

34 GROSVENOR ST

MAYFAIR



Façade of 34 Grosvenor Street

INTRODUCING 34 GROSVENOR STREET

One of the finest buildings within the Grosvenor Mayfair Estates, originally constructed in 1725. It is currently undergoing a sympathetic refurbishment in keeping with its Grade II listing.

When complete the building will provide over 14,000 sq ft of contemporary office space set within this remarkable period building and its adjoining modern wing.

IMPRESSIVE ENTRANCE HALL

The building is approached through an impressive ground floor entrance hall and reception and will be divided to form a good balance of executive offices along with open plan office floors, impressive wood-panelled offices and break out areas.



CGI of 34 Grosvenor Street reception



MODERN WORKSPACES

The contemporary offices will be provided with air conditioning and air cooling, full data cabling and two automatic passenger lifts.

CONTEMPORARY TERRACE SPACE

A new substantial ground floor terrace has been created as an open air oasis connecting to the offices.

This new addition was achieved by relocating the building's plant from the ground floor to the basement. This landscaped courtyard now maximises the outside spaces of the building for well-being, outdoor break out space, entertaining, yoga and other such outdoor pursuits.



CGI of 34 Grosvenor Street terrace

DISCOVER THE OPPORTUNITIES AT 34 GROSVENOR STREET

At the rear of the period property is Three Kings Yard. An adjoining self-contained two storey building set within a private gated mews. The building is currently undergoing an extensive refurbishment throughout and has its own private entrance.



CGI of 3 Kings Yard reception



FLOOR AREA SCHEDULE:

FLOOR	AREA (SQ FT)	AREA (SQ M)
3rd	1,920	178.3
2nd	3,346	310.8
1st	3,357	328.5
Ground	2,969	275.8
Lower Ground	2,981	276.9
TOTAL	14,753	1,370

CGI of 3 Kings Yard 2nd floor office space



AMENITIES



Substantial roof terrace



18 bike spaces



Showers



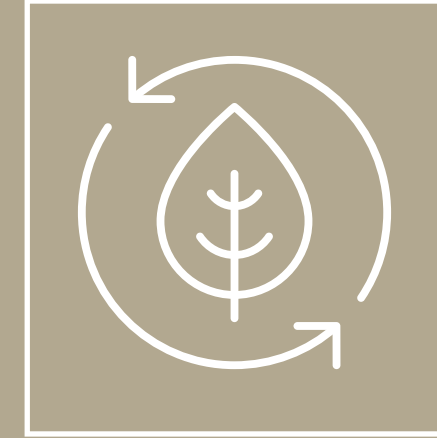
Street entrance in Grosvenor Street and Kings Yard



Heating, Ventilation and Air Conditioning



Parking available by separate arrangement



Designed to sustainable principles

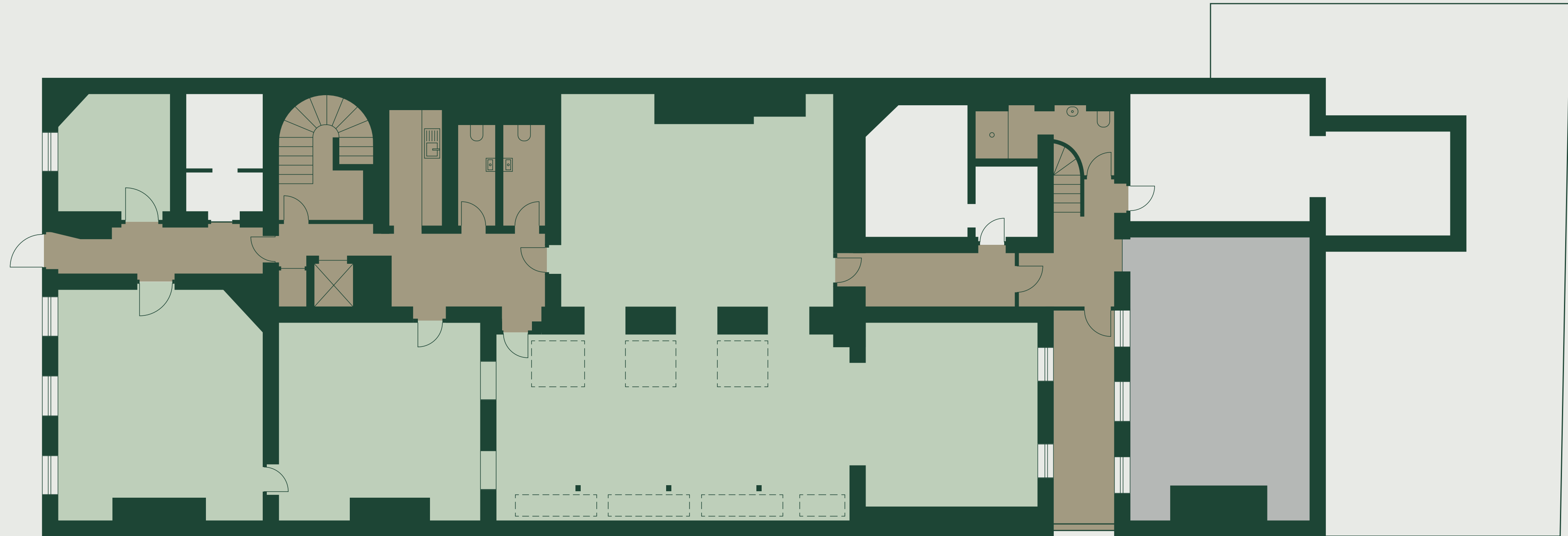


LOWER GROUND FLOOR


2,981 SQ FT / 276.9 SQ M



GROSVENOR STREET



THREE KINGS YARD

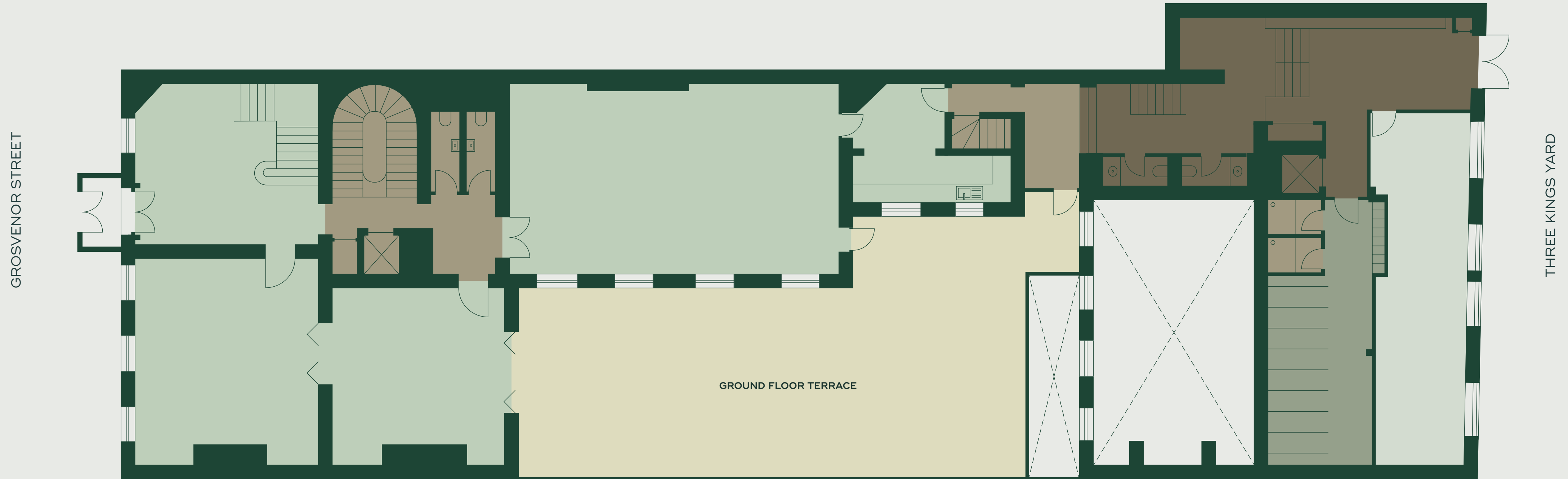
N  Indicative Only
Not to scale


 Core Space

 Office Space

GROUND FLOOR

2,969 SQ FT / 275.8 SQ M



N  Indicative Only
Not to scale

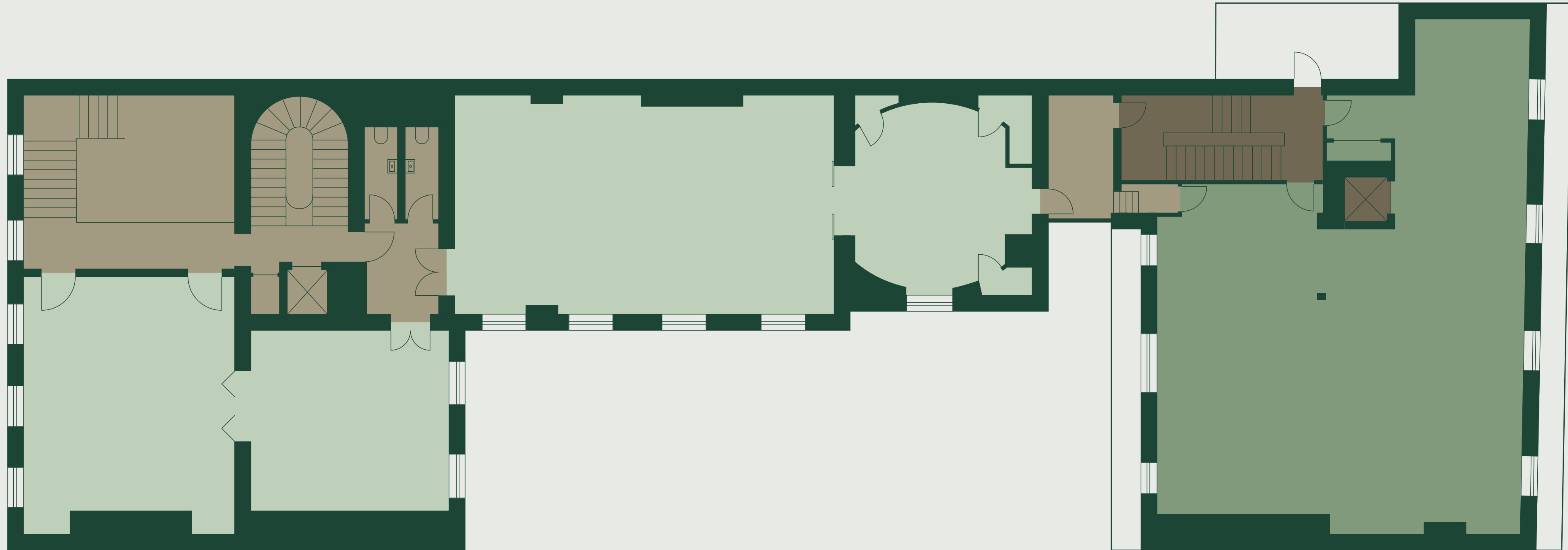
 Three Kings Yard  Ground Floor Terrace  Core Space  Office Space

FIRST FLOOR


3,357 SQ FT / 328.5 SQ M



GROSVENOR STREET



THREE KINGS YARD

N  Indicative Only
Not to scale

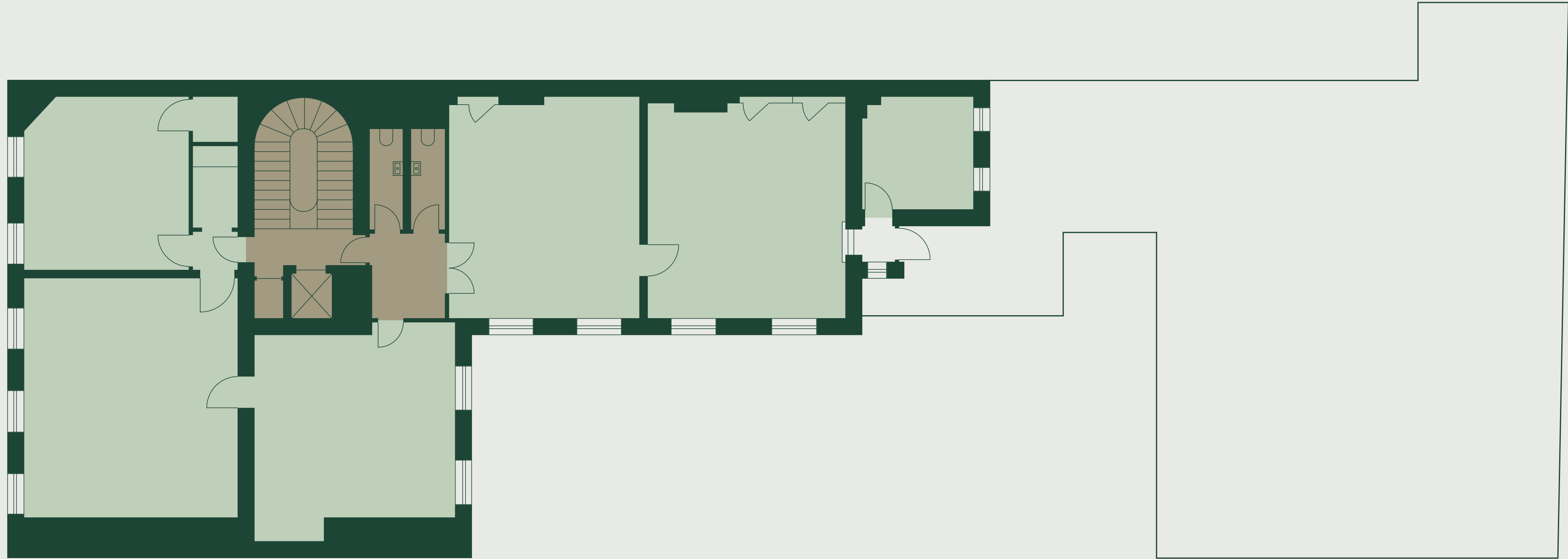
 Three Kings Yard  Three Kings Yard Office Space  Core Space  Office Space

SECOND FLOOR


3,346 SQ FT / 310.8 SQ M



GROSVENOR STREET



THREE KINGS YARD

N  Indicative Only
Not to scale

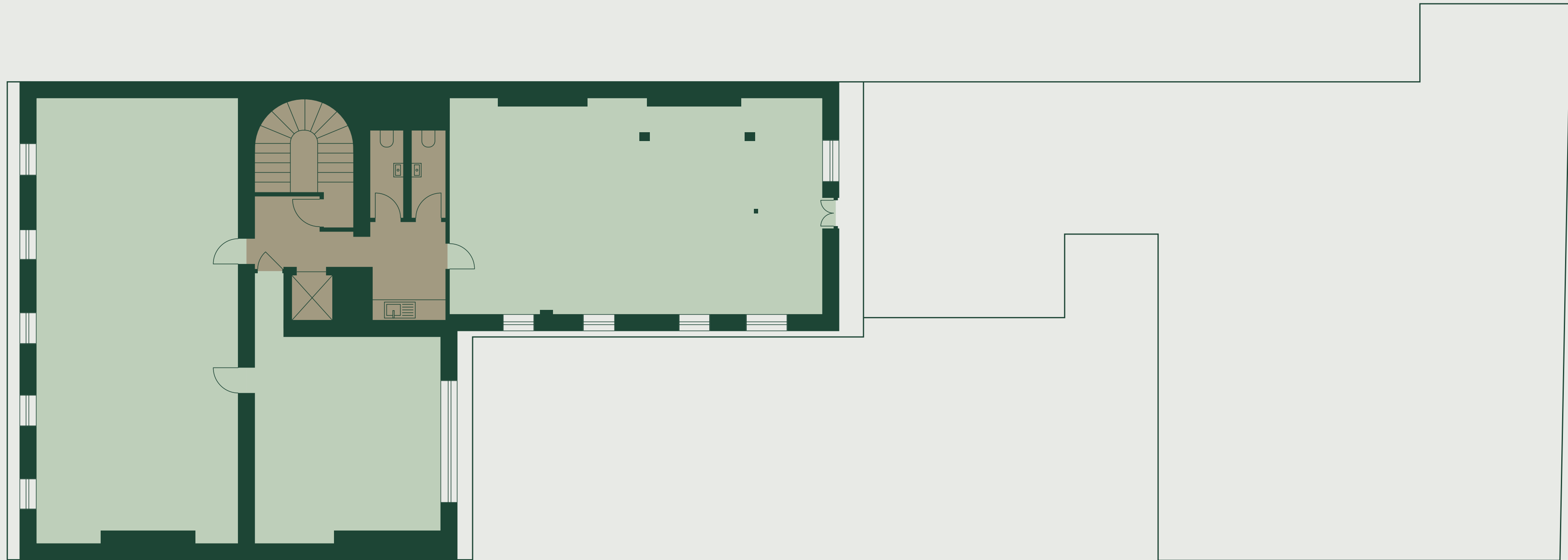
 Core Space  Office Space

THIRD FLOOR


1,920 SQ FT / 178.3 SQ M



GROSVENOR STREET



THREE KINGS YARD

N  Indicative Only
Not to scale

 Core Space  Office Space

GROSVENOR STREET PUBLIC REALM ENHANCEMENTS

Grosvenor Street public realm enhancements aim to transform Grosvenor Street into a greener, more accessible, biodiverse, environmentally resilient street, creating a welcoming arrival for those who work, live and visit here.

Initial ideas for the project include:

- Increase greening: through the introduction of street trees and planting
- Celebrate the street's history: through the use of high-quality materials to compliment the surrounding architecture, and design elements that will reinterpret the historic route of the Tyburn river
- Improve accessibility: regular resting places with seating, improved crossing facilities and decluttering of redundant street furniture
- Encourage active travel: wider foot ways with enhanced paving materials and cycle parking facilities (off-street)
- Enhance street lighting



CGI of initial ideas for Grosvenor Street Public Realm



Grosvenor Square

PRIME MAYFAIR

No 34 sits on the north side of Grosvenor Street, just 20 yards from the iconic Grosvenor Square. This central Mayfair location now also benefits from the introduction of the Elizabeth Line at the Davies Street entrance of Bond Street Underground Station, connecting Mayfair to London Heathrow Airport to the west and Canary Wharf to the East.

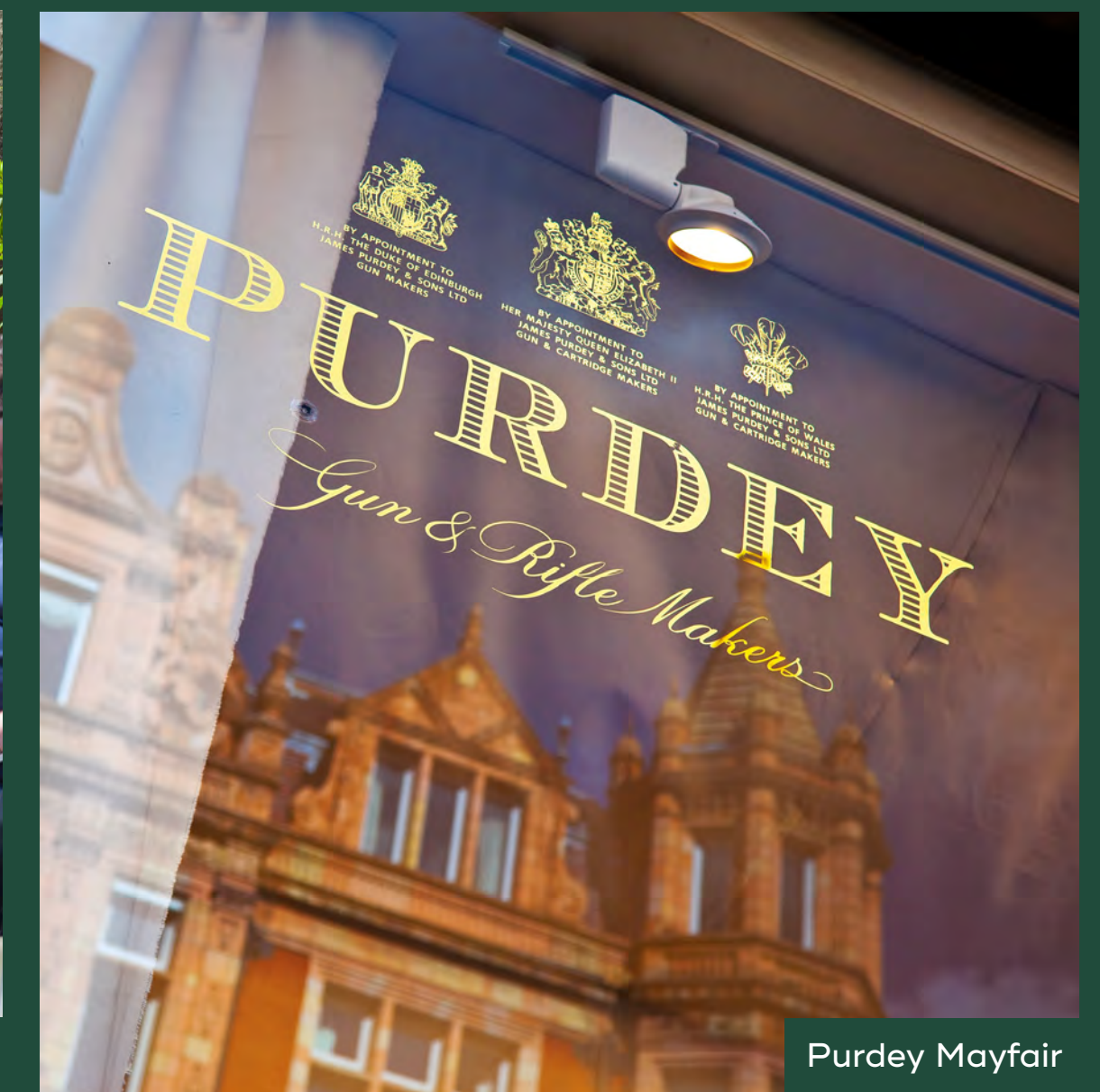
The opening of the Chancery Rosewood Hotel on Grosvenor Square on the site of the former US Embassy in 2025 will further cement this location as Mayfair's true core.



Connaught & Fountain



Mayfair



Purdey Mayfair





RESTAURANTS & BARS

- 1 Mercato Mayfair
- 2 The Guinea Grill
- 3 Hedonism Wines
- 4 LALI
- 5 Scott's
- 6 NAC
- 7 Le Gavroche
- 8 Cipriani
- 9 Kai Mayfair
- 10 The Footman
- 11 Little House Mayfair
- 12 China Tang
- 13 Tamarind
- 14 The Meat & Wine Co
- 15 Harry's Bar
- 16 Gordon Ramsey
- 17 Bacchanalia
- 18 34
- 19 Socca

HOTELS

- 20 Claridge's
- 21 The Connaught
- 22 The Dorchester
- 24 Grosvenor House Suites

WELLNESS & RETAIL

- 25 Annabel's
- 26 Ultimate Performance Gym
- 27 Thirdspace Mayfair
- 28 Dunhill

WELL CONNECTED: THE ELIZABETH LINE



Heathrow

Paddington

Bond Street

Tottenham
Court Road

Farringdon

Liverpool
Street

Canary Wharf

Stratford
International

27 mins

3 mins

Nearest Station

1 min

4 mins

7 mins

15 mins

20 mins



Contact our joint agents for more information

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