

45 NUMBER OLD
FORTY BOND
FIVE STREET

4,741 SQ. FT. OFFICE
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, offered in CAT A condition.

The office benefits from an efficient open plan layout, with excellent natural light, allowing incoming occupiers a chance to put their own stamp on a fantastic blank canvas.



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

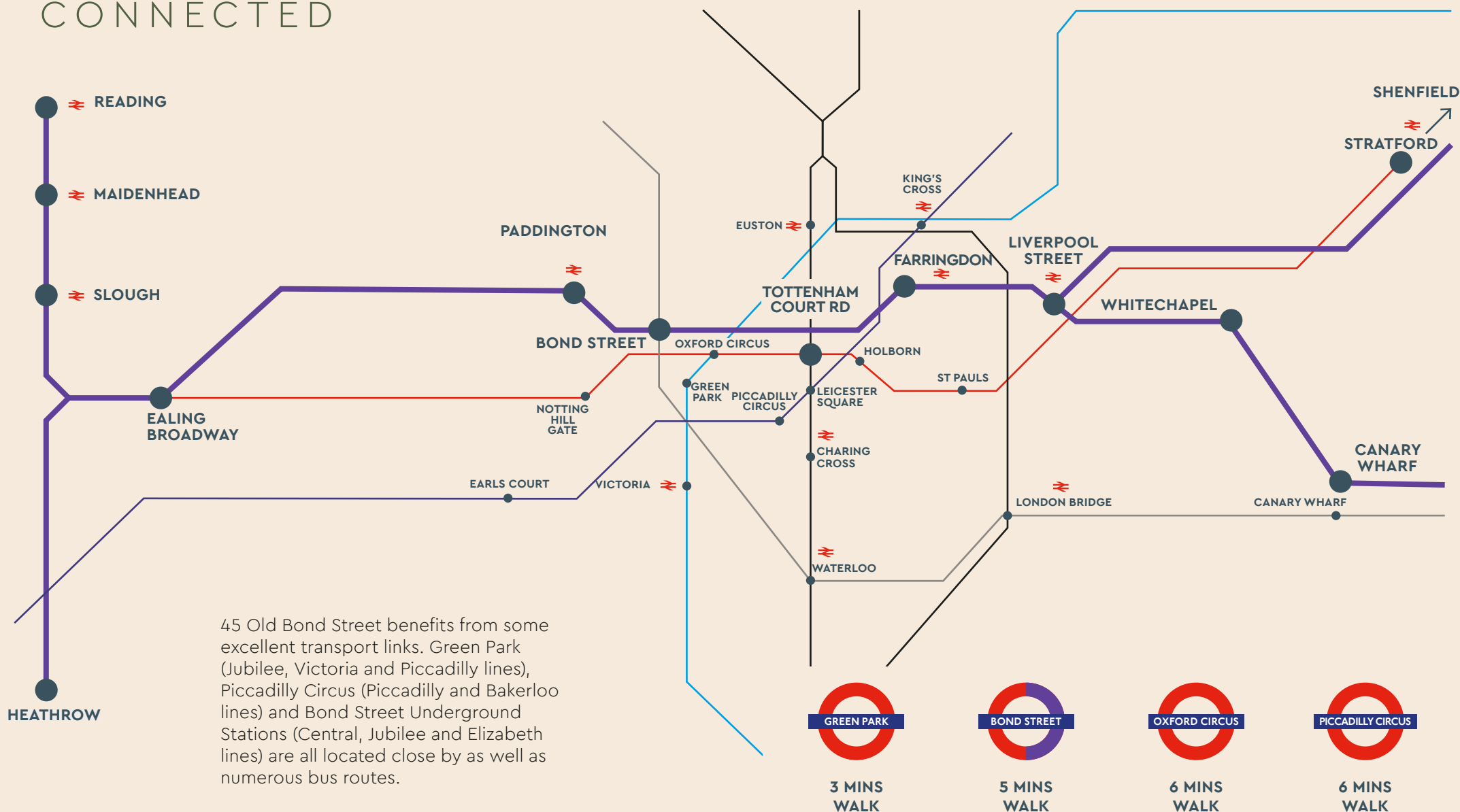
- 17 Annabel's
- 18 The Arts Club
- 19 The Mayfair Club
- 20 East India Club
- 21 The Lansdowne Club

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



2ND FLOOR ILLUSTRATIVE WORKSPACE



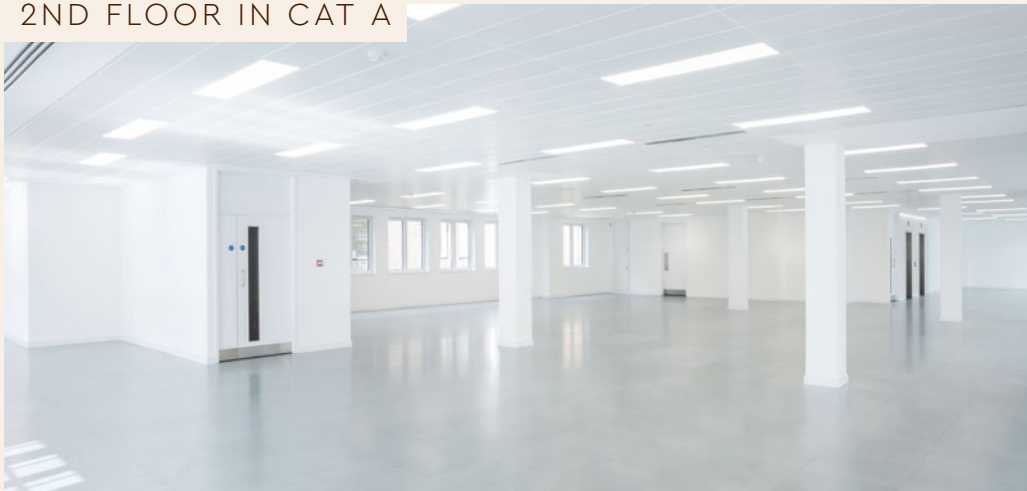
NEWLY REFURBISHED
2ND FLOOR WCS



2ND FLOOR ILLUSTRATIVE TEA POINT



2ND FLOOR IN CAT A



SPECIFICATION



NATURAL LIGHT



LED LIGHTING



FULLY ACCESSIBLE
RAISED FLOORS



METAL TILED
SUSPENDED CEILING

1.8

1:8 OCCUPATIONAL
DENSITY



AIR
CONDITIONING



TWO X 13 PERSON
PASSENGER LIFTS



REFURBISHED MALE
AND FEMALE WCS



SHOWER AND
BIKE FACILITIES

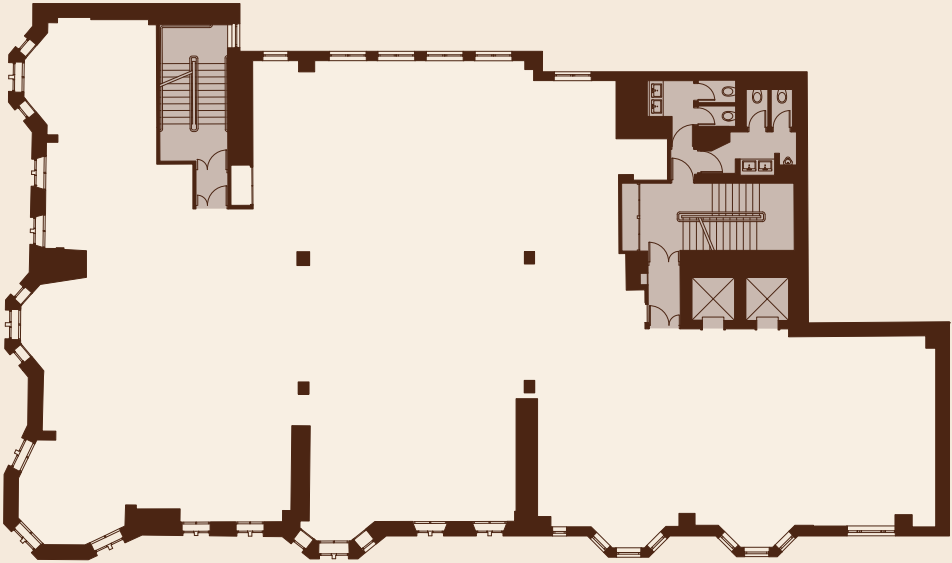
AVAILABILITY

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



All plans indicative. Not to scale.

SECOND 4,741 SQ FT




SECOND SPACE PLANNING

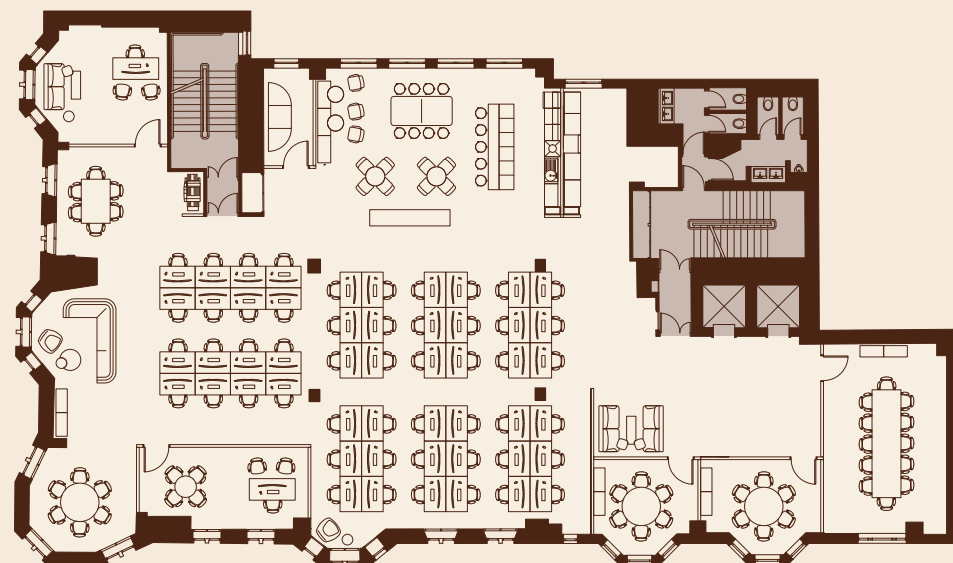
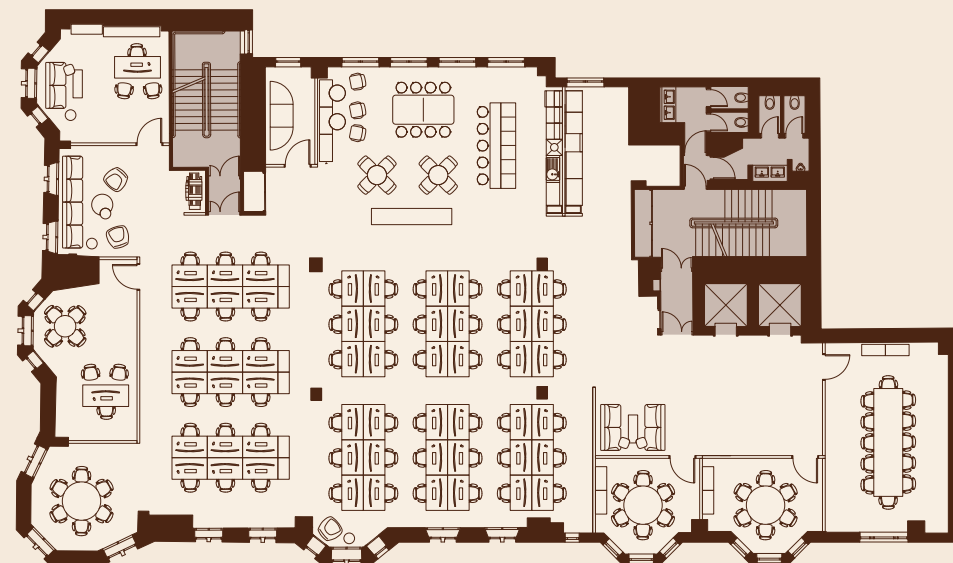
2ND FLOOR — OPTION A | 1:8

54	OPEN PLAN DESKS	1	TEAPOINT
1	MEETING ROOM 12	1	BREAKOUT
2	MEETING ROOM 06	1	COMMS ROOM
2	PRIVATE OFFICE	1	COPY POINT
1	COLLABORATION		

2ND FLOOR — OPTION B | 1:8

52	OPEN PLAN DESKS	1	TEAPOINT
1	MEETING ROOM 12	1	BREAKOUT
2	MEETING ROOM 06	1	COMMS ROOM
2	PRIVATE OFFICE	1	COPY POINT
1	COLLABORATION		

All plans indicative. Not to scale. 



45

NUMBER OLD
FORTY BOND
FIVE STREET

albany

BRAD SHARP
07725 739 628
brad@albany-re.com

SAM ARGHEBANT
07812 837 087
sam@albany-re.com

ADAM BEN-HAROSH
07773 550 906
adam@albany-re.com



PETER MACE
07793 808 039
Peter.Mace@cushwake.com

FREDDIE STEEL
07885 239688
Freddie.Steel@cushwake.com

Albany and Cushman & Wakefield on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves -by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May 2024.
1010155 | siren | +44 (0)20 7478.8300 | sirendesign.co.uk