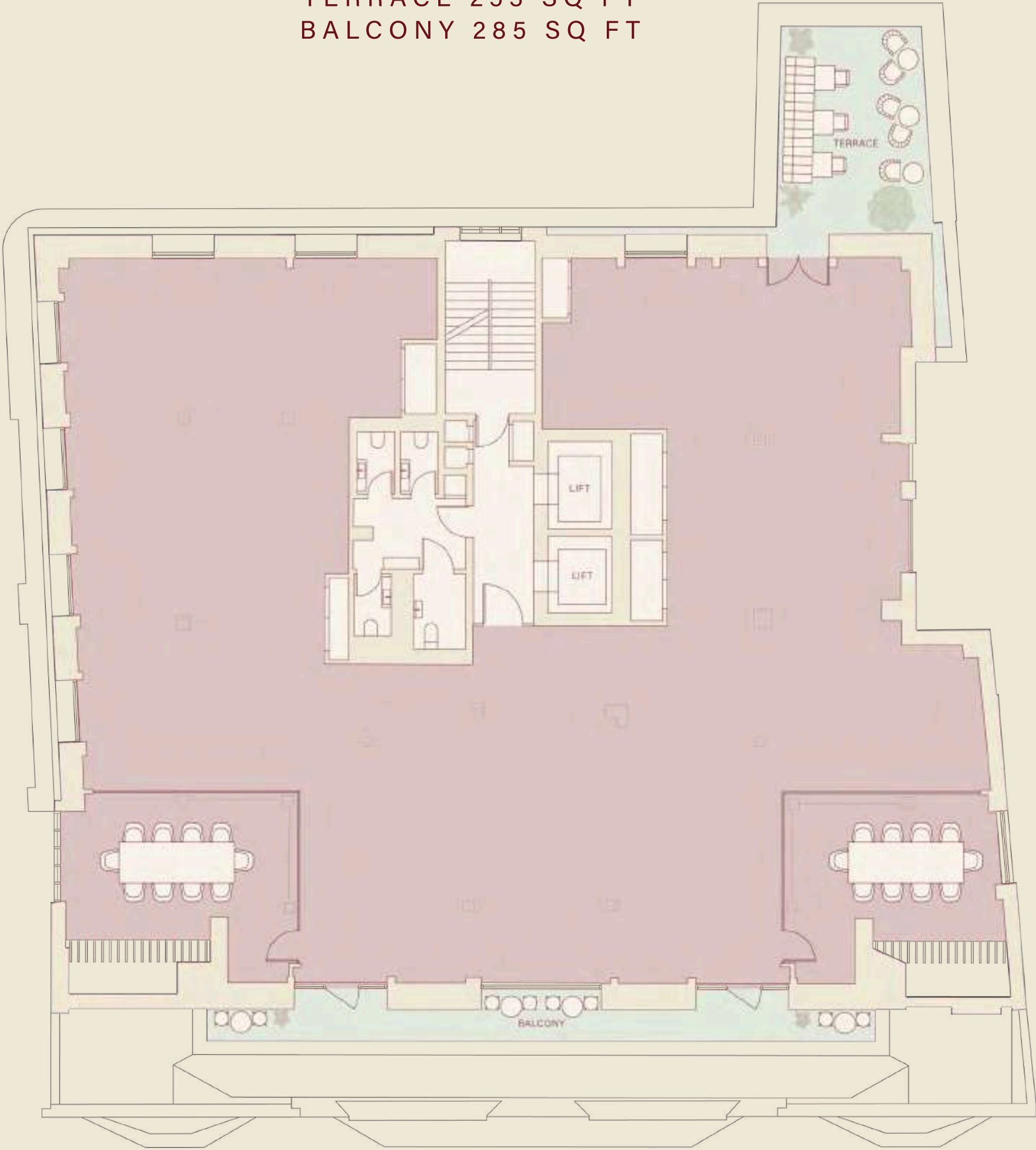
RAISED FLOOR



TERRACE 253 SQ FT
BALCONY 285 SQ FT



GRANTHAM PLACE



OLD PARK LANE

EIGHTH FLOOR

2,390 SQ FT

- 1

RECEPTION
AND SEATING
- 1

MEETING
LOUNGE
- 1

INBUILT KITCHEN
& BREAKOUT SPACE
- 18

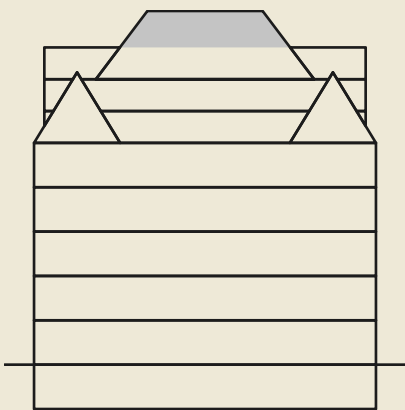
WORK STATIONS
- HARDWOOD
FLOORING
- SIT-STAND DESK
PROVISION
- 1 X

10 PERSON
BOARDROOM
- 1 X

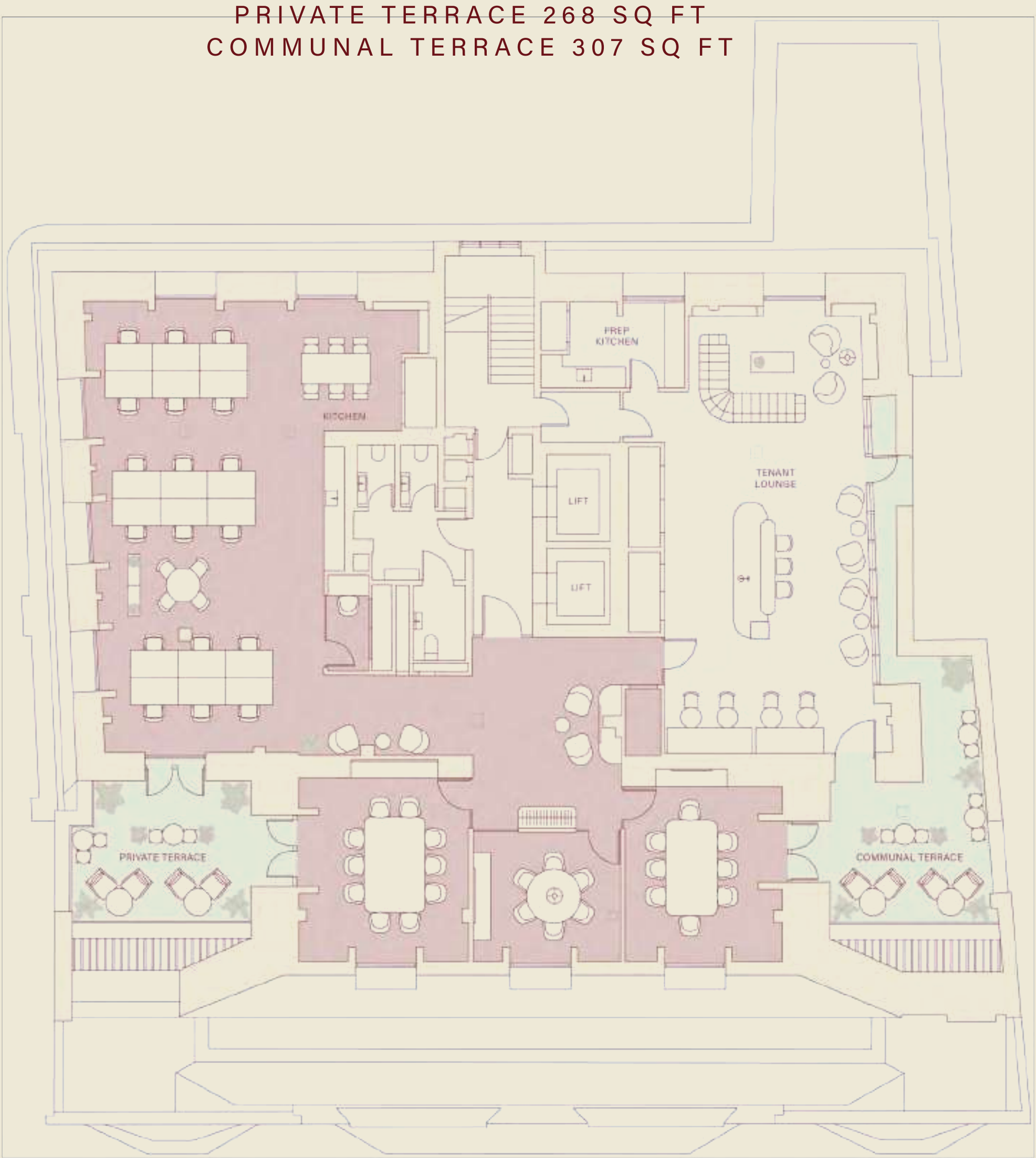
8 PERSON
MEETING ROOM
- 1 X

6 PERSON
MEETING ROOM
- 1

PRIVATE TERRACE
- BESPOKE
JOINERY



GRANTHAM PLACE



PRIVATE TERRACE 268 SQ FT
COMMUNAL TERRACE 307 SQ FT

OLD PARK LANE

EIGHTH FLOOR
AMENITY

- 1

PREP KITCHEN
- 1

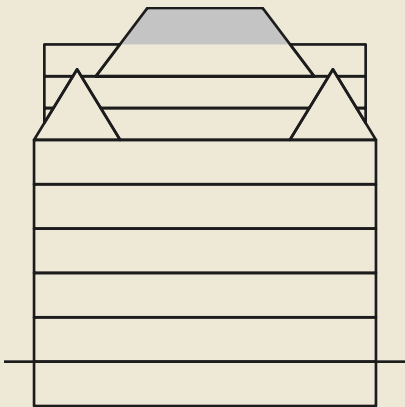
BESPOKE ISLAND BAR
- 1

SOFT SEATING & LOUNGE SPACE
- 1

PRIVATE EVENT SPACE
- 1

COMMUNAL TERRACE
- 1

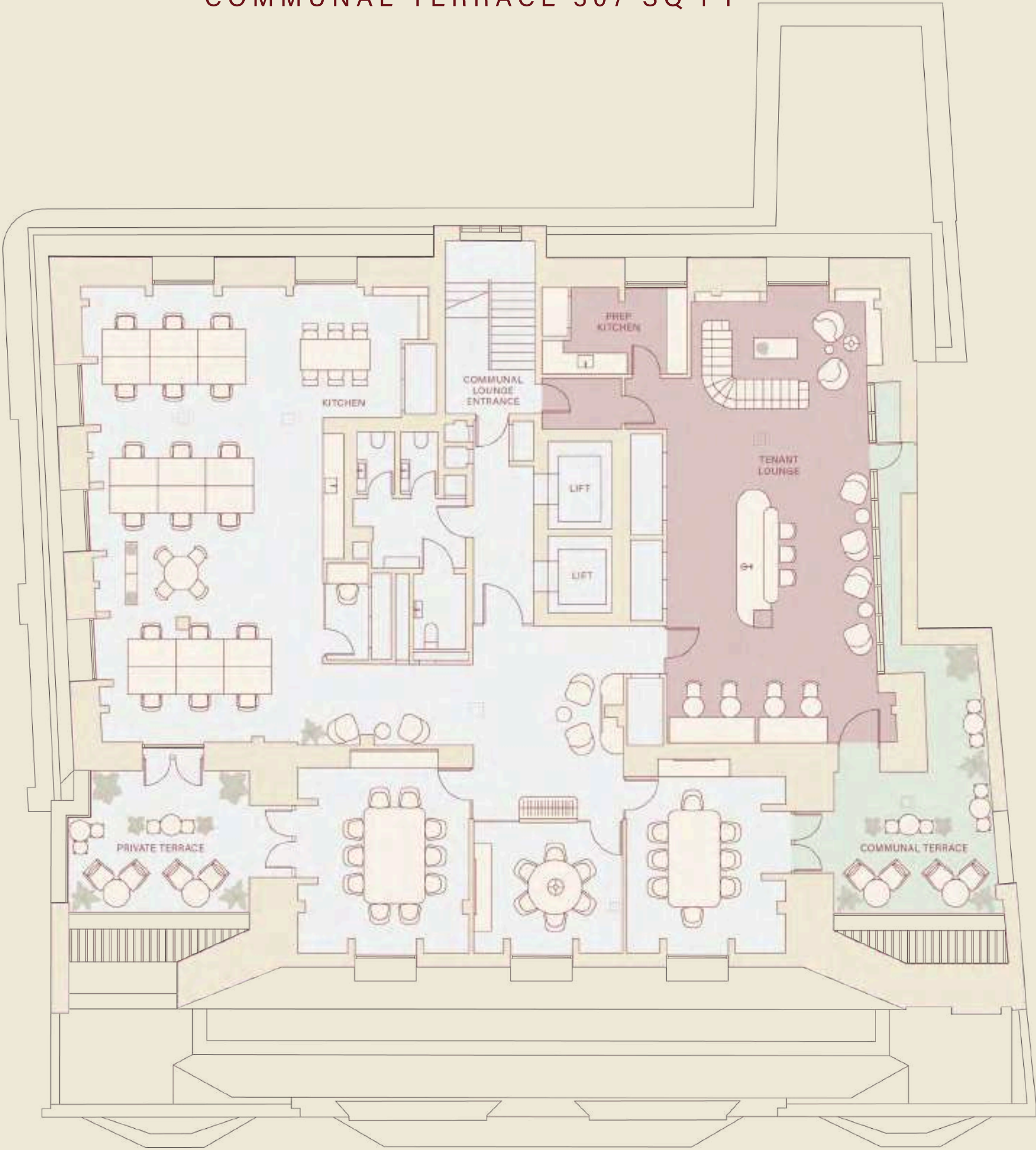
PANORAMIC LONDON VIEWS



COMMUNAL TERRACE 307 SQ FT



GRANTHAM PLACE



OLD PARK LANE

VIEW FROM THE 8TH FLOOR
COMMUNAL TERRACE



BUILDING
SPECIFICATION

MEP - MAIN BUILDING

- VRF simultaneous space heating & cooling to floors ground south to 8th floor.
- Centralised mechanical ventilation with heat recovery (MVHR) fresh air system.
- Li coverage fire alarm system.
- LED lighting throughout with lighting control system.
- CCTV and access control.
- 2 x 12 person passenger lifts serving all floors, speed 2.5 m/s.
- Dedicated basement landlords existing WC and shower extract fan system.
- Smoke ventilation.
- Full MVHR to new gym and basement fitness areas.
- Tridium BMS serving all HVAC controls.
- Tenant areas sub-metered for energy use.
- Electric point of use water heaters.

AMENITY SPACE

- Best-in-class end-of-journey facilities including changing rooms, showers, lockers and bicycle maintenance facilities.
- 22 cycle storage spaces.
- 6 Nr showers, 1 Nr accessible shower and 38 Nr lockers.
- Spa facilities including chilled bath, infrared sauna, shower and change cubical.

- Large reception area with bespoke finishes throughout, soft seating and concierge.
- Multi purpose treatment room.
- State of the art gym facility equipped with cardio machines including rowing, treadmill and bike machines, stretching area, skimo machine, cable cross over, free weights including dumbbell, smith machine and olympic half rack.
- 8th floor communal lounge with panoramic views, soft seating and bespoke island bar with integrated coffee tap wine chiller and dishwasher.
- 8th floor prep kitchen equipped with a fridge, freezer, wine chiller, microwave, instant boiling water and prep space.
- 8th floor communal terrace with soft seating.

OFFICE FLOORS

- Premium fitted office suites with bespoke furniture specification throughout.
- Ceiling heights from 2.6m.
- Occupancy ratios between 1:10 and 1:12.
- Sit-stand desking provided within each suite, GF South: x 4, 1st x 18, 2nd-6th: x 12, 8th x 6.
- Executive boardrooms and client suites furnished to a premium specification.
- High-quality engineered timber flooring within principal client-facing areas.
- Bespoke high-quality joinery throughout.

- Premium integrated appliances within all kitchen areas including; ziptap, dual grinder and steaming coffee tap, fridge/freezer, wine chiller, integrated microwave and dishwasher.
- High-performance acoustic glazing and slab-to-slab partitioning. 53db rw acoustic rated partitions, acoustic laminated glazing - 39db.
- Raised access floors beneath carpeted working areas, allowing flexibility and ease of future adaptation.
- Dedicated concierge point and occupier signage zone to each floor.
- On-floor WC facilities.
- Teapoint / breakout facilities with drainage, hot & cold water services and leak detection.
- New underfloor LV power and ELV data wiring with flush electrical outlet boxes and wall mounted electrical outlets.
- Flood wired CAT 6A data cabling.
- Self Contained Ground and Lower Ground in whitebox, shell condition.
- DDA-compliant WC provision on every floor.
- 2 x private terraces on 7th floor.
- 1 x private terrace on 8th floor.
- 1 x communal terrace on 8th floor.
- Private courtyard on Ground floor south.

SUSTAINABILITY PROVISIONS

- Targeting BREEAM EXCELLENT.
- Targeting EPC A.
- All electric sustainability provision.

C O N C I O U S

05

SUSTAINABILITY INITIATIVES

S O C I O N O C



A

TARGETING
EPC A
RATING

CONSCIOUS

BREEAM

TARGETING
BREEAM
EXCELLENT

BALANCE



FULLY
ELECTRIC
BUILDING

FUTURE

E X C E L L E N C E

06

THE TEAM

E X C E L L E N C E



PROJECT
TEAM

DEVELOPERS

Oval Svp

JOINT AGENTS

E i A
REAL ESTATE

RX
LONDON

INTERIOR ARCHITECTS

kin





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