

34 GROSVENOR ST

MAYFAIR



Façade of 34 Grosvenor Street

INTRODUCING 34 GROSVENOR STREET

Originally constructed in 1725, this is one of the finest buildings in the Grosvenor Mayfair Estate and has undergone a sympathetic refurbishment in keeping with its Grade II* Listing.

The building provides close to 15,000 sq ft of contemporary office space set within this remarkable period building and its adjoining modern wing, which has the benefit of a separate entrance from Three Kings Yard.

IMPRESSIVE ENTRANCE HALL

34 Grosvenor Street is approached through an impressive ground floor reception, featuring an ornate period staircase and beautifully restored chandelier.

34 Grosvenor Street reception



ADAPTABLE SPACES

The spaces across 34 Grosvenor Street can be used in multiple ways, including client entertainment areas, private or open plan offices, breakout spaces and executive boardrooms.

34 Grosvenor Street reception room





CLASSIC WORKSPACES

Work, entertain or relax in stunning heritage rooms, with expansive ceiling heights and air conditioning throughout.

34 GROSVENOR STREET

ORIGINAL FEATURES

The building has been sympathetically refurbished in keeping with its Grade II* Listing.



34 Grosvenor Street original features



CONTEMPORARY TERRACE SPACE

A new substantial ground floor terrace acts as an open air oasis connecting the offices.

The landscaped terrace now maximises the outside spaces of the building for well-being, outdoor break out space, entertaining, yoga and other such outdoor pursuits.



THREE KINGS YARD

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 has undergone an extensive refurbishment throughout and has its own private entrance, offering private drop off and secure car parking by separate arrangement.



Three Kings Yard reception



Three Kings Yard private entrance



Three Kings Yard office space - indicative CGI fit out



Three Kings Yard office space





FLOOR AREA SCHEDULE

34 GROSVENOR STREET

FLOOR	AREA (SQ FT)	AREA (SQ M)
3rd	1,845	171.4
2nd	2,174	202
1st	1,926	178.9
Ground	2,042	189.7
Lower Ground	2,631	244.4
TOTAL	10,618	986.4

THREE KINGS YARD

FLOOR	AREA (SQ FT)	AREA (SQ M)
2nd	1,378	128
1st	1,601	148.7
Ground	1,034	96.1
TOTAL	4,013	372.8

COMBINED

	AREA (SQ FT)	AREA (SQ M)
TOTAL	14,631	1,359.3

AMENITIES



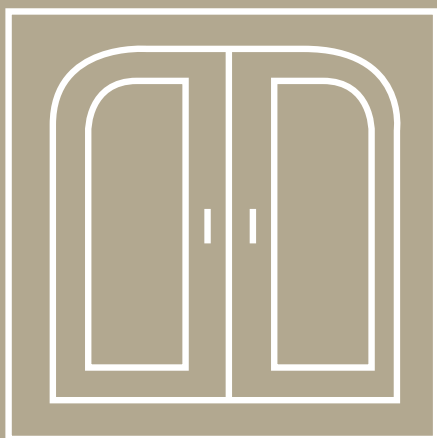
Substantial terrace



18 bike spaces



Showers



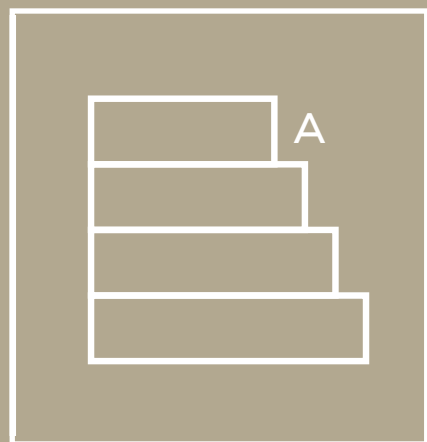
Multiple entrances in Grosvenor Street
and Three Kings Yard



Air conditioning



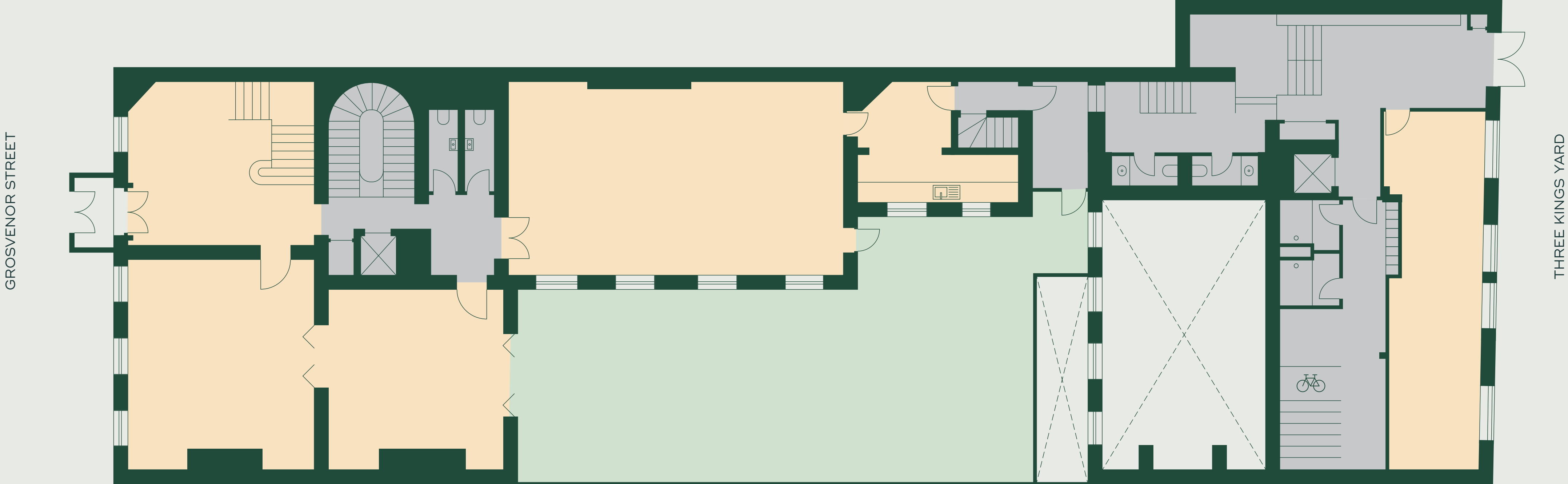
Parking available by
separate arrangement




EPC A



GROUND FLOOR



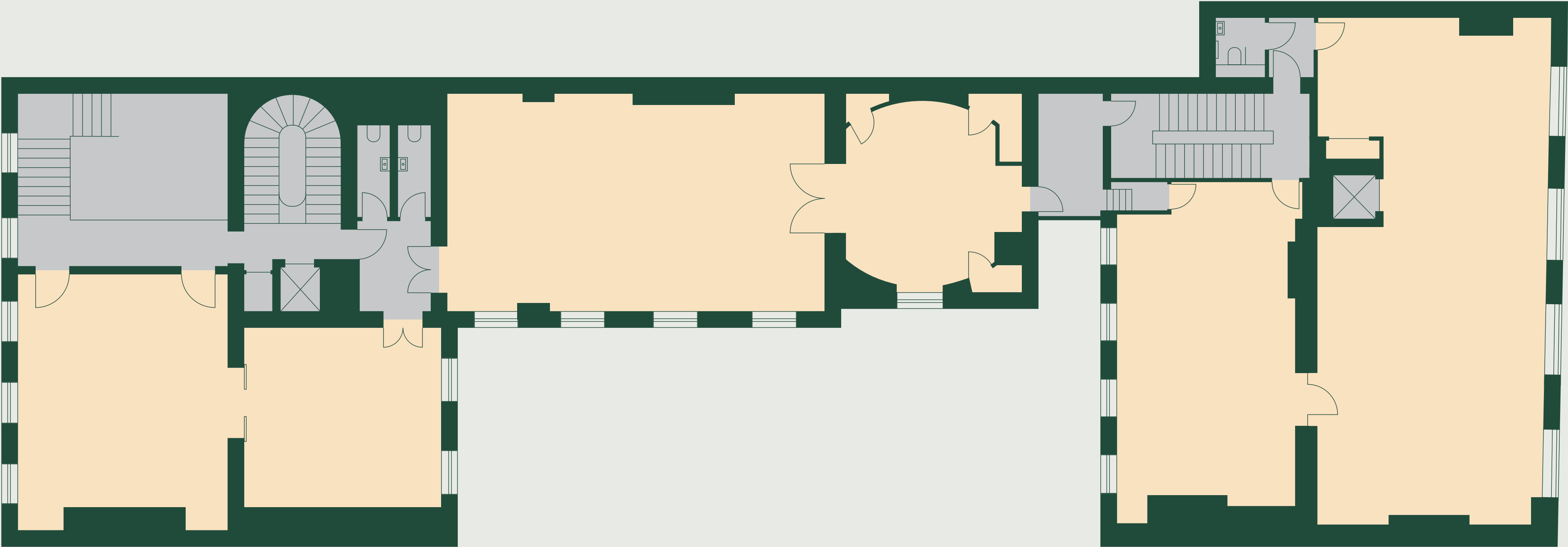
N  Indicative Only
Not to scale

 Ground Floor Terrace  Core Space  Office Space


FIRST FLOOR





GROSVENOR STREET



THREE KINGS YARD

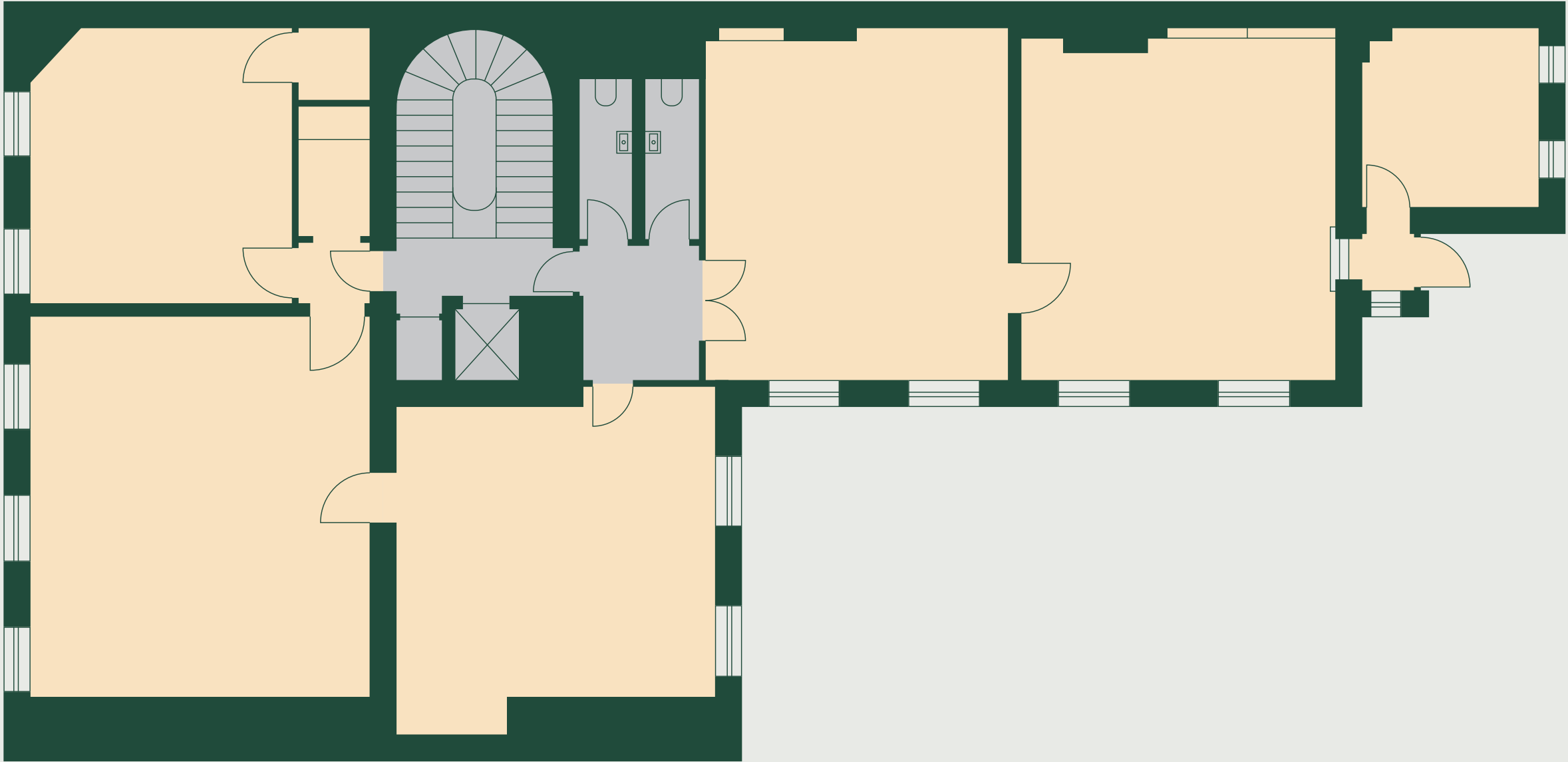
N  Indicative Only
Not to scale

 Core Space  Office Space

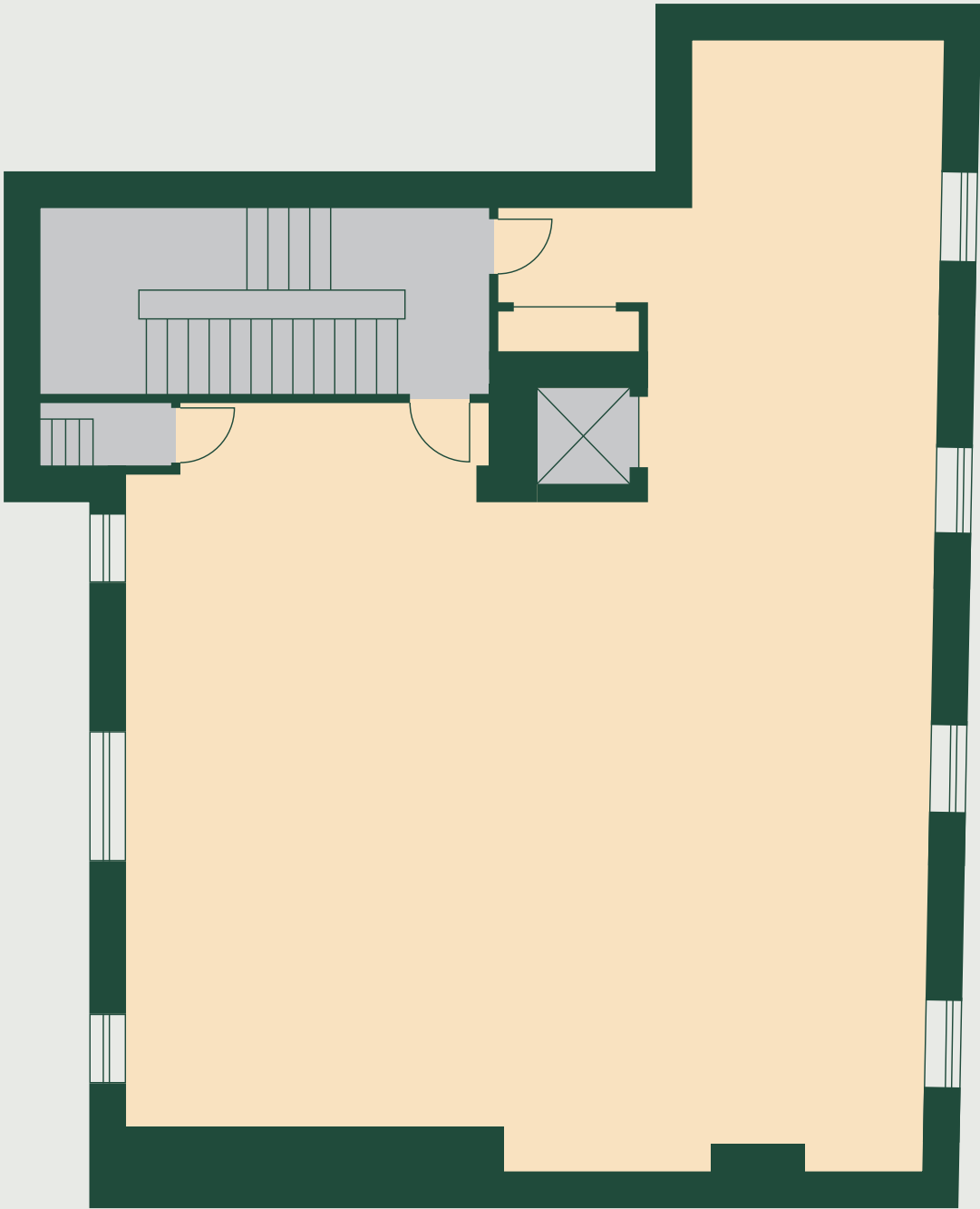
SECOND FLOOR






GROSVENOR STREET



THREE KINGS YARD



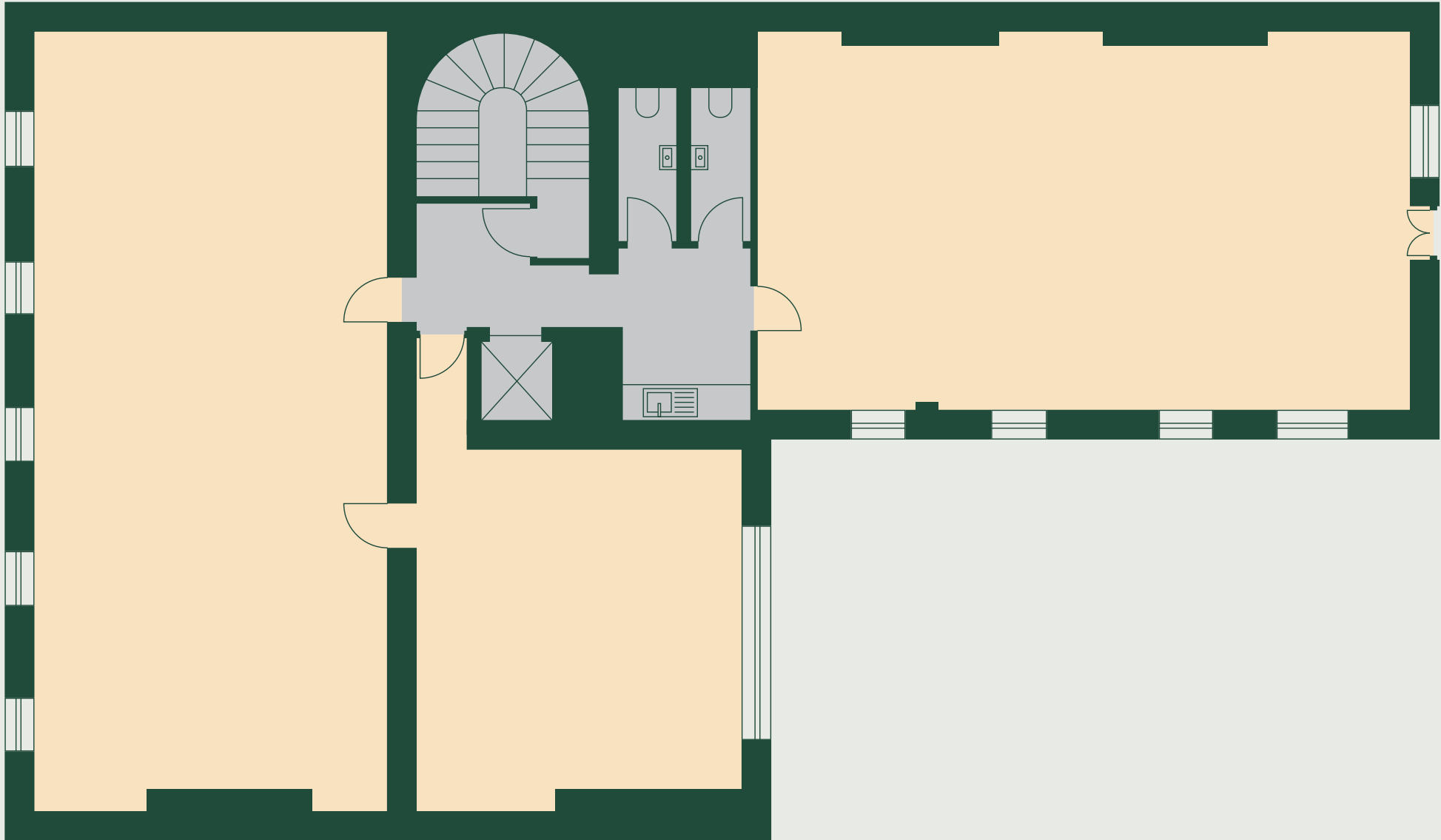
N  Indicative Only
Not to scale

 Core Space  Office Space


THIRD FLOOR





GROSVENOR STREET



THREE KINGS YARD

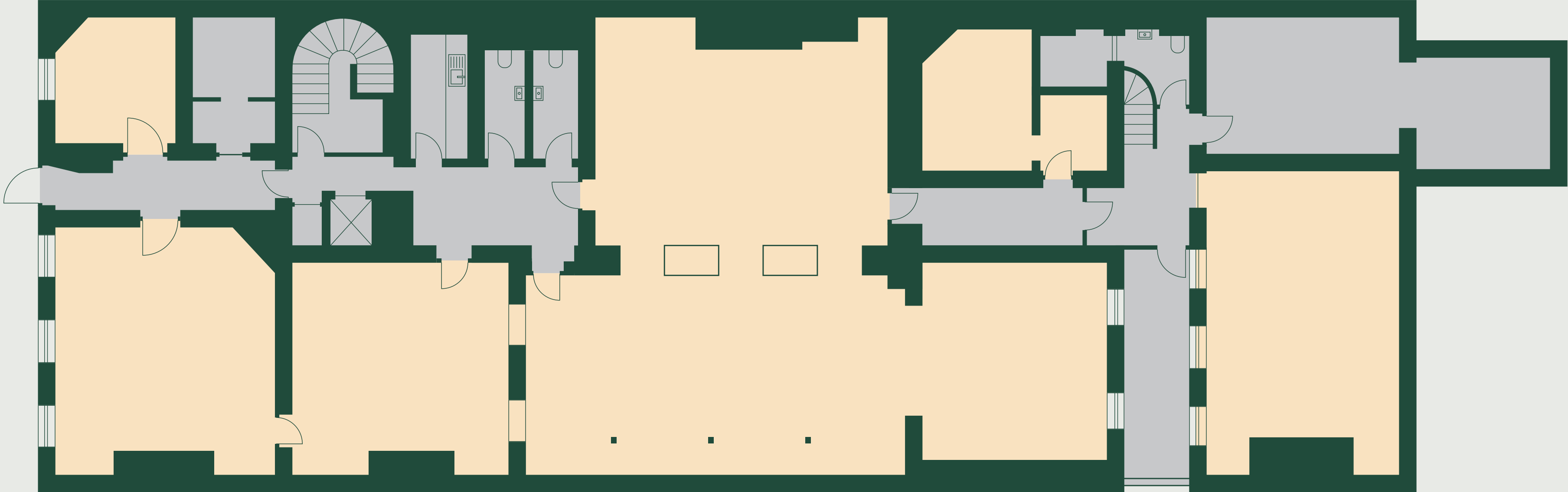
N  Indicative Only
Not to scale

 Core Space  Office Space


LOWER GROUND FLOOR





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 footways with enhanced paving materials and off street cycle parking
- Enhanced 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, a short stroll away 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 | 11 Little House Mayfair |
| 2 The Guinea Grill | 12 China Tang |
| 3 Hedonism Wines | 13 Tamarind |
| 4 LALI | 14 The Meat & Wine Co |
| 5 Scott's | 15 Harry's Bar |
| 6 NAC | 16 Gordon Ramsey |
| 7 Le Gavroche | 17 Bacchanalia |
| 8 Cipriani | 18 34 |
| 9 Kai Mayfair | 19 Socca |
| 10 The Footman | |

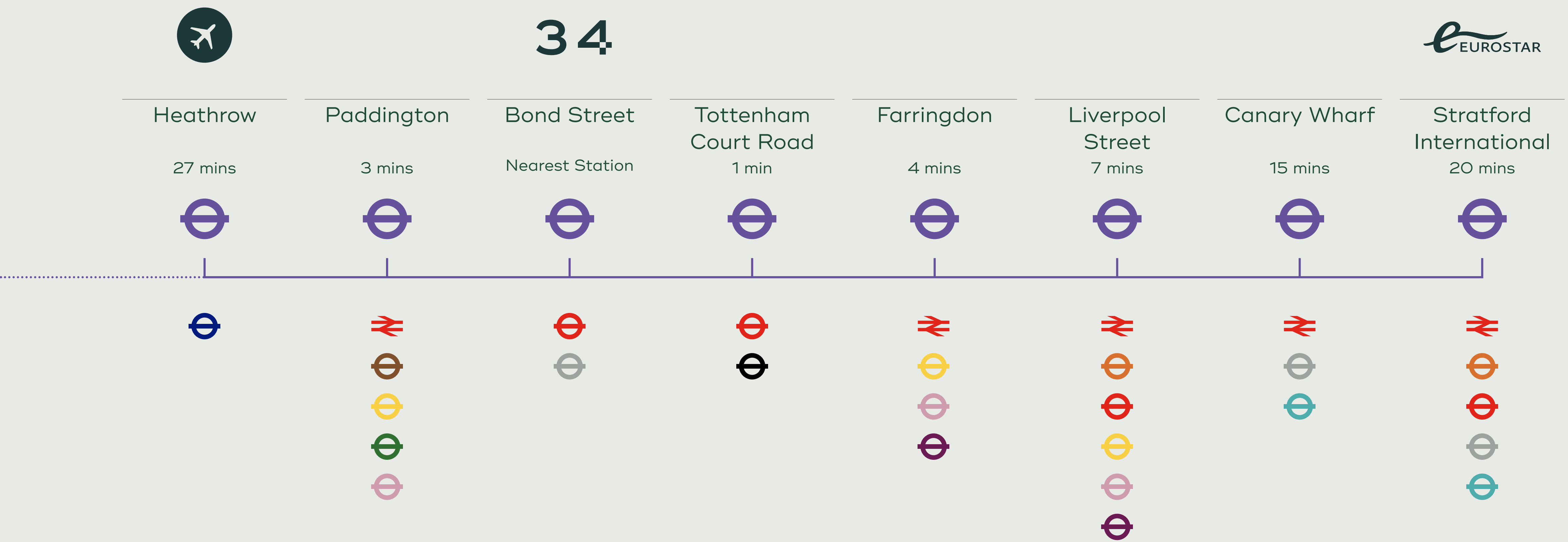
HOTELS

- 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
- 29 Chanel
- 30 Louis Vuitton
- 31 Burberry
- 32 ERDEM

WELL CONNECTED:
THE ELIZABETH LINE



Contact our joint agents for more information



Ellie Symons

ellie.symons@cushwake.com

07827 758 781

James Swan

james.swan@jll.com

07763 204 714

Matt Waugh

matt.waugh@cushwake.com

07912 977 980

Alex Browning

alex.browning@jll.com

07872 107 536

Hector Macneal

hector.macneal@cushwake.com

07885 201 163

Alex Mackay

alex.mackay@jll.com

07756 222 669

Misrepresentation Act 1967 JLL/C&W for themselves and for the lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of JLL/C&W has any authority to make or give representation or warranty whatever in relation to this property. June 2025

34grosvenorstreet.co.uk