



27 Knightsbridge is a prestigious modern office building located in an exclusive enclave within London's West End. The entire 2nd floor has undergone a comprehensive refurbishment to deliver new Grade A accommodation benefiting from excellent light around a central atrium and offering views on to Hyde Park. The Part 1st floor (south) suite is presented in new CAT A condition, and the Part Ground floor suite offers CAT A+ accommodation ready for immediate occupation.

Located in the heart  
of Knightsbridge  
neighbouring the  
villages of Belgravia,  
St. James's & Mayfair

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— Location

RESTAURANTS & CAFÉS

- 1 Burger & Lobster
- 2 Zuma
- 3 Sallos
- 4 Noura
- 5 Masgouf
- 6 Ishbila Lebanese
- 7 Marcus
- 8 Bar Boulud, The Mandarin
- 9 Wasabi Sushi
- 10 Beiteddine Belgravia
- 11 Ottolenghi
- 12 The Oval, The Wellesley
- 13 Collins Room, The Berkeley
- 14 The Lodge Café, Hyde Park
- 15 Sumosan Twiga
- 16 Petrus
- 17 The Good Life Eatery, Brunch
- 18 L'ETO
- 19 Amaya Grill and Bar
- 20 The Mango Tree
- 21 Mosimans
- 22 Eton Square Bar
- 23 Zafferano
- 24 Laduree
- 25 Sale E Pepe
- 26 Armetsa, The Halkin
- 27 Hawksmoor
- 28 El Pirata Tapas
- 29 Coya Mayfair
- 30 Motcombs

HOTELS

- 1 The Wellesley
- 2 The Lanesborough
- 3 The Berkeley
- 4 The Mandarin Oriental
- 5 Four Seasons
- 6 The Halkin
- 7 The Park Tower
- 8 The Bulgari Hotel
- 9 The Beaufort Hotel
- 10 The Peninsula Hotel

PUBS & BARS

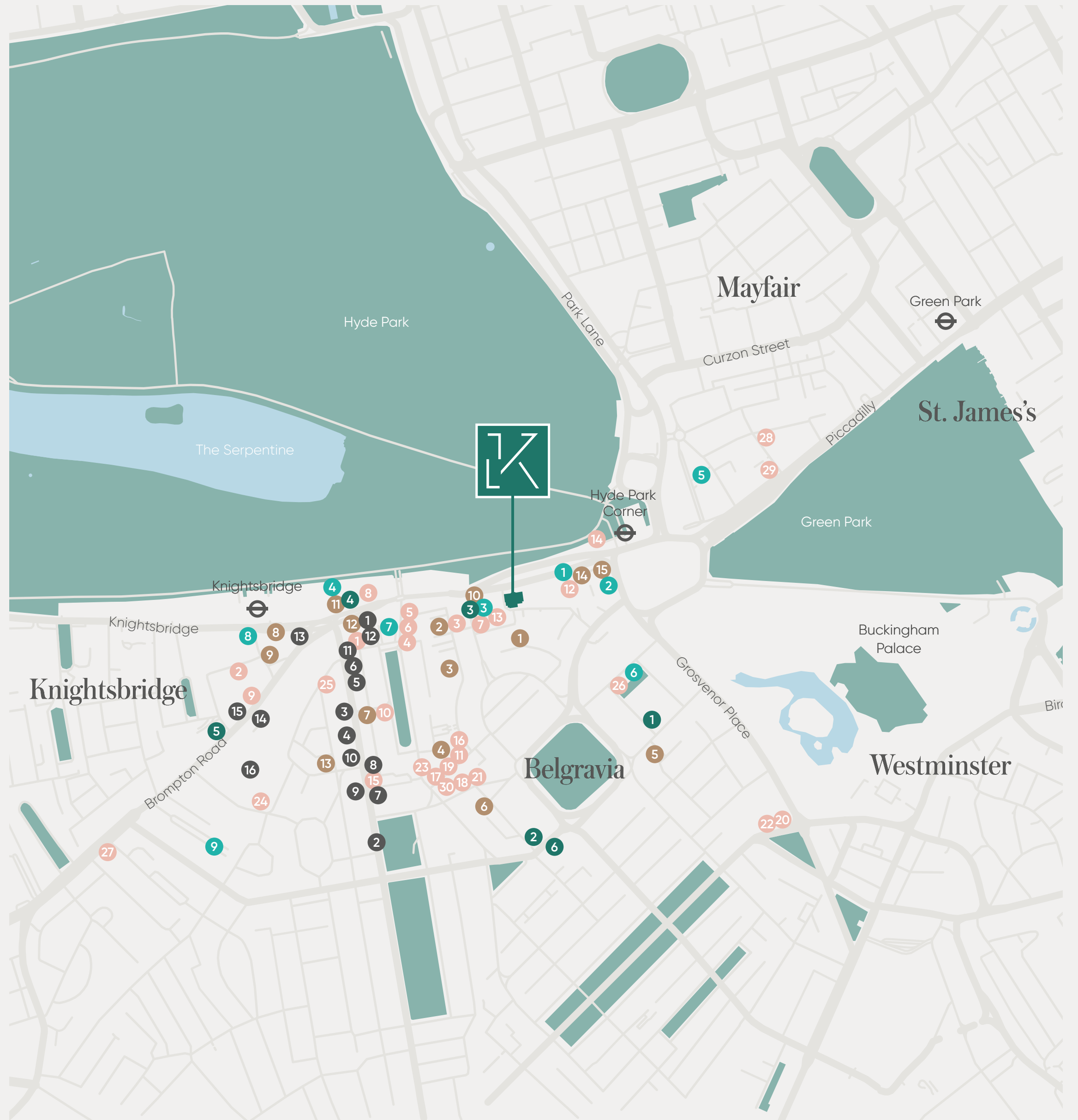
- 1 The Grenadier
- 2 Wilton Arms
- 3 The Nags Head
- 4 The Alfred Tennyson
- 5 The Horse & Groom
- 6 The Star Tavern
- 7 The Gloucester
- 8 Paxtons Head
- 9 Tattersalls Taverns
- 10 The Blue Bar
- 11 The Mandarin Bar, The Mandarin Oriental
- 12 Fifth Floor Bar, Harvey Nichols
- 13 Searcys Knightsbridge
- 14 Crystal Bar, The Wellesley
- 15 The Library, The Lanesborough

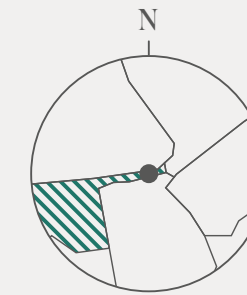
SHOPS

- 1 Harvey Nichols
- 2 Balenciaga
- 3 Gucci
- 4 Fendi
- 5 Louis Vuitton
- 6 Tom Ford
- 7 Saint Laurent
- 8 BVLGARI
- 9 Giorgio Armani
- 10 Dior
- 11 Givenchy
- 12 Chloe
- 13 Burberry
- 14 Zara
- 15 Topshop
- 16 Harrods

COFFEE SHOPS/ SUPERMARKETS

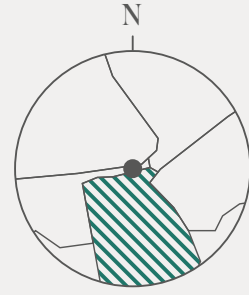
- 1 Old English Coffee House
- 2 Starbucks
- 3 Pret A Manger
- 4 The Rosebery
- 5 Caffe Concerto
- 6 Little Waitrose





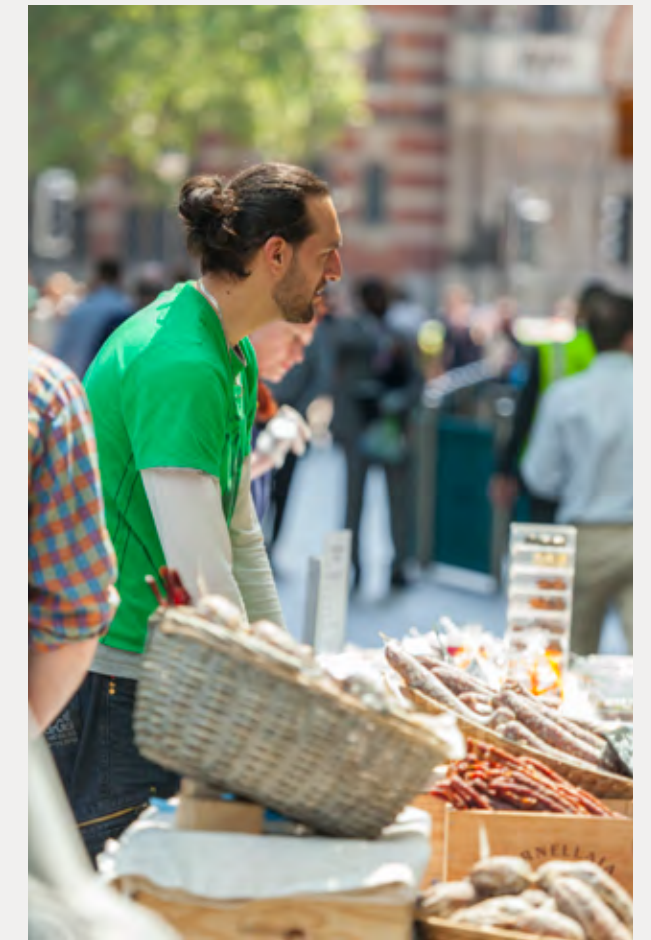
# L Knightsbridge 7

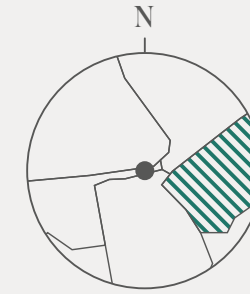
Knightsbridge is situated between Belgravia, Kensington, St James's and Mayfair. Home to high-end items, with Harrod's and Harvey Nic's at the forefront of the areas retail offering. Close to some of London's finest museums, all conveniently found on one thoroughfare. It is home to world-renowned restaurants and some of London's finest hotel offerings such as The Lanesborough, The Berkeley and the Mandarin Oriental.



# Belgravia

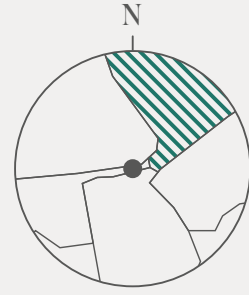
Belgravia is full of beautiful white townhouses and leafy green squares. Chic, exclusive little boutiques line its refined high street retail offering. Stand-out restaurants include Koffmann's in the Berkeley and Ametsa with Arzak Instruction in the Halkin.





# St. James's


St. James's is home to some of London's most notable retailers, restaurants, galleries and private members' clubs, the area is now attracting a broad variety of occupiers, who compliment the areas rich heritage. These include the likes of Cicchetti's, Café Murano, Chutney Mary's and Milos for fine dining, The White Cube Gallery and David Gill for modern art, Tiger of Sweden and Sunspel for modern fashion, and Assos and Arc'teryx for sport and leisure.



# Mayfair

Mayfair is one of London's most affluent areas. It gets its name from the May Fair, which was held there for almost 100 years until it was banned in 1764. Now the area plays host to some of the capital's most exclusive hotels, bars and designer shops, catering to the city's rich and famous. Mayfair also has numerous galleries and museums, including the famous Royal Academy of Arts, to keep you entertained.



 2 mins walk


## KNIGHTSBRIDGE

Leicester Square 7 Mins

King's Cross/St. Pancras 14 Mins

Hammersmith 11 Mins

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 6 mins walk

## GREEN PARK

King's Cross/St. Pancras 6 Mins

Canary Wharf 13 Mins

Heathrow Airport 45 Mins

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  15 mins walk

## VICTORIA

Gatwick Airport 27 Mins

Brighton 53 Mins

Hastings 2 Hours



# Connections

A short walk from the aforementioned villages of St James's, Mayfair and Belgravia, 27 Knightsbridge is ideally situated between the key transport hubs offering in West London. The building is positioned between Hyde Park Corner and Knightsbridge station allowing easy access to Central and East London.



The newly refurbished reception pairs comfort and style. A new seating area provides the perfect space to break-out and for visiting clients to relax.



2nd Floor view north on to Hyde Park



2nd floor – Grade A refurbished



Part Ground floor suite – ready for occupation

## — Summary Specification



Fully refurbished floors available



4-pipe fan coil air conditioning



LG7 compliant LED lighting



150mm full access raised flooring



2.6m finished floor to ceiling height



3 x 13 person passenger lifts



1 x goods lift



Refurbished WCs and lift lobbies



Full height glazed atrium



Newly remodelled and refurbished contemporary reception



Concierge and 24-hour security



New secure bicycle storage



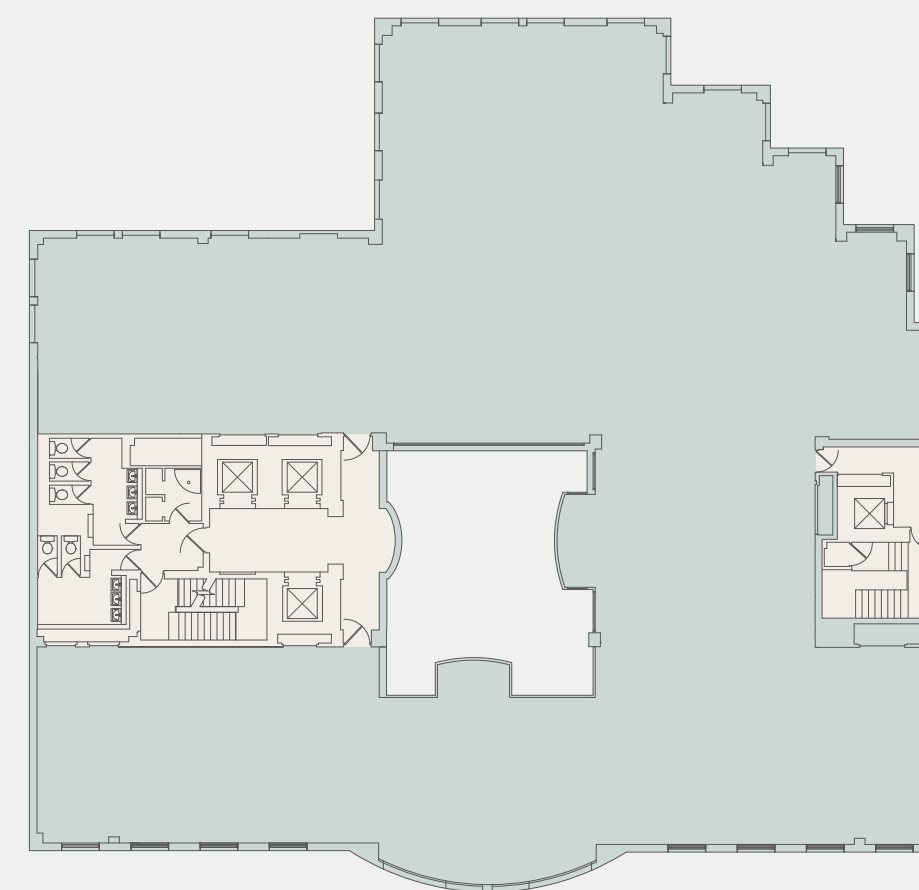
New basement showers, lockers and changing facilities



Secure car parking



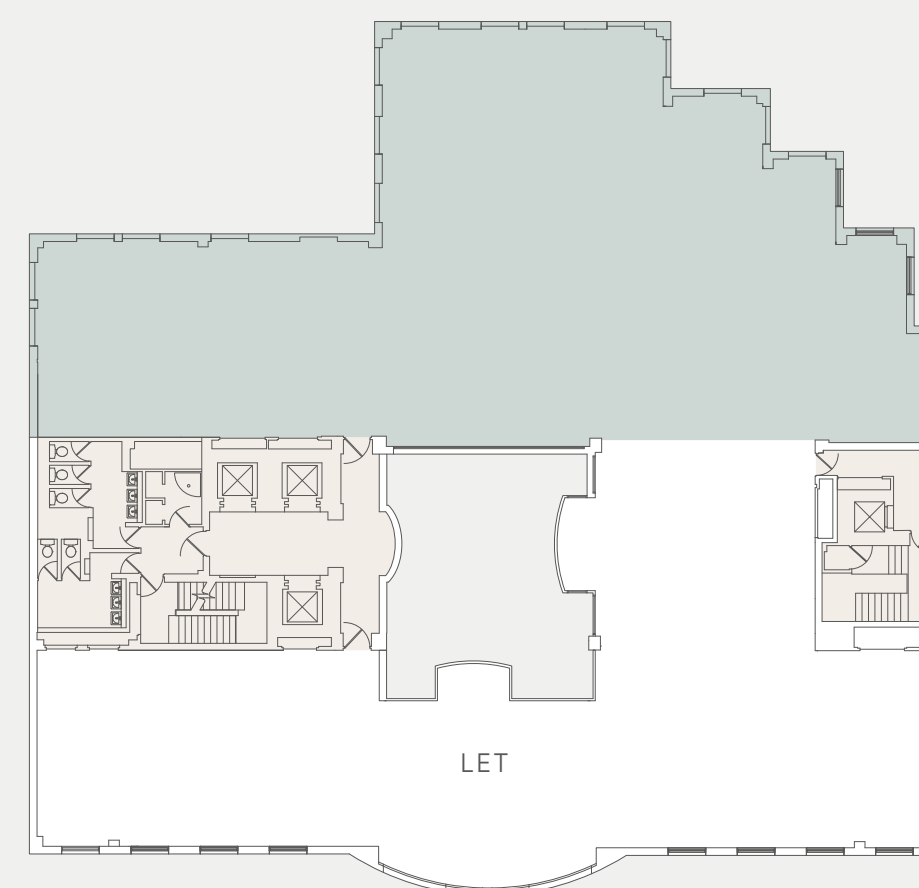
— Second Floor  
8,832 SQ FT (820.4 SQ M)



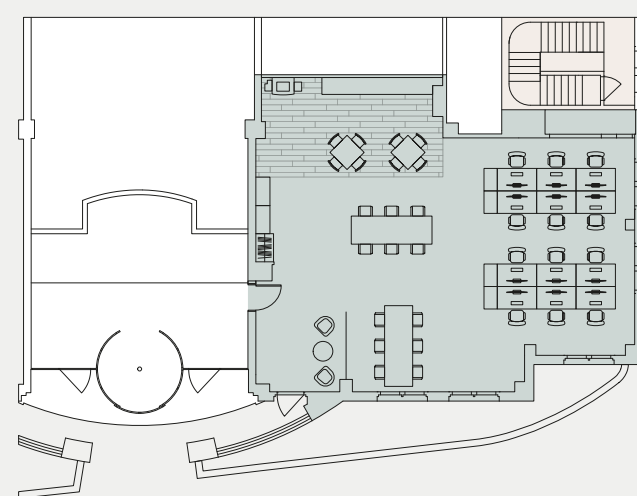
— Schedule of Areas

Floor	Delivered Condition	SQ M	SQ FT
Second	New comprehensively refurbished Grade A	820.4	8,832
First (part)	Category A open plan	428.3	4,610
Ground (part)	Furnished and fitted	129.8	1,397

— First Floor  
PART 4,610 SQ FT (428.3 SQ M)



— Ground Floor  
PART 1,397 SQ FT (129.8 SQ M)



Indicative only. Not to scale

For more information,  
please get in touch:



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