

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.

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.

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.



34 Grosvenor Street terrace

34 GROSVENOR STREET

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
TOTAL	10,618	986.5

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
TOTAL	4,013	372.8

COMBINED

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

AMENITIES



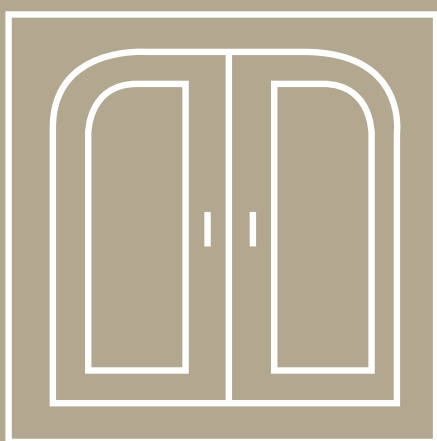
Substantial roof terrace



18 bike spaces



Showers



Street entrances in Grosvenor Street and Three Kings Yard



Heating, Ventilation and Air Conditioning



Parking available by separate arrangement



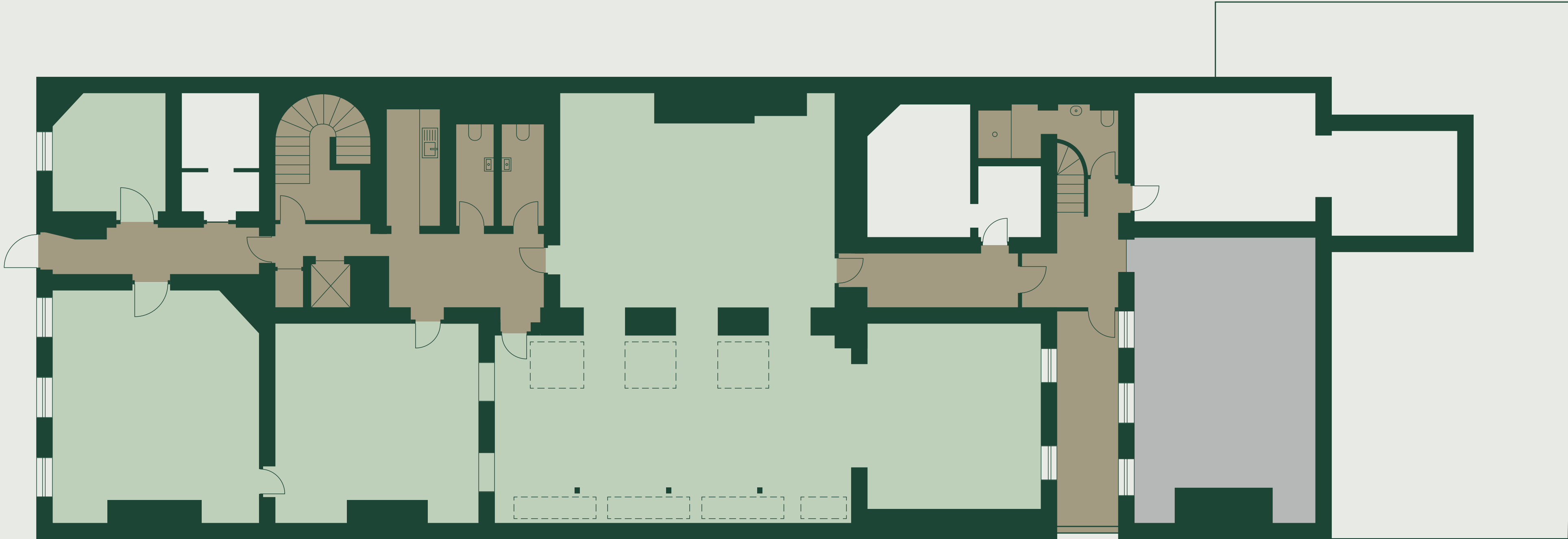
Designed to sustainable principles, achieving an EPC A rating




LOWER GROUND FLOOR






GROSVENOR STREET

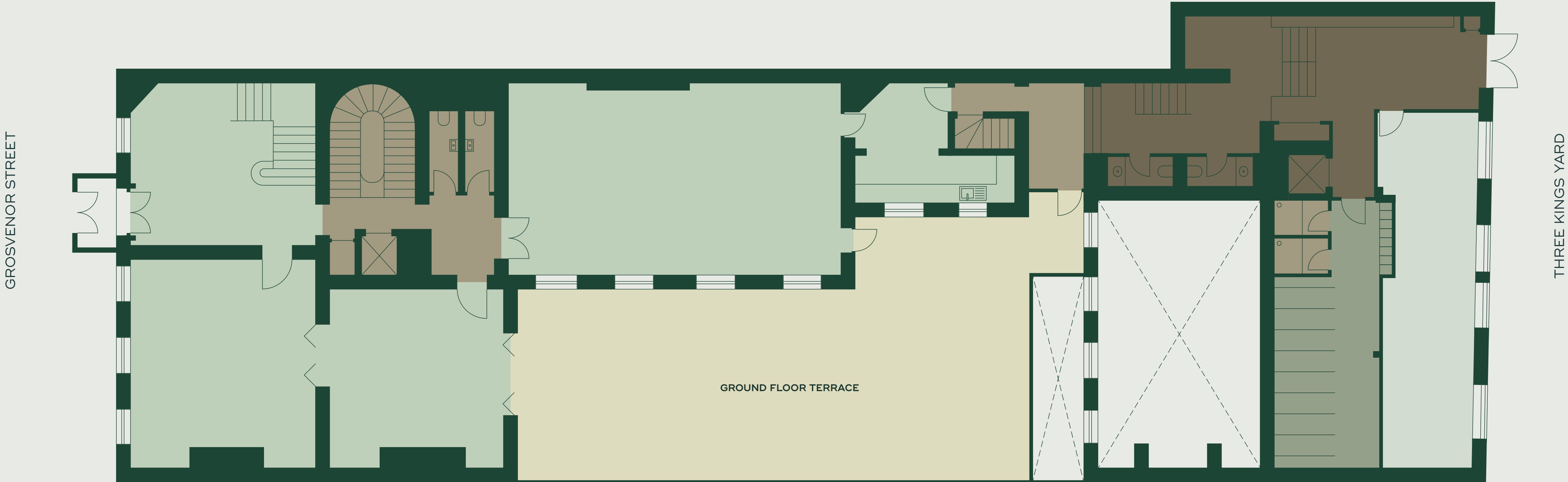



THREE KINGS YARD

N  Indicative Only
Not to scale

 Plant Room  Core Space  Office Space

GROUND FLOOR



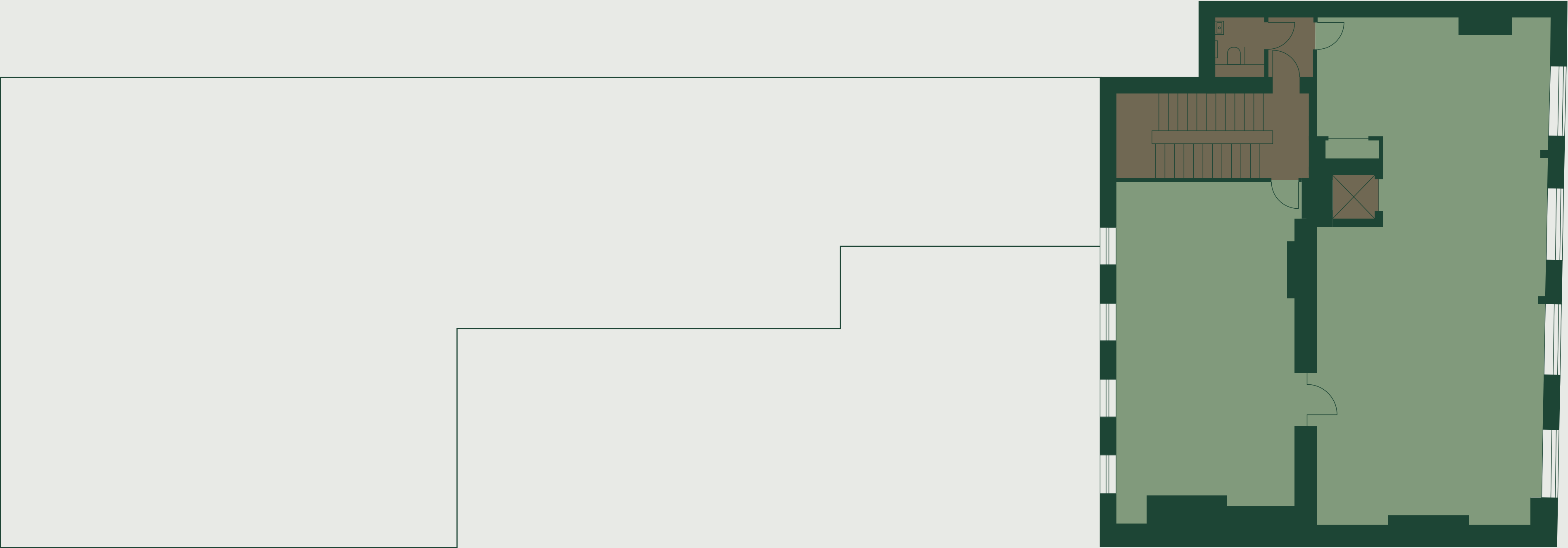
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-  3 Three Kings Yard
-  Ground Floor Terrace
-  Core Space
-  Office Space


MEZZANINE





GROSVENOR STREET



THREE KINGS YARD

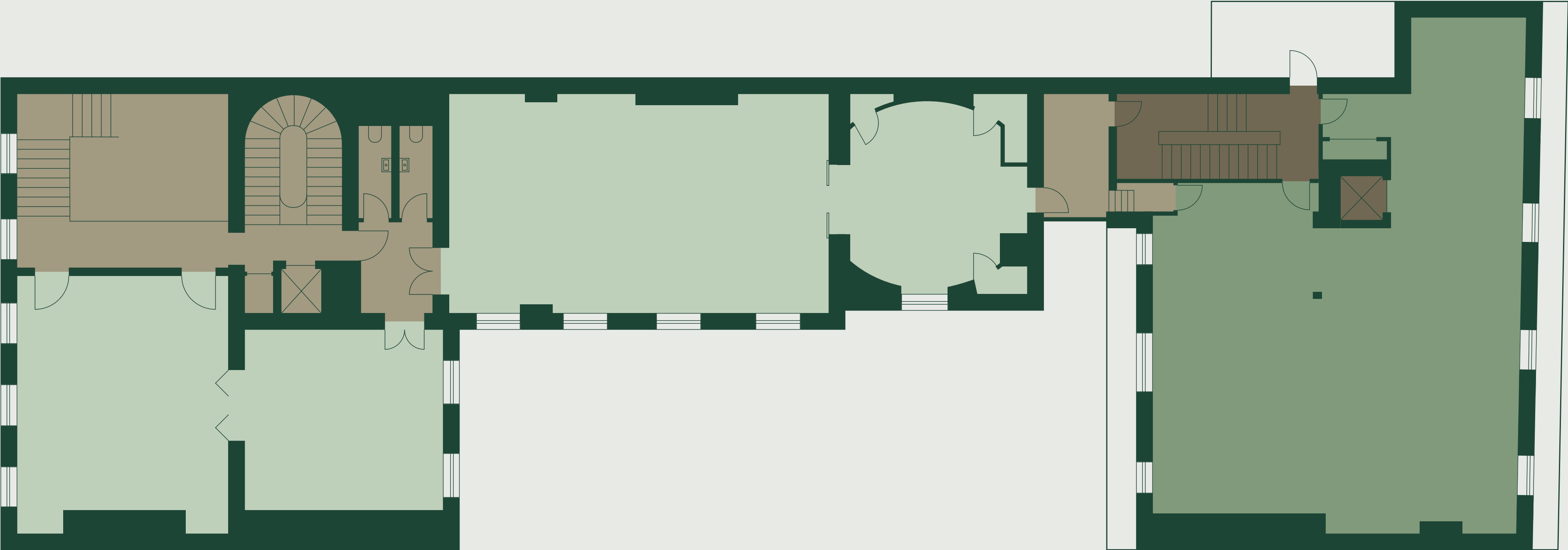
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 3 Three Kings Yard  3 Three Kings Yard Office Space


FIRST FLOOR




GROSVENOR STREET



THREE KINGS YARD

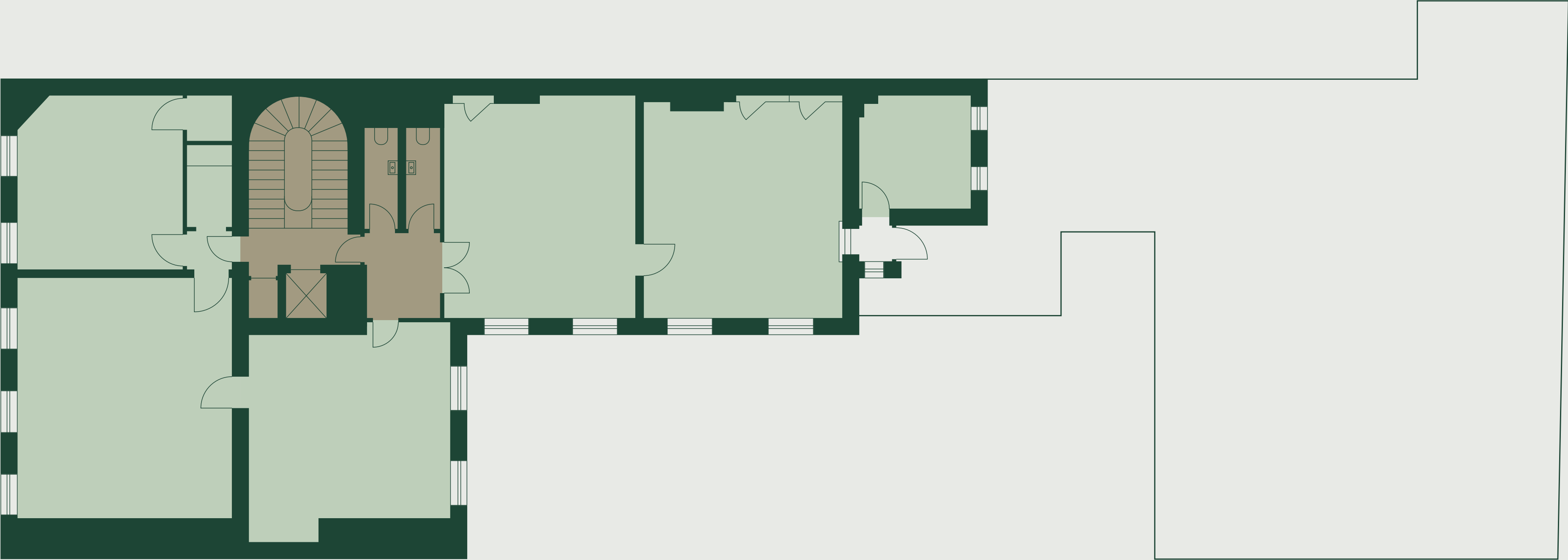
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 3 Three Kings Yard  3 Three Kings Yard Office Space  Core Space  Office Space


SECOND FLOOR





GROSVENOR STREET



THREE KINGS YARD

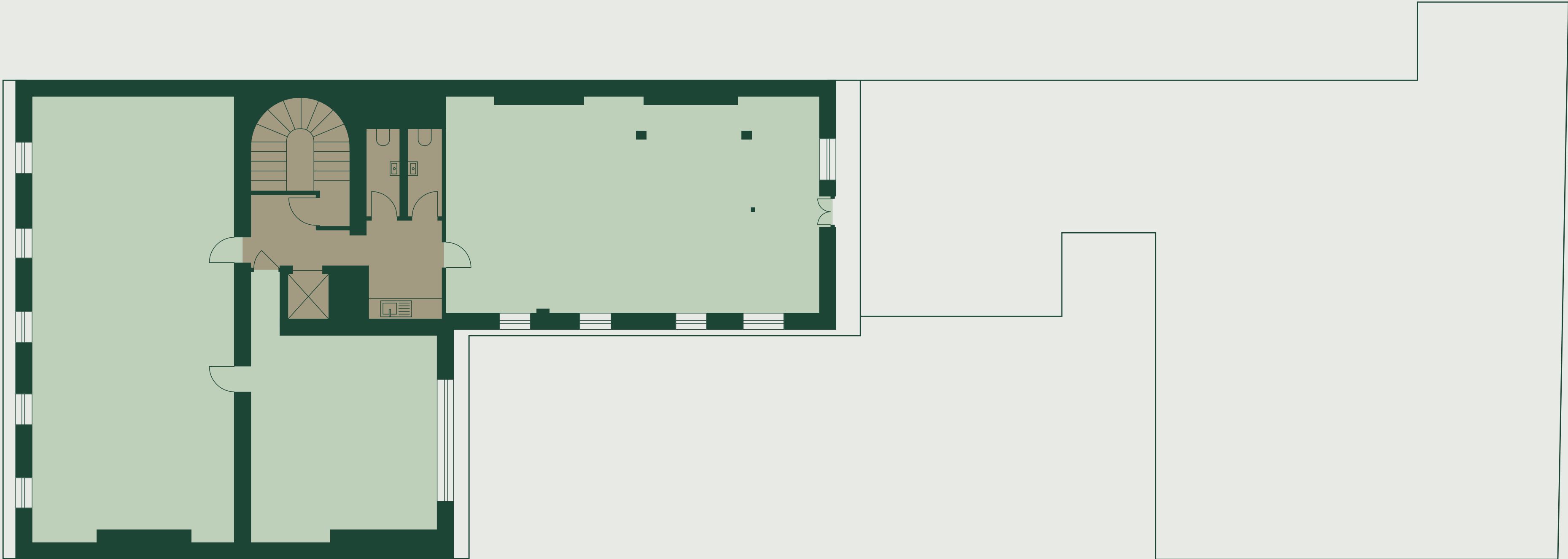
N  Indicative Only
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 Core Space  Office Space


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.

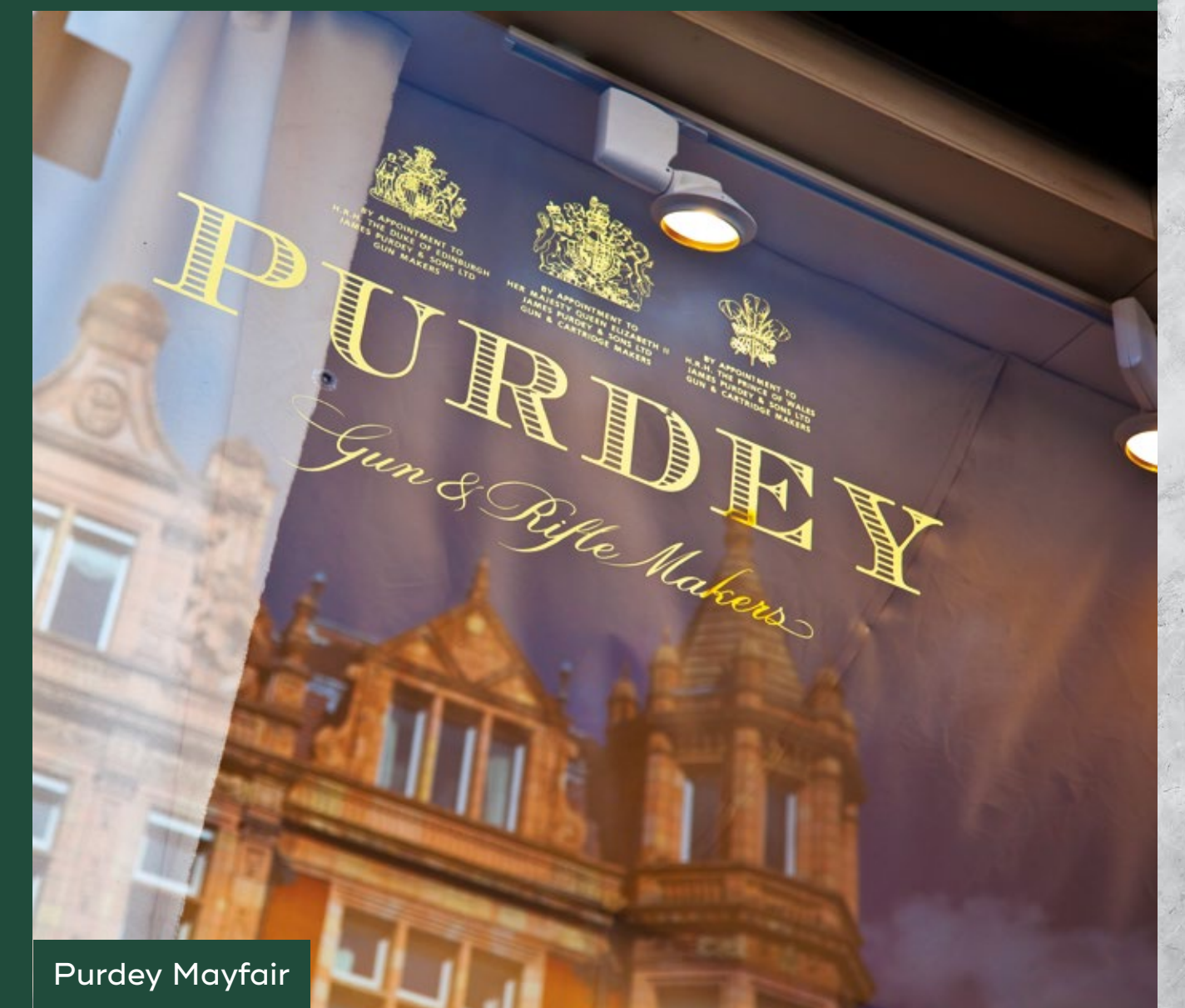
The opening of the Chancery Rosewood Hotel on Grosvenor Square on the site of the former US Embassy in 2025 will further cement this location as Mayfair's true core.



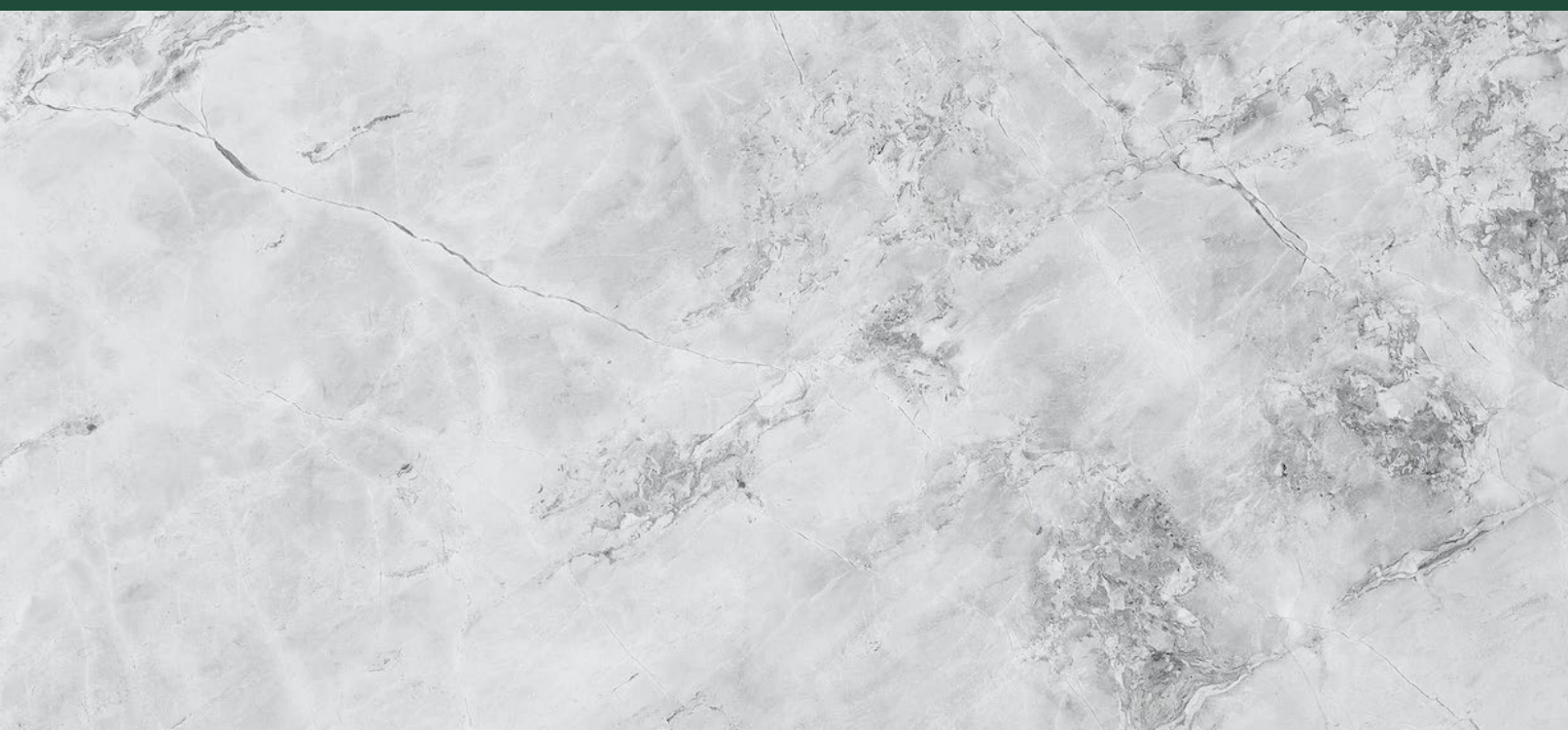
Connaught & Fountain



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 | |

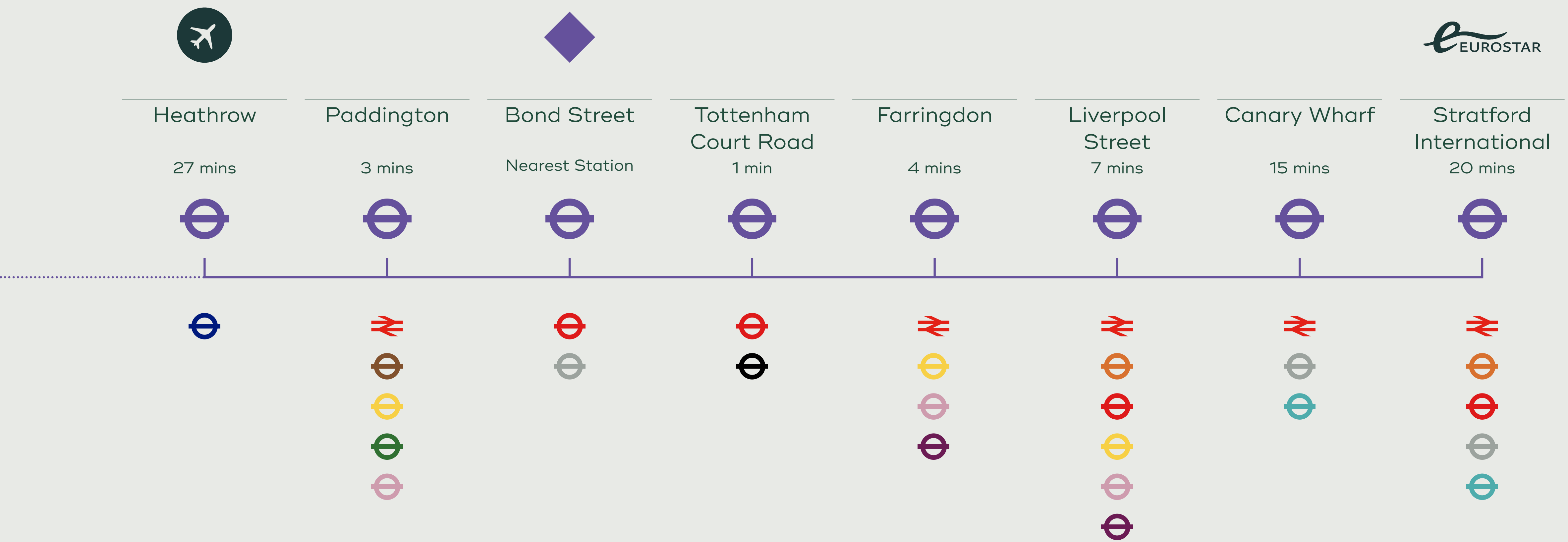
HOTELS

- 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



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