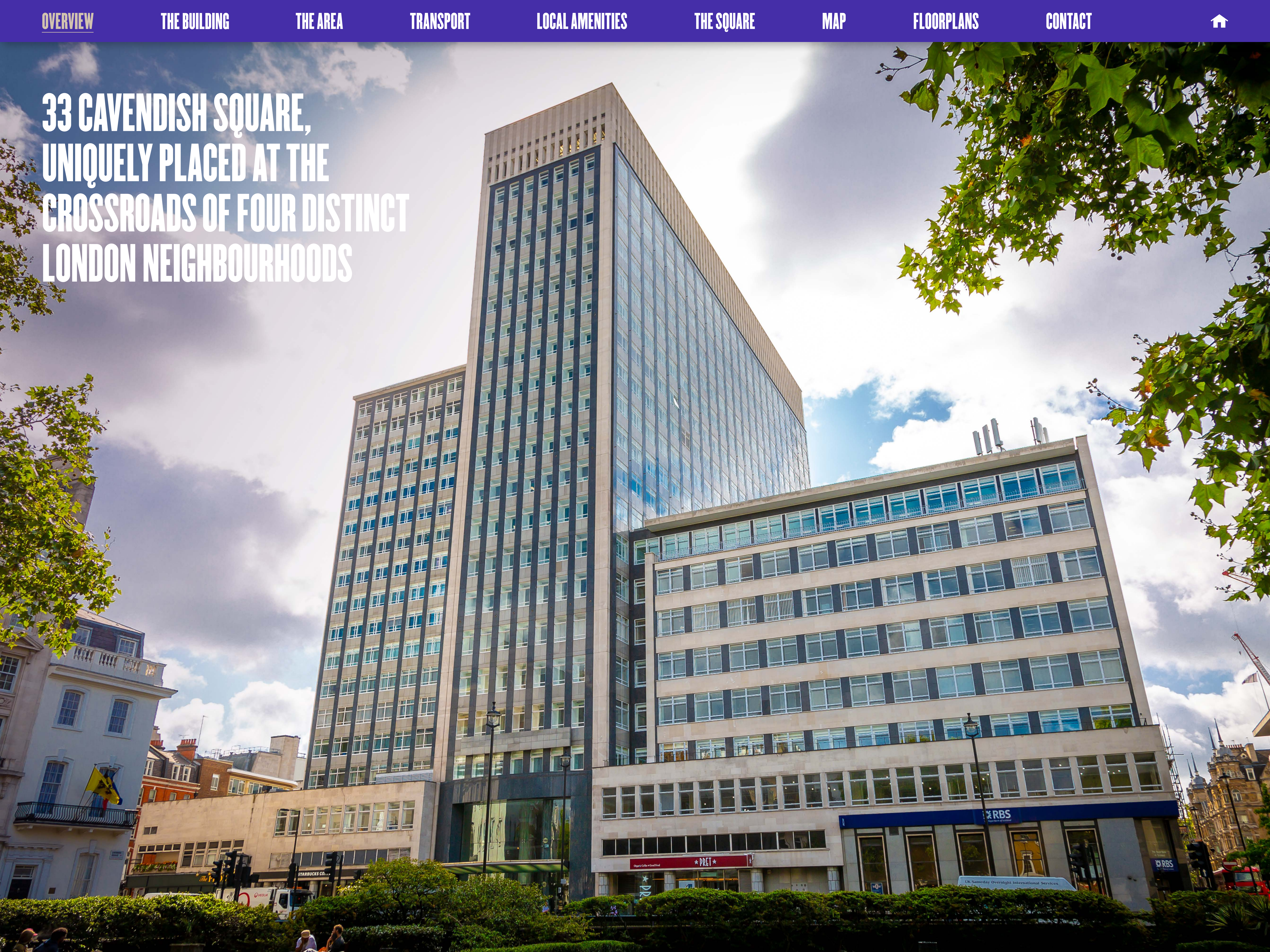
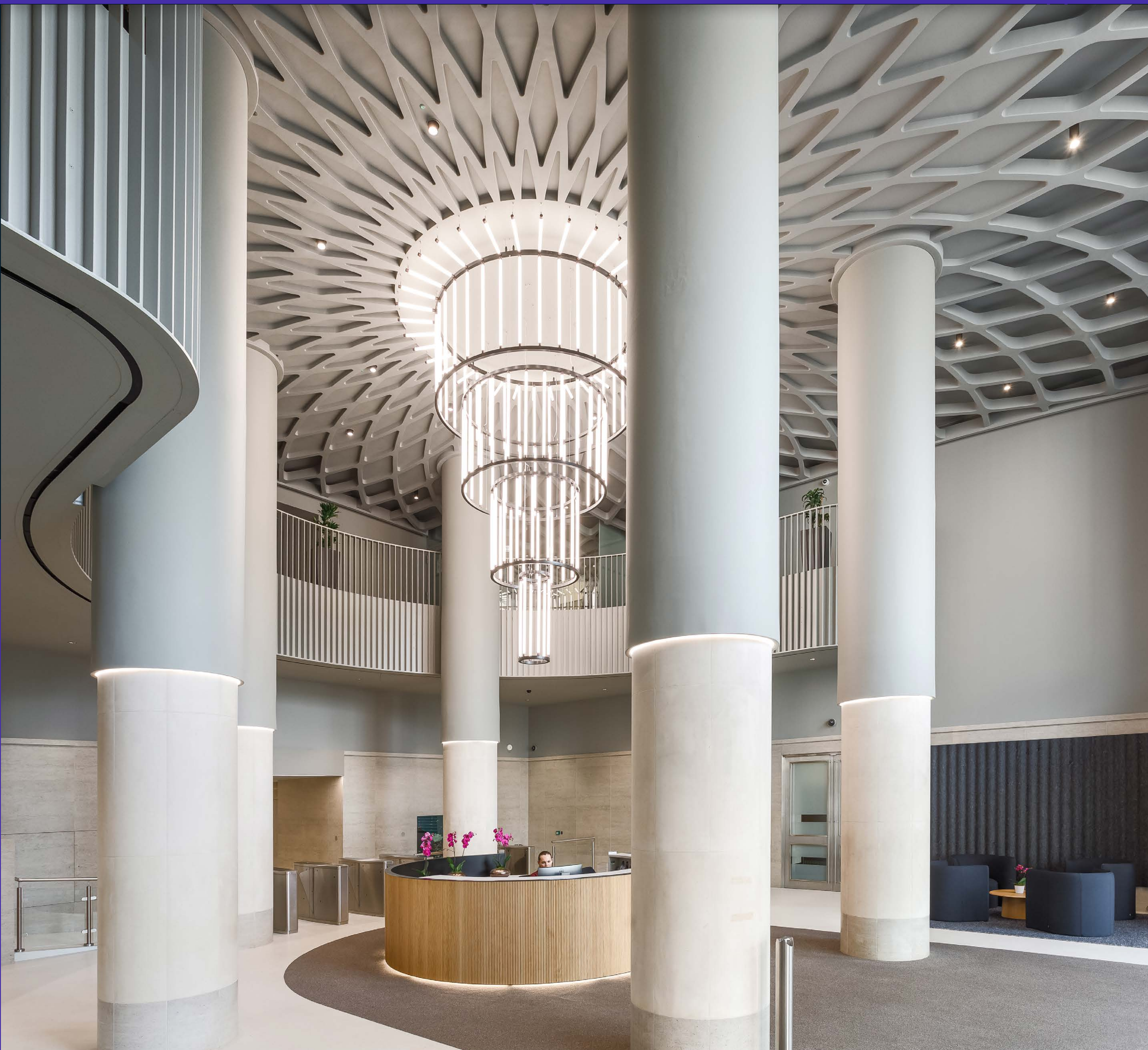


33 CAVENDISH SQUARE

33 CAVENDISH SQUARE, UNIQUELY PLACED AT THE CROSSROADS OF FOUR DISTINCT LONDON NEIGHBOURHOODS







IT'S NOT
JUST AN OFFICE,
IT'S AN ADDRESS



1. Double-height, manned reception with stunning stucco ceiling detailing
2. 33 Cavendish Square offers panoramic views across the city

IT'S A SQUARE AT THE CENTRE

33 Cavendish Square overlooks one of London's finest Georgian squares and offers a range of flexible office space that is available to let over the upper floors.

The landmark building has unrivalled views across the city and has extensive transport links to key underground and rail stations, including the Elizabeth Line.





BREATHTAKING VIEWS ACROSS LONDON

The building is the tallest in the area at nearly 70m and offers some of the best views in west London. Businesses will be exceptionally well placed for transport links, attracting elite talent and connecting companies with national and international opportunities. Its proximity to high-end local amenities offers employees a myriad of perks and access to facilities that support a healthy work-life balance.

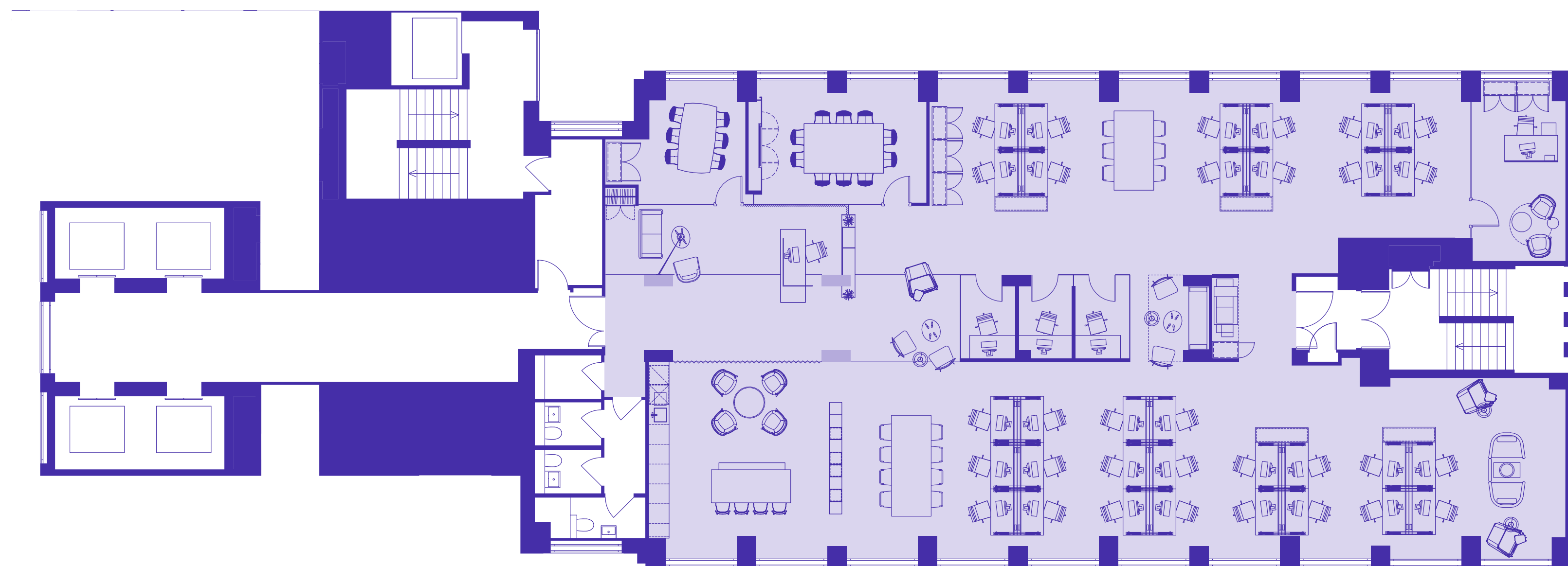
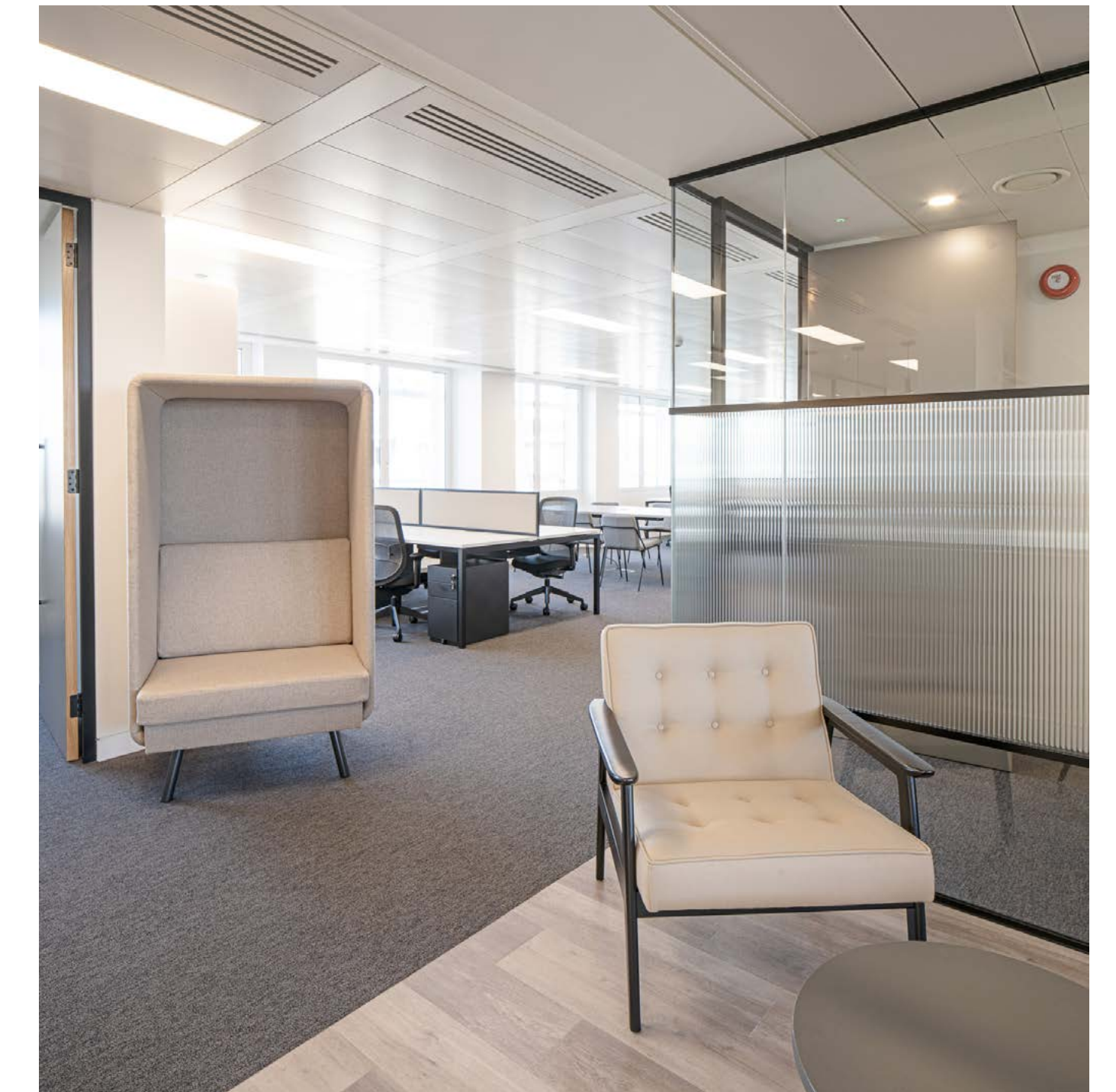
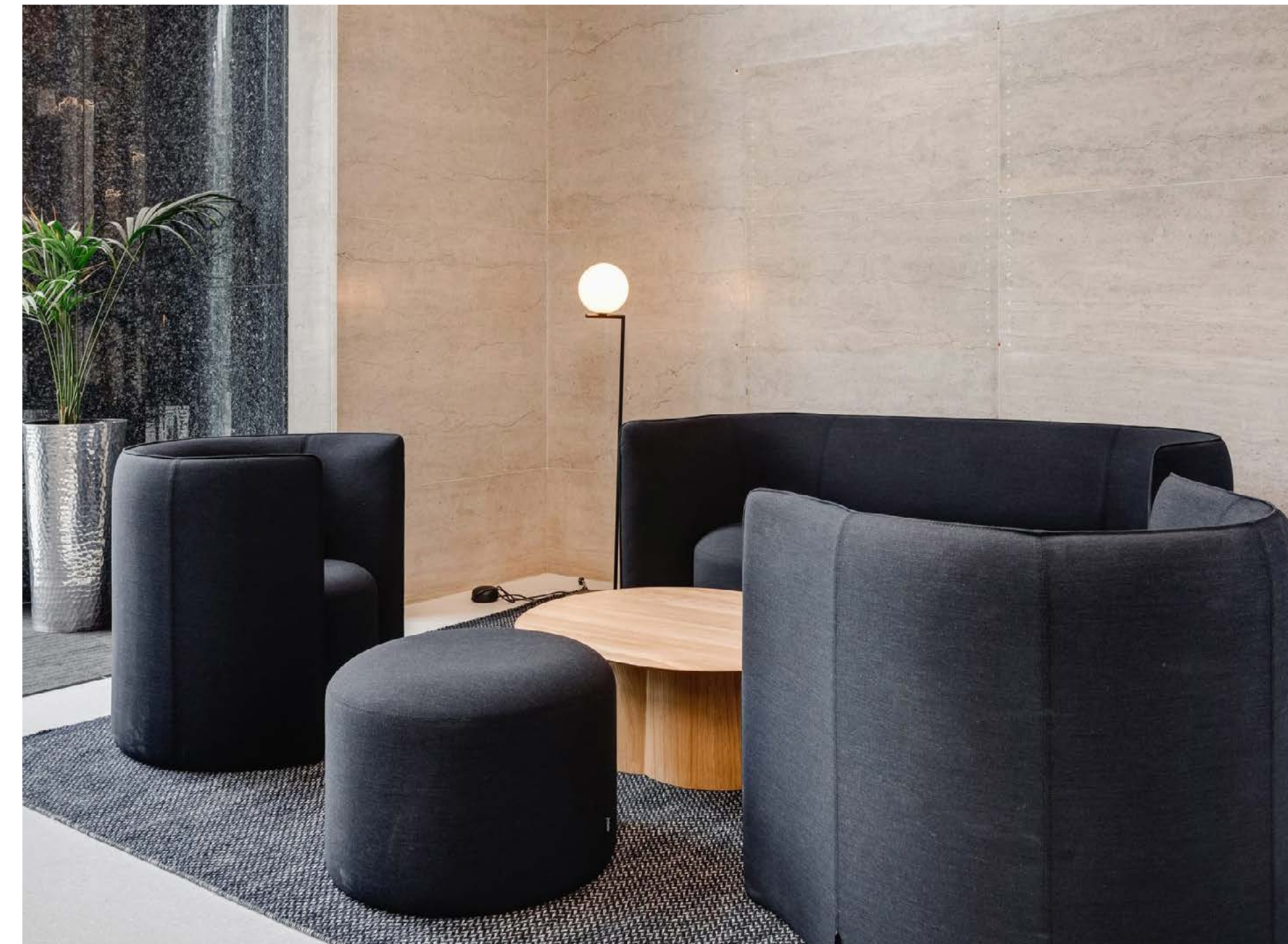


SPECIFICATIONS

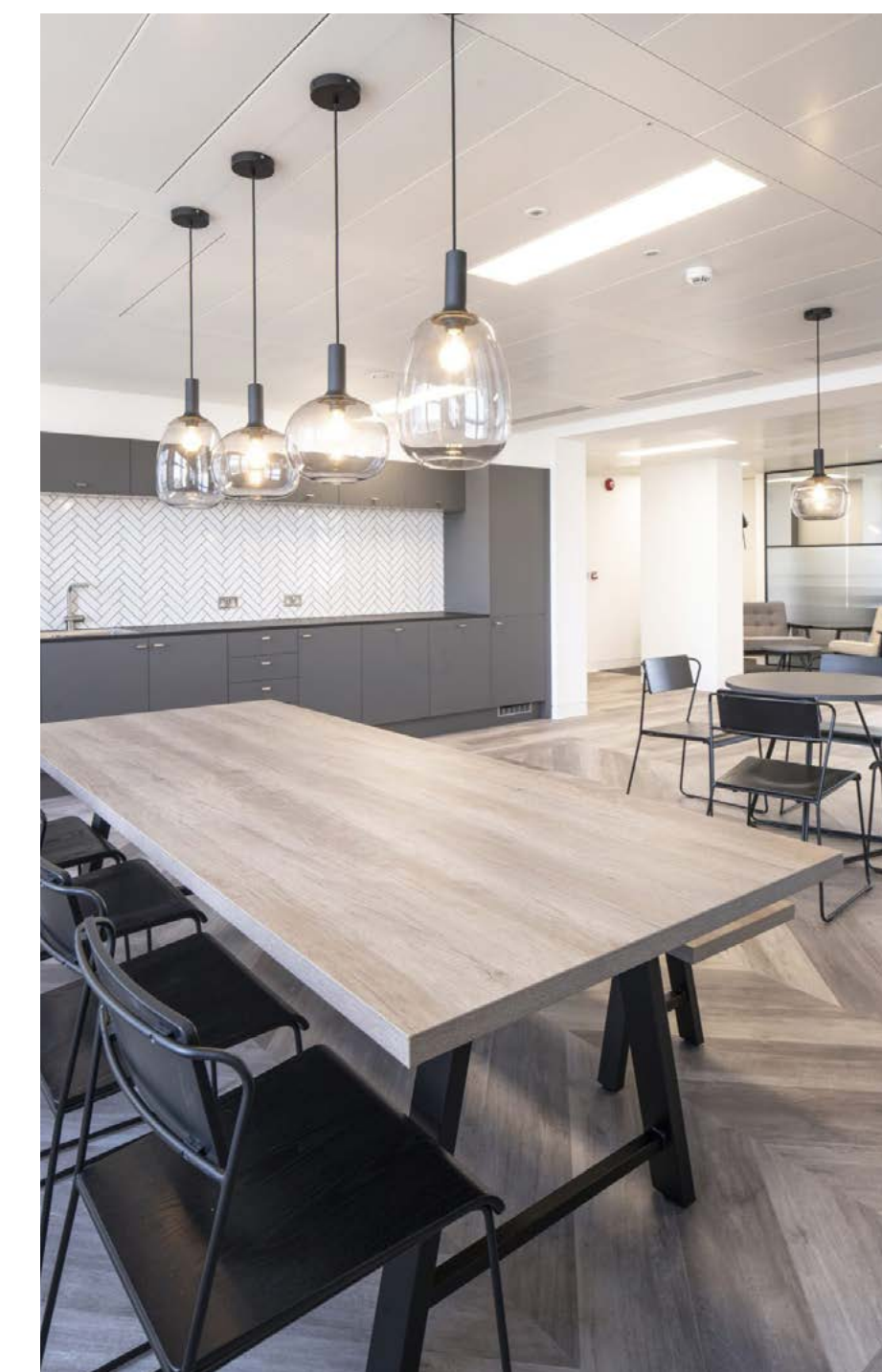
Air conditioning	Secure basement storage
Raised floors	Bicycle storage facilities
Double-height manned reception	Male and female shower facilities
8 x 20 person passenger lifts	Car and motorcycle parking
Fully fitted options available	On-site management team



A fully-fitted unit provided by the landlord



An indicative fully-fitted floorplan



FULLY FITTED

The building caters to a number of occupier requirements. Space is available in a CAT A condition providing a blank canvas for tenants to adapt to their own specific needs or fully fitted ready to occupy immediately and offer a seamless occupation process.



Cavendish Square sits at the crossroads between the four characterful neighbourhoods of Mayfair, Soho, Marylebone High Street and Fitzrovia. These unique areas are home to world-famous hotels, bustling bars, restaurants, independent art galleries, luxury retailers and boutique shops.



MAYFAIR LUXURY MEETS SOHO'S WILD SIDE

1. Pollen St Social
2. The Ivy Soho Brasserie
3. Alto at Selfridges



1. Oxford Circus

2. Berkeley Square

3. Bond Street Crossrail
4. Marylebone Village

5. Carnaby Street

6. Charlotte Street

ALL ROADS LEAD TO CAVENDISH SQUARE

The Elizabeth Line carries over 200 million passengers across the capital each year. The line runs west to east, connecting Bond Street with Heathrow Airport, Canary Wharf, Liverpool Street and Paddington.

Nearby stations link Cavendish Square with major underground routes across London, putting it within easy reach of other key national and international rail stations including King's Cross St Pancras, Euston, Charing Cross, Victoria, Marylebone and Waterloo.



ELIZABETH LINE

7 MINUTES TO
LIVERPOOL STREET

26 MINUTES TO
HEATHROW AIRPORT



WALKING

2 MINUTE WALK TO
OXFORD CIRCUS

5 MINUTE WALK TO
BOND STREET

5 MINUTE WALK TO
MARYLEBONE VILLAGE

8 MINUTE WALK TO
CARNABY STREET

10 MINUTE WALK TO
CHARLOTTE STREET

10 MINUTE WALK TO
BERKELEY SQUARE

3 MINUTES TO
PADDINGTON

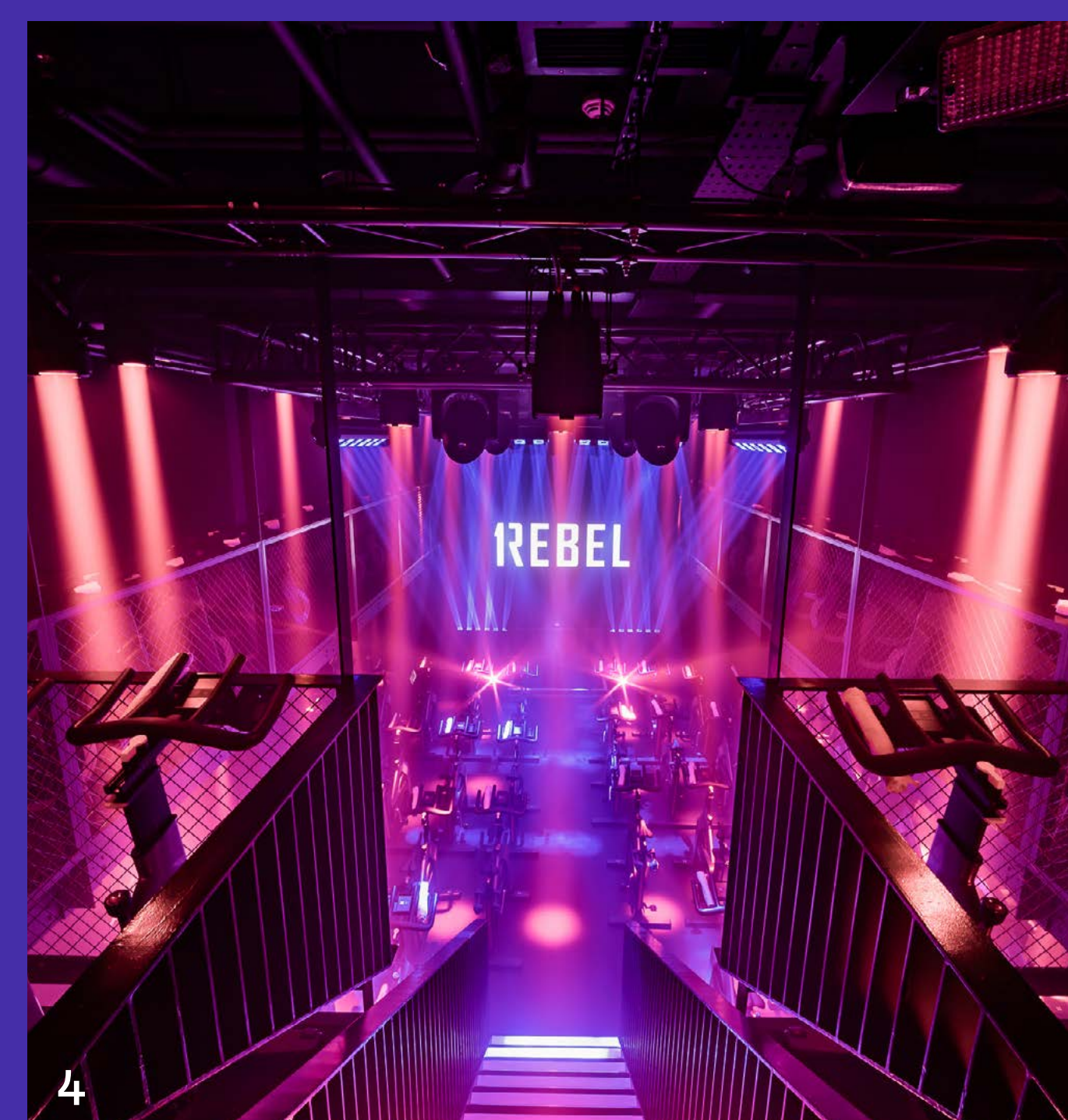
13 MINUTES TO
CANARY WHARF

RIGHT AT THE BEATING HEART

33 Cavendish Square offers an unparalleled wealth of local amenities. Famous F&B destinations include The Ivy, Home House, ROKA, The Langham and The Wigmore. Fitness studio 1Rebel, also situated in the building, and nearby F45, Fitness First and Third Space offer fitness and wellbeing experiences.

London's world-famous shopping streets, Oxford Street, Regent Street and Carnaby Street have iconic high street brands, such as Topshop, John Lewis, Nike Town, Selfridges and Liberty London. Numerous historical landmarks, museums, theatres and art galleries lie within easy walking distance of Cavendish Square.

1. Cavendish Square
2. The Langham
3. Liberty London
4. 1Rebel
5. The Wallace Collection





WORLD-CLASS WELLNESS DESTINATION

Cavendish Square will be home to a new 200,000 sq ft, four story, subterranean wellness destination. The scheme aims to regenerate the square: creating new public space, revitalising the gardens and establishing Cavendish Square as one of London's premier wellbeing centres. It will play host to a variety of premium businesses, including retail, food and beverage, hotel, healthcare, leisure and commercial space.

Designed by Reef Group's in-house studio, UrbanR, the development will be the first of its kind. Reef Group's ambitious plan is a paragon of technological innovation and cutting-edge design that will have a lasting impact on the community and enhance the area for workers, visitors and residents alike.

1. Aerial view of Cavendish Square
2. View of Cavendish Square; a four storey subterranean, mixed-use development

Images courtesy of the Reef Group

RESTAURANTS,
BARS & CLUBS

1. Alto by San Carlo,
Selfridges Rooftop
2. Beast
3. Berners Tavern
4. C London
5. Comptoir Marylebone
6. Comptoir Mayfair
7. Delamina
8. Duck & Rice
9. Flat Iron
10. Goodmans
11. Home House
12. John Lewis Roof Garden
13. Locanda Locatelli
14. MEATliquor
15. Mercato Mayfair
16. Mortimer House
Kitchen
17. North Audley Canteen
18. Pollen Street Social
19. Riding House Café
20. ROKA Mayfair
21. Rovi
22. Sketch
23. Swingers
24. Temper
25. The Ivy Café
Marylebone
26. The Wigmore

RETAIL

27. & Other Stories
28. Anthropologie
29. Apple
30. Chanel
31. Dior
32. Fenwicks
33. Hermes
34. House of Fraser
35. John Lewis & Partners
36. Liberty London
37. Louis Vuitton
38. Ralph Lauren
39. Selfridges
40. Tiffany & Co

HOTELS

41. The Beaumont
42. Chiltern Firehouse
43. Claridge's
44. The Connaught Hotel
45. The Durrants
46. The Langham
47. London Marriott
Grosvenor Square
48. London Marriott
Marble Arch
49. Mandarin Oriental
Mayfair

CULTURE

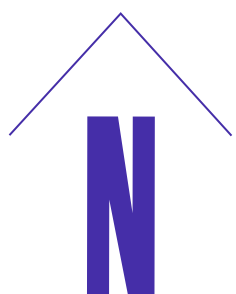
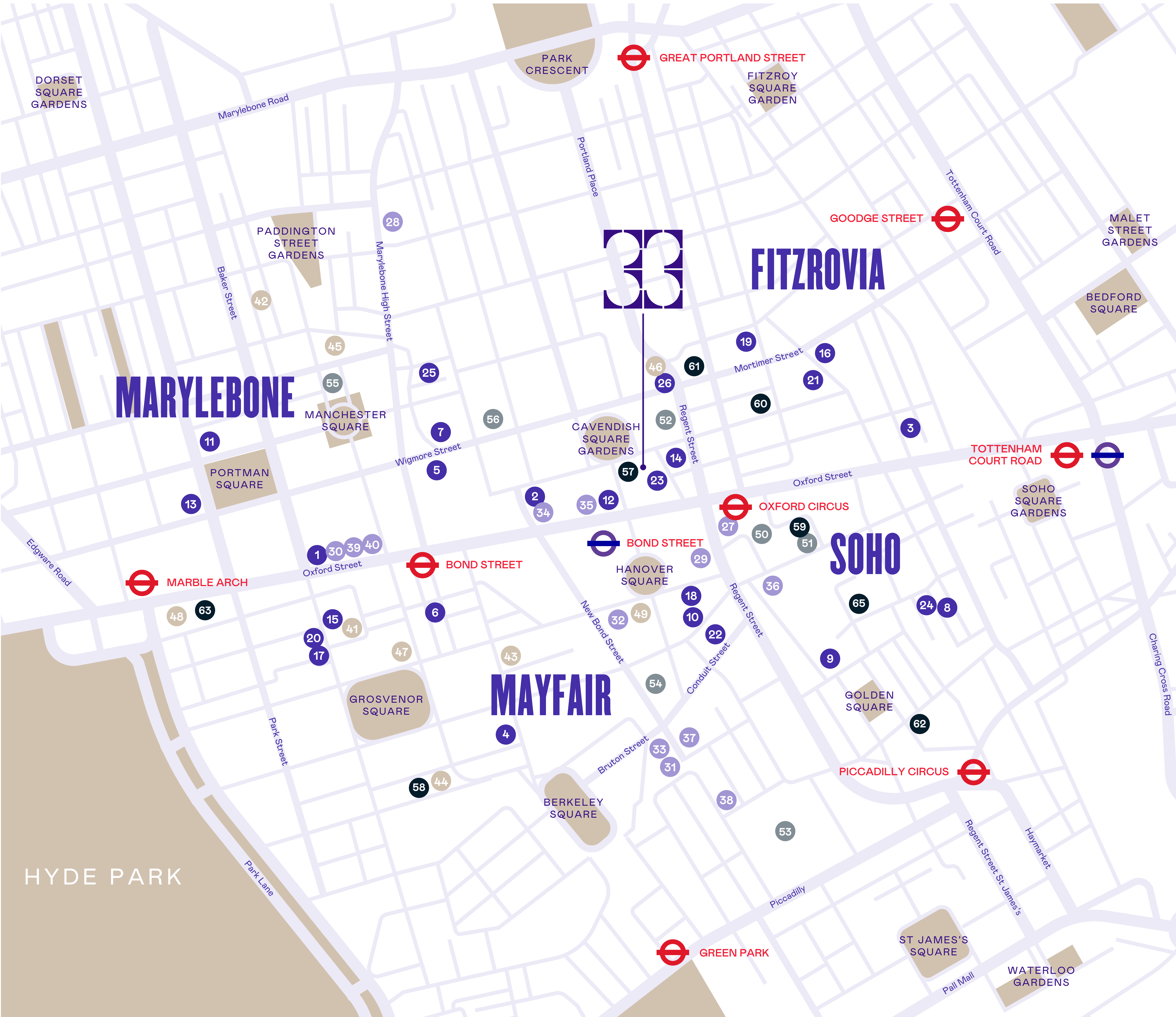
50. London Palladium
51. Photographer's Gallery
52. Regent St Cinema
53. Royal Academy of Arts
54. Sotheby's
55. The Wallace Collection
56. Wigmore Hall

WELLBEING/ WELLNESS

57. 1Rebel
58. Aman Spa
59. DW Fitness First
60. F45 Oxford Circus
61. Psycle
62. Third Space
63. Virgin Active

UNDERGROUND CONNECTIONS

- Bond Street
- Goodge Street
- Great Portland Street
- Green Park
- Marble Arch
- Oxford Circus
- Piccadilly Circus
- Tottenham Court Road



FLOORPLANS

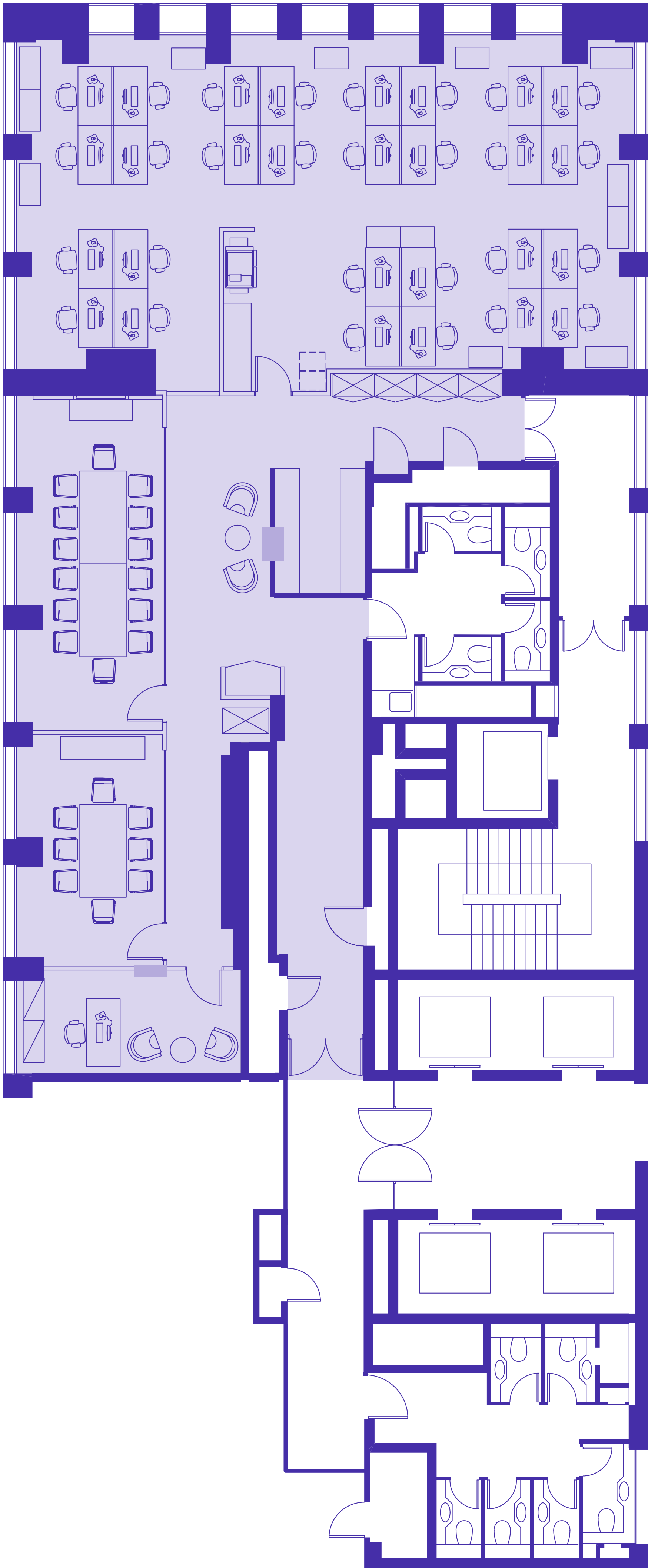
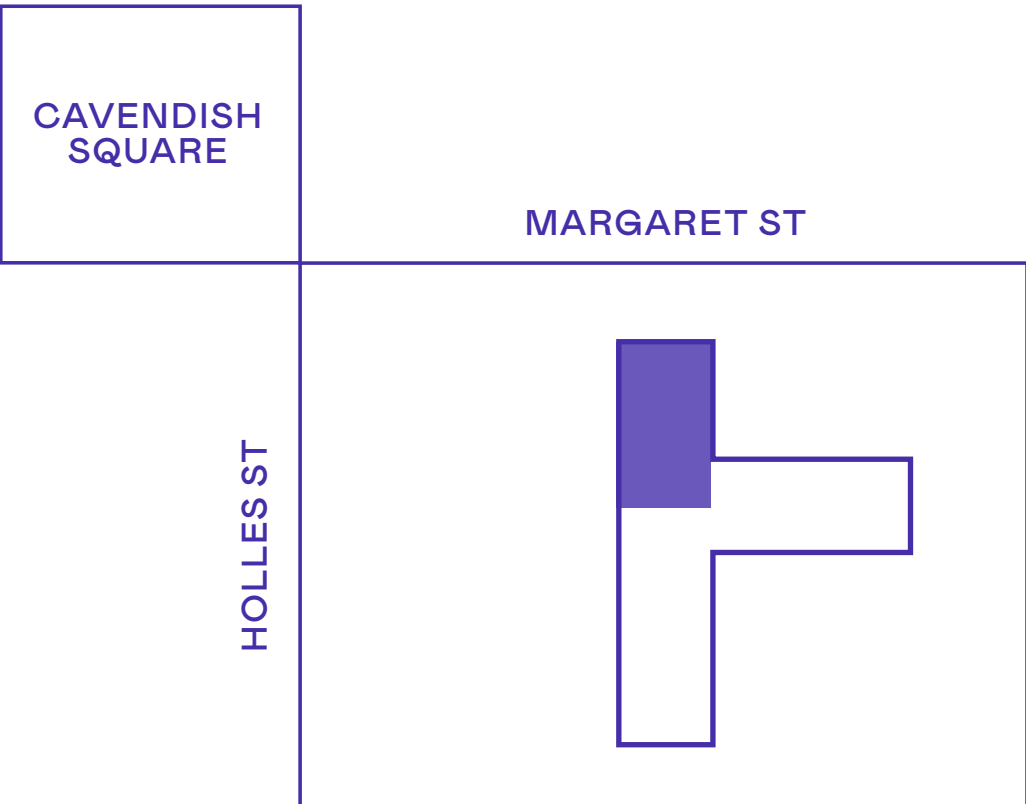
SCHEDULE OF AREAS

FLOOR	WING	AREA
15TH	NORTH	2,496 SQ/FT
6TH	EAST	4,170 SQ/FT
5TH	SOUTH + PART EAST	2,039 - 5,978 SQ/FT

15TH FLOOR NORTH

TOTAL AREA
2,496 SQ FT

- Part fitted
- Built in meeting rooms.
- Built in kitchen and break out space
- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Panoramic Views

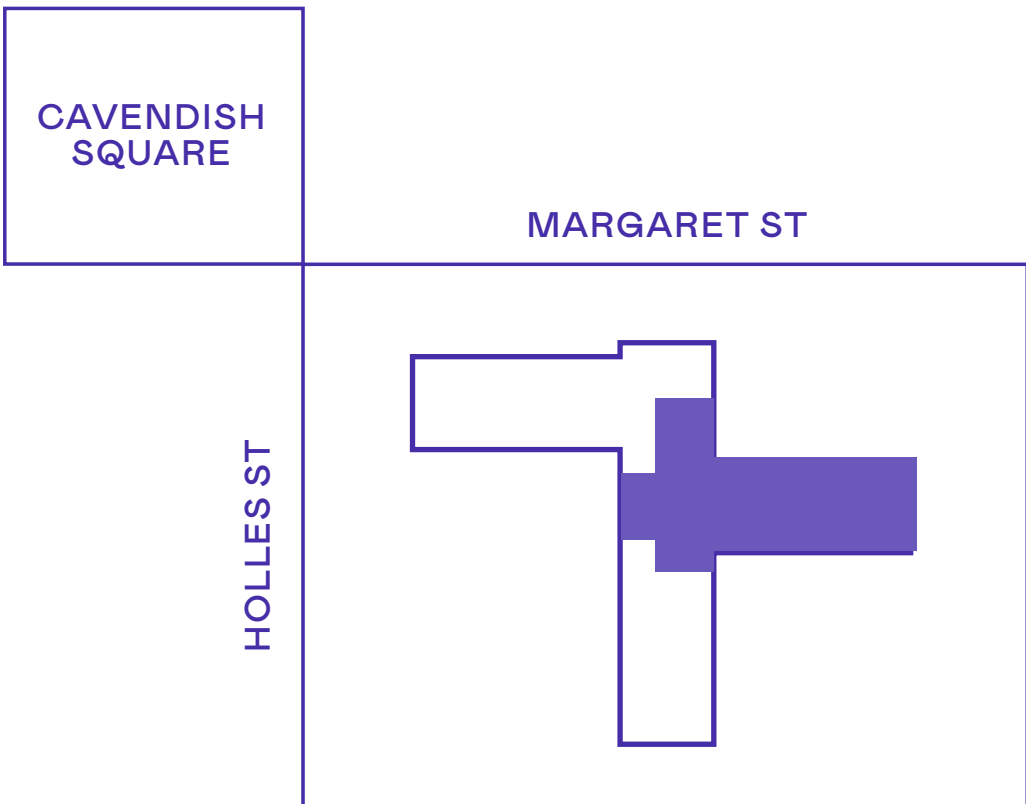
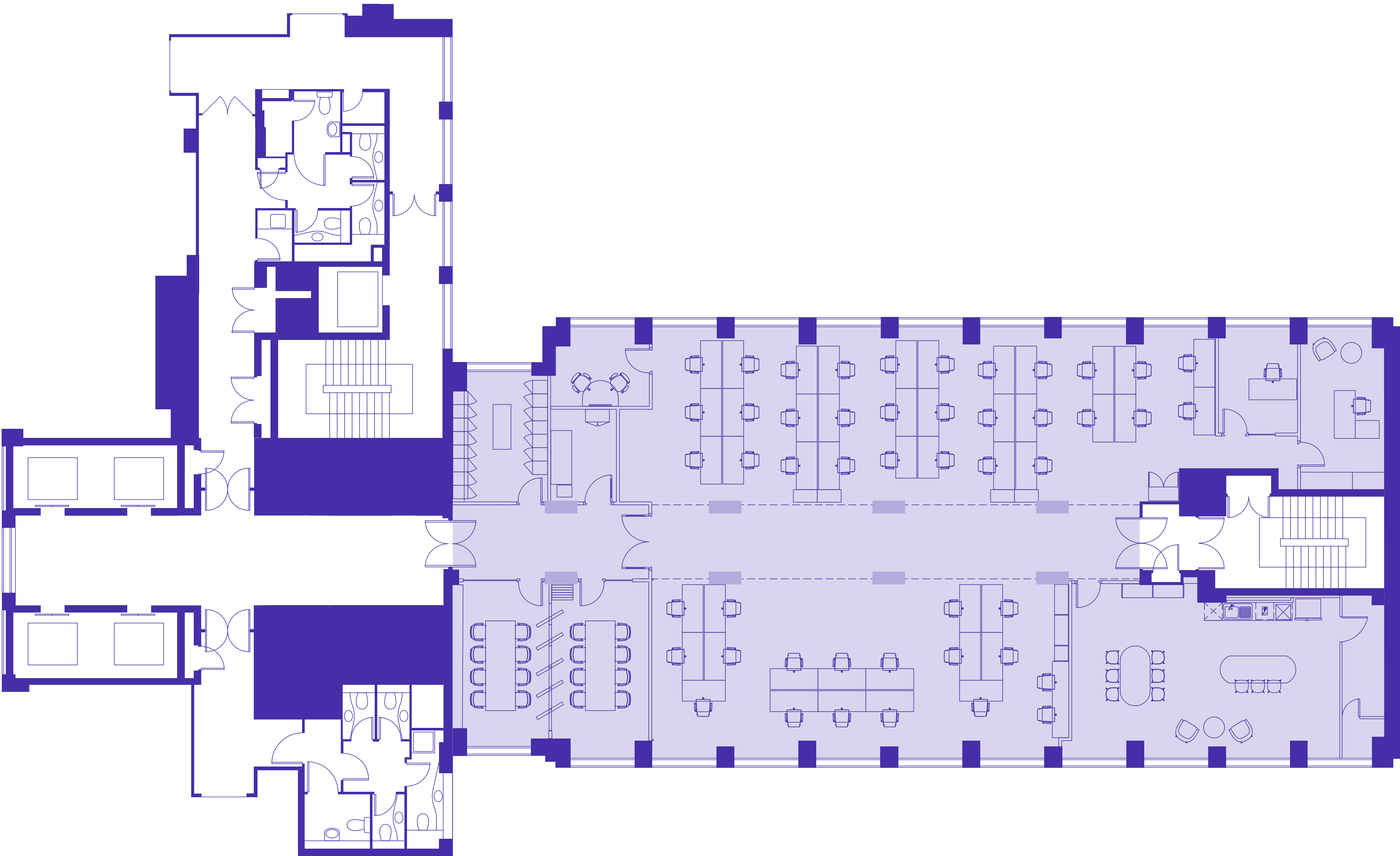


6TH FLOOR EAST

TOTAL AREA

4,170 SQ FT

- Fully fitted
- Built in meeting rooms
- Built in kitchen and break out space
- High quality furnishings
- Air conditioning
- Fully accessible raised floor
- Suspended ceiling



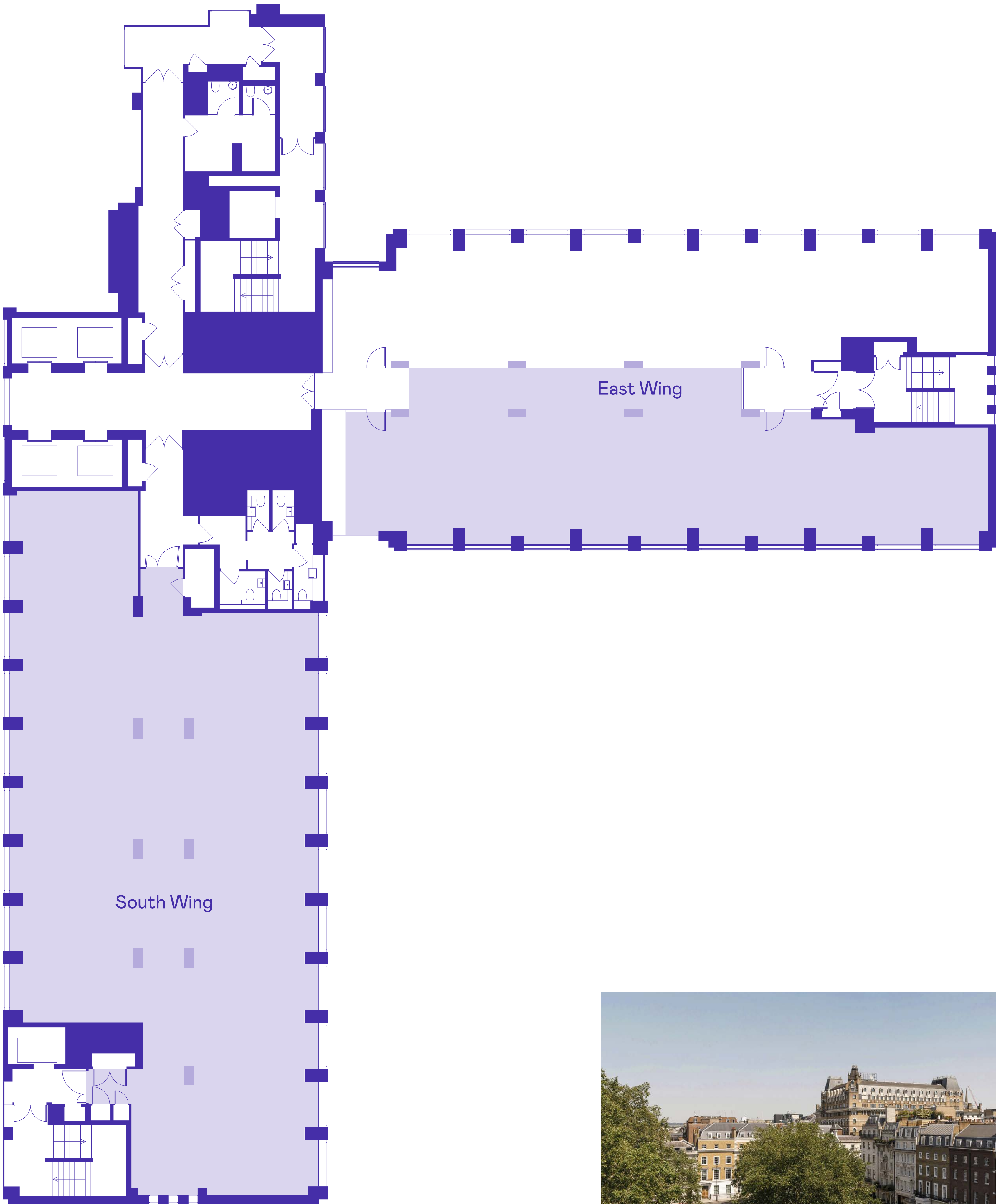
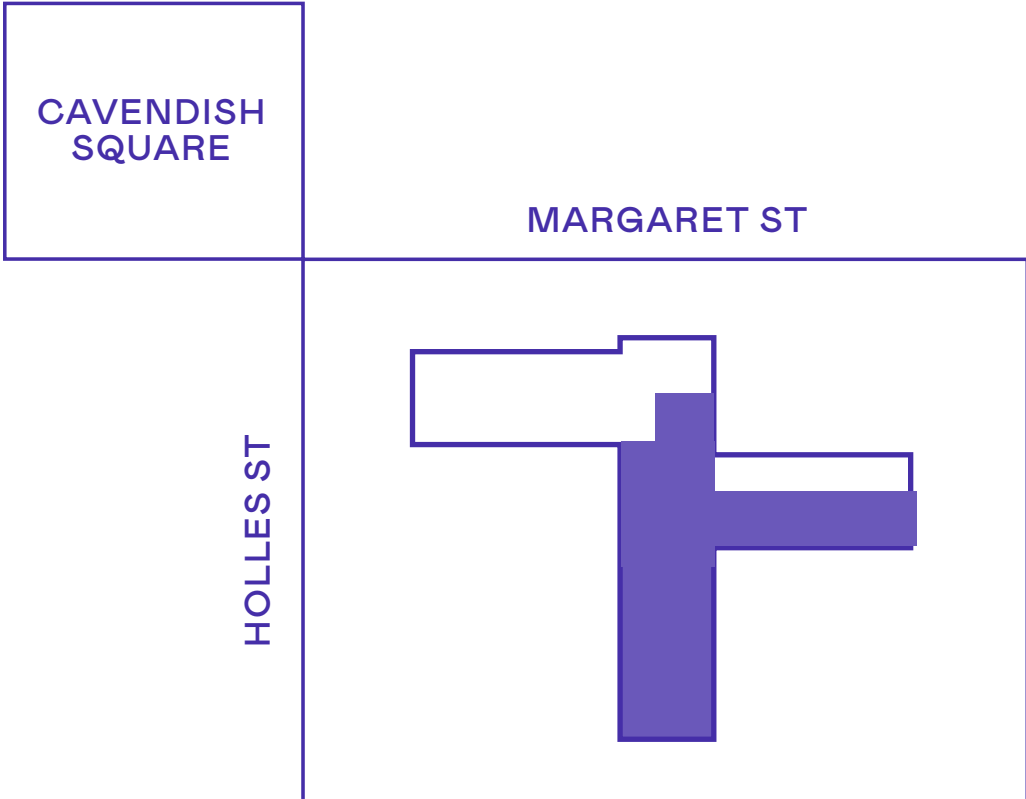
5TH FLOOR

SOUTH +

PART EAST

SOUTH WING	PART EAST WING	TOTAL AREA
3,939 SQ FT	2,039 SQ FT	5,978 SQ FT

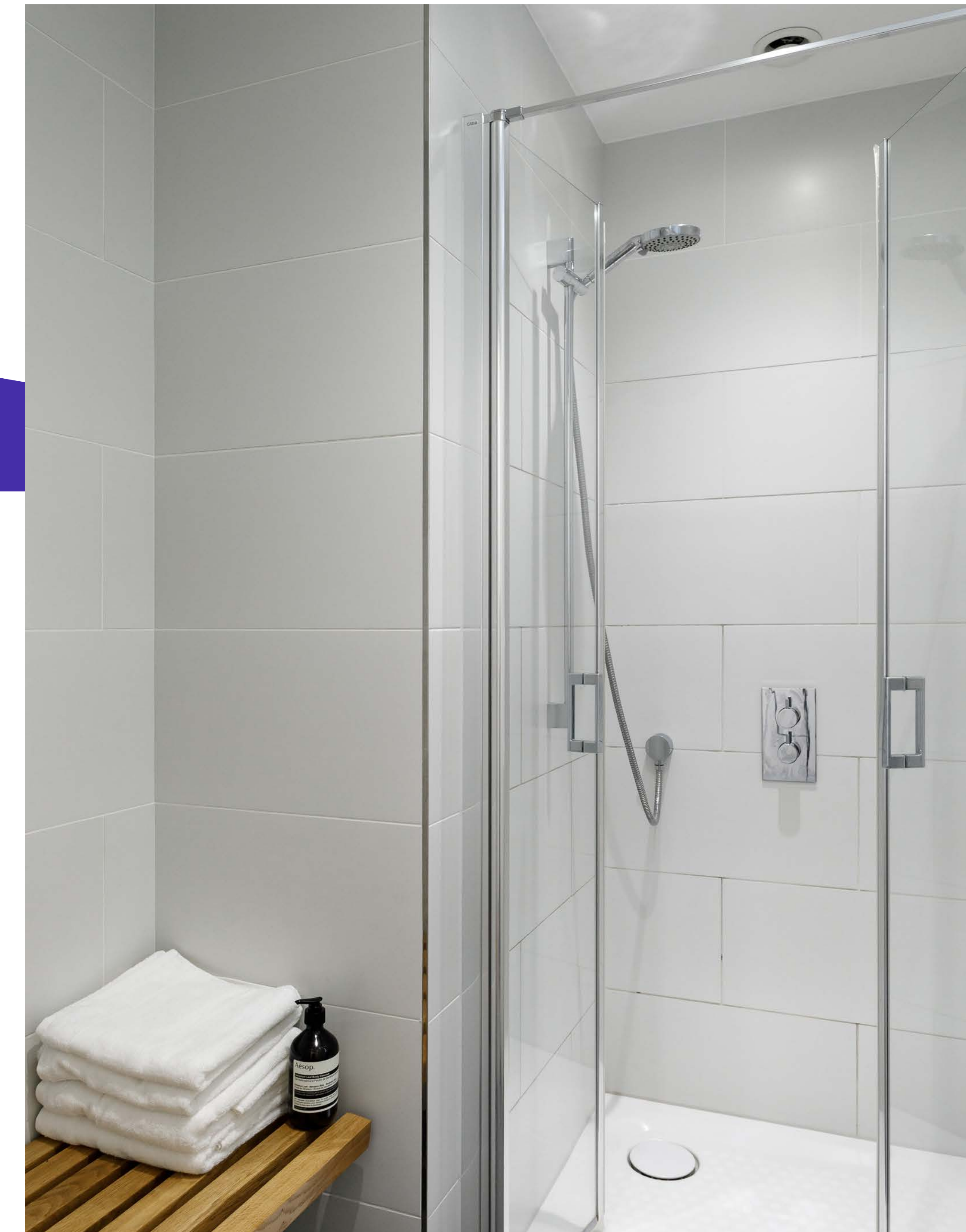
- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Fully fitted options available
- Wings available together or separately



BUILDING AMENITIES

Equipped with all the facilities expected of a high quality office building including male and female shower facilities, secure bicycle storage and car parking spaces*.

*Available by way of separate license



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