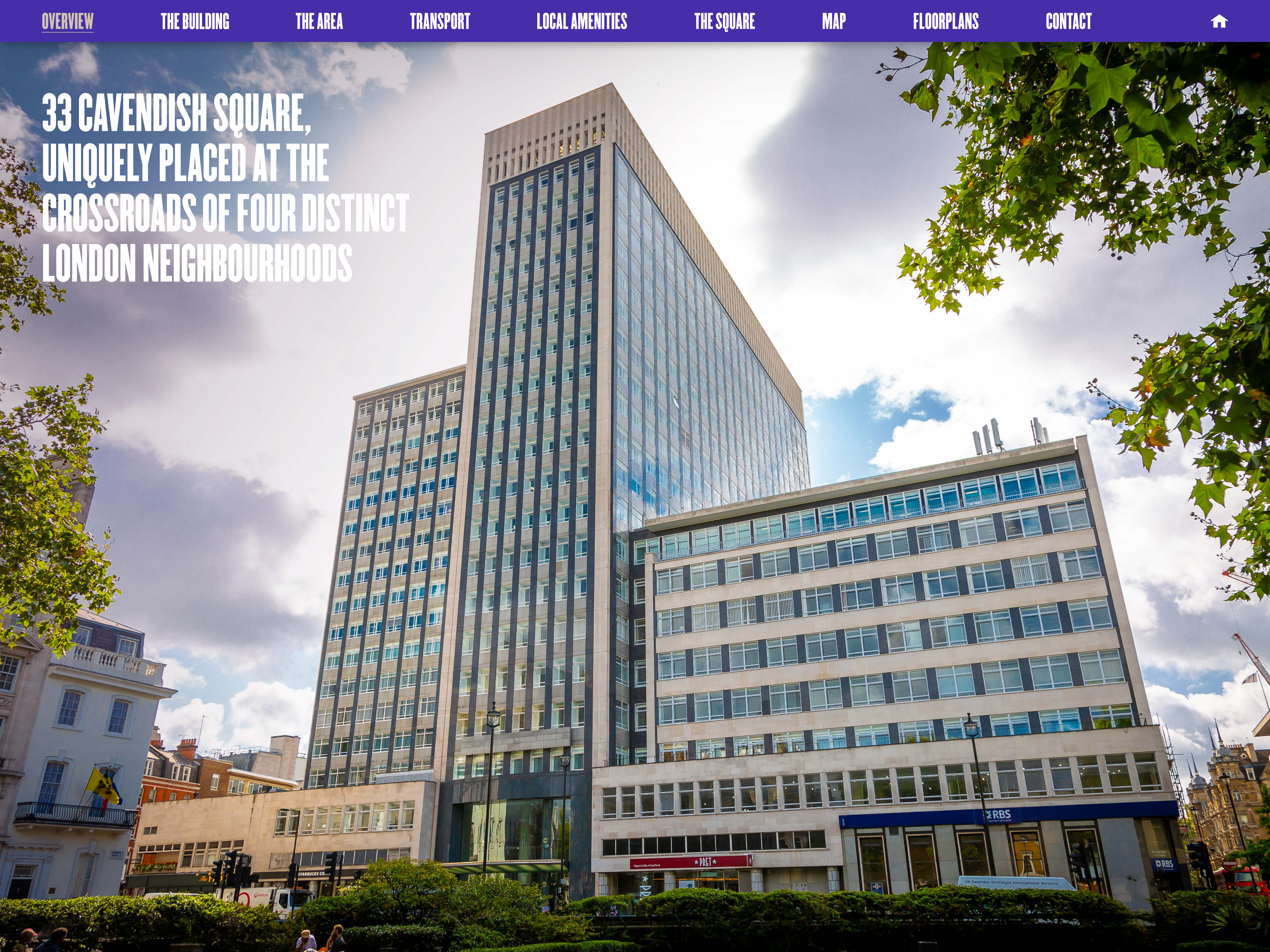


**33 CAVENDISH SQUARE**

# 33 CAVENDISH SQUARE, UNIQUELY PLACED AT THE CROSSROADS OF FOUR DISTINCT LONDON NEIGHBOURHOODS





33 CAVENDISH SQUARE

33

33



**IT'S NOT  
JUST AN OFFICE,  
IT'S AN ADDRESS**



1. Double-height, manned reception with stunning stucco ceiling detailing
2. 33 Cavendish Square offers panoramic views across the city

# IT'S A SQUARE AT THE CENTRE

33 Cavendish Square overlooks one of London's finest Georgian squares and offers a range of flexible office space that is available to let over the upper floors.

The landmark building has unrivalled views across the city and has extensive transport links to key underground and rail stations, including the Elizabeth Line.





# BREATHTAKING VIEWS ACROSS LONDON

The building is the tallest in the area at nearly 70m and offers some of the best views in west London. Businesses will be exceptionally well placed for transport links, attracting elite talent and connecting companies with national and international opportunities. Its proximity to high-end local amenities offers employees a myriad of perks and access to facilities that support a healthy work-life balance.



## SPECIFICATIONS

Air conditioning

Secure basement storage

Raised floors

Bicycle storage facilities

Double-height manned reception

Male and female shower facilities

8 x 20 person passenger lifts

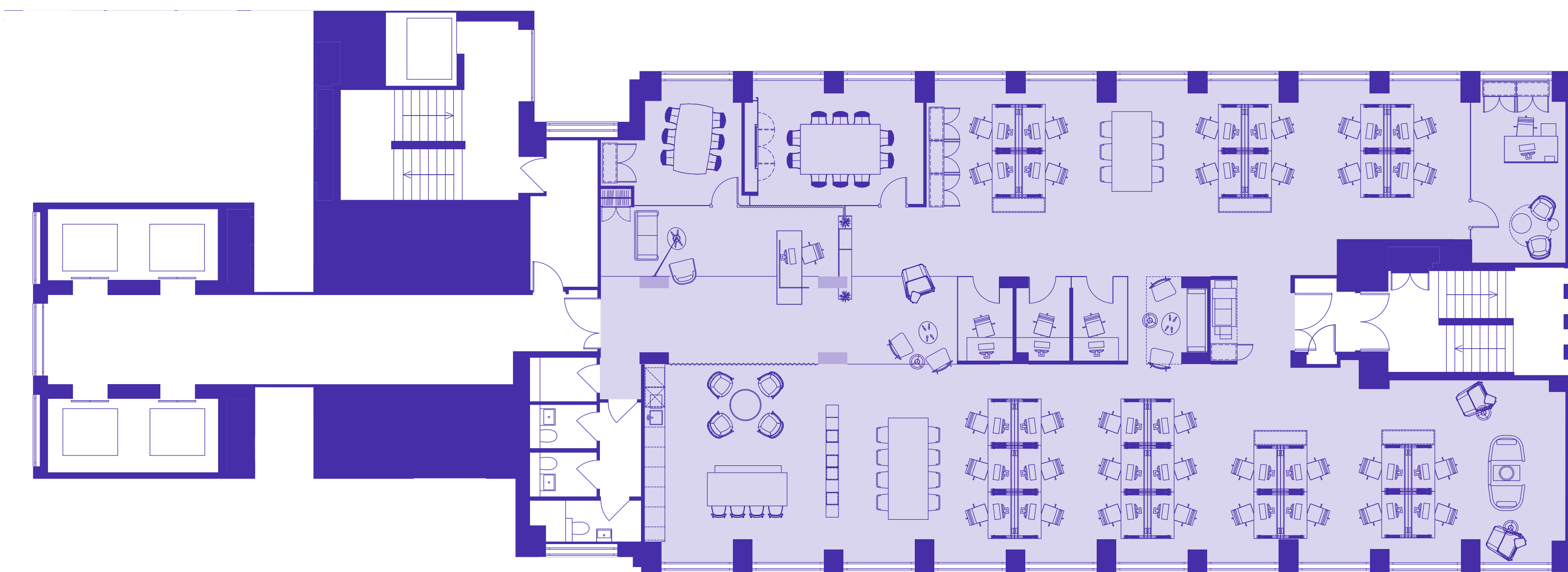
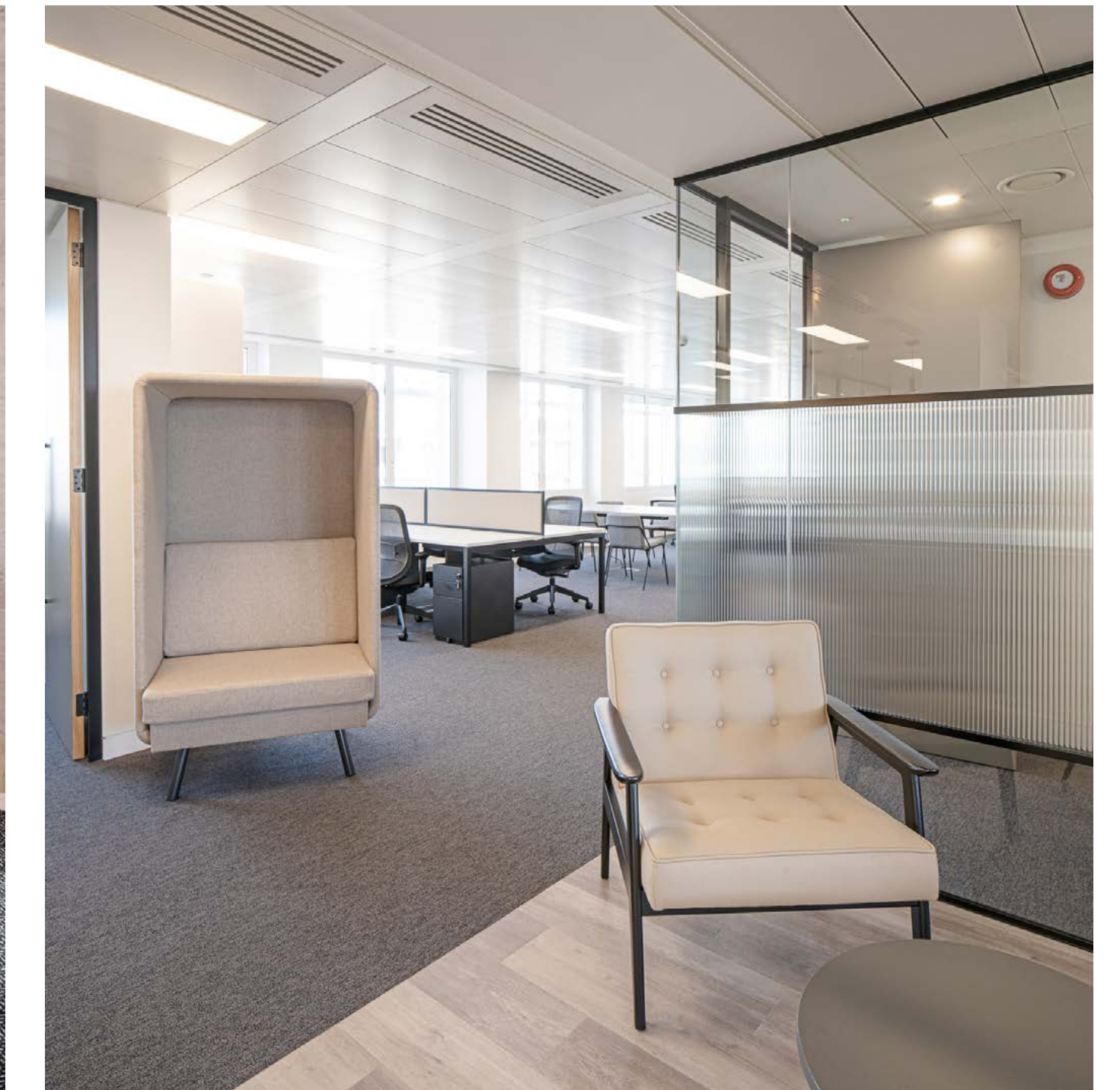
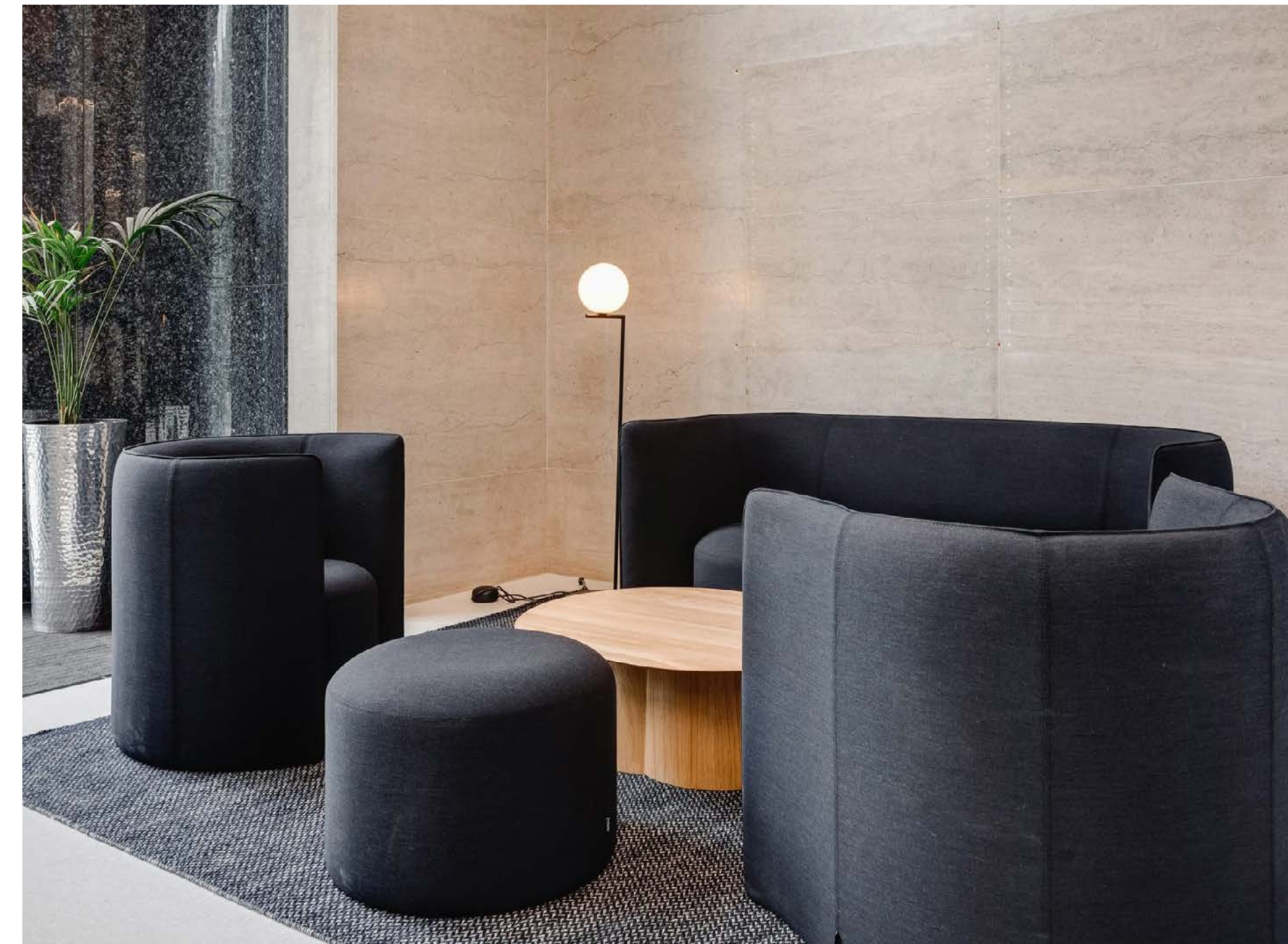
Car and motorcycle parking

Fully fitted options available

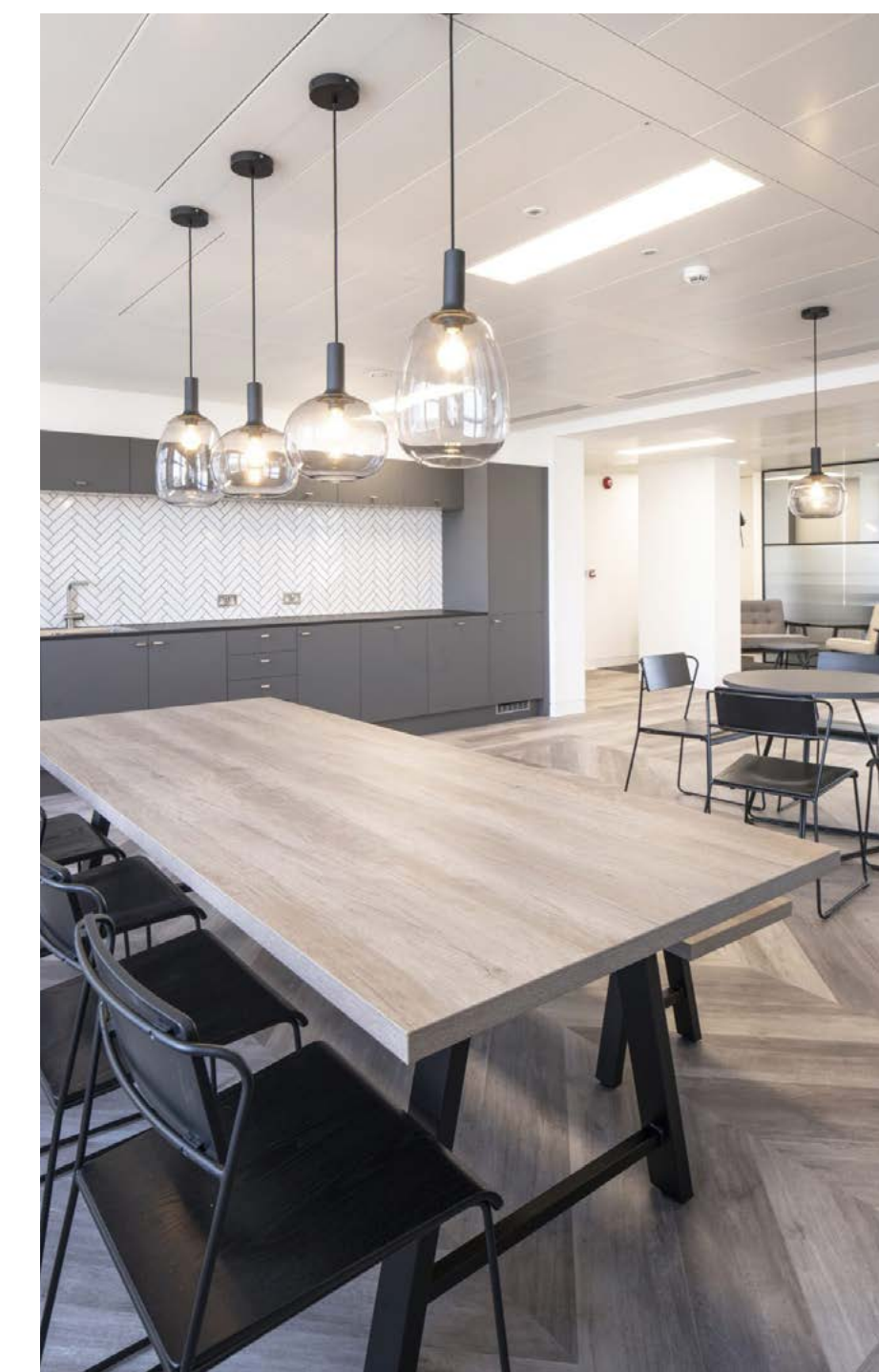
On-site management team



A fully-fitted unit provided by the landlord

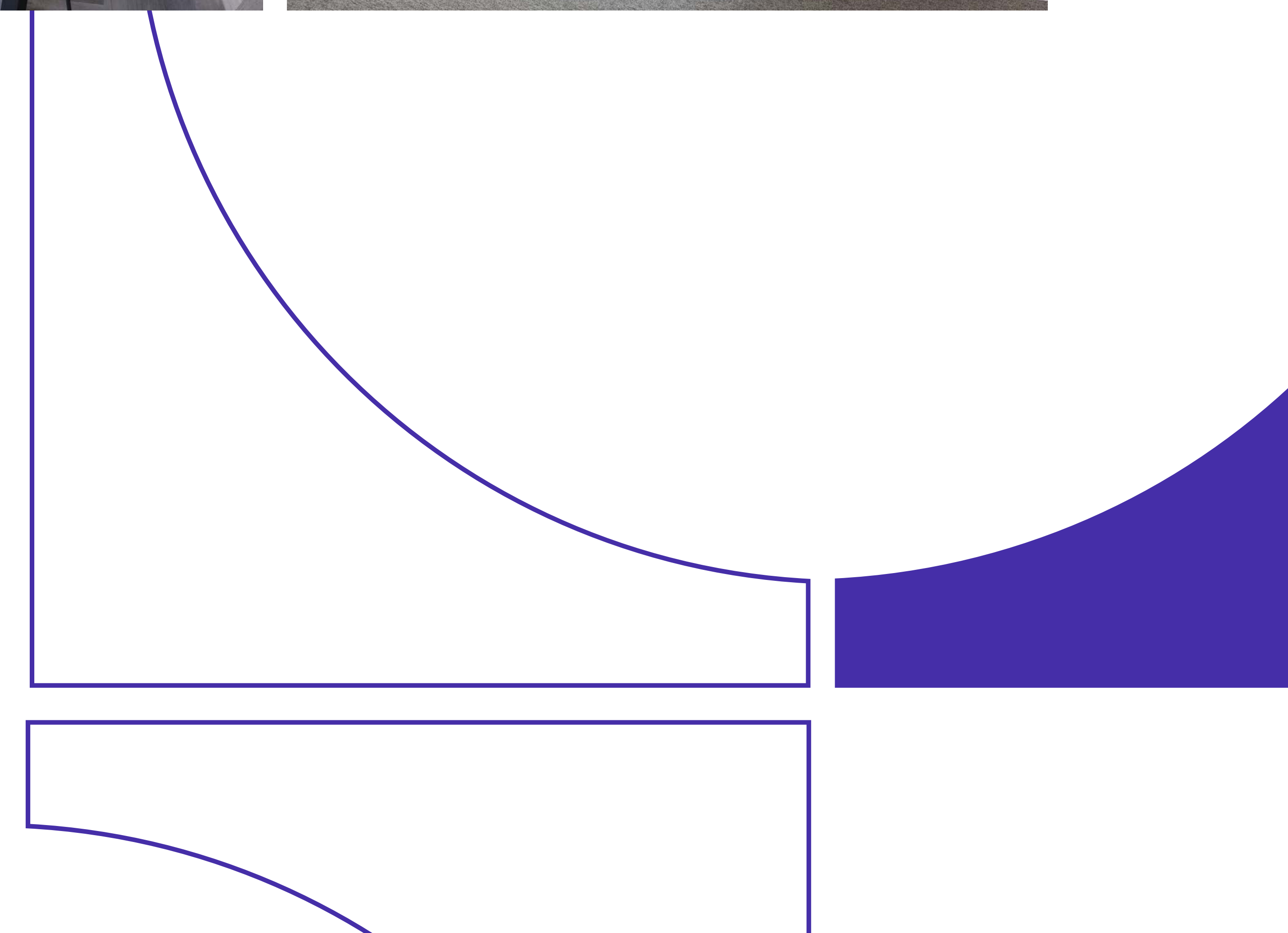


An indicative fully-fitted floorplan



# FULLY FITTED

The building caters to a number of occupier requirements. Space is available in a CAT A condition providing a blank canvas for tenants to adapt to their own specific needs or fully fitted ready to occupy immediately and offer a seamless occupation process.





1



2

Cavendish Square sits at the crossroads between the four characterful neighbourhoods of Mayfair, Soho, Marylebone High Street and Fitzrovia. These unique areas are home to world-famous hotels, bustling bars, restaurants, independent art galleries, luxury retailers and boutique shops.



3

# MAYFAIR LUXURY MEETS SOHO'S WILD SIDE

1. Pollen St Social
2. The Ivy Soho Brasserie
3. Alto at Selfridges



- 1. Oxford Circus
- 2. Berkeley Square
- 3. Bond Street Crossrail
- 4. Marylebone Village
- 5. Carnaby Street
- 6. Charlotte Street

# ALL ROADS LEAD TO CAVENDISH SQUARE

The Elizabeth Line carries over 200 million passengers across the capital each year. The line runs west to east, connecting Bond Street with Heathrow Airport, Canary Wharf, Liverpool Street and Paddington.

Nearby stations link Cavendish Square with major underground routes across London, putting it within easy reach of other key national and international rail stations including King's Cross St Pancras, Euston, Charing Cross, Victoria, Marylebone and Waterloo.



## ELIZABETH LINE

7 MINUTES TO  
**LIVERPOOL STREET**

26 MINUTES TO  
**HEATHROW AIRPORT**



## WALKING

2 MINUTE WALK TO  
**OXFORD CIRCUS**

5 MINUTE WALK TO  
**BOND STREET**

5 MINUTE WALK TO  
**MARYLEBONE VILLAGE**

8 MINUTE WALK TO  
**CARNABY STREET**

10 MINUTE WALK TO  
**CHARLOTTE STREET**

10 MINUTE WALK TO  
**BERKELEY SQUARE**

3 MINUTES TO  
**PADDINGTON**

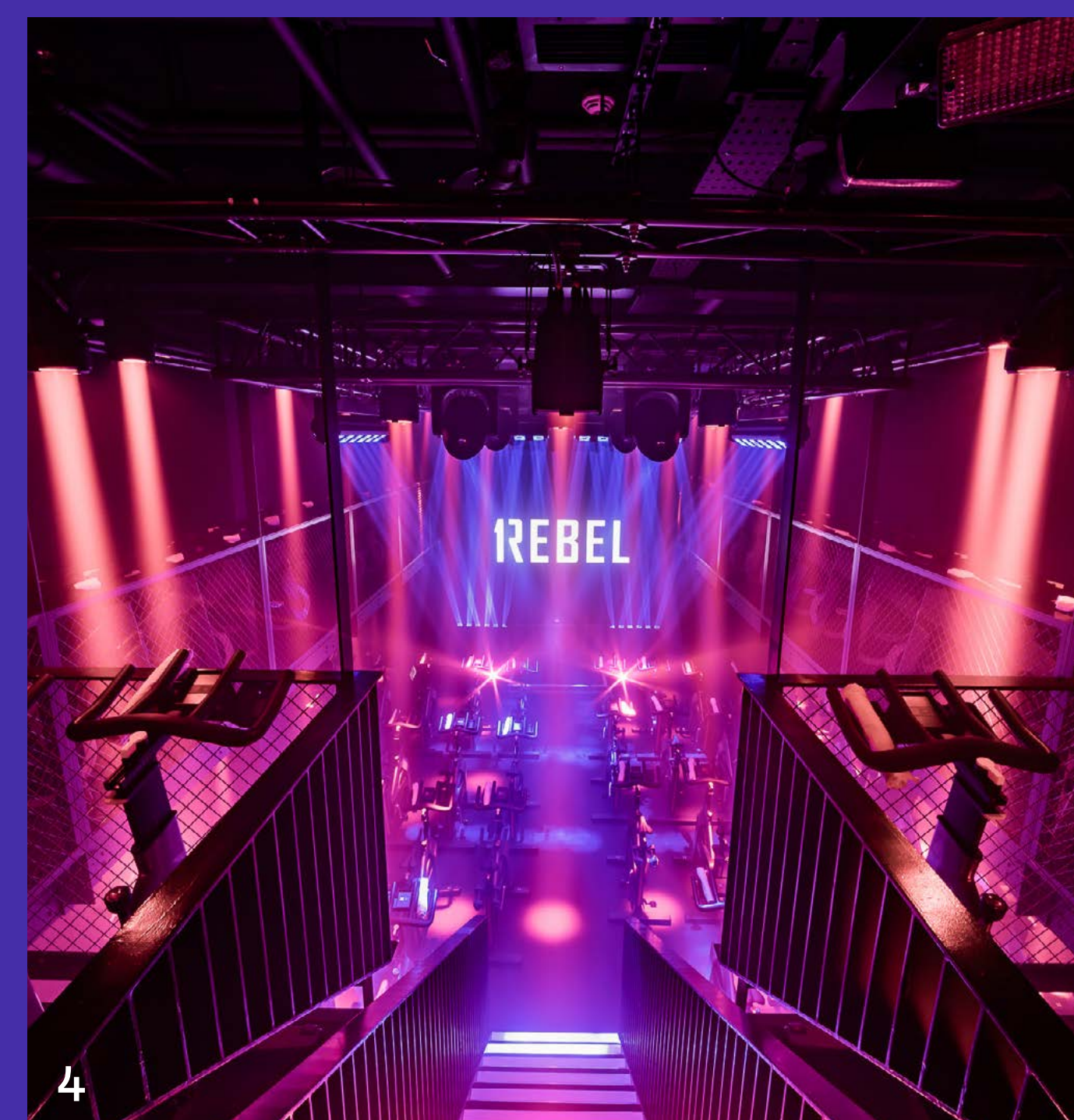
13 MINUTES TO  
**CANARY WHARF**

# RIGHT AT THE BEATING HEART

33 Cavendish Square offers an unparalleled wealth of local amenities. Famous F&B destinations include The Ivy, Home House, ROKA, The Langham and The Wigmore. Fitness studio 1Rebel, also situated in the building, and nearby F45, Fitness First and Third Space offer fitness and wellbeing experiences.

London's world-famous shopping streets, Oxford Street, Regent Street and Carnaby Street have iconic high street brands, such as Topshop, John Lewis, Nike Town, Selfridges and Liberty London. Numerous historical landmarks, museums, theatres and art galleries lie within easy walking distance of Cavendish Square.

1. Cavendish Square
2. The Langham
3. Liberty London
4. 1Rebel
5. The Wallace Collection





1



2

# WORLD-CLASS WELLNESS DESTINATION

Cavendish Square will be home to a new 200,000 sq ft, four story, subterranean wellness destination. The scheme aims to regenerate the square: creating new public space, revitalising the gardens and establishing Cavendish Square as one of London's premier wellbeing centres. It will play host to a variety of premium businesses, including retail, food and beverage, hotel, healthcare, leisure and commercial space.

Designed by Reef Group's in-house studio, UrbanR, the development will be the first of its kind. Reef Group's ambitious plan is a paragon of technological innovation and cutting-edge design that will have a lasting impact on the community and enhance the area for workers, visitors and residents alike.

1. Aerial view of Cavendish Square
2. View of Cavendish Square; a four storey subterranean, mixed-use development

Images courtesy of the Reef Group



RESTAURANTS, BARS & CLUBS

- 1. Alto by San Carlo, Selfridges Rooftop
- 2. Beast
- 3. Berners Tavern
- 4. C London
- 5. Comptoir Marylebone
- 6. Comptoir Mayfair
- 7. Delamina
- 8. Duck & Rice
- 9. Flat Iron
- 10. Goodmans
- 11. Home House
- 12. John Lewis Roof Garden
- 13. Locanda Locatelli
- 14. MEATliquor
- 15. Mercato Mayfair
- 16. Mortimer House Kitchen
- 17. North Audley Canteen
- 18. Pollen Street Social
- 19. Riding House Café
- 20. ROKA Mayfair
- 21. Rovi
- 22. Sketch
- 23. Swingers
- 24. Temper
- 25. The Ivy Café Marylebone
- 26. The Wigmore

RETAIL

- 27. & Other Stories
- 28. Anthropologie
- 29. Apple
- 30. Chanel
- 31. Dior
- 32. Fenwicks
- 33. Hermes
- 34. House of Fraser
- 35. John Lewis & Partners
- 36. Liberty London
- 37. Louis Vuitton
- 38. Ralph Lauren
- 39. Selfridges
- 40. Tiffany & Co

HOTELS

- 41. The Beaumont
- 42. Chiltern Firehouse
- 43. Claridge's
- 44. The Connaught Hotel
- 45. The Durrants
- 46. The Langham
- 47. London Marriott Grosvenor Square
- 48. London Marriott Marble Arch
- 49. Mandarin Oriental Mayfair

CULTURE

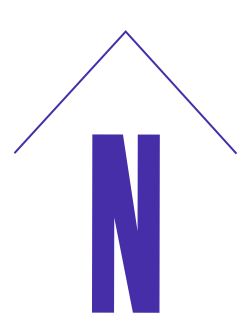
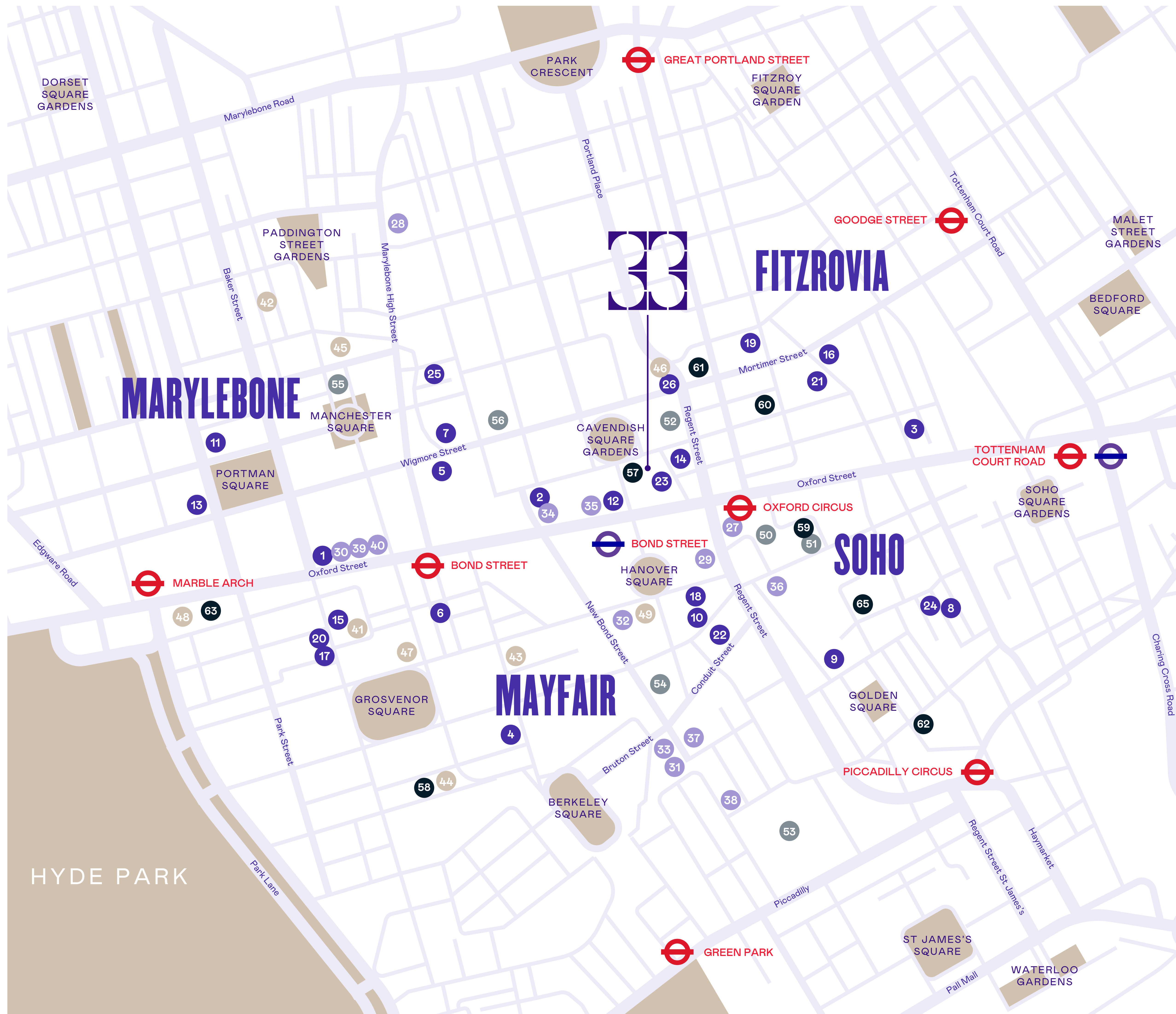
- 50. London Palladium
- 51. Photographer's Gallery
- 52. Regent St Cinema
- 53. Royal Academy of Arts
- 54. Sotheby's
- 55. The Wallace Collection
- 56. Wigmore Hall

WELLBEING/ WELLNESS

- 57. 1Rebel
- 58. Aman Spa
- 59. DW Fitness First
- 60. F45 Oxford Circus
- 61. Psyche
- 62. Third Space
- 63. Virgin Active

UNDERGROUND CONNECTIONS

- Bond Street
- Goodge Street
- Great Portland Street
- Green Park
- Marble Arch
- Oxford Circus
- Piccadilly Circus
- Tottenham Court Road



# FLOORPLANS

# SCHEDULE OF AREAS

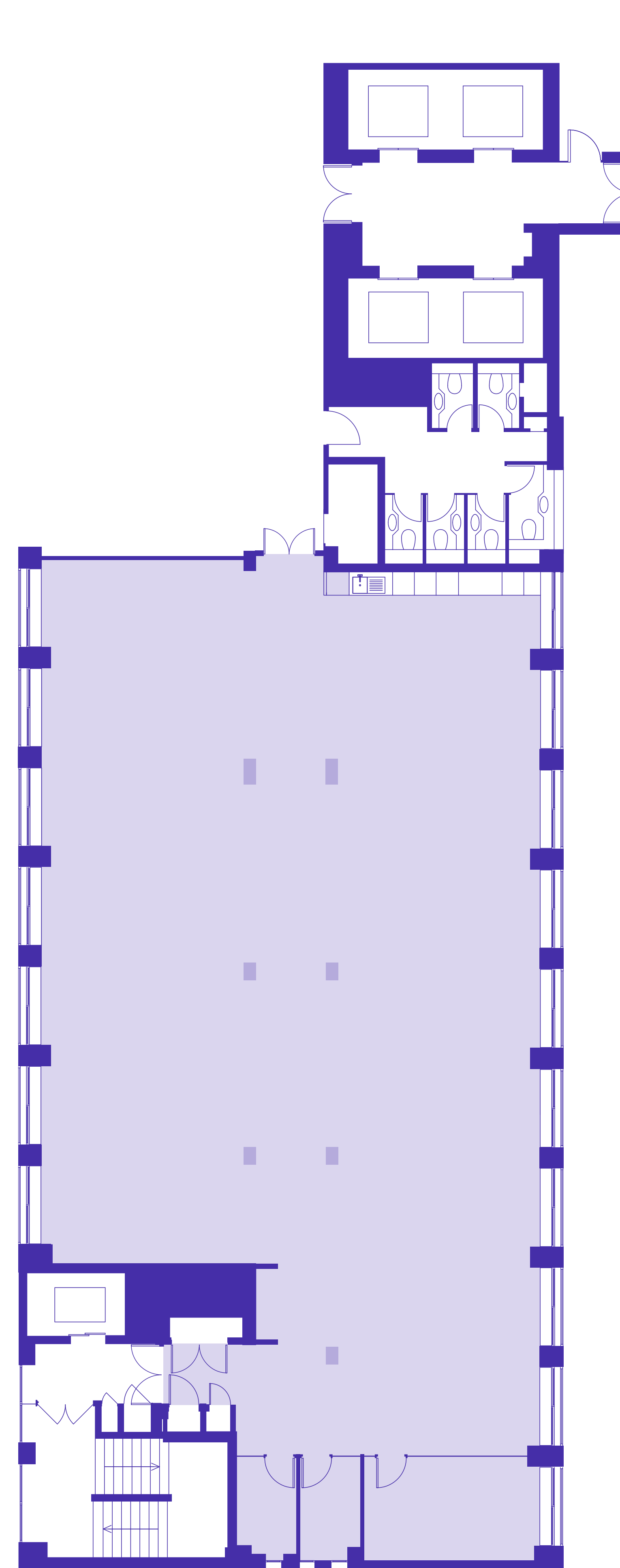
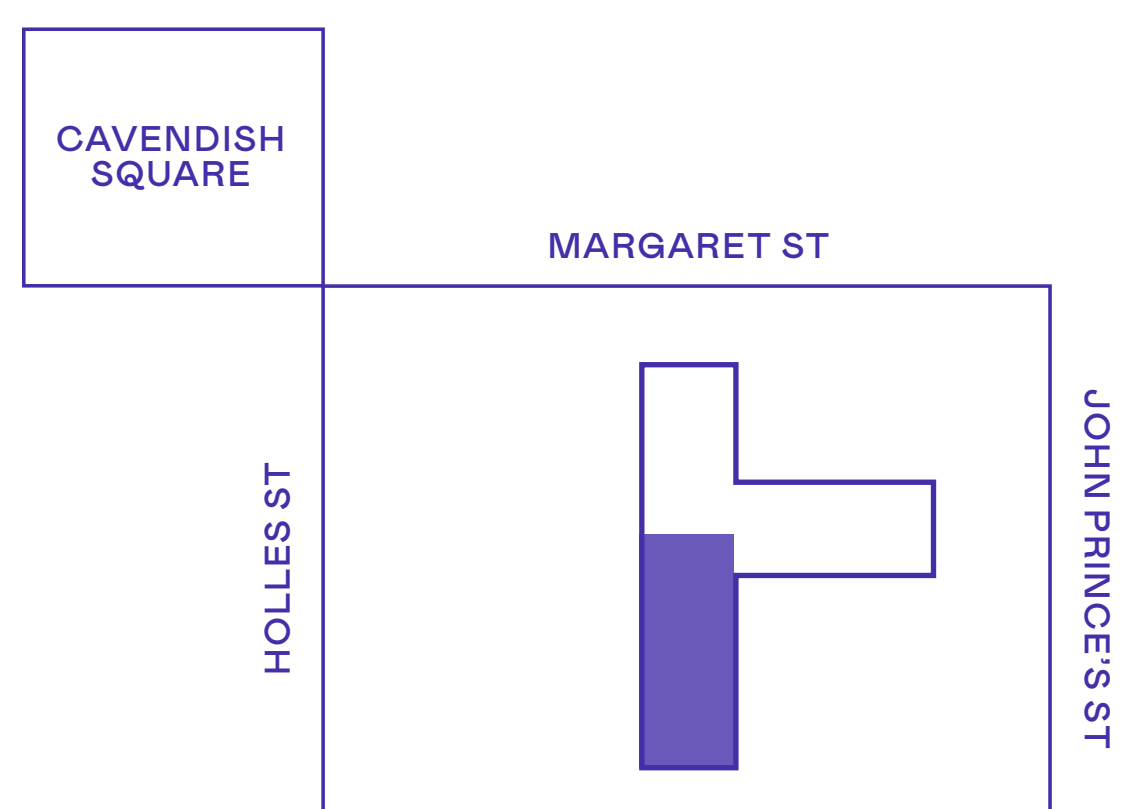
FLOOR	WING	AREA
<b>18TH</b>	<b>SOUTH</b>	<b>3,400 SQ/FT</b>
<b>5TH</b>	<b>SOUTH + EAST</b>	<b>3,939 - 8,120 SQ/FT</b>
<b>3RD</b>	<b>NORTH/WEST</b>	<b>6,424 SQ/FT</b>
<b>3RD</b>	<b>PART SOUTH</b>	<b>1,937 SQ/FT</b>

# 18TH FLOOR SOUTH

## TOTAL AREA

**3,400 SQ FT**

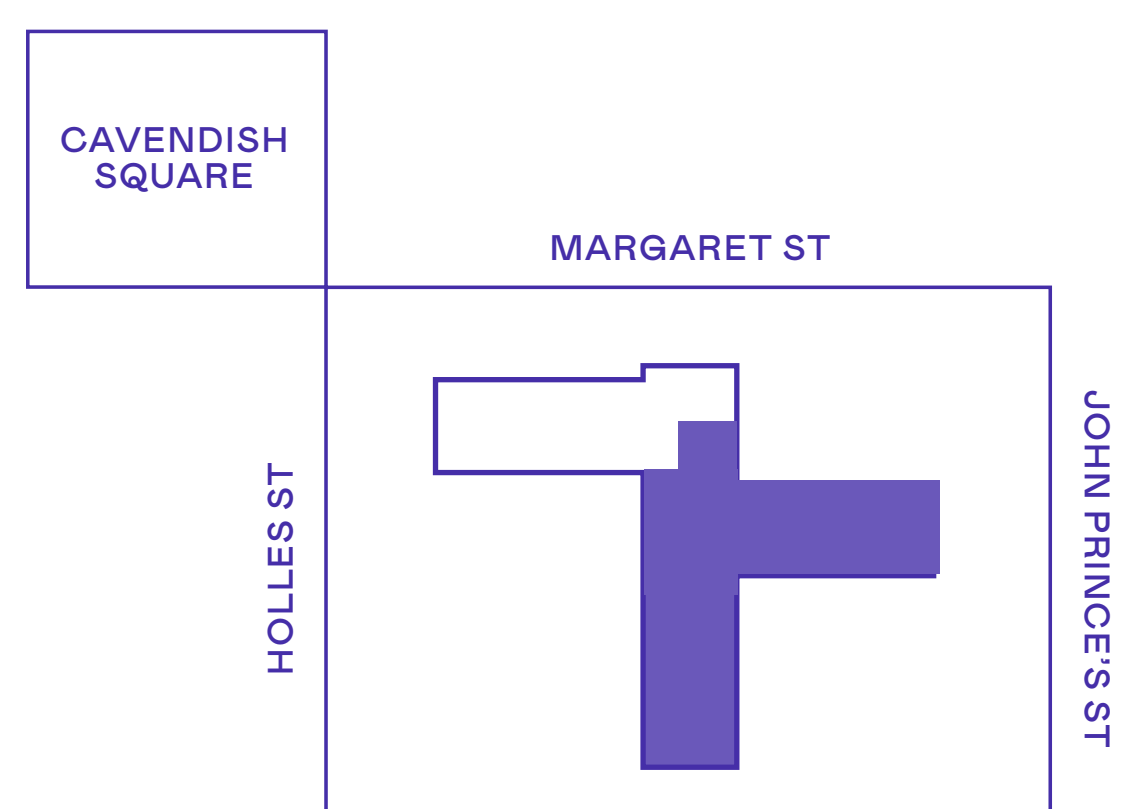
- Part fitted
- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Panoramic views
- Fully fitted options available



# 5TH FLOOR SOUTH + EAST

SOUTH WING	EAST WING	TOTAL AREA
3,939 SQ FT	4,170 SQ FT	8,109 SQ FT

- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Fully fitted options available
- Wings available together or separately

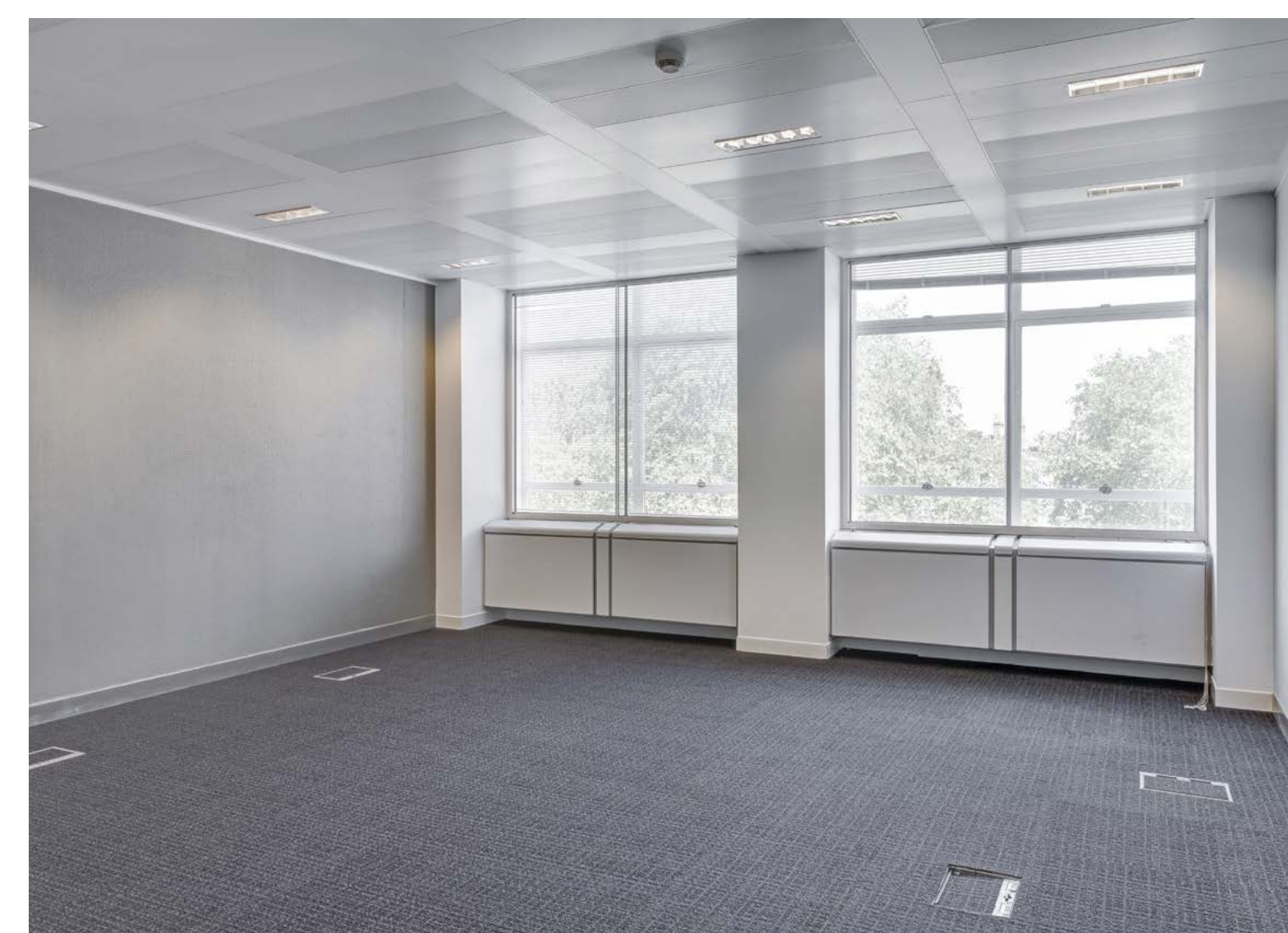
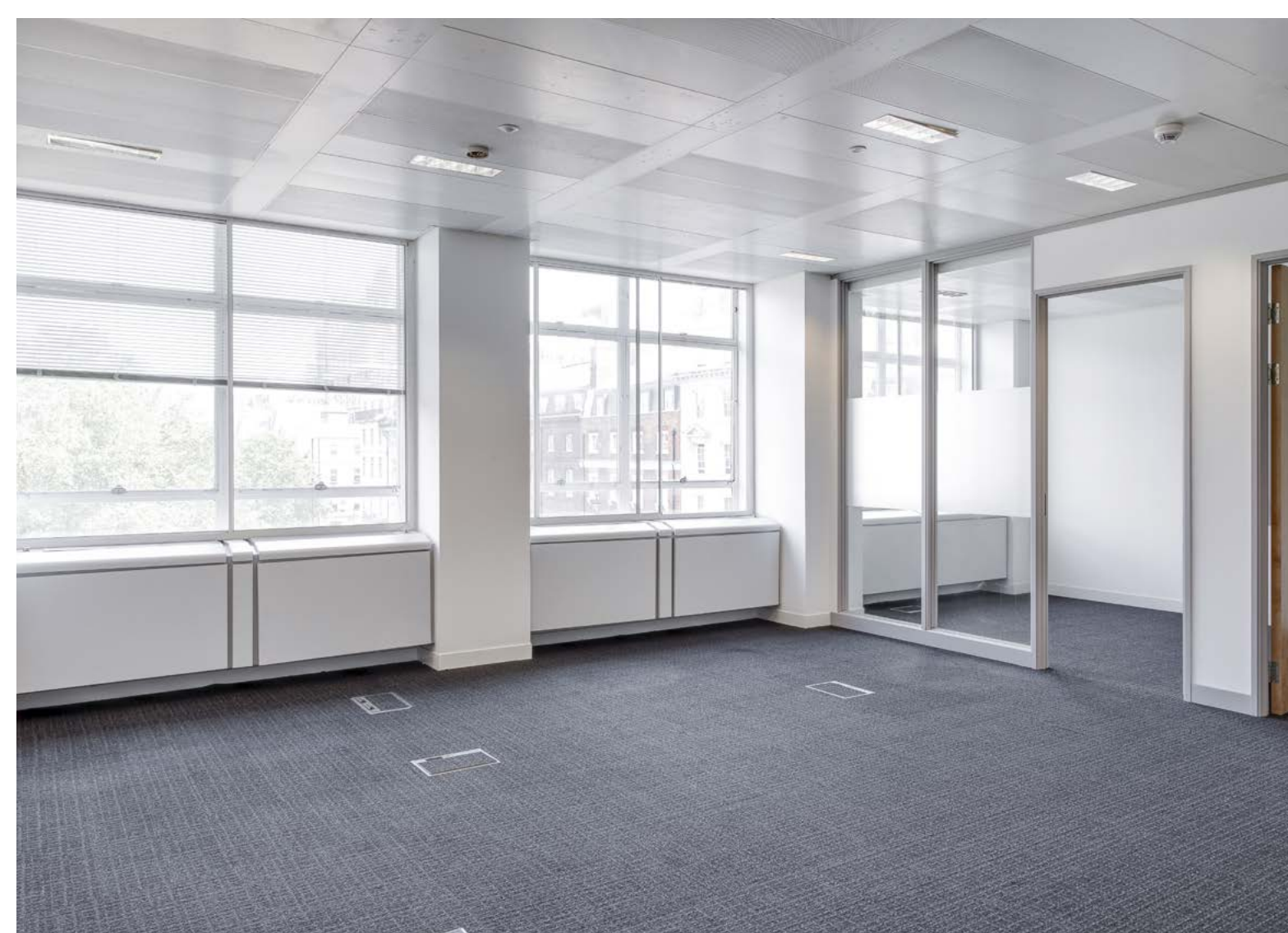
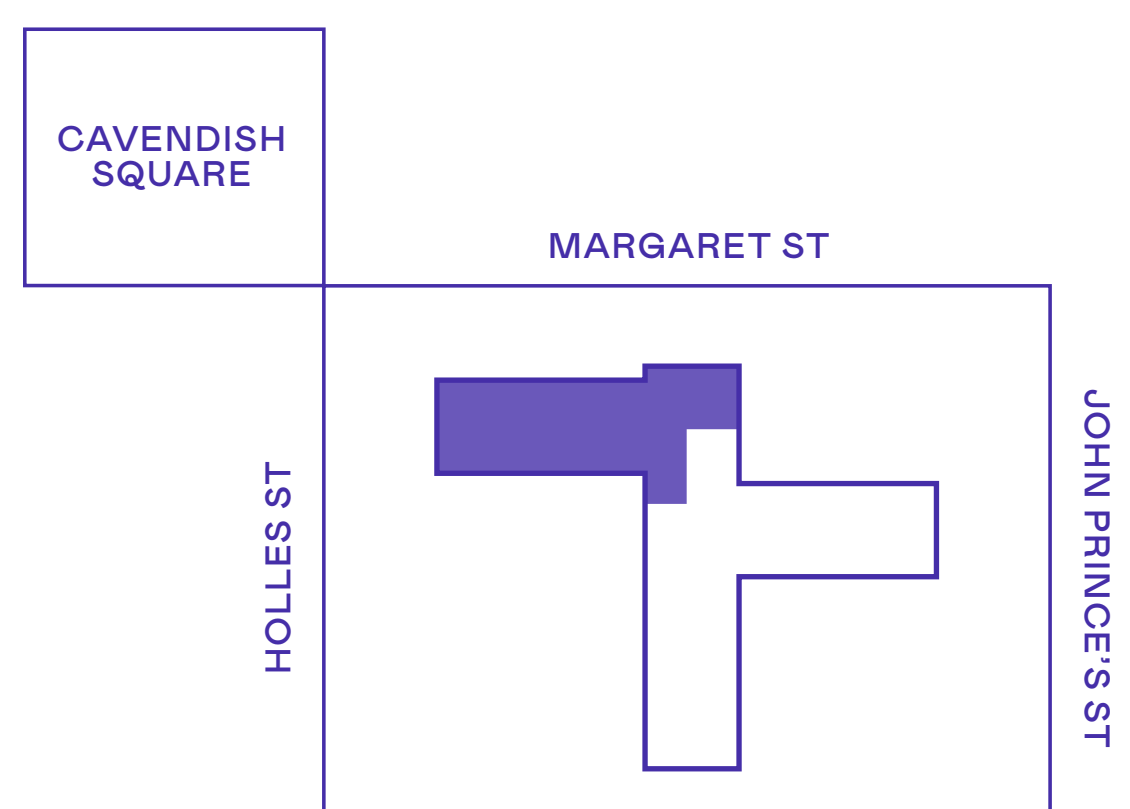
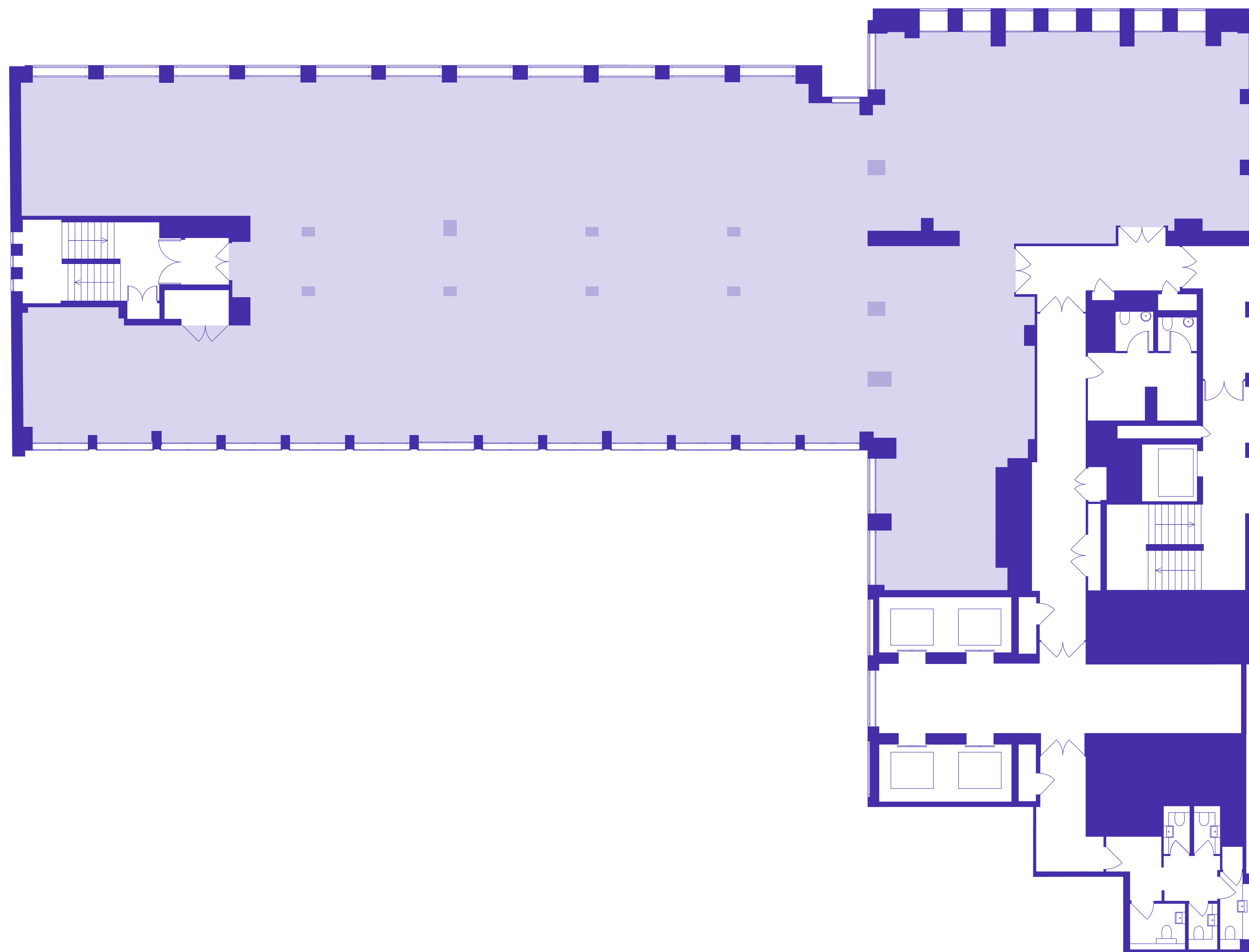


# 3RD FLOOR NORTH/WEST

## TOTAL AREA

6,424 SQ FT

- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Fully fitted options available



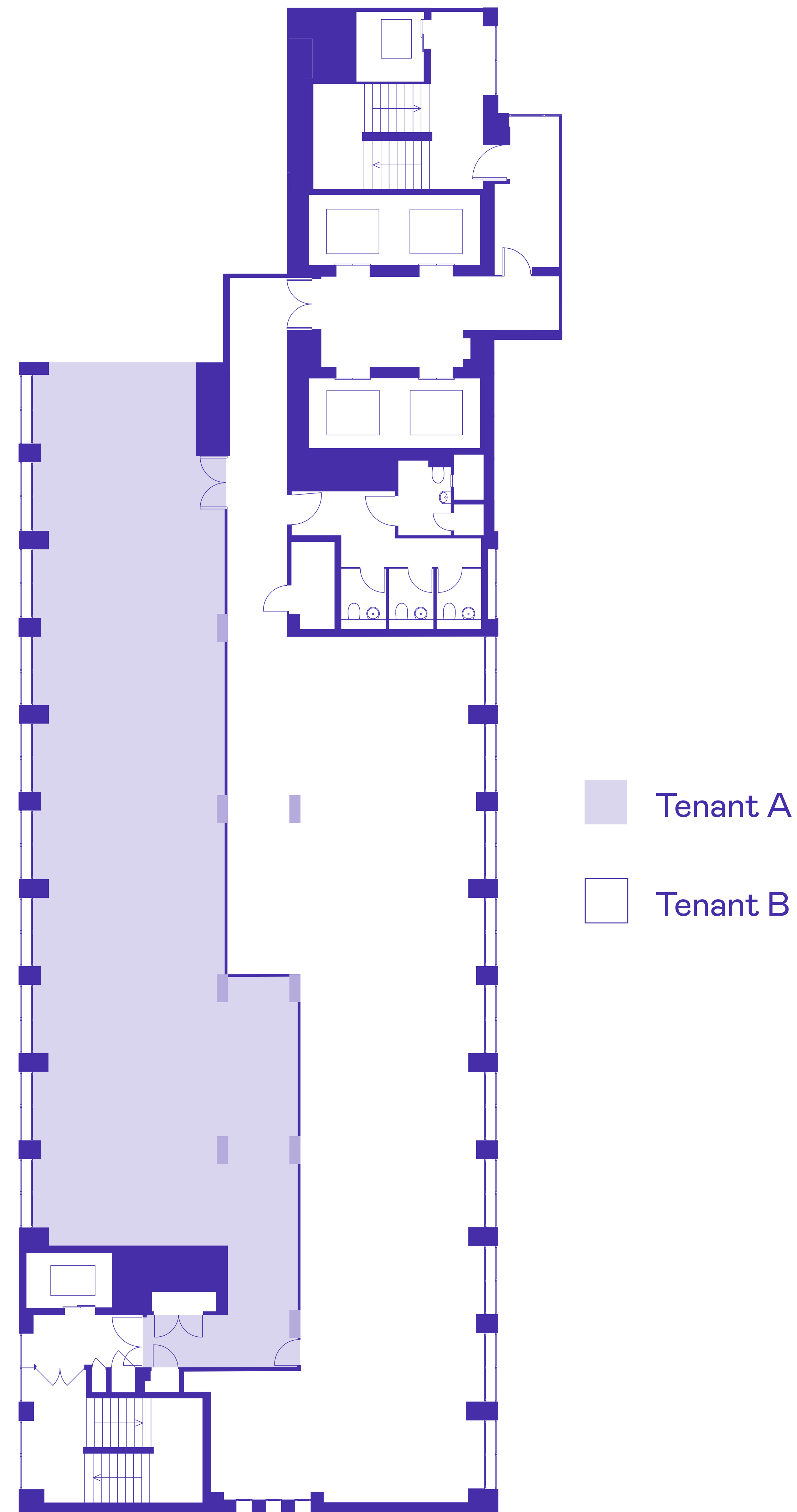
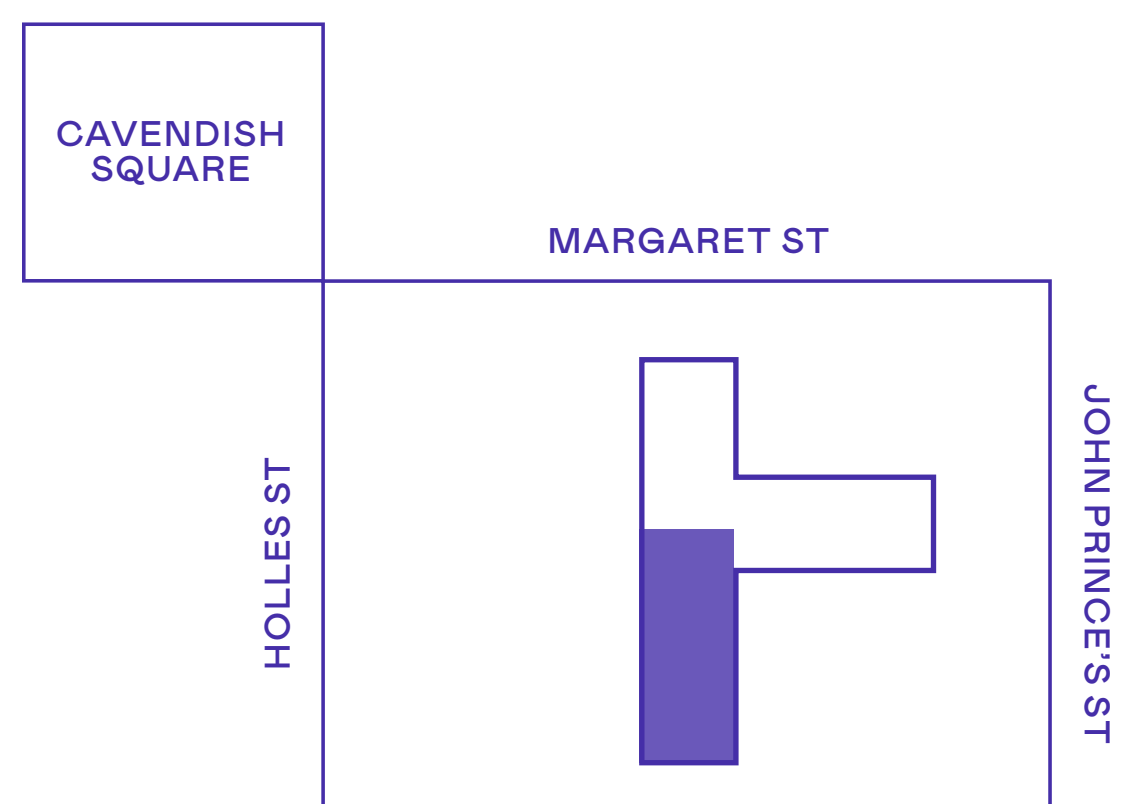
# 3RD FLOOR PART SOUTH

## TOTAL AREA

**1,937 SQ FT\***

- Part fitted
- Air conditioning
- Fully accessible raised floor
- Suspended ceiling
- Panoramic views
- Fully fitted options available

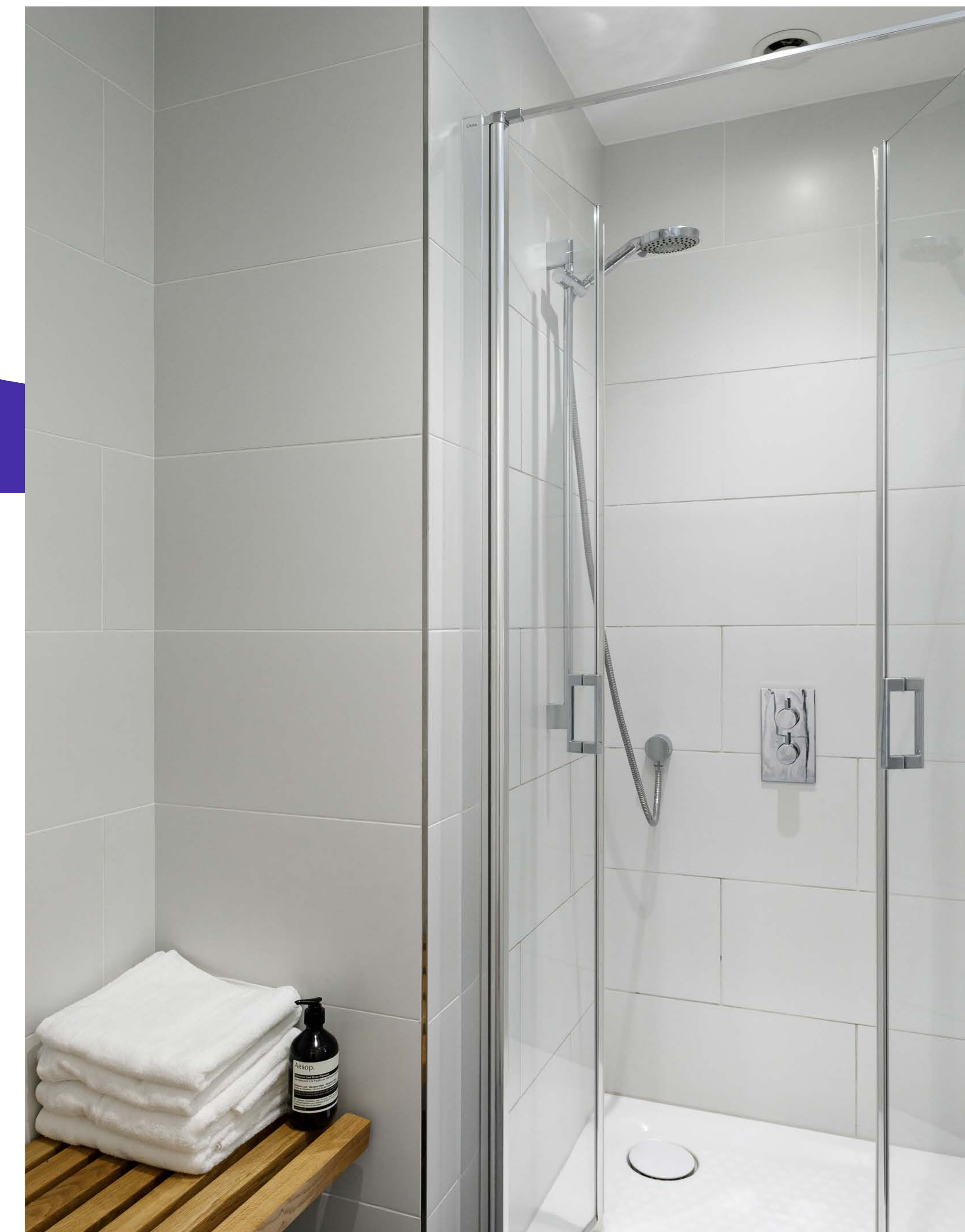
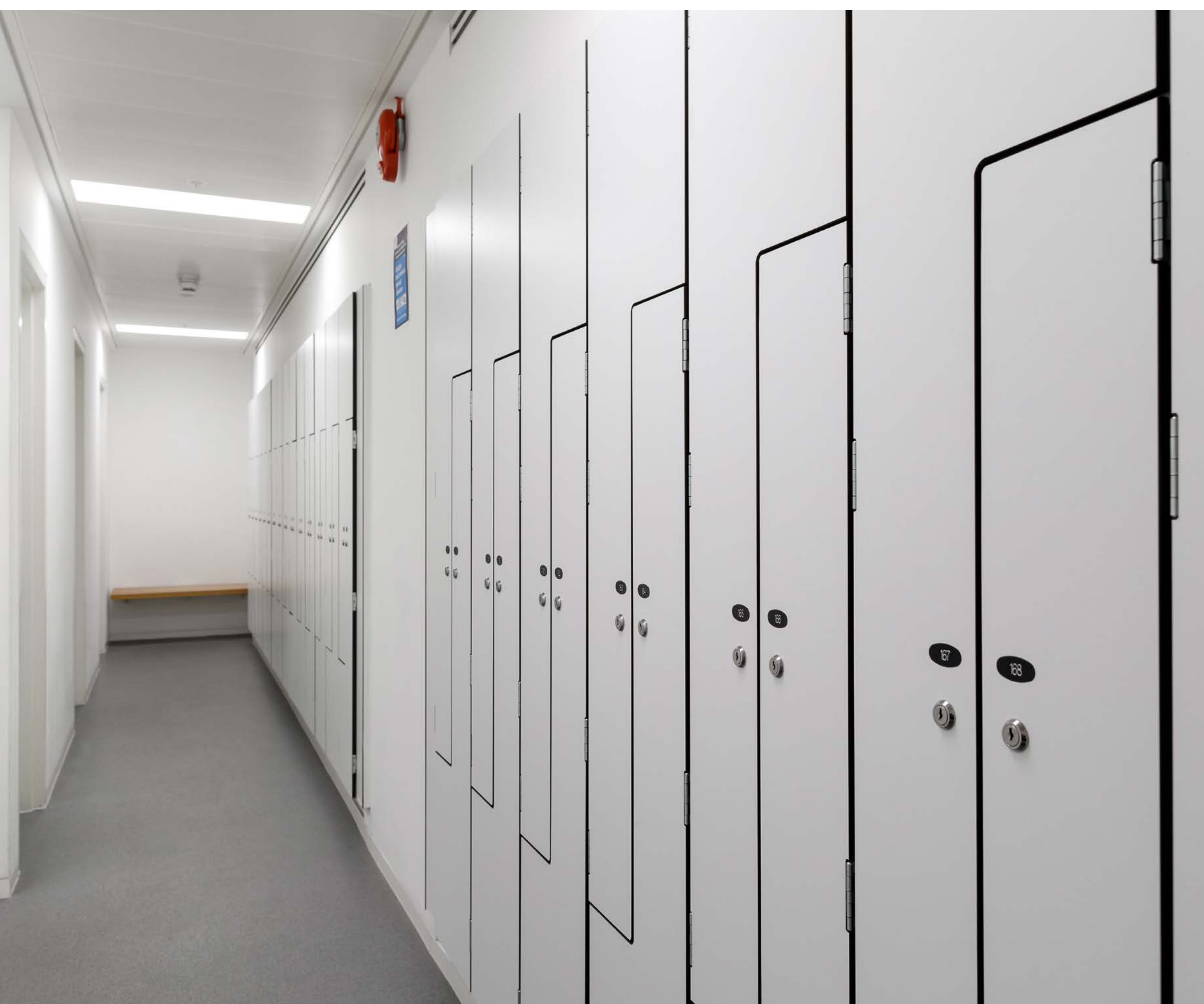
\*Exact area to be confirmed



# BUILDING AMENITIES

Equipped with all the facilities expected of a high quality office building including male and female shower facilities, secure bicycle storage and car parking spaces\*.

\*Available by way of separate license



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