

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 over 14,000 sq ft of contemporary office space set within this remarkable period building and its adjoining modern wing, which has the opportunity of a separate entrance from Three Kings Yard.

## IMPRESSIVE ENTRANCE HALL

34 Grosvenor Street is approached through an impressive ground floor entrance hall and reception and has been divided to form executive offices along with open plan office floors, impressive wood-panelled offices and breakout areas.

34 Grosvenor Street reception





## MODERN WORKSPACES

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



## 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.

This new addition was achieved by relocating 34 Grosvenor Street's plant from the ground floor to the basement. The landscaped courtyard now maximises the outside spaces of the building for well-being, outdoor break out space, entertaining, yoga and other such outdoor pursuits.



## DISCOVER THE OPPORTUNITIES AT 34 GROSVENOR STREET

At the rear of the period property is 3 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.



3 Three Kings Yard private entrance



3 Three Kings Yard reception





34 Grosvenor Street office space



3 Three Kings Yard office space



34 Grosvenor Street 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
<b>TOTAL</b>	<b>10,618</b>	<b>986.5</b>

### 3 THREE KINGS YARD

FLOOR	AREA (SQ FT)	AREA (SQ M)
1st	1,378	128
Mezzanine	1,601	148.7
Ground	1,034	96.1
<b>TOTAL</b>	<b>4,013</b>	<b>372.8</b>

### COMBINED

	AREA (SQ FT)	AREA (SQ M)
<b>TOTAL</b>	<b>14,631</b>	<b>1,359.3</b>

# AMENITIES



Substantial roof terrace



18 bike spaces



Showers



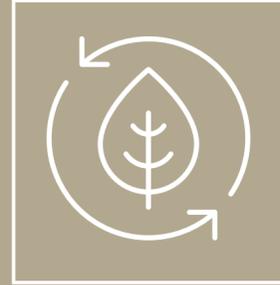
Street entrances in Grosvenor Street and Three Kings Yard



Heating, Ventilation and Air Conditioning



Parking available by separate arrangement



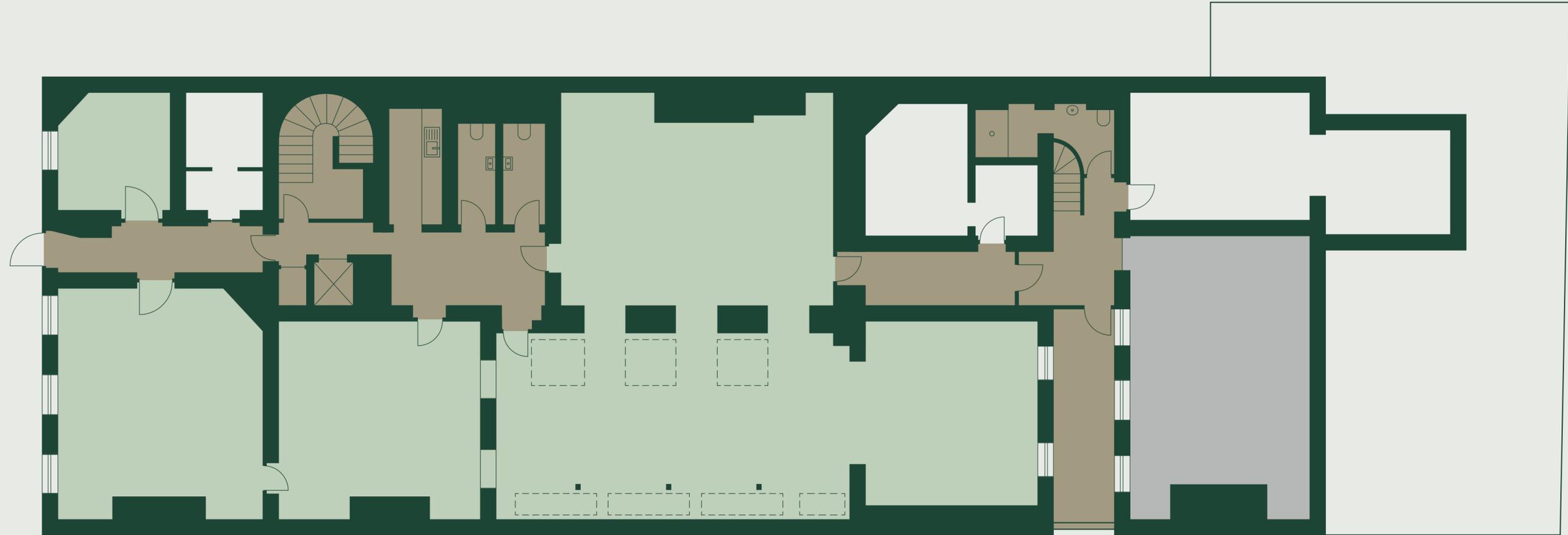
Designed to sustainable principles, achieving an EPC A rating



# LOWER GROUND FLOOR



GROSVENOR STREET

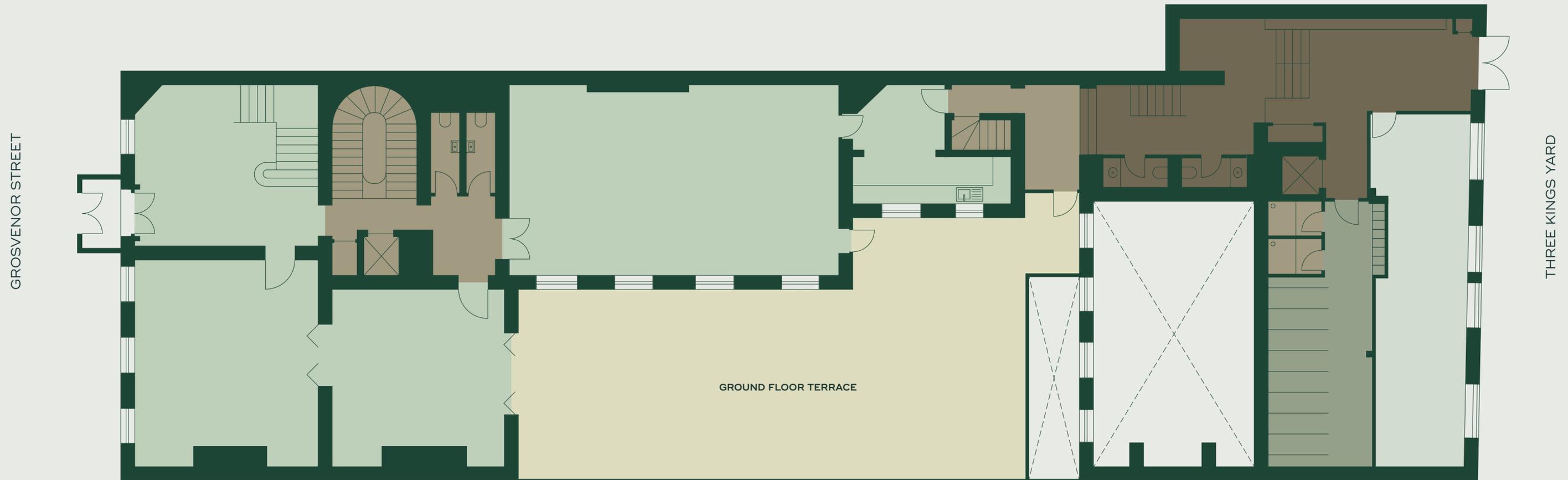


THREE KINGS YARD

N  Indicative Only  
Not to scale

 Plant Room  Core Space  Office Space

# GROUND FLOOR



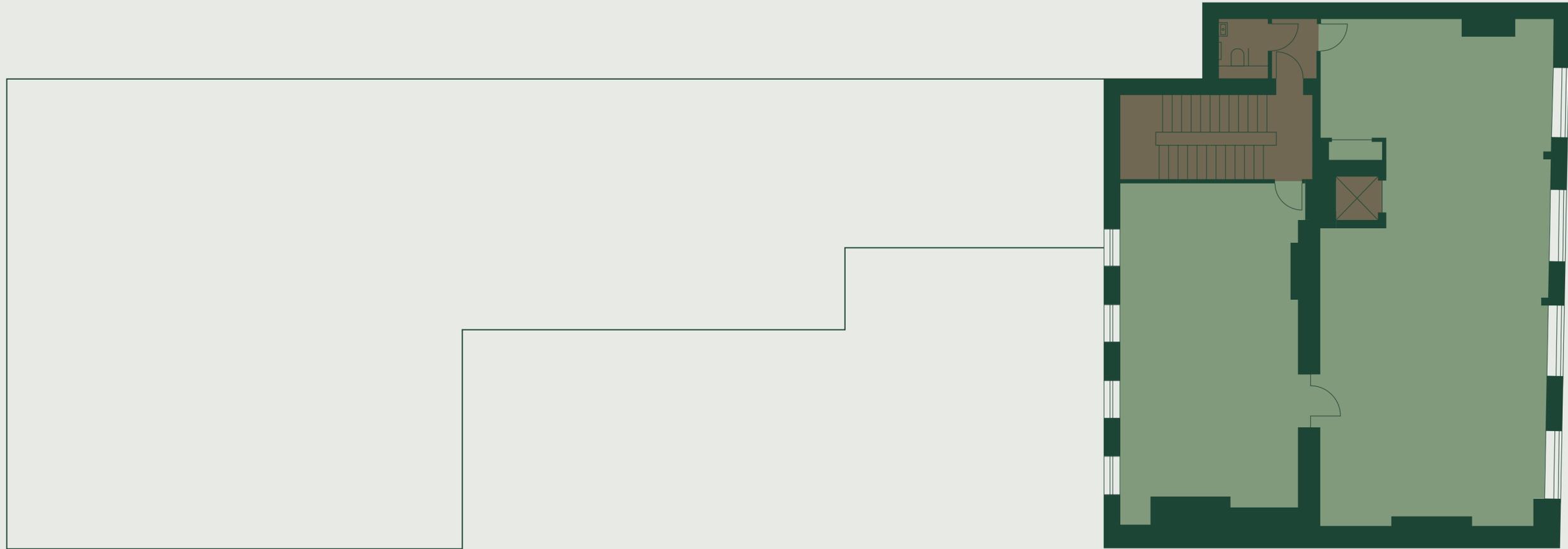
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Not to scale

 3 Three Kings Yard  Ground Floor Terrace  Core Space  Office Space

# MEZZANINE



GROSVENOR STREET



THREE KINGS YARD

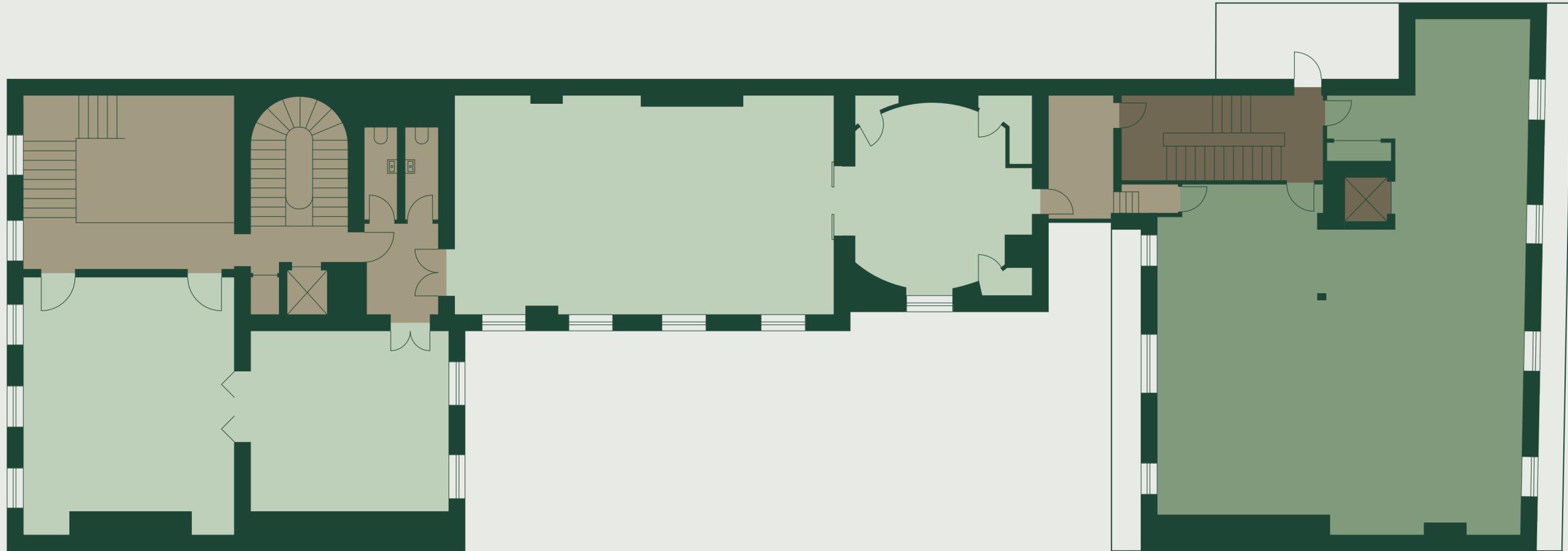
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 3 Three Kings Yard  3 Three Kings Yard Office Space

# FIRST FLOOR



GROSVENOR STREET



THREE KINGS YARD

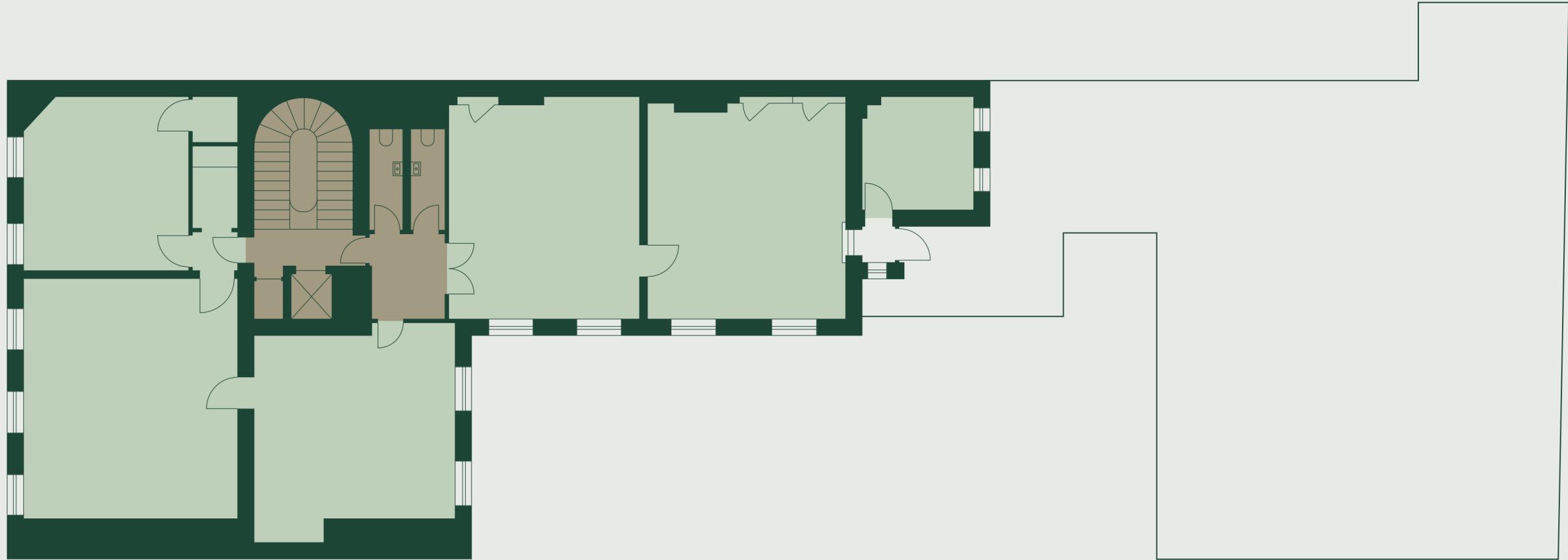
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 3 Three Kings Yard    3 Three Kings Yard Office Space    Core Space    Office Space

# SECOND FLOOR



GROSVENOR STREET



THREE KINGS YARD

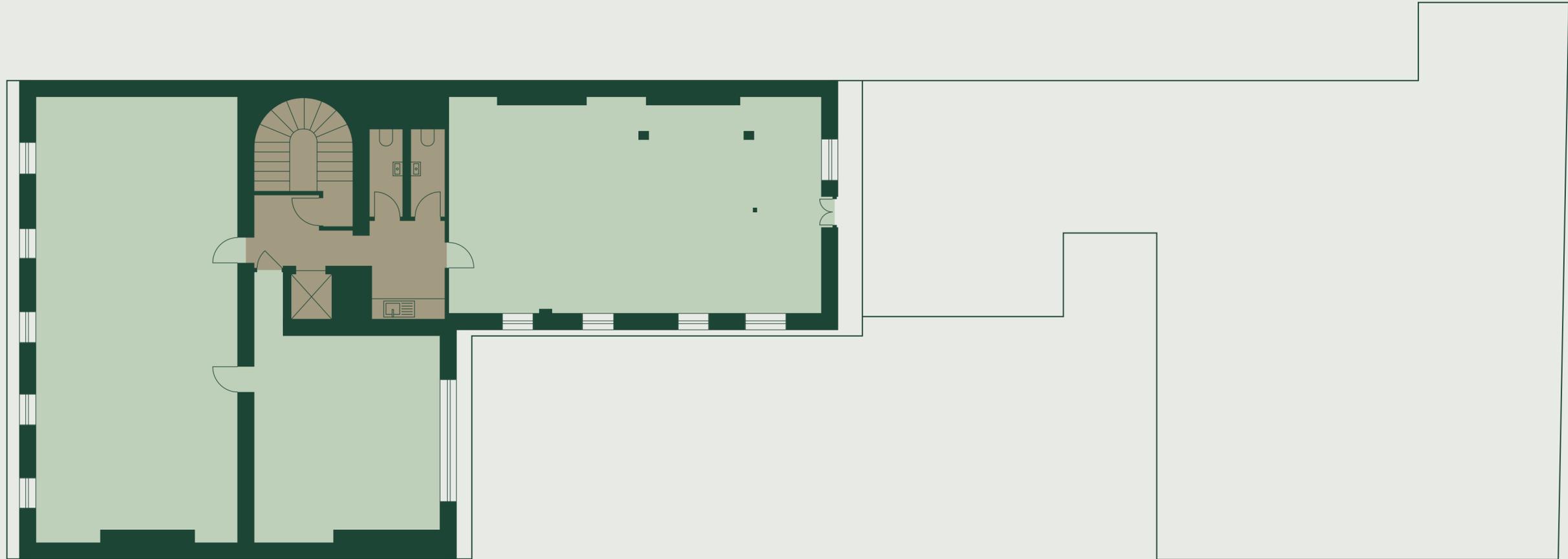
N  Indicative Only  
Not to scale

 Core Space  Office Space

# THIRD FLOOR



GROSVENOR STREET



THREE KINGS YARD

N  Indicative Only  
Not to scale

 Core Space  Office Space

# 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



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



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