



NO 2
STRATFORD
PLACE

LONDON W1

RARE OPPORTUNITY TO ACQUIRE A GRADE II LISTED
BUILDING IN THE HEART OF LONDON'S WEST END

Investment Summary

- Rare fully fitted office opportunity in the heart of London's West End.
- Prominently situated in a quiet cul-de-sac on the border of Mayfair.
- Unrivalled transport links, less than 30 metres from Bond Street Underground and Elizabeth Line station.
- Attractive Grade II listed Georgian building dating back to 1774, with exceptional floor-to-ceiling heights and natural light throughout.
- Comprehensively redeveloped in 2025 to an exceptional standard, blending contemporary accommodation with retained period features.
- Headquarters office building totalling 5,380 sq ft NIA (7,580 sq ft GIA) of best-in-class accommodation arranged over ground and four upper floors.
- Boasting first-class amenities, including a newly remodelled reception and 22 seat bar area.
- Held on a 150-year leasehold expiring in March 2172 (146.2 years remaining) subject to a peppercorn ground rent.
- Offered with full vacant possession, ideally suited for owner-occupiers or investors.

Offers are invited for the leasehold interest, subject to contract and exclusive of VAT.







Location

London's West End remains one of the world's most prestigious office locations, attracting a diverse range of occupiers seeking a strategic foothold in prime Central London.

With the highest concentration of world class amenities in the UK, the West End offers luxury restaurants, hotels and private members clubs. Landmark destinations such as Nobu, The Ritz and Claridge's remain central to the area's allure.

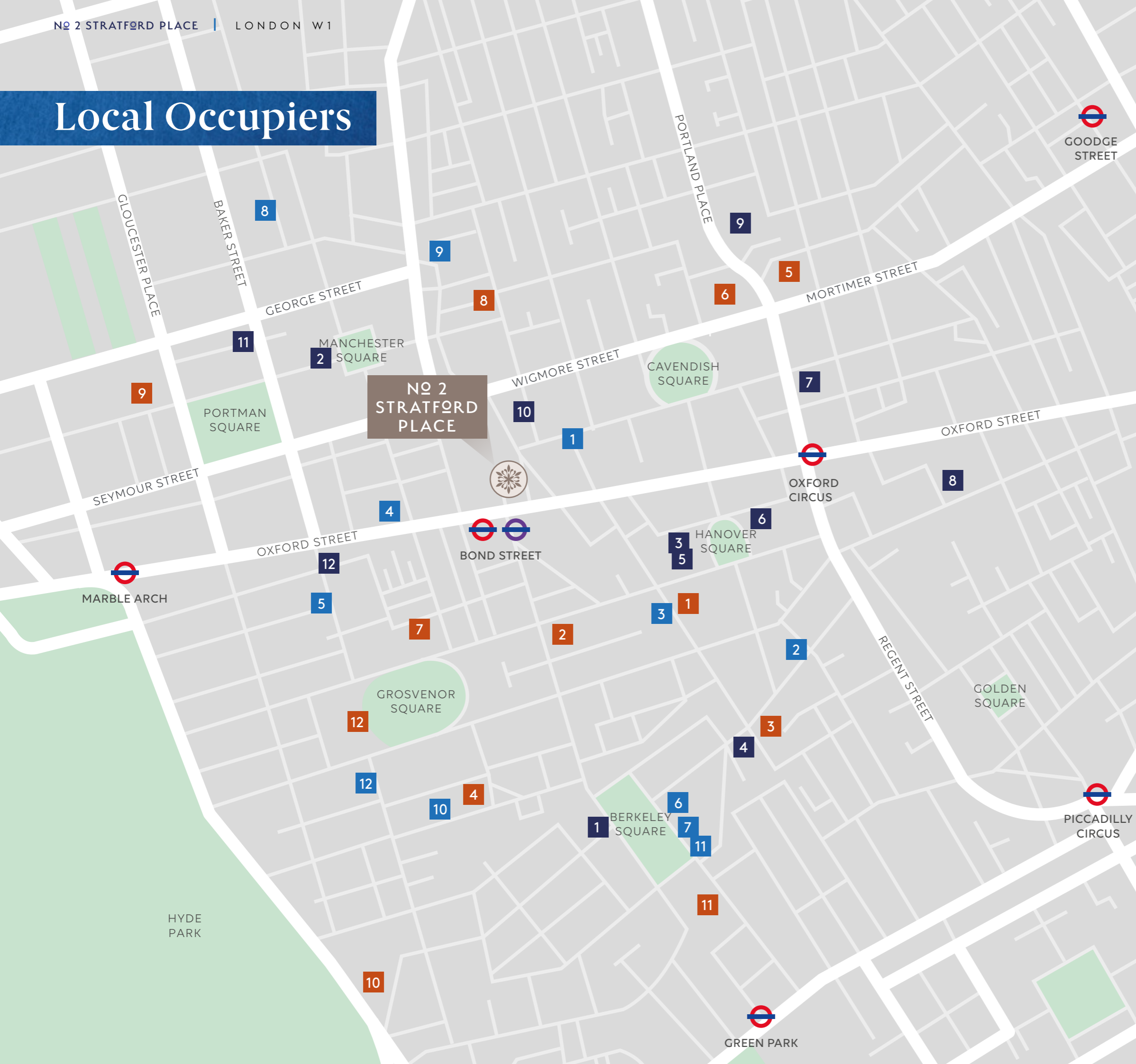
Due to the unique blend of elegant period buildings, state of the art office space and an unrivalled array of local amenities, the area continues to be the most sought-after office location in London, with leading global occupiers including Blackstone, Lazard, KKR, Chanel and Glencore.

2 Stratford place is located in a quiet historic Georgian cul-de-sac providing exclusivity, whilst adjoining Oxford Street.

Within a short walk there is an abundance of open green spaces including Hyde Park, Regent's Park, Green Park, St James's Park, as well as some of London's most prestigious garden squares.



Local Occupiers



STRATFORD PLACE:

- 1. Bank of Egypt
- 2. Al Rayan Bank
- 3. Oriental Club
- 4. Botswana Embassy
- 5. Tanzania Embassy

HOTELS:

- 1. Mandarin Oriental
- 2. Claridge's
- 3. The Westbury
- 4. The Connaught
- 5. TreeHouse Hotel
- 6. The Langham
- 7. The Beaumont
- 8. The Marylebone
- 9. Nobu Hotel
- 10. The Dorchester
- 11. The May Fair Hotel
- 12. The Chancery Rosewood

BUSINESS OCCUPIERS:

- 1. Blackstone
- 2. Lazard
- 3. KKR
- 4. Chanel
- 5. Glencore
- 6. Perenco
- 7. Richemont
- 8. Diageo
- 9. BBC Broadcasting House
- 10. Cain International
- 11. PIMCO
- 12. TPG Capital

FOOD AND BEVERAGE:

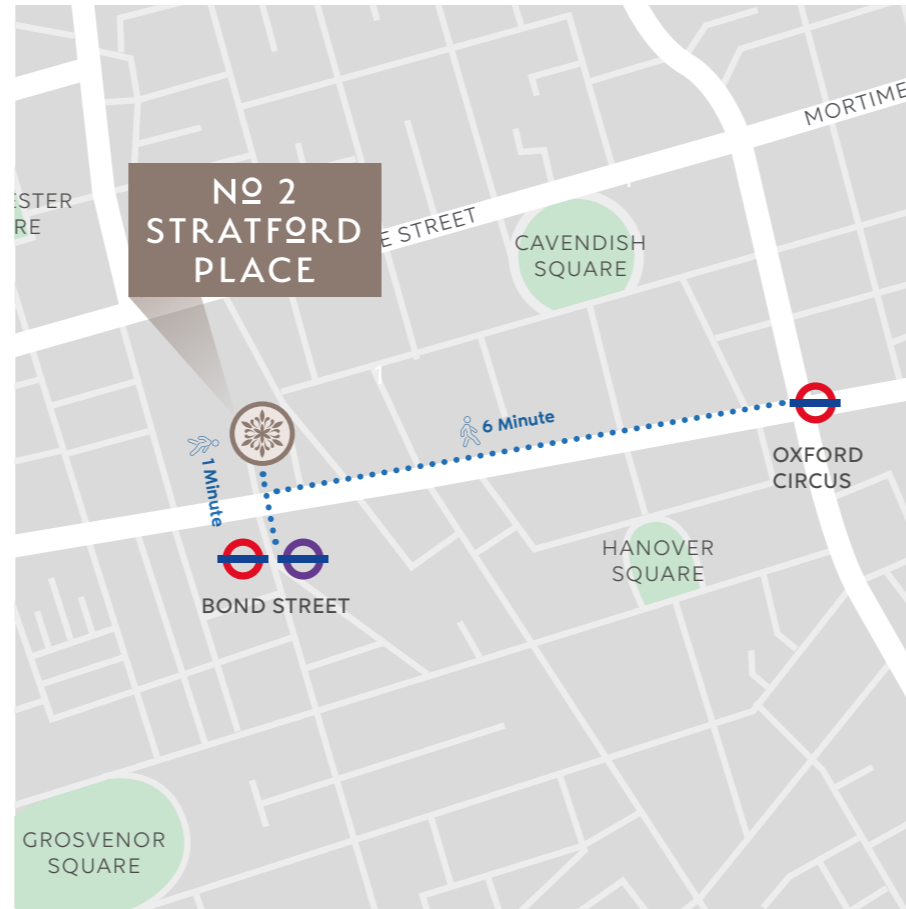
- 1. Beast
- 2. Sketch
- 3. La Petite Maison
- 4. Brasserie of Light
- 5. Roka
- 6. Hakkasan
- 7. Amazonico
- 8. Chiltern Fire House
- 9. Le Relais de Venise L'Entrecote
- 10. Scott's
- 11. Sexy Fish
- 12. 34 Mayfair



Connectivity

TRANSPORT CONNECTIVITY

2 Stratford Place benefits from exceptional connectivity across Central London with two major underground stations, Bond Street (1 Minute walk) and Oxford Circus (6 Minute walk).



- Bakerloo Line
- Central Line
- Circle Line
- District Line
- Hammersmith & City Line
- Jubilee Line
- Metropolitan Line
- Northern Line
- Piccadilly Line
- Docklands Light Railway
- London Overground
- National Rail



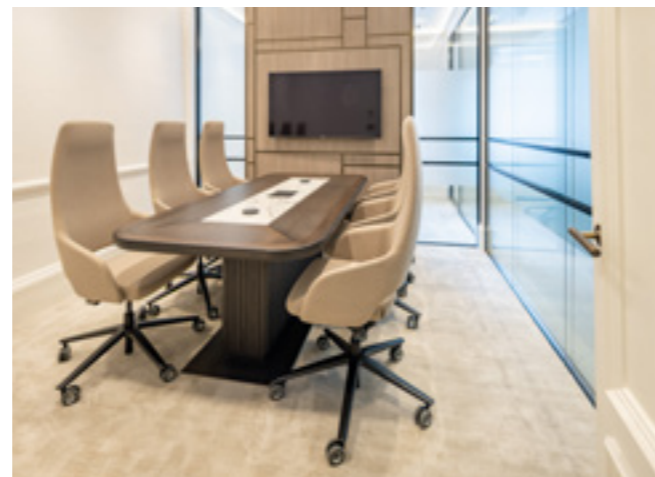
Description

Comprising a Grade II Listed townhouse, originally constructed in 1774, 2 Stratford Place occupies a site steeped in rich history. Unique to the cul-de-sac, the property still retains the principal staircase, a hallmark of the classic Georgian elegance.

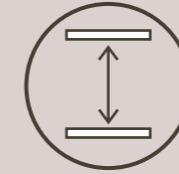
Comprehensively refurbished in 2025 by Lindberg Design Associates, delivering a fully fitted, best-in-class, modern office headquarters whilst retaining the period features.

2 Stratford Place comprises 5,380 sq ft NIA of striking, state of the art, office headquarter accommodation arranged over ground and four upper floors.

All floors benefit from excellent natural light, both front and rear, with frontages to Stratford Place and a rear light well complemented by finished floor to ceiling heights of up to 4.8 metres.



Specification



Floor-to-ceiling heights of up to 4.8 metres



Large 22-seat bar area



75 desks with additional 8 meeting rooms incorporating 66 seats



New 8x person passenger lift serving all floors



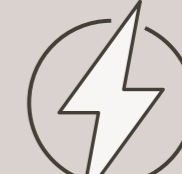
Air conditioning throughout.



WCs and kitchen points on all floor.



Retained period features



New electrical and plumbing installation



Retained period features including the original principal staircase, a hallmark of Georgian elegance



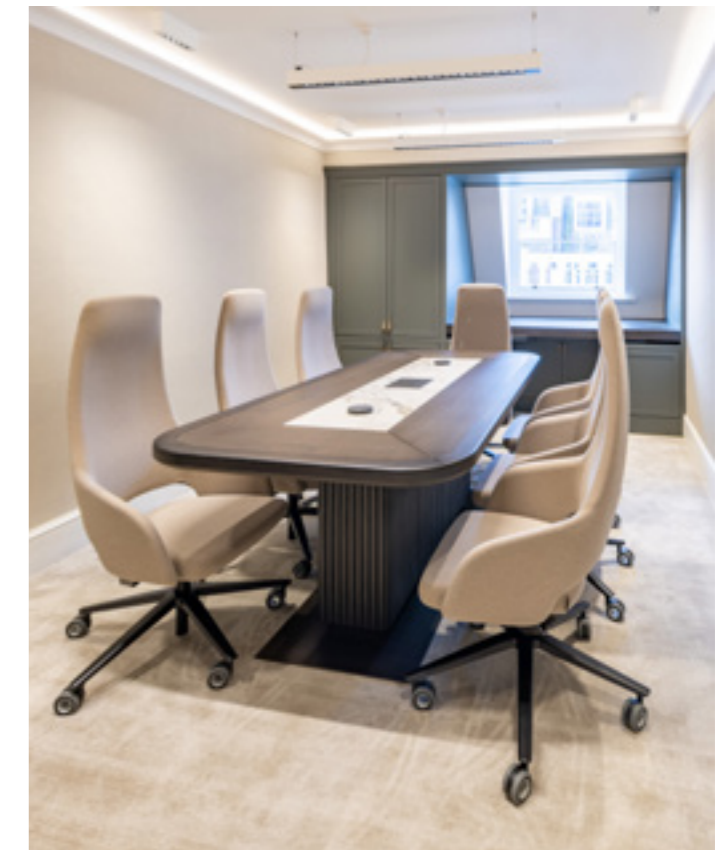
First-class amenities including a newly remodelled 22-seat bar area



Excellent floor-to-ceiling
heights of up to 4.75 metres

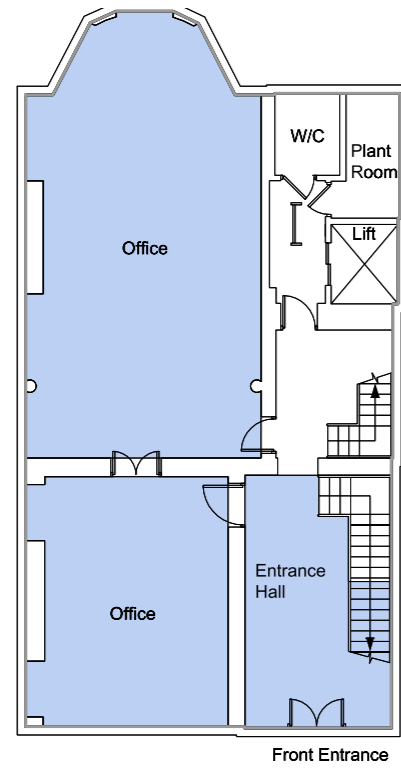
Accommodation Schedule

Floor	Use	Area NIA (sq ft)	Area NIA (sq m)	Area GIA (sq ft)	Area GIA (sq m)
Fourth	Office	933	86.7	1,324	123.1
Third	Office	1,121	104.2	1,513	140.5
Second	Office	1,294	120.3	1,523	141.5
Mezzanine	Circulation	-	-	224	20.9
First	Office	989	91.9	1,420	131.9
Mezzanine	Plant	-	-	107	9.9
Ground	Office	1,043	96.9	1,469	136.5
Total		5,380	499.8	7,580	704.3

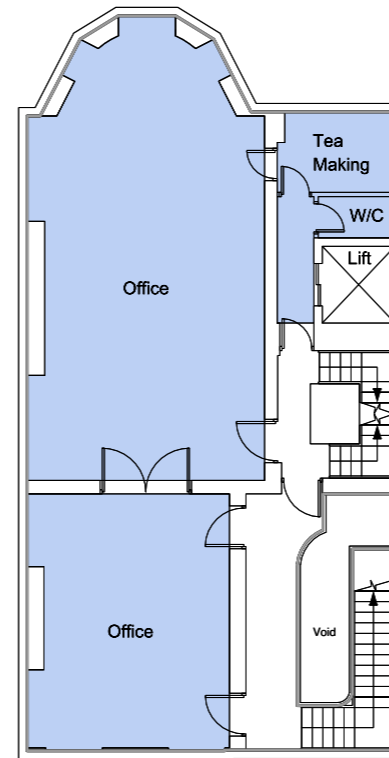


Floor Plans

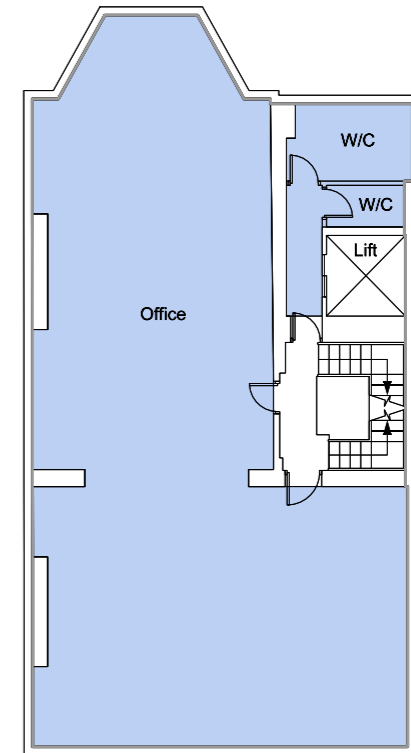
GROUND



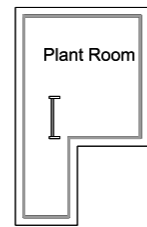
FIRST



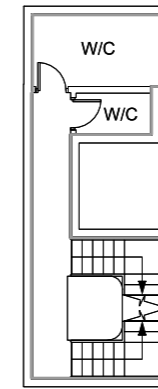
SECOND



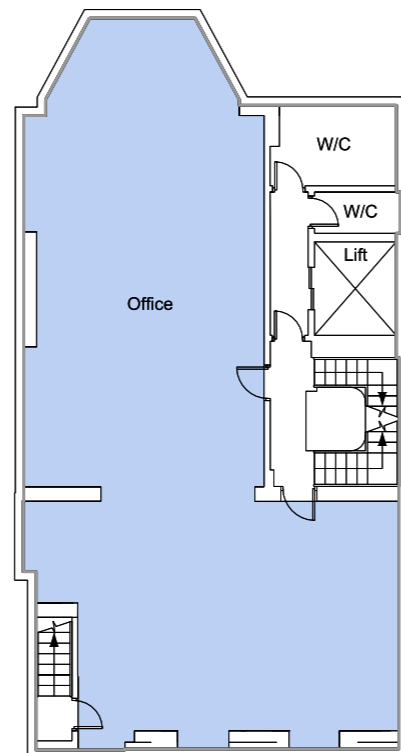
MEZZANINE



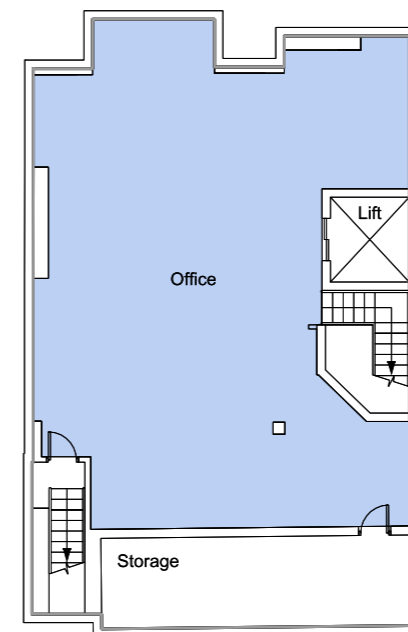
MEZZANINE



THIRD



FOURTH



Further Information



TENURE

Held on a 150-year Leasehold expiring in March 2172 (146.2 years remaining) subject to a peppercorn ground rent.

PLANNING

The property is located in the City of Westminster and is Grade II listed and is located in the Stratford Place Conservation Area.

VAT

The property is elected for VAT.

EPC

B.

Proposal

Offers are invited for the leasehold interest, subject to contract and exclusive of VAT.



Contact

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an inspection, please contact:

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