

14 NORTH ROW

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MAYFAIR W1

Prime Mayfair Owner Occupier Opportunity
for Medical & Adult Education Use



INVESTMENT HIGHLIGHTS

- Located in Mayfair, London's most exclusive submarket
- Attractive period building, redeveloped behind a Grade II listed facade, comprising 5,718 sq ft (GIA)
- Finished to shell, ready for the new owner or occupier to create their own unique operational space
- Permitted for use as a medical centre (Class E) or adult education training facility (Class F1)
- The floorplates benefit from regular, efficient configuration, high levels of natural light and good floor-to ceiling heights
- Offered with the benefit of full vacant possession, of interest to owner occupiers and investors alike
- New 125 year leasehold interest from the Grosvenor Estate at a Ground Rent of £17,500 per annum subject to five yearly CPI reviews
- **Bidding Process**
 - Guide price: **£5,750,000** STC and exclusive of VAT, reflecting **£1,006 per sq ft**
 - Offers are invited by **12 noon on Tuesday 21 July 2026**, ahead of a formal auction on 28 July 2026. The successful purchaser will exchange immediately via an auction contract with a 10% deposit payable on signing





HARLEY STREET

WIGMORE STREET

BOND STREET

OXFORD STREET

GROSVENOR SQUARE

NORTH AUDLEY STREET

MARBLE ARCH

MAYFAIR

PARK LANE

HYDE PARK

14
NR

LOCATION

MAYFAIR

14 North Row is located in Mayfair, one of London's most prestigious sub markets, due to its supreme elegance, characterised by designer retail, Michelin-star restaurants, exclusive members clubs and five-star hotels providing occupiers with the best that London has to offer.

NORTH ROW

14 North Row is situated between Hyde Park and Grosvenor Square at the western end of North Row. This prime location runs parallel to Oxford Street, London's highest ranked street in terms of footfall with over 120 million visitors annually.

In addition the property sits in very close proximity to the well established medical clusters of Wigmore Street (5 minute walk) and Harley Street (10 minute walk).



MEDICAL

- 01 Harley Street
- 02 Wigmore Street
- 03 Lanserhof at The Arts Club
- 04 Krasa Clinic
- 05 Mayfair Dental Practice
- 06 Mayfair Health Pilates
- 07 The Mayfair Medical Centre
- 08 The Health Society Mayfair
- 09 Lees Place Medical Centre
- 10 Mayfair Practice
- 11 Gould Pharmacy
- 12 Mayfair Doctors

EDUCATION

- 01 St. George's Primary School
- 02 Albemarle Independent College
- 03 IFSA London

ENTERTAINMENT AND CULTURE

- 01 Hard Rock Hotel
- 02 Selfridges
- 03 Nobu Hotel
- 04 Mercato
- 05 St Christopher's Place
- 06 Annabel's Private Members Club
- 07 The Biltmore
- 08 JW Marriott Grosvenor House
- 09 The Connaught
- 10 The Marlborough
- 11 The Ritz London
- 12 The Lansdowne Club

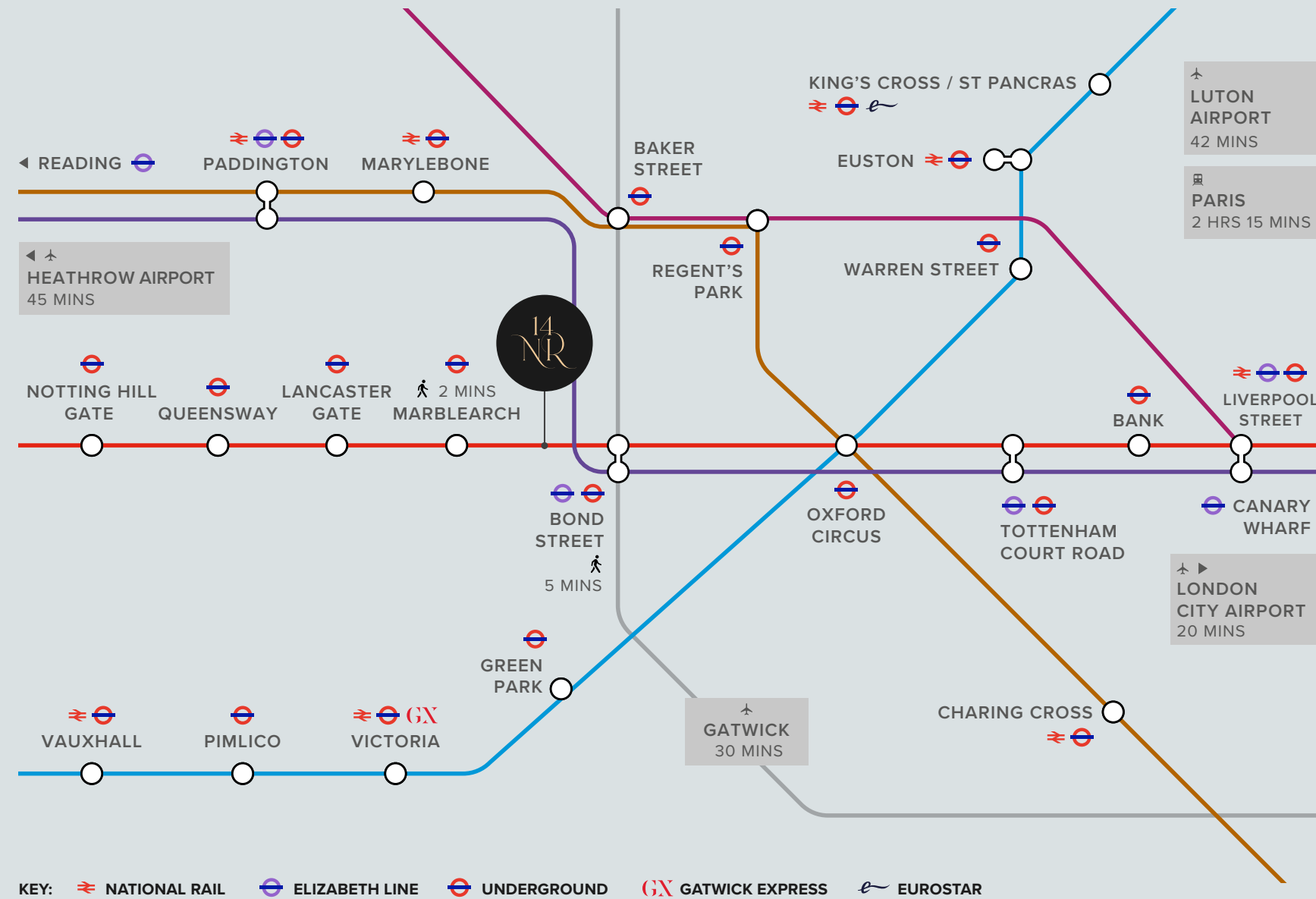
RESTAURANTS

- 01 Isabel
- 02 ROKA
- 03 Sexy Fish
- 04 Amazonico
- 05 Hakkasan
- 06 NAC
- 07 Scott's
- 08 The Ivy Asia
- 09 KOL
- 10 Akira Back
- 11 The Dover
- 12 The Cocochine



CONNECTIVITY

The property benefits from excellent transport connectivity. Bond Street (Jubilee, Central, and Elizabeth lines) and Marble Arch (Central line) Underground stations are just a short walk away. Providing easy access around London to national rail services and international airports. Additionally, the opening of the Elizabeth line at Bond Street Station, along with new ticket halls and access points at Hanover Square and Davies Street, has significantly improved connectivity.



DESCRIPTION

THE BUILDING

14 North Row is an attractive Grade II listed building that was originally built in 1898. The building has been newly redeveloped behind a listed façade, comprising 5,718 sq ft of Gross Internal Area (GIA), arranged over lower ground, ground and two upper floors. In addition the property benefits from a rear courtyard, terrace and bike store.

The building has been finished to shell, as per the Base Build Specification (Appendix 1), including:

- Existing roof removed, new non-combustible insulation and slate roof reinstalled.
- New concrete slab on lower ground and ground floor.
- Existing timber floors on the 1st and 2nd floors have been structurally upgraded to 2.5kPA and levelled with fire-resistant screed board.
- New reinforced concrete lift shaft.



SHELL FINISH



EPC A*



REAR
COURTYARD



BIKE STORE



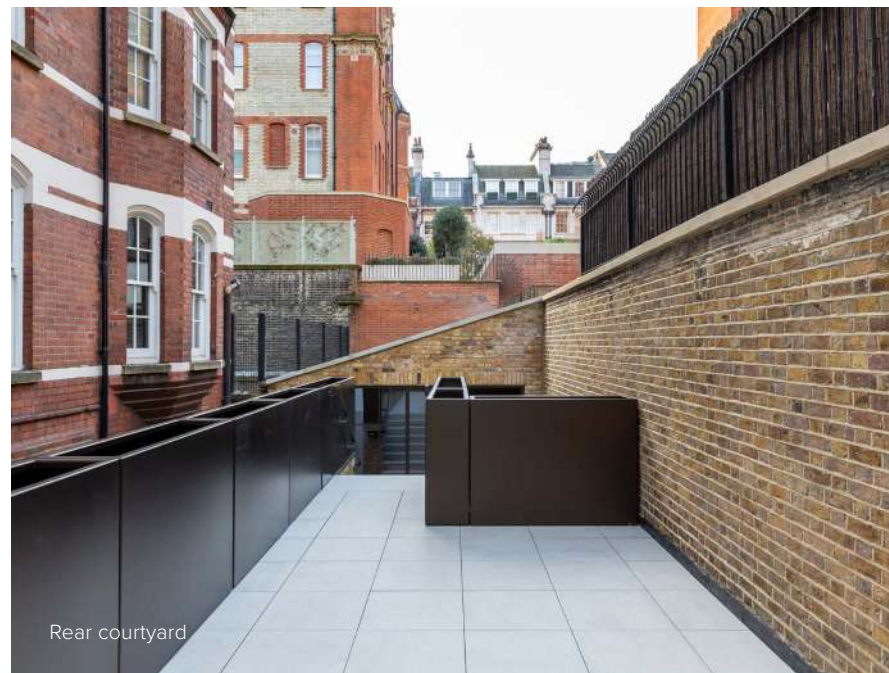
ALL ELECTRIC
M&E



PRIVATE
TERRACE

*Preliminary assessment of EPC A

NEWLY REDEVELOPED TO SHELL



Rear courtyard



First floor, shell



Basement, shell



Ground floor, shell



Restored entrance doors



Rear courtyard

EXCEPTIONAL OPTIONALITY

An unrivaled location for an owner occupier in the heart of Mayfair.

14 North Row has the perfect blend to attract a wealthy clientele. It offers the best amenities in London and capitalises on the affluence of Mayfair and Marylebone's residential and business catchment. With its discrete location within the W1 medical cluster and proximity to leading educational providers, it embodies the pinnacle of prestige and convenience.

A unique opportunity for owner occupiers.

14 North Row features a prominent double frontage onto North Row and is self contained, creating an opportunity for owner occupiers to 'brand' the entire building. The property has been delivered shell open plan with highly flexible floorplates, making it particularly well-suited to medical or educational use.

14 NORTH ROW



Inspiration for potential occupier fit out



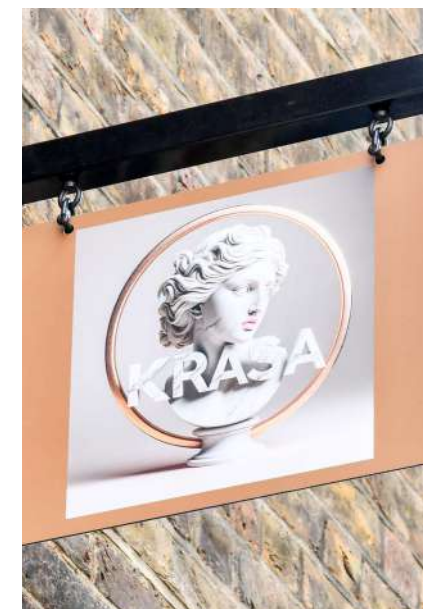
MAYFAIR W1



Inspiration for potential occupier fit out



Inspiration for potential occupier fit out



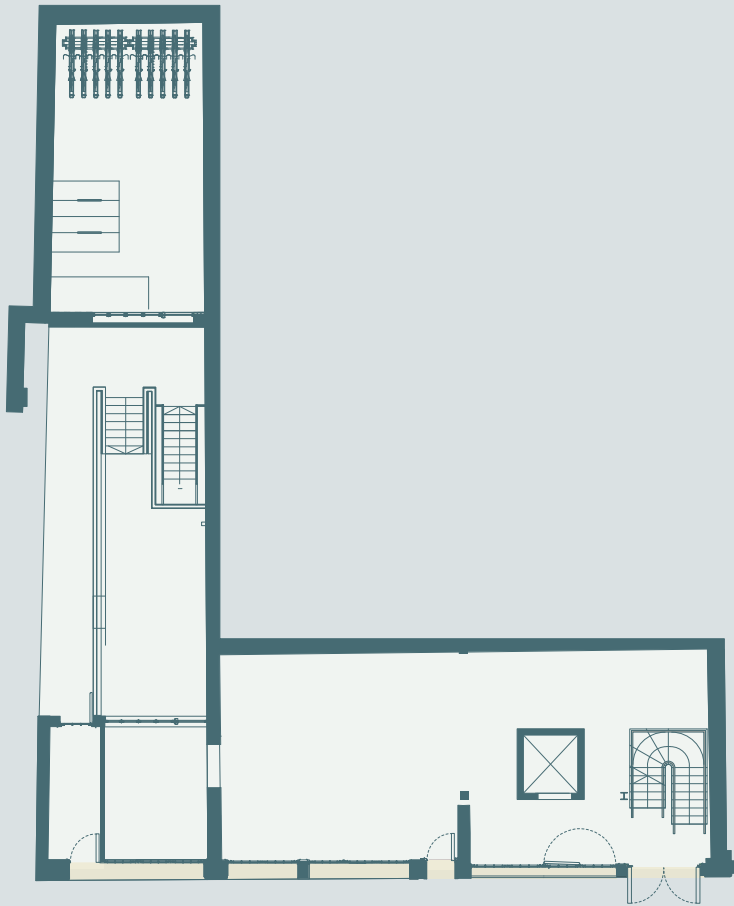
ACCOMMODATION & FLOOR PLANS

GROSS INTERNAL AREAS (GIA)

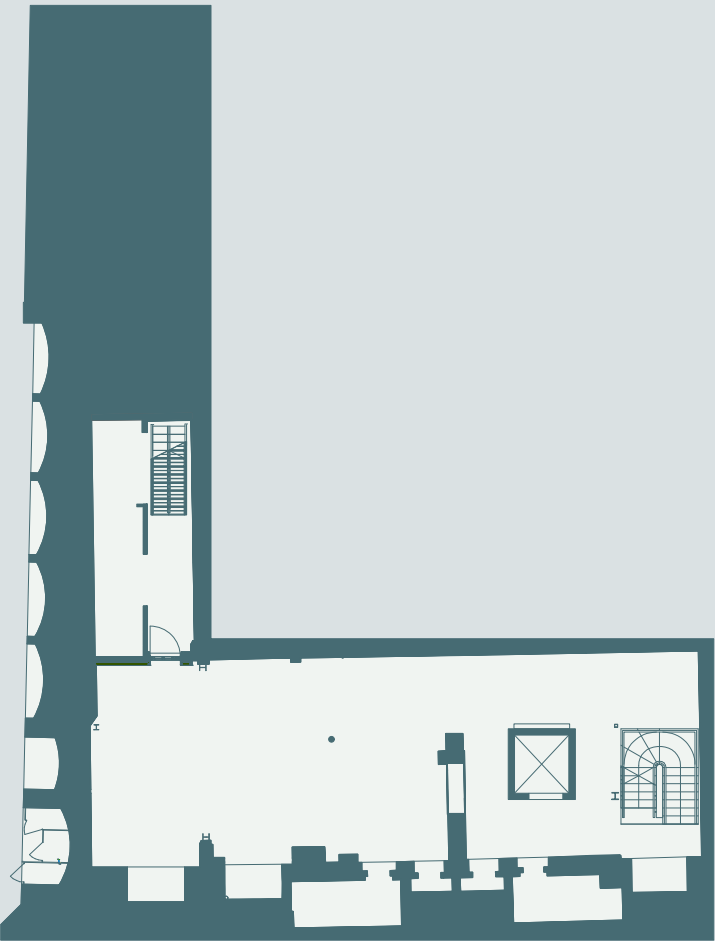
The property has been measured by Plowman Craven in accordance with the code of Measuring Practice (6th edition). A full measured survey is available upon request.

	Area (GIA)	
	Area Sq Ft	Area Sq M
Second	1,212	112.6
First	1,234	114.6
Ground	1,756	163.1
Lower Ground	1,517	140.9
Total	5,718	531.2

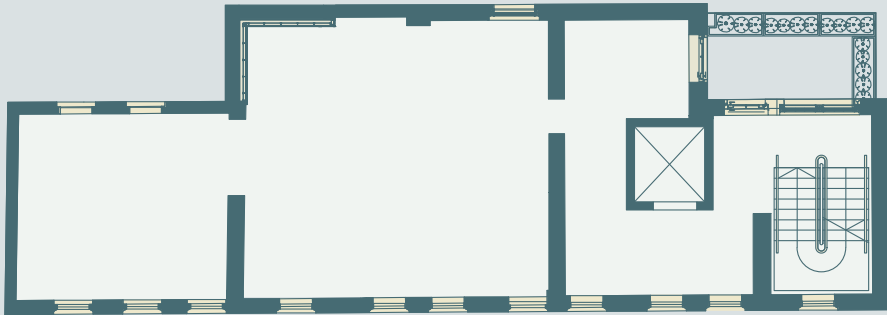
GROUND



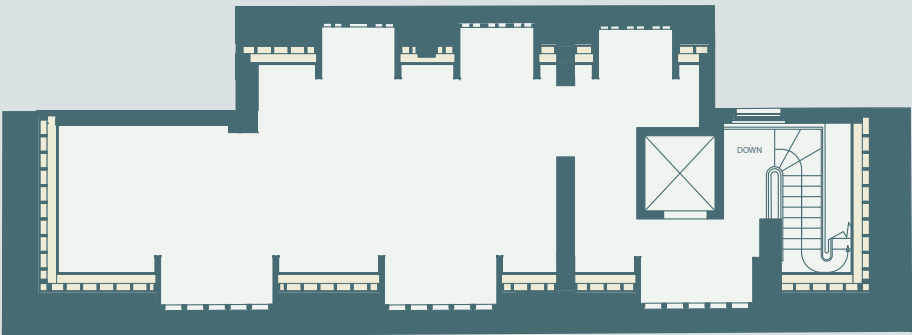
LOWER GROUND



FIRST



SECOND



14 NORTH ROW

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FURTHER INFORMATION

PLANNING

As stated in the planning permission granted by City of Westminster the building must be used as a medical centre (Class E) or an adult education training facility (Class F1).

Under the terms of the proposed lease, the tenant will not make any application under the Planning Acts for a change of use affecting the property before 31 December 2029.

TENURE / TITLE

A new long leasehold interest will be granted for a term of 125 years from the Grosvenor Estate at a Ground Rent of £17,500 per annum subject to five yearly CPI reviews.

EPC

Preliminary assessment of EPC A.

VAT

The property is elected for VAT and is payable on the purchase price.

DATA ROOM

The data room is accessible upon request.

BIDDING PROCESS

Guide price: **£5,750,000** STC and exclusive of VAT, reflecting **£1,006 per sq ft**.

Offers are invited by **12 noon on Tuesday 21 July 2026**, ahead of a formal auction on 28 July 2026. The successful purchaser will exchange immediately via an auction contract with a 10% deposit payable on signing.

CONTACT DETAILS

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BASE BUILD SHELL SPECIFICATION

APPENDIX 1)

Item	By Landlord (Seller)	By Tenant (Purchaser)
Stairs and Lift		
Main circulation stair and lift	Temporary access stair. Reinforced concrete lift shaft.	Architectural stair and evacuation lift car, motor and finishes.
Lower ground access stair/secondary means of escape	Temporary access stair.	Steel access stair with integrated plant ventilation louvre.
Floors		
Lower ground and ground floors	New concrete slab on lower ground and ground floor.	Final floor finish.
L1 and L2 floors	Existing timber floor structurally upgraded to 2.5kPA. Levelled with fire resistant screed board.	Final floor finish.
Walls, Linings, Doors & Windows		
Lower ground walls	Drained cavity system to all basement walls/floor, including vaults. Timber battens for tenant linings.	Insulation and linings.
Retained brick walls to ground, L1 & L2	Breathable thermal render to retained external walls.	Insulation and linings.
Internal partitions	Partitions as required for fire strategy.	All other internal partitions.
Windows	Refurbishment of existing timber sash windows.	Secondary glazing throughout and 1 hr fire rated glazing where required.
Internal doors	None	Internal doors.
External doors	External doors to main entrance and terrace.External doors with actuators to cycle storage. External stable doors to front elevation.	N/A
Fire protection of vertical structural elements	Intumescent coating to structural steel throughout.	N/A
Acoustic insulation to plant enclosure	N/A	Acoustic insulation to tenant design as required.
Cycle store	N/A	Wall lining to cycle store.
Ceilings		
Fire protection of horizontal structural elements	Intumescent coating to structural steel throughout. Fire resistant drywall protection to timber structure (where not protected by fire rated drywall ceiling).	N/A
Ceilings	Fire rated drywall ceiling.	Final ceilings to Tenant's design, including any Tenant acoustic requirements.
Roof		
Roof	Existing roof removed, new non-combustible installation and slate roof reinstalled.	N/A
Planting	Planters installed to terrace. Green roof to cycle store.	Top soil and planting to meet biodiversity requirements.
Mechanical, Electrical, Public Health & Drainage		
Mechanical	Mechanical strategy / distribution strategy only.	Supply and install of MVHR, condenser all distribution and final fixtures. Discharge of Town Planning condition for as-built acoustic performance of plant enclosure.
Electrical	New incoming 160kVA connection by PowerON.	Final design, supply and install of all electrical installations.
Telecommunications	New incoming fibre by Prime Fibre, spare ducts for alternative telco providers.	Final design, supply and install of all data installations.
Water	25mm MDPE single connection to basement plantroom by Thames Water.	Final design, supply and install of all cold and hot water installations.
Public Health & Stormwater	New below ground drainage. New rainwater downpipes connected to below ground drainage (external). Capped drainage connections to sewer.	Final design, supply and install of all public health installations.
Security	Temporary intruder alarm (by contractor).	Final design, supply and install of all security installations.
Fire protection systems	Temporary fire alarm (by contractor).	Final design, supply and install of all fire alarm and fire curtain installations.
FF&E		
Cycle store	N/A	Supply and installation of cycle racks.

