

NASTIA

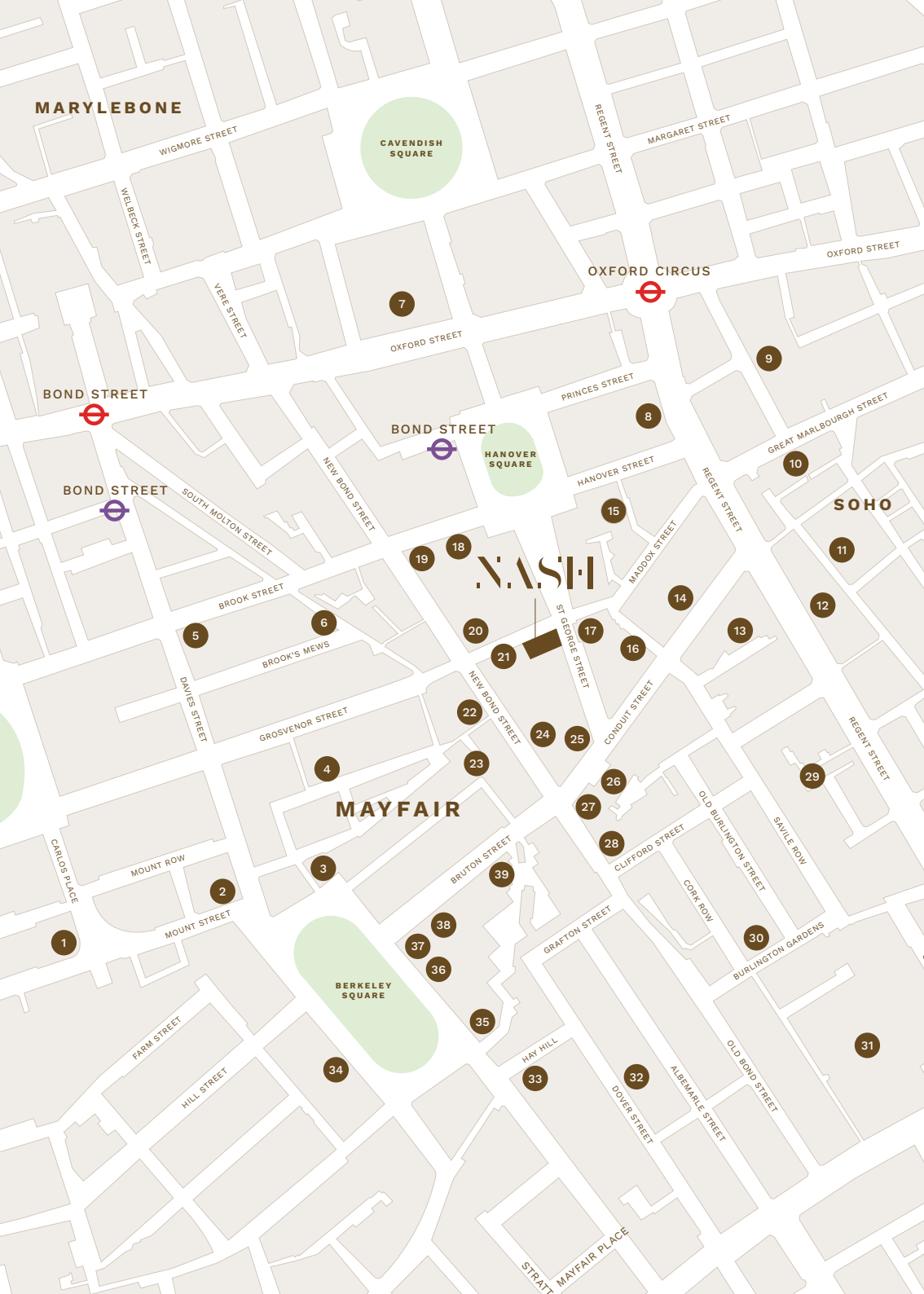
MAYFAIR



DESIGNED TO IMPRESS,
BUILT TO PERFORM.

A prestigious business address on the corner of St George and Maddox Street, where classic Mayfair meets contemporary London.

Nash has been thoughtfully re-designed as a boutique office environment, blending innovative architecture with refined elegance.



LOCAL AMENITY

- | | |
|------------------------------|-----------------------------|
| 1. THE CONNAUGHT 🍴 | 20. SWAINE 🏠 |
| 2. BACCHANALIA MAYFAIR 🍴 | 21. MANTHAN 🍴 |
| 3. DAVID AARON ART GALLERY 🎨 | 22. CHURCH'S 🏠 |
| 4. GAGOSIAN GALLERY 🎨 | 23. UMU 🍴 |
| 5. CLARIDGE'S 🍴 | 24. SOTHEBY'S 🏠 |
| 6. LA PETITE MAISON 🍴 | 25. SOTHEBY'S COFFEE BAR 🍴 |
| 7. JOHN LEWIS 🏠 | 26. VIVIENNE WESTWOOD 🏠 |
| 8. APPLE 🏠 | 27. BURBERRY 🏠 |
| 9. LONDON PALLADIUM 🎨 | 28. LOUIS VUITTON 🏠 |
| 10. LIBERTY 🏠 | 29. SABOR 🍴 |
| 11. DISHOOM 🍴 | 30. CECCONI'S 🍴 |
| 12. HAMLEYS 🏠 | 31. ROYAL ACADEMY OF ARTS 🎨 |
| 13. RISTORANTE FRESCOBALDI 🍴 | 32. BROWN'S HOTEL 🍴 |
| 14. SKETCH 🍴 | 33. NIJŪ 🍴 |
| 15. MARY'S EST. 2024 🍴 | 34. ANNABEL'S 🍴 |
| 16. THE WINDMILL 🍴 | 35. SEXY FISH 🍴 |
| 17. CHURCH OF ST. GEORGE 🏛️ | 36. BENARES 🍴 |
| 18. MANDARIN ORIENTAL 🍴 | 37. H.R.OWEN BUGATTI 🏠 |
| 19. TOM FORD 🏠 | 38. HAKKASAN 🍴 |



FULLY FURNISHED
WITH FLOOR-TO-CEILING
WINDOWS AND EXCEPTIONAL
NATURAL LIGHT.



1400MM WORKSTATIONS
WITH INTEGRATED POWER
AND DATA.



FOURTH FLOOR

1,481 SQ FT

137.6 SQ M

MADDOX STREET

ST GEORGE STREET



KEY:

■ OFFICE SPACE

■ OFFICE CORE

Not to scale. For indicative purposes only.





INDICATIVE PHOTOGRAPHY ONLY



FRAMELESS GLAZED OFFICE ENTRANCE DOORS
TRI-TONE MARBLE FLOOR
POWDER-COATED BRONZE LIFT DOORS
CEILING WITH RECESSED LIGHTING

SUMMARY SPECIFICATION

- BOARDROOM FURNITURE AND AV
- INDEPENDENT PENDANT LIGHTS
- INTEGRATED POWER AND AV
- ROOM CLIMATE CONTROL
- ACOUSTIC FABRIC PANELS
- 1400MM WORKSTATIONS
- 4D ERGONOMIC TASK CHAIRS
- ACOUSTIC PRIVACY SCREENS
- FOUR PIPE, FAN COIL AIR-CONDITIONING
- FULLY ACCESSIBLE RAISED FLOOR
- 2.6M FLOOR TO CEILING HEIGHT
- EXCEPTIONAL NATURAL LIGHT
- FULL HEIGHT, DOUBLE GLAZED WINDOWS
- TWO BEAUTIFULLY APPOINTED WCS
- BACKBONE CONNECT
- LED LIGHTING
- SHOWER PROVISION



THE TEAM

DEVELOPER

MORGAN

REAL ESTATE

An award winning developer, renowned for creating exemplary office buildings within London's most exclusive sub-markets.

morganrealestate.co.uk

ARCHITECT DLA ARCHITECTURE

STRUCTURAL ENGINEER LUCKING & CLARK

M&E CONSULTANT WATKINS PAYNE PARTNERSHIP

QUANTITY SURVEYOR COSTPLAN GROUP



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A DEVELOPMENT BY



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