

45 NUMBER OLD
FORTY BOND
FIVE STREET

NEWLY REFUBISHED
4,741 SQ. FT.
ON MAYFAIR'S PREMIER STREET

CLASSIC MAYFAIR FOR MODERN BUSINESSES

45 Old Bond Street is a prestigious corner building located in the heart of Mayfair and St. James's. The available accommodation consists of 4,741 sq ft across the 2nd floor.

The office has recently been refurbished to CAT A+ condition, providing a large meeting room, reception area, 3 x private offices, fully fitted kitchen, open plan layout and excellent natural light. The space is extremely efficient, allowing occupiers to put their own stamp on this fantastic floorplate.

Refurbishment to the ground floor reception have recently been commissioned, which will include new lighting, seating area, reception desk, tenant board, and modifications to the 2 x passenger lifts.



A PRESTIGIOUS LOCATION

45 Old Bond Street is surrounded by World class retailers, eateries and venues. Situated between Green Park and Piccadilly Circus, 45 Old Bond Street is positioned in one of London's most desirable locations.

HOTELS

- 1 The Ritz
- 2 Le Meridien Piccadilly
- 3 Ham Yard
- 4 Brown's
- 5 St James's
- 6 Dukes
- 7 The Cavendish
- 8 The Stafford

RETAIL

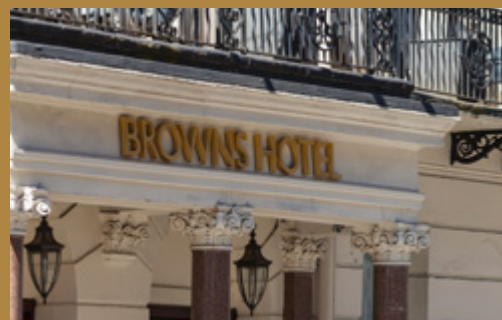
- 9 Fortnum & Mason
- 10 Sunspel
- 11 Cartier
- 12 Asprey
- 13 De Beers
- 14 Paul Smith
- 15 Hackett
- 16 Church's

CLUBS

- 17 Annabel's
- 18 The Arts Club
- 19 The Mayfair Club
- 20 East India Club
- 21 The Lansdowne Club

RESTAURANTS

- 22 Rowley's
- 23 Cecconi's
- 24 Milos
- 25 Café Murano
- 26 Sexy Fish
- 27 Park Chinois
- 28 The Wolseley
- 29 Caviar House
- 30 Gaucho
- 31 Ristorante Frescobaldi
- 32 Gymkhana
- 33 Hakkasan
- 34 The Dover
- 35 Boccocino
- 36 Quaglinos



CENTRALLY CONNECTED



45 Old Bond Street benefits from some excellent transport links. Green Park (Jubilee, Victoria and Piccadilly lines), Piccadilly Circus (Piccadilly and Bakerloo lines) and Bond Street Underground Stations (Central, Jubilee and Elizabeth lines) are all located close by as well as numerous bus routes.





SPECIFICATION



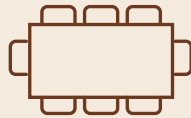
CONCIERGE



LED LIGHTING



**FULLY ACCESSIBLE
RAISED FLOORS**



**14 PERSON BOARDROOM
& PRIVATE OFFICES**



**CAT A+ FITTED
WORKSPACE**



**AIR
CONDITIONING**



**TWO X 13 PERSON
PASSENGER LIFTS**



**REFURBISHED MALE
AND FEMALE WCS**



**SHOWER AND
BIKE FACILITIES**

SPACE PLANNING

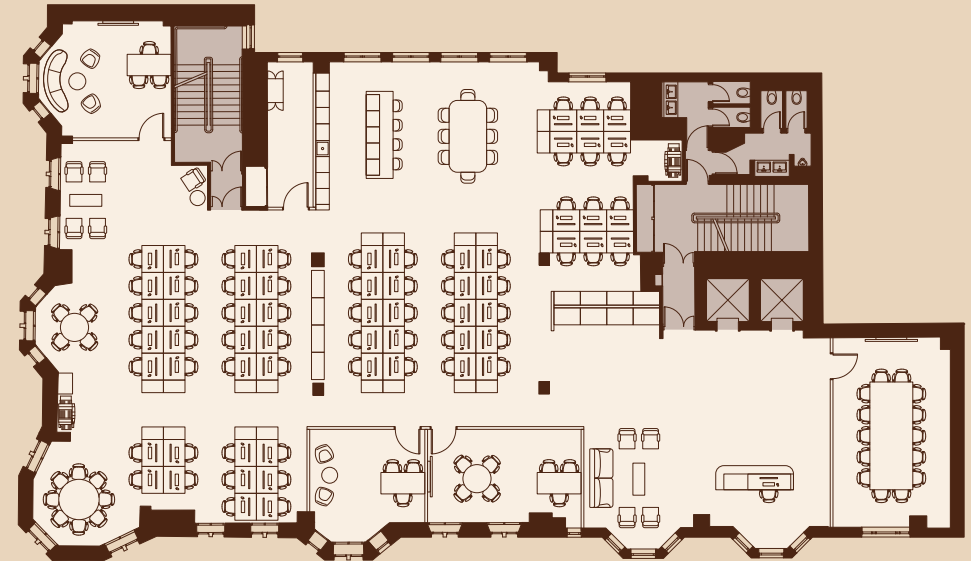
All plans indicative. Not to scale.

AVAILABILITY

FLOOR	(SQ_FT)	(SQ_M)	CONDITION
Second	4,741	440	CAT A+

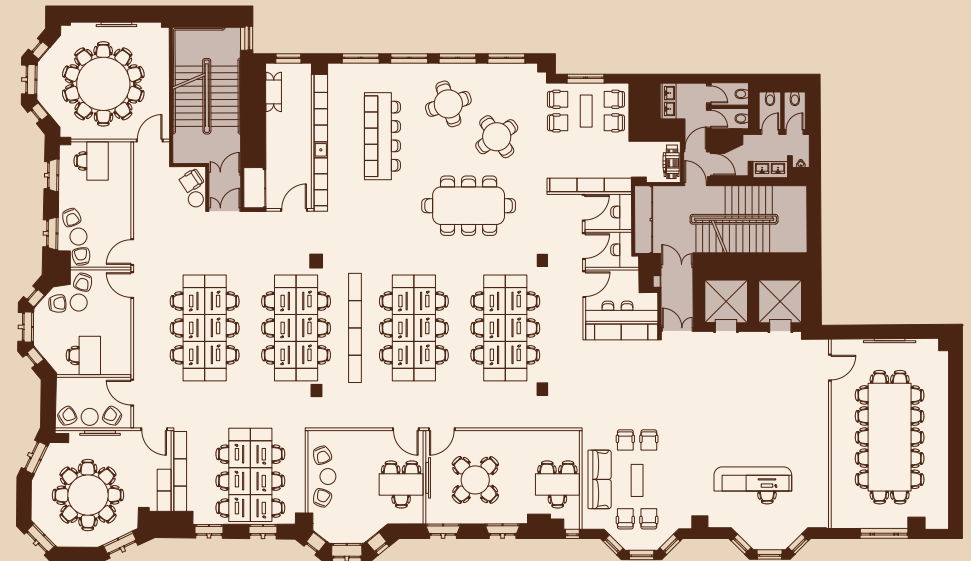
2ND FLOOR — OPTION A

62	OPEN PLAN DESKS	1	KITCHEN
1	RECEPTION / WELCOME AREA	1	BREAKOUT
1	MEETING ROOM 14	1	COMMS ROOM
3	PRIVATE OFFICES	1	COPY POINT
3	COLLABORATION		



2ND FLOOR — OPTION B

30	OPEN PLAN DESKS	1	KITCHEN
1	RECEPTION / WELCOME AREA	1	BREAKOUT
1	MEETING ROOM 14	3	PHONE BOOTHS
1	MEETING ROOM 10	1	QUIET ROOM
1	MEETING ROOM 8	1	COMMS ROOM
4	PRIVATE OFFICES	1	COPY POINT
1	HOT DESK / COLLABORATION		





45 NUMBER OLD FORTY BOND FIVE STREET

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