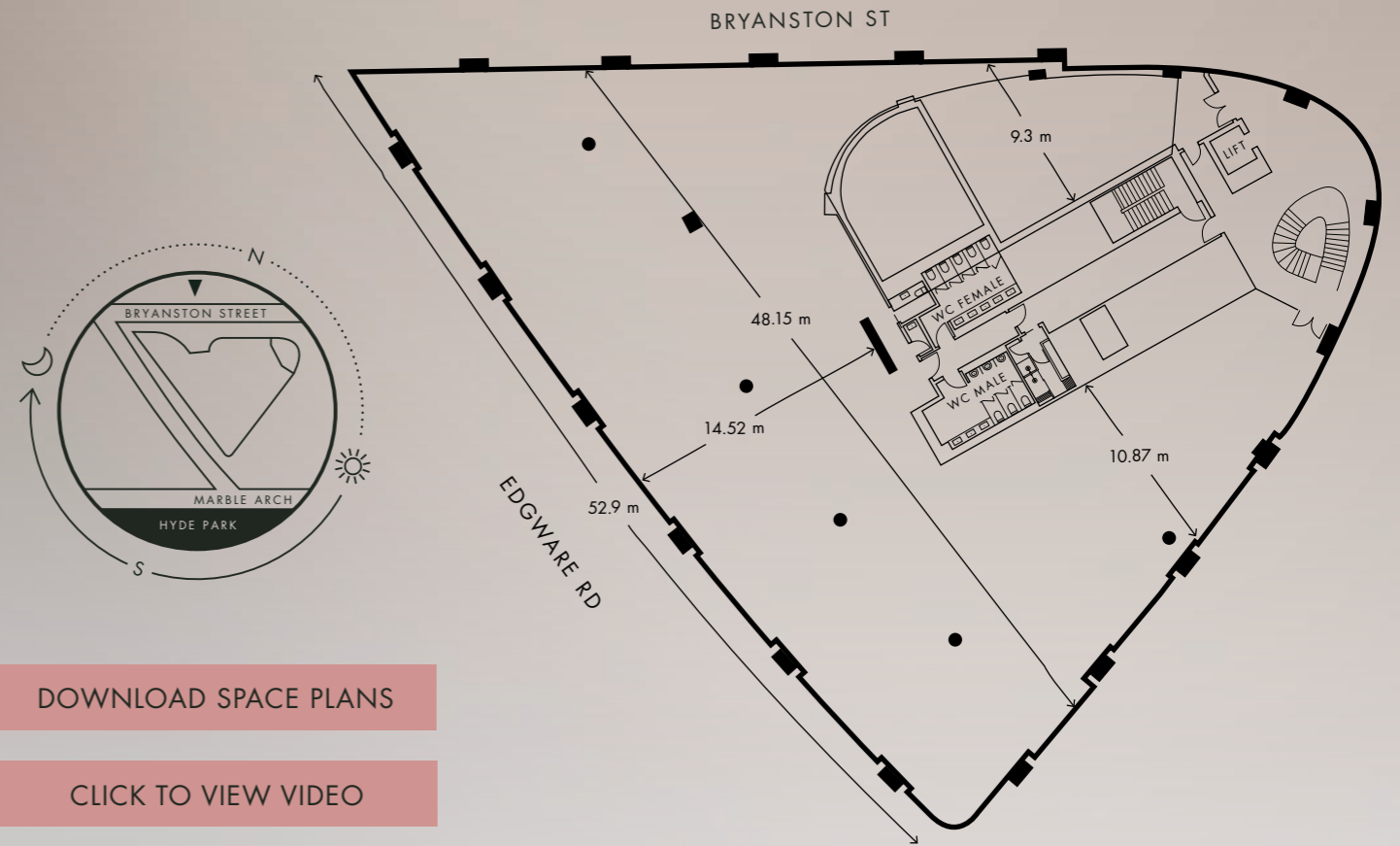


UNIQUE SELF-CONTAINED OFFICE PROVIDING OVER 12,000 SQ FT

Premium space over one floor, benefiting from it's own private entrance, offering control and a branding opportunity.

Rated BREEAM Excellent, the office space has 2.7m floor-to-ceiling height panoramic windows overlooking London's Hyde Park and provides breathtaking views all year round.



[DOWNLOAD SPACE PLANS](#)

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| | | |
|-------------------|---------------------|---------------------|
| LEVEL 1 | 12,038 sq ft | (1,118 sq m) |
| RECEPTION | 635 sq ft | (59 sq m) |
| AREA (NIA) | 12,673 sq ft | (1,177 sq m) |

- 150mm raised access floor
- 2.7m floor-to-ceiling height
- Dedicated private entrance
- Full height glazing with views over Hyde Park
- Occupational density of one person per 8m²
- Four pipe fan coil air conditioning
- One private passenger lift and feature spiral staircase
- 21 bike spaces
- Two on-floor executive showers
- LED lighting
- EPC Rating B
- BREEAM Excellent



LOCATION

Uniquely positioned at the most important corner of London's finest Royal Park, Hyde Park, the office sits in a prime location at the gateway to the Portman Estate and the West End.

Where the thriving village of Marylebone and the commercial hub of Mayfair meet, with 350 acres of London's greatest Royal Park right on your doorstep.

| | |
|--------------|---------|
| MARBLE ARCH | 1 Mins |
| BOND STREET | 9 Mins |
| VICTORIA | 9 Mins |
| EUSTON | 10 Mins |
| PADDINGTON | 11 Mins |
| CANARY WHARF | 14 Mins |
| HEATHROW | 27 Mins |



For more information, please contact:



William Foster
+44 (0) 7748 985 951
william.foster@knightfrank.com

Lucy Dowling
+44 (0) 7557 310 233
lucy.dowling@knightfrank.com



Jordan Adair
+44 (0) 7880 552 710
jordan.adair@rx.london

Lois Bond
+44 (0) 7773 258 589
lois.bond@rx.london

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