



NEW BOND STREET

1,309 SQ FT AVAILABLE

PRIVATE ENTRANCE ON LANCASHIRE COURT



123 NEW BOND STREET

# A Prestigious Mayfair HQ

Balancing compelling contemporary design with striking original detailing, 123 New Bond Street offers two floors of distinguished office space. Retaining its magnificent façade, the building has undergone a complete renovation to deliver a light, bright working environment in the very heart of Mayfair.

Perfectly situated between Oxford Circus and Bond Street tube stations, 123 New Bond Street enjoys superb connections to the City, and beyond. From its position at the centre of Mayfair's premium retail street, luxury retailers and high-end eateries are just a short stroll away. Here, global flagships and iconic hotels sit alongside corporate powerhouses, to shape one of London's most successful and prestigious neighbourhoods.

With easy access and a vast range of amenities on its doorstep, 123 New Bond Street is the perfect place to build a business for the future.



### LUXURY OFFICE SPACE

Featuring 1,309 sqft of premium office space, developed to a Cat A+ specification on the 3rd floor, 123 New Bond Street offers a ready-made canvas to create a modern, productive working environment. Glass walls meet honey-coloured stone in a timeless blend of the contemporary and the classic, while high-ceilings, bold architectural details and flexible spaces are primed for engaged, high-performing teams.



ELIZABETH LINE — TRAVEL TIMES

|                                                                                    |        |                  |
|------------------------------------------------------------------------------------|--------|------------------|
| Bond Street                                                                        | 3 min  | Paddington       |
|  | 7 min  | Liverpool Street |
|                                                                                    | 15 min | Stratford        |
|                                                                                    | 26 min | Heathrow         |

# Meet your neighbours

## LUXURY OFFICE SPACE

### RESTAURANTS

1. Benares Mayfair
2. Cipriani London
3. Hakkasan
4. Heddon Street Kitchen
5. HUMO
6. La Petite Maison
7. Park Chinois
8. Sabor
9. Sartoria
10. Sexy Fish
11. Sketch London

### RETAIL

12. Apple
13. Asprey
14. Burberry
15. Dolce & Gabbana
16. Emporio Armani
17. Hamleys
18. Hermès Bond Street
19. Liberty London
20. Louis Vuitton
21. Mulberry
22. Russell & Bromley
23. Sotheby's

### PROFESSIONAL

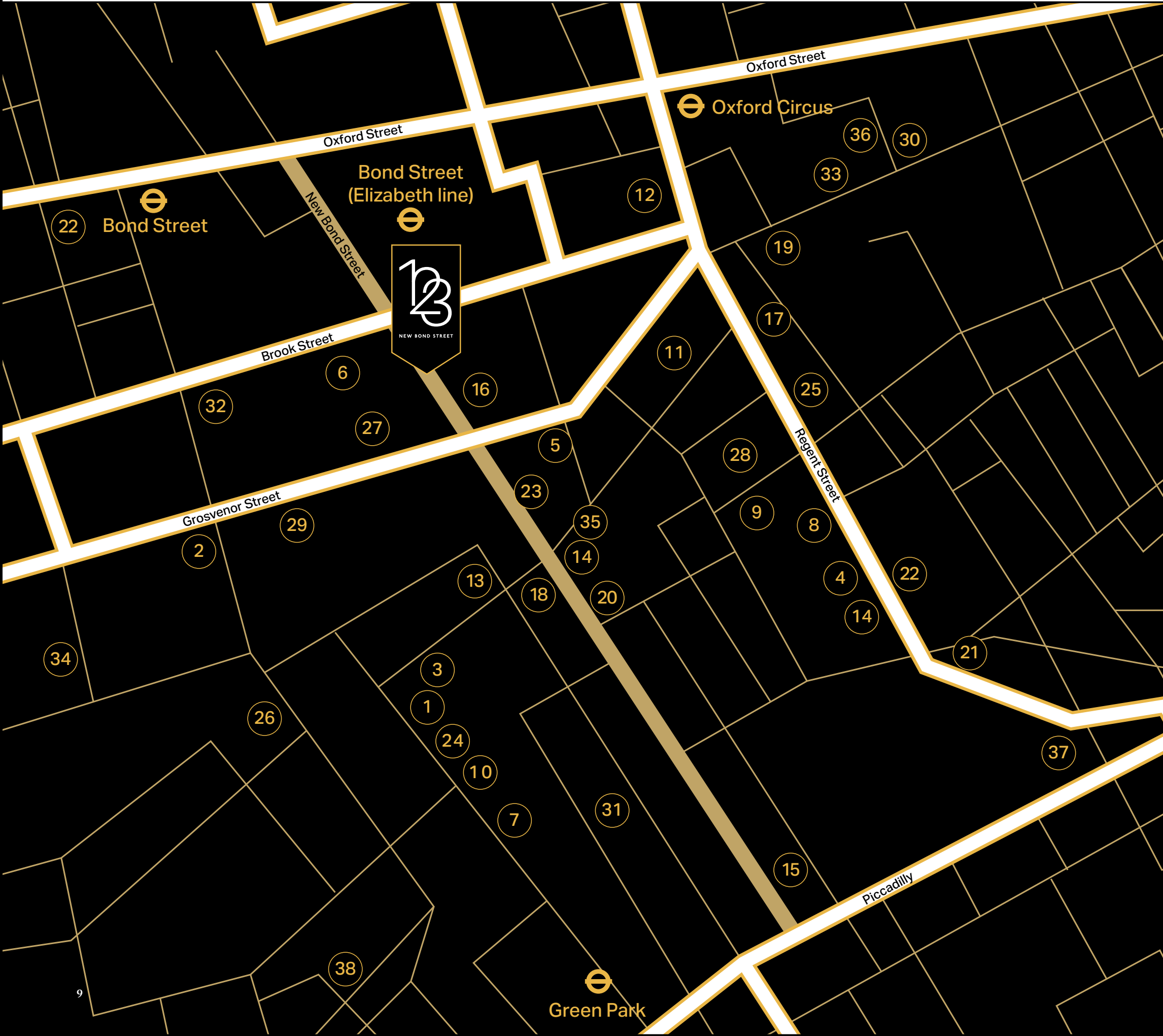
24. ArcelorMittal
25. BBH Global
26. Blackstone London
27. Boodle Hatfield LLP
28. Fortress House
29. Hamilton Bradshaw
30. Sony Interactive Entertainment Europe

### HOTELS

31. Brown's Hotel
32. Claridge's
33. Courthouse Hotel
34. The Connaught Hotel
35. The Westbury Mayfair

### FITNESS

36. Great Marlborough Street Fitness First
37. Health Club at The Dilly
38. Third Space Mayfair





SPECIFICATION

The space in detail

|                                          |
|------------------------------------------|
| AIR CONDITIONING:                        |
| Ducted Fan Coil System                   |
| LED LIGHTING                             |
| CEILING VOID:                            |
| 902mm on 3rd floor                       |
| FLOORS:                                  |
| Fully Accessed Raised Floor - 150mm Void |
| FIT OUT:                                 |
| Fully fitted                             |
| LIFTS:                                   |
| 1 × 15 Person Passenger                  |
| 1 × 8 Person Passenger                   |
| MANNED RECEPTION                         |
| BICYCLE STORAGE                          |
| 18 × Bike Racks                          |
| END OF TRIP FACILITIES                   |
| 2 × Showers                              |
| 26 × Lockers                             |
| DDA COMPLIANT                            |
| WIRED SCORE - SILVER                     |



3rd Floor

|            |       |
|------------|-------|
| TOTAL SQFT | 1,309 |
| TOTAL SQM  | 122   |

|                                                                 |
|-----------------------------------------------------------------|
| <b>TERMS</b>                                                    |
| New leases available direct from the City of London Corporation |
| <b>RENT</b>                                                     |
| On Application                                                  |
| <b>USE</b>                                                      |
| Class E                                                         |
| <b>EPC</b>                                                      |
| The building has an EPC rating of A                             |

\*Clear height dimensions are measured from FFL to underside of beams

### 3RD FLOOR — FULLY FITTED

The third floor of 123 New Bond Street offers 1,309 sq ft (122 sqm) of newly fitted Cat A+ office space fit for any 21st century company looking to make their mark in Central London. The floor benefits from great natural light and is fully fitted with open-plan desk space, an impressive boardroom, stylish break out area and fitted kitchen space.







MANNED RECEPTION



MEWS OF MAYFAIR



END OF TRIP FACILITIES



FEATURE LIGHTING



ABOUT THE DEVELOPER



The City Corporation is the governing body of the Square Mile dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK. We aim to:

- Contribute to a flourishing society
- Shape outstanding environments
- Support a thriving economy

By strengthening the character, capacity and connections of the City, London and the UK for the benefit of people who live, learn, work and visit.

Contact the Agents

If you would like further details regarding this opportunity, please contact CBRE.

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