



One of London's most prestigious office buildings, right in the heart of Mayfair, has undergone a major transformation.

Home to a roster of distinguished occupiers, One Curzon Street now boasts a dramatic contemporary reception, a fully refurbished atrium and lift lobbies, plus state of the art gym and changing facilities by Third Space Mayfair.

The first new accommodation in this 210,000 sq ft landmark scheme will be available from autumn 2023, with 17,500 sq ft available over ground and lower ground floors, and a further 9,500 sq ft on part 2nd.

LOCATION



HYDE PARK

ONECURZON

BERKELEY SQUARE

GREEN PARK
STATION

GREEN PARK



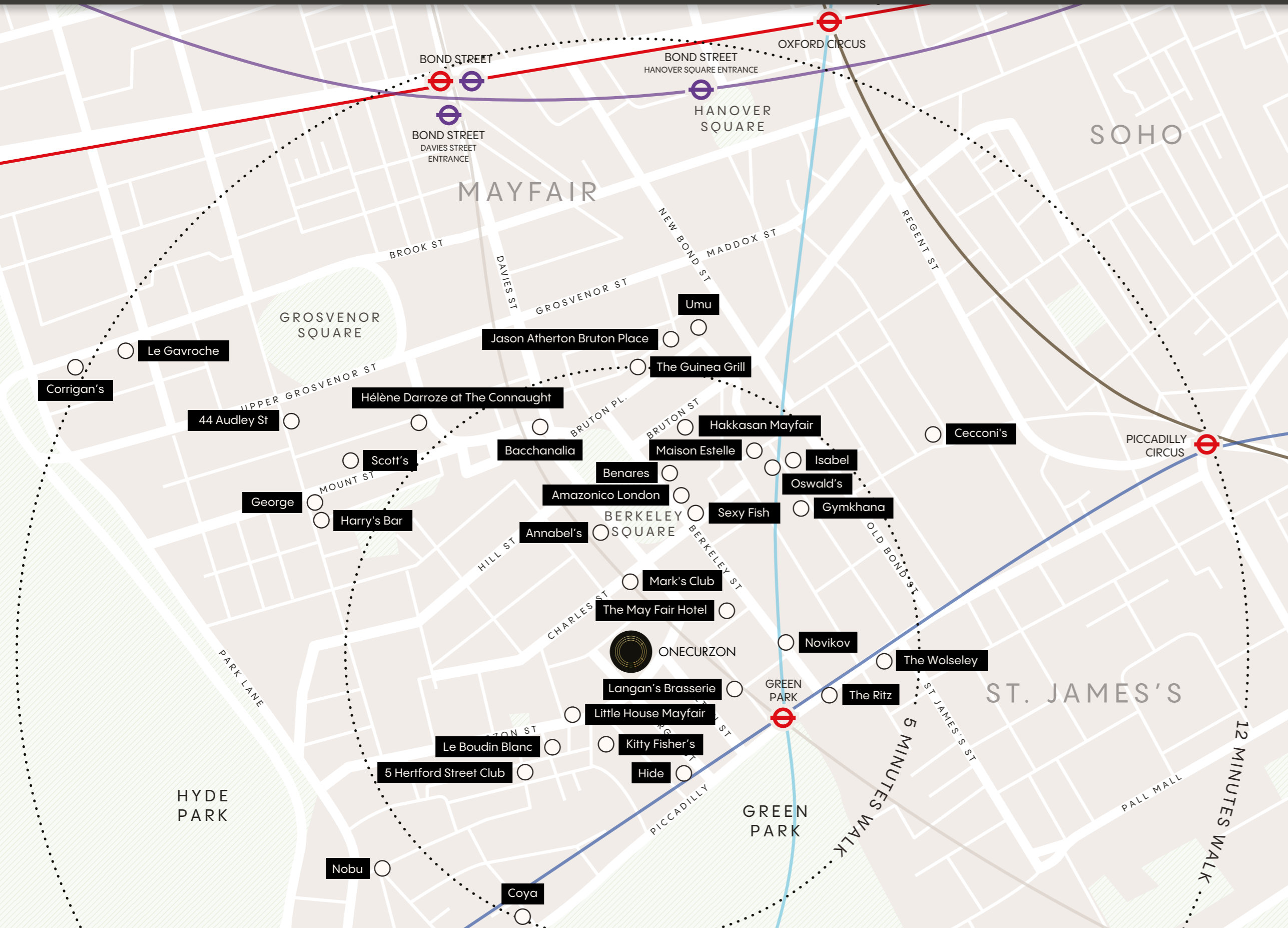
LOCATION



One Curzon Street sits next to Berkeley Square, one of London's most central and sought after garden squares. It's just moments from Green Park, and the Elizabeth Line station at Bond Street (Davies Street entrance), providing rapid access to the City, Canary Wharf and Heathrow.

In the last decade, Mayfair has become the place to live, socialise and work for London's dynamic, international population. The characteristically English streets and squares are lined with world renowned restaurants, hotels and clubs including Scott's, Sexy Fish, Claridges and Annabel's, while nearby Bond Street, Bruton Street and Mount Street are home to luxury brands, galleries and specialist retailers. There's an energy in the air day and night, which few locations can match.

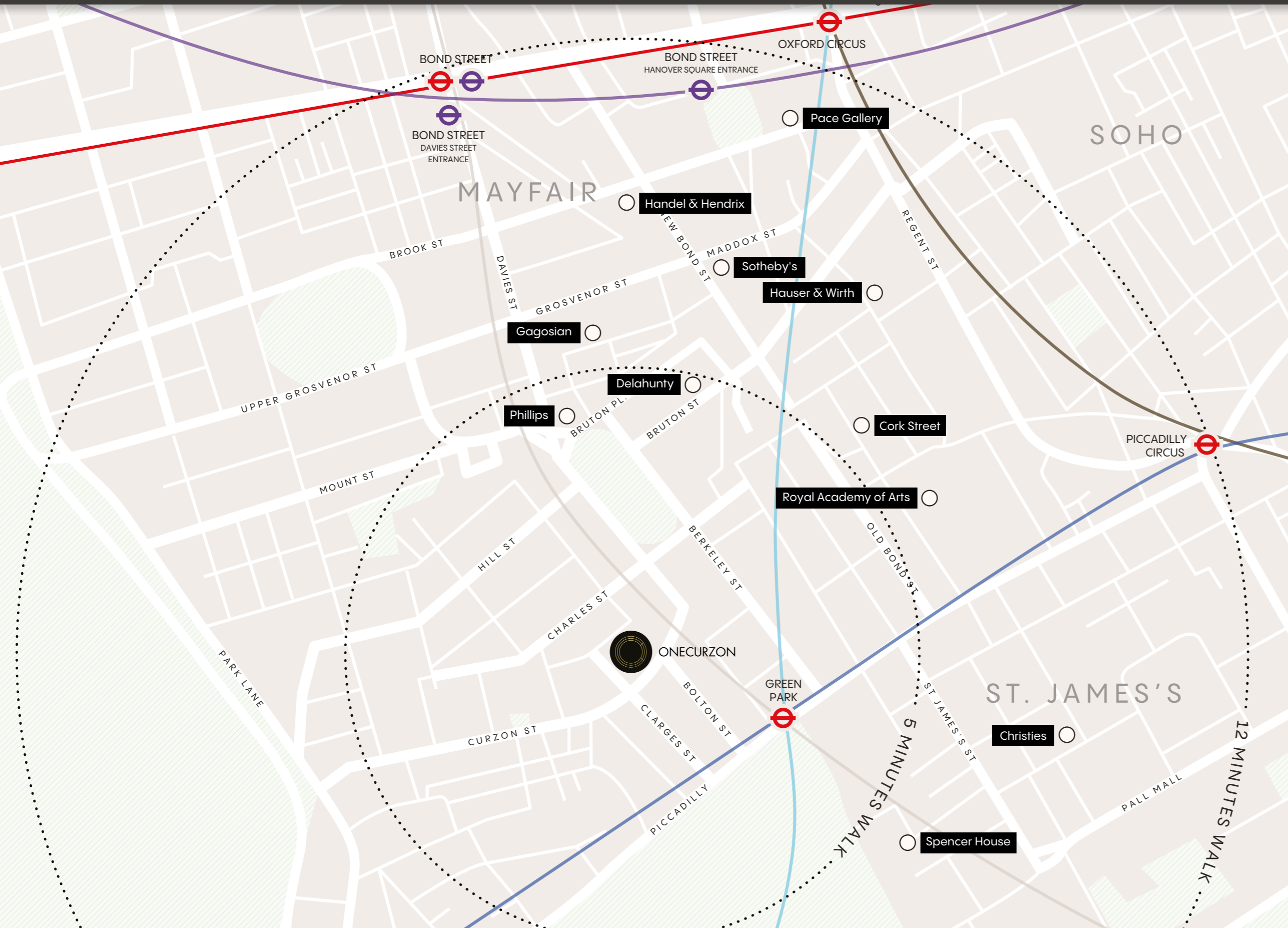
LOCATION



RESTAURANTS, CAFÉS & CLUBS

- Almar
- Annabel's
- Amazonico
- 44 Audley
- Bacchanalia
- Bellamys
- Benares
- Cecconi's
- Corrigan's
- Coya
- Ella Canta
- George
- Gymkhana
- The Guinea
- Hakkasan
- Harry's Bar
- 5 Hertford Street Club
- Isabel
- Jason Atherton Bruton Place
- Kitty Fisher's
- Langan's Brasserie
- Le Boudin Blanc
- Little House Mayfair
- Maison Estelle
- Mark's Club
- Oswald's
- The May Fair Hotel
- Nobu
- Novikov
- The Ritz
- Scott's
- Sexy Fish
- UMU
- The Wolseley
- Hélène Darroze at The Connaught

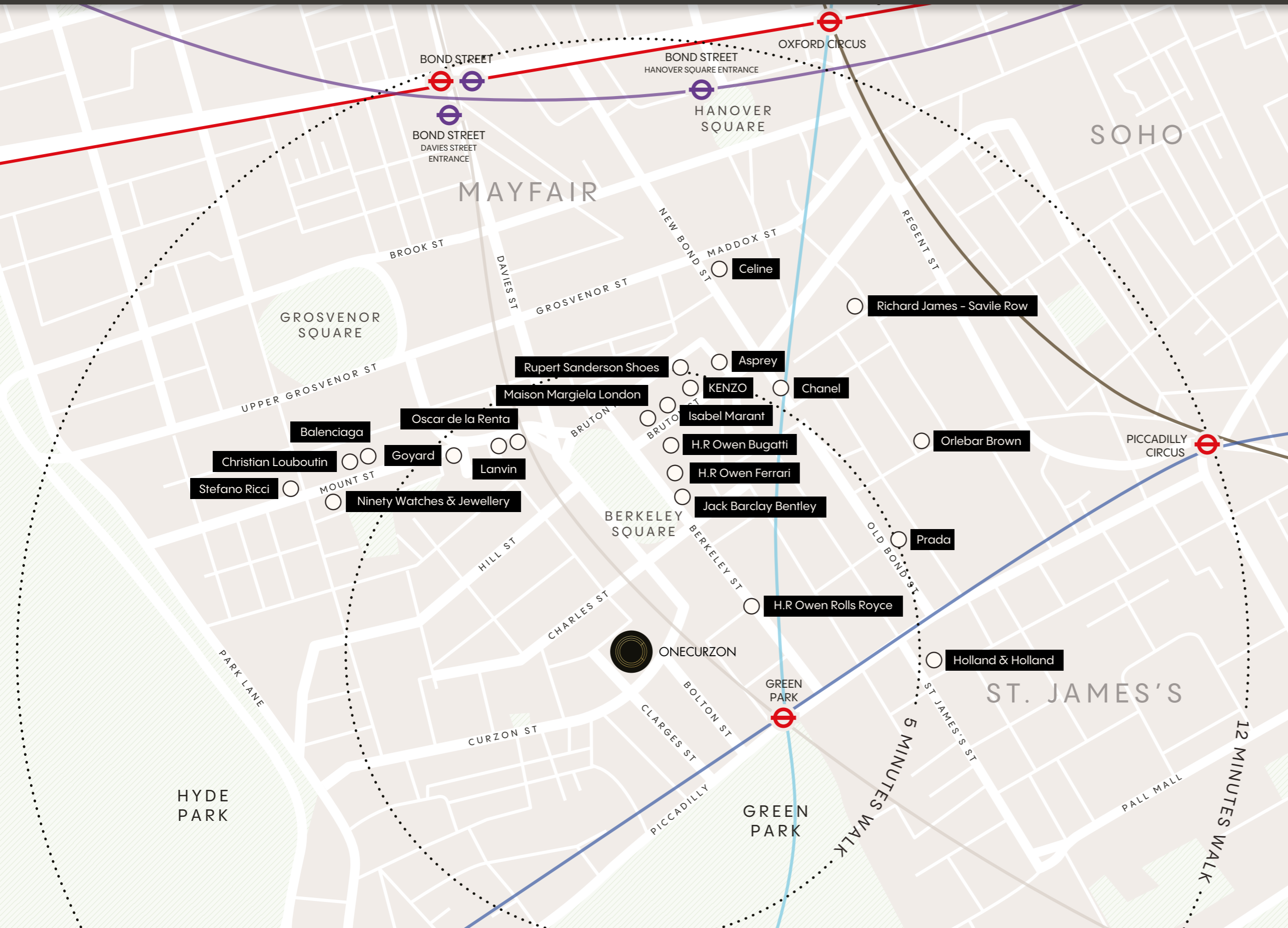
LOCATION



ARTS & CULTURE

- Christie's
- Cork Street
- Delahunty
- Gagosian
- Handel House Museum
- Hauser & Wirth
- Phillips
- Royal Academy of Arts
- Sotheby's
- Spencer House
- Pace Gallery

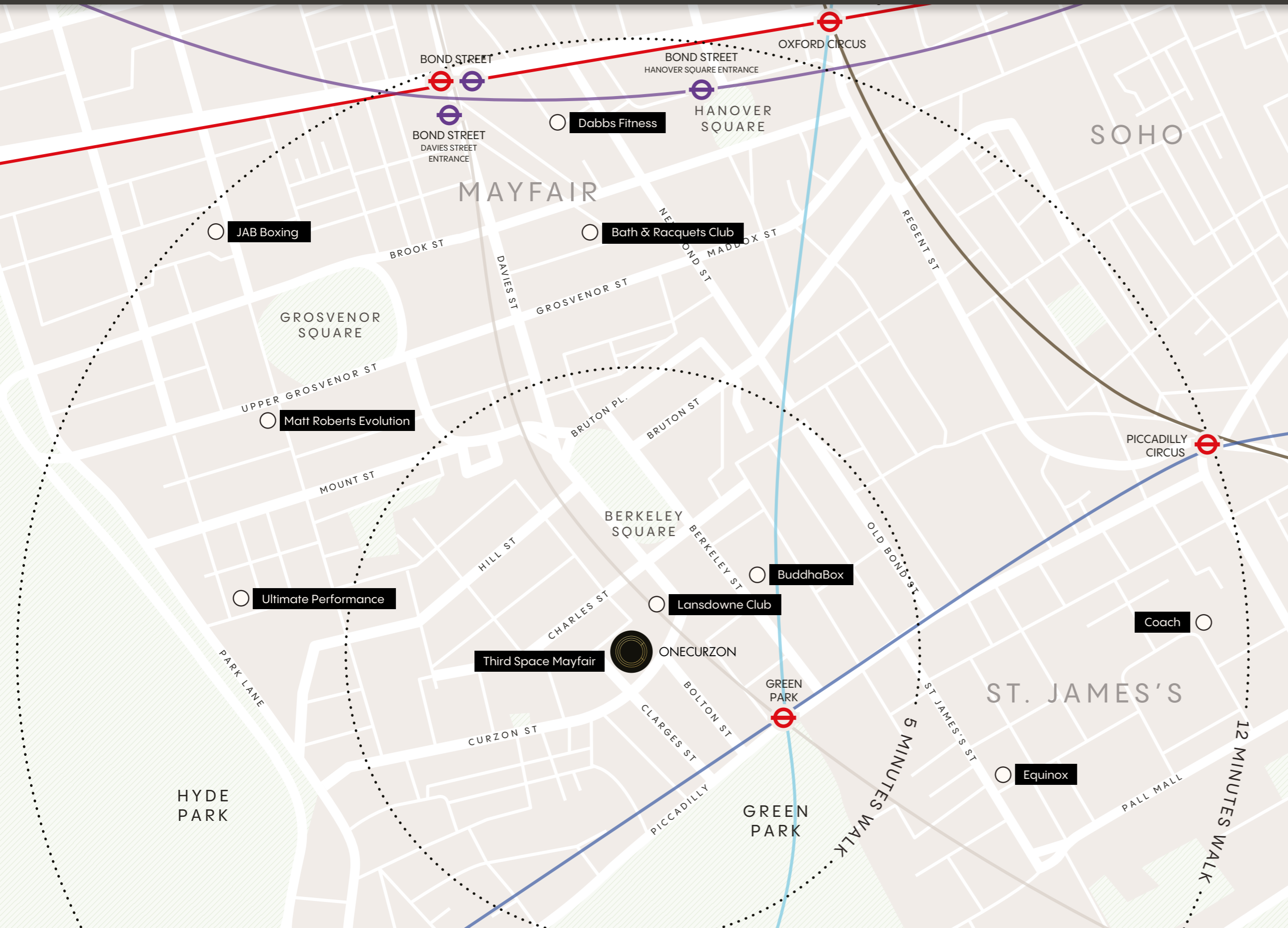
LOCATION



RETAIL

- Asprey
- Balenciaga
- Celine
- Chanel
- Christian Louboutin
- Goyard
- Holland & Holland
- H.R Owen Bugatti
- H.R Owen Ferrari
- H.R Owen Rolls Royce
- Jack Barclay Bentley
- Isabel Marant
- KENZO
- Lanvin
- Maison Margiela London
- Ninety Watches & Jewellery
- Orlebar Brown
- Oscar Delarenta
- Prada
- Richard James - Savile Row
- Rupert Sanderson Shoes
- Stefano Ricci

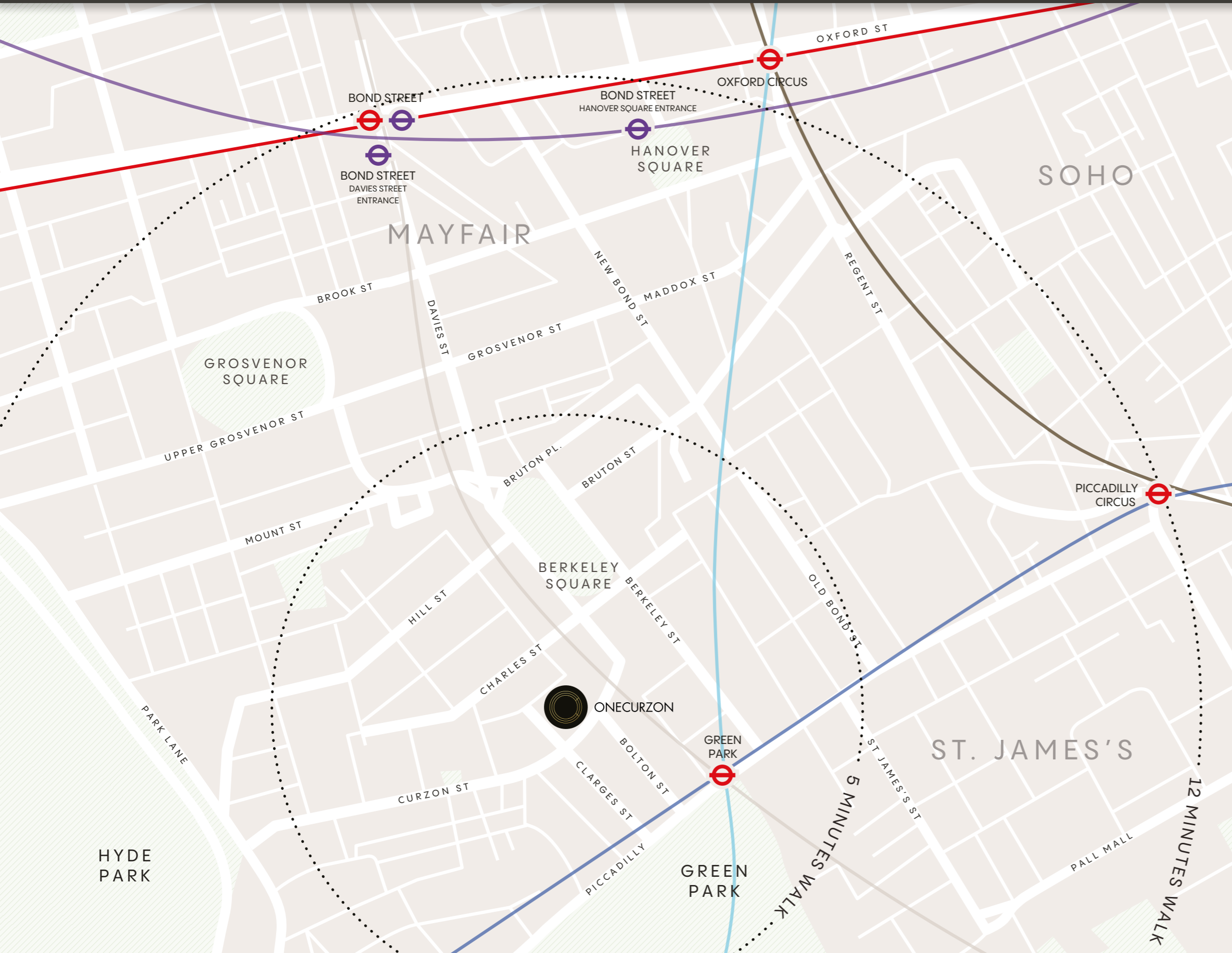
LOCATION



WELLBEING

- Bath & Racquets Club
- BuddhaBox
- Coach
- Dabs Fitness
- Equinox
- JAB Boxing
- Lansdowne Club
- Matt Roberts Evolution
- Third Space Mayfair
- Ultimate Performance

LOCATION



LOCATION



LOCATION



● Jean-Georges at The Connaught



● Sexy Fish, Berkeley Square

● Mr Foggs Secret Garden, Bruton Lane



● Scott's, Mount Street



LOCATION



● Gagosian, Grosvenor Hill Court



● Bruton Place



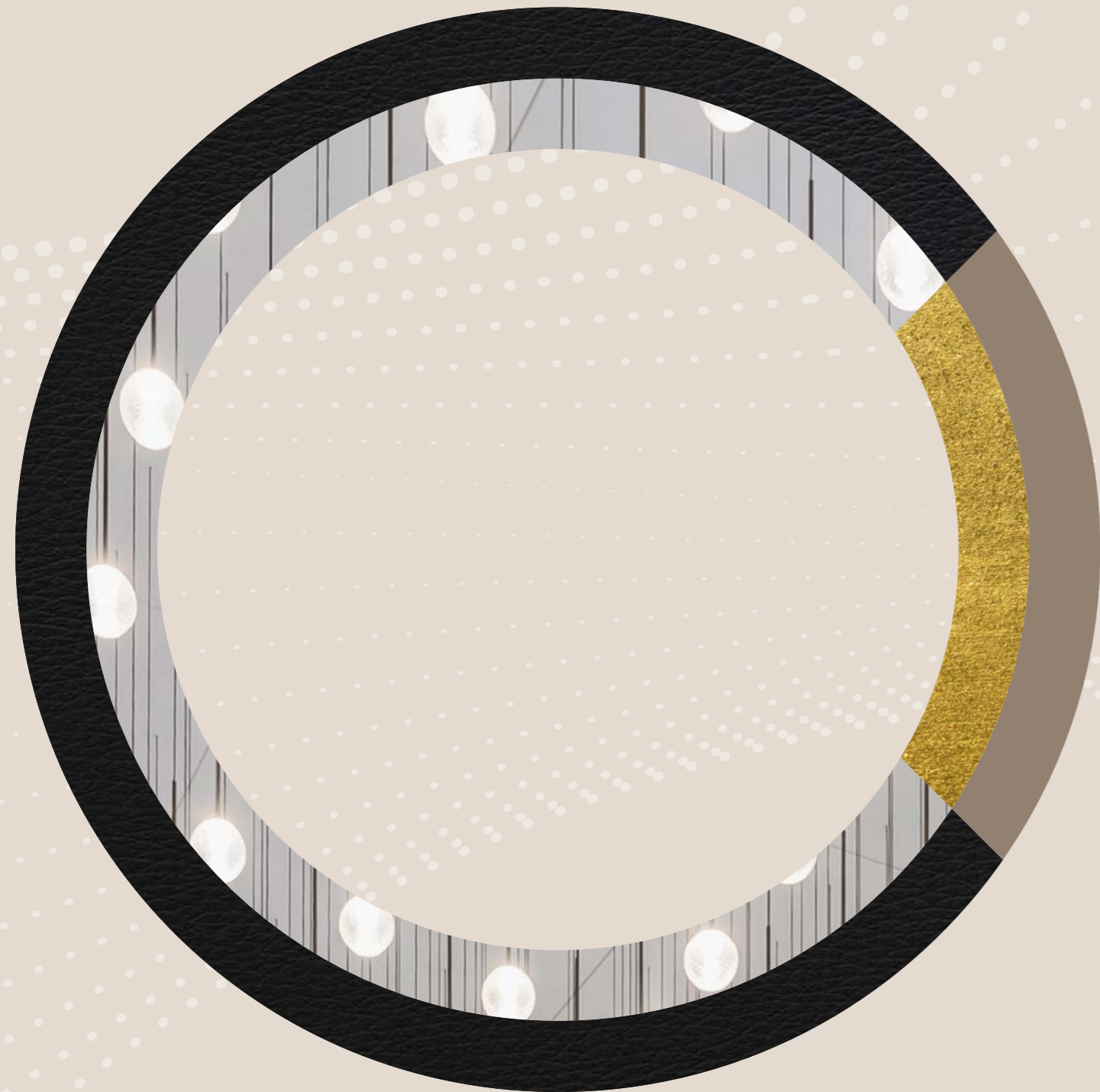
● Bruton Street

● Ferrari H.R. Owen, Berkeley Square



● Berkeley Square





Already one of Mayfair's most prestigious office buildings, One Curzon Street has been reimaged by architects Morrow + Lorraine and interior designer Jo White. The dramatic contemporary reception with bespoke light sculpture and breakout space opens onto a light filled central atrium, while the lift lobbies and other communal areas have been completely refurbished.

The building offers 24 hour access and security, with parking, bike, and motorbike storage. State of the art commuter shower and changing facilities are managed by Third Space Mayfair. Office space in this landmark scheme will be available from autumn 2023, with 17,500 sq ft available over ground and lower ground floors, and a further 9,500 sq ft on part 2nd.

THE BUILDING



● Main building entrance

THE BUILDING



● Main building entrance

THE BUILDING



Refurbished reception

THE BUILDING



● Reception details



THE BUILDING



● Reception breakout areas

THE BUILDING



Atrium base

THE BUILDING



● Atrium base

THE BUILDING



Contemporary lift lobbies

THE BUILDING



● Contemporary lifts

THE BUILDING

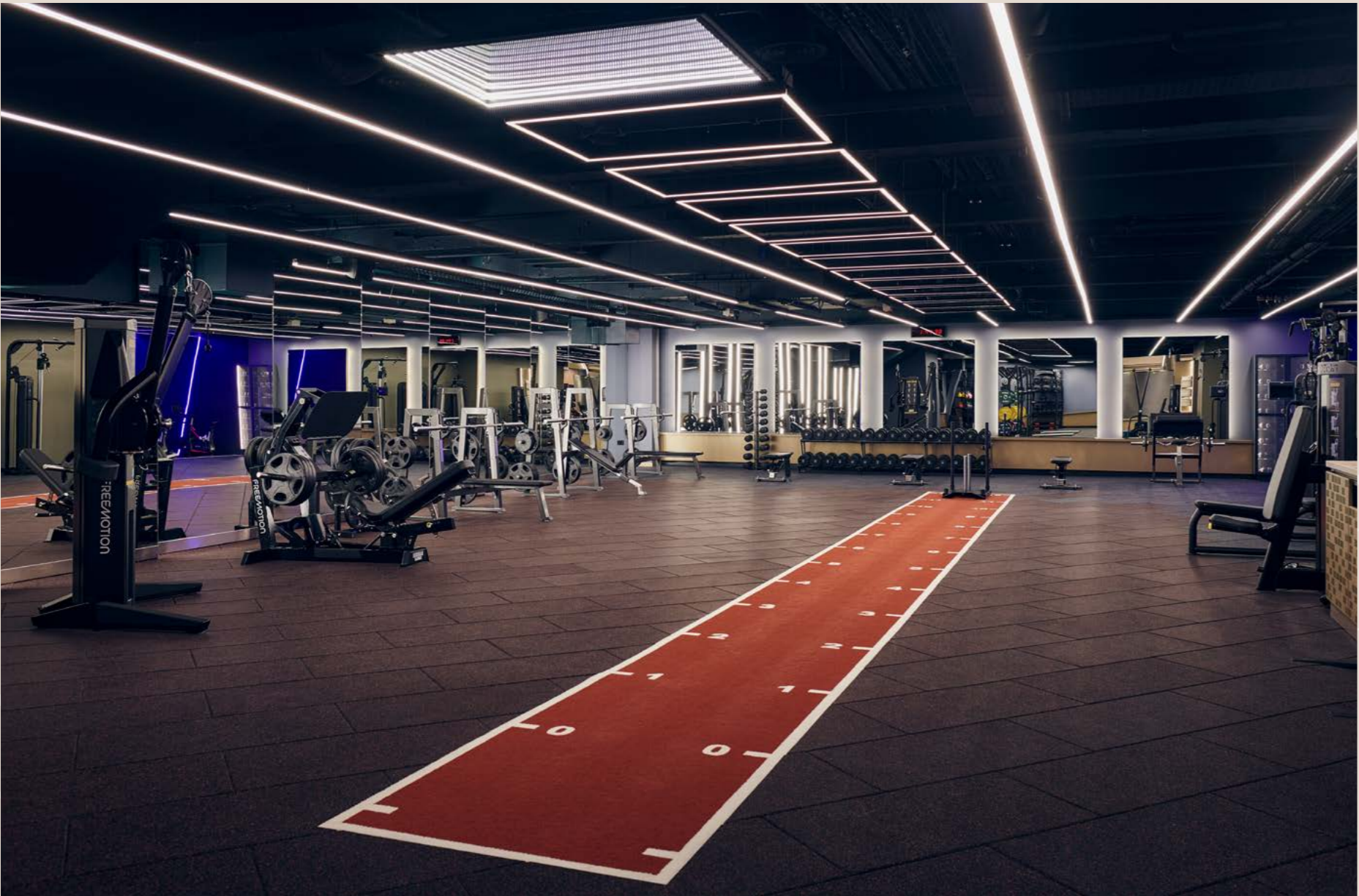


● WCs

The building is at the forefront of workplace wellbeing, with state of the art commuter shower and changing facilities, managed by Third Space Mayfair.



THE BUILDING



● Third Space



THE BUILDING



● Third Space



THE BUILDING

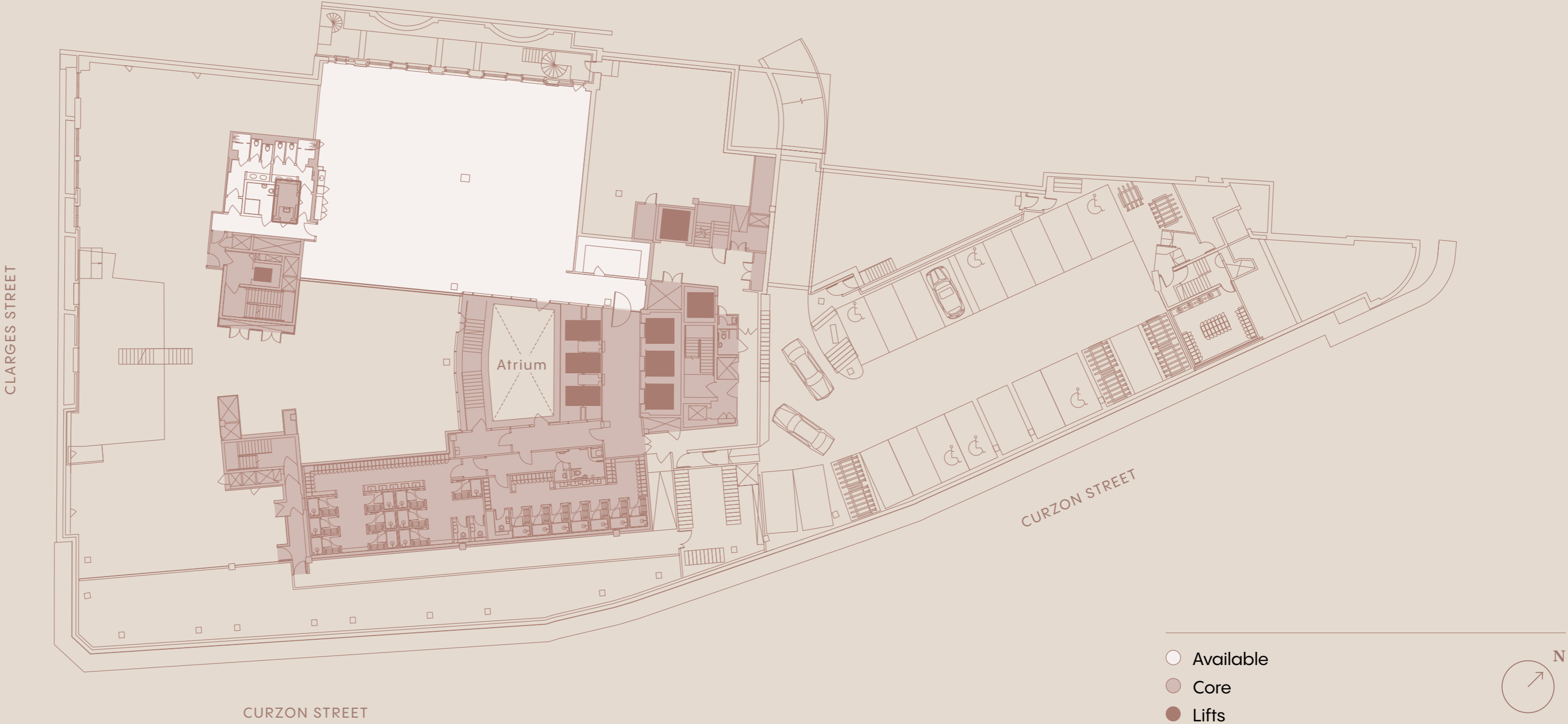


Indicative typical floor

Tenancy schedule

6	MECM Ltd	
5	PJT Partners (UK) Ltd	
4	Houlihan Lokey EMEA, LLP	
3	Houlihan Lokey EMEA, LLP	
2	PJT Partners (UK) Ltd	Part available (9,536 sq ft)
1	Gulf International Bank (UK) Ltd	London Metric Property plc
G		Available (13,690 sq ft)
LG		Available (4,088 sq ft)

Lower Ground
4,088 sq ft (380 sq m)



Ground Floor

13,690 sq ft (1272 sq m)

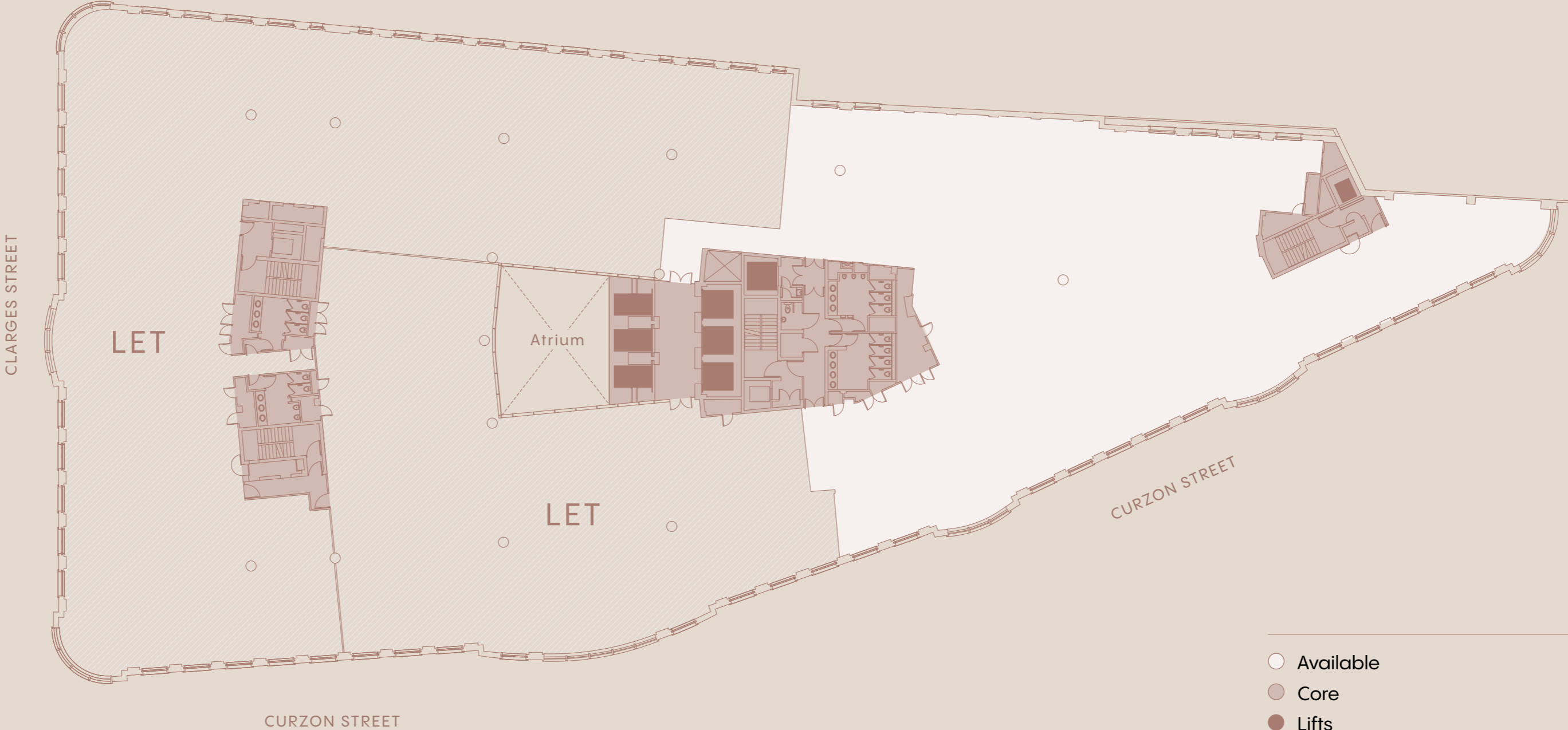


- Available
- Core
- Lifts



Second Floor

9,536 sq ft (886 sq m)





This landmark office building has been specified to meet the demands of major financial occupiers. All office spaces are fully ventilated and air conditioned, and have a 2.75m floor to ceiling height. There are generous power allowances for IT and lighting, plus back-up generator allocation. The six passenger lifts can each accommodate 21 people, and there is a separate 2,000kg goods lift.

Summary specifications

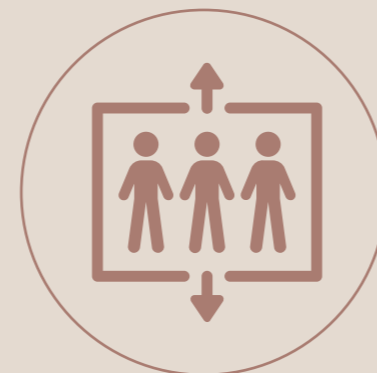
On the floors

- 2.75m floor to ceiling height
- 3.75m slab to slab height
- 150mm typical raised floor void
- Power allowance of 25W/m² for small power and 12W/m² for lighting
- New four pipe fan coil air conditioning
- Ventilation:
 - Offices: 1.6 litres/sec/sq m
 - WC areas: 10 air changes an hour extract, 8 air changes an hour supply
- 12m x 9m structural grid
- Newly refurbished WCs
- Metal ceiling with plasterboard margin and recess for window blinds
- Design occupancy – one person per 8 sq m

In the building



24 hours access and security



6 x 21 persons / 1,600 kg passenger lifts



1 x 26 persons / 2,000 kg goods lift



New shower facilities, 87 lockers and a drying room



Gold rating



135 cycle parking spaces



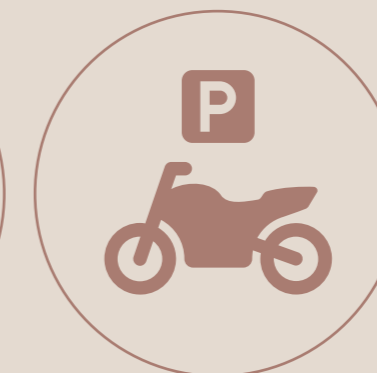
Standby generator allocation



EPC Rating C Targeting B



Car spaces available



Motorbike parking

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