

77 GROSVENOR



ABOUT

EXCELLENCE, REDEFINED

An address that needs no introduction.
Behind a striking frontage is something truly exceptional.
Step into the next generation of distinction and prestige.
Your rarefied place of business – an unparalleled meeting
point for London's most discerning.

THE HEART OF NEW MAYFAIR

53,000 square feet of prime office space set over six floors on Mayfair's most revered street. A space unmatched in scale with dynamic design to foster real connection. Sculptural lobby, refined workspace, and landscaped roof terrace with the warmest welcome behind a discreet entrance.

All yours, all elevated beyond compare.



YOUR PARTNER IN SUCCESS

Conceived by pioneering global real estate developers BGRE, 77 Grosvenor represents a significant opportunity in Mayfair. More than a Landlord, this renowned team is your partner, on hand to help realise your vision every step of the way.



Left: Immediate access to Mayfair's lush green spaces.
Right: A meeting point for those of substance and note.





THE VISION

EXCEPTIONAL DESIGN. INCOMPARABLE SPACE.

This is design beyond distinction, and environment beyond expectation. Where every need is met; every light-filled space precisely engineered to foster first-class connection and flex to your every requirement. A high-performance building, offering stimulation and inspiration for the most astute minds.



A striking frontage
designed to impress.

EXCELLENCE ON ARRIVAL

FIRST IMPRESSIONS COUNT

At this prestigious destination, an arrival to remember. Brimming with innate character and imbued with distinctive charm, experience the extraordinary, elevated by service and surroundings that redefine quality.

A welcome you will remember.



A WARM WELCOME



This beautifully crafted lobby makes for a welcoming arrival, from its architectural proportions to its organic textures. Feel the energy of the west end melt away in a space designed for relaxed engagement.





Thoughtfully designed, endlessly adaptable.

DYNAMIC SPACES

WHERE CREATIVE MINDS CONNECT



Fluid and flexible for your every need. This is a powerful and plentiful space - a place for can-do. This is refinement and craft as a foundation for success, where expectations are raised and standards reset.







Abundant space to accommodate every need.







The perfect environment for conversation
to flow and relationships to thrive.



THE PAVILION



Soaring above Mayfair, your own private sanctuary. A cut above everything else in the area - a true jewel in the crown. Dynamic rooftop space to connect, refresh and elevate on-high. An ascension in more ways than one.



Work and wellness
converge up high.



A flexible retreat and open-air workspace transformed by night to impress and entertain, with unparalleled views across London.



Space to unwind whilst Mayfair's
nightlife hums below.

Exquisitely finished changing rooms adorned with luxurious touches.



REFRESHED AND READY

EVERY COMFORT CONSIDERED



Respite and rejuvenation to support every daily endeavour. A welcoming space to refresh after busy commutes and training sessions. Secure storage, convenient cycle stations, plush towels, and utmost privacy.



THE NEIGHBOURHOOD

A MODERN CORNER OF MAYFAIR

A hub of modern luxury and rich history in London's most sought-after location. Close to vibrant Soho where the buzz of the city hums, energised and alive with activity. Mayfair's North-West quarter is the contemporary, connected heart of this much-loved locale.



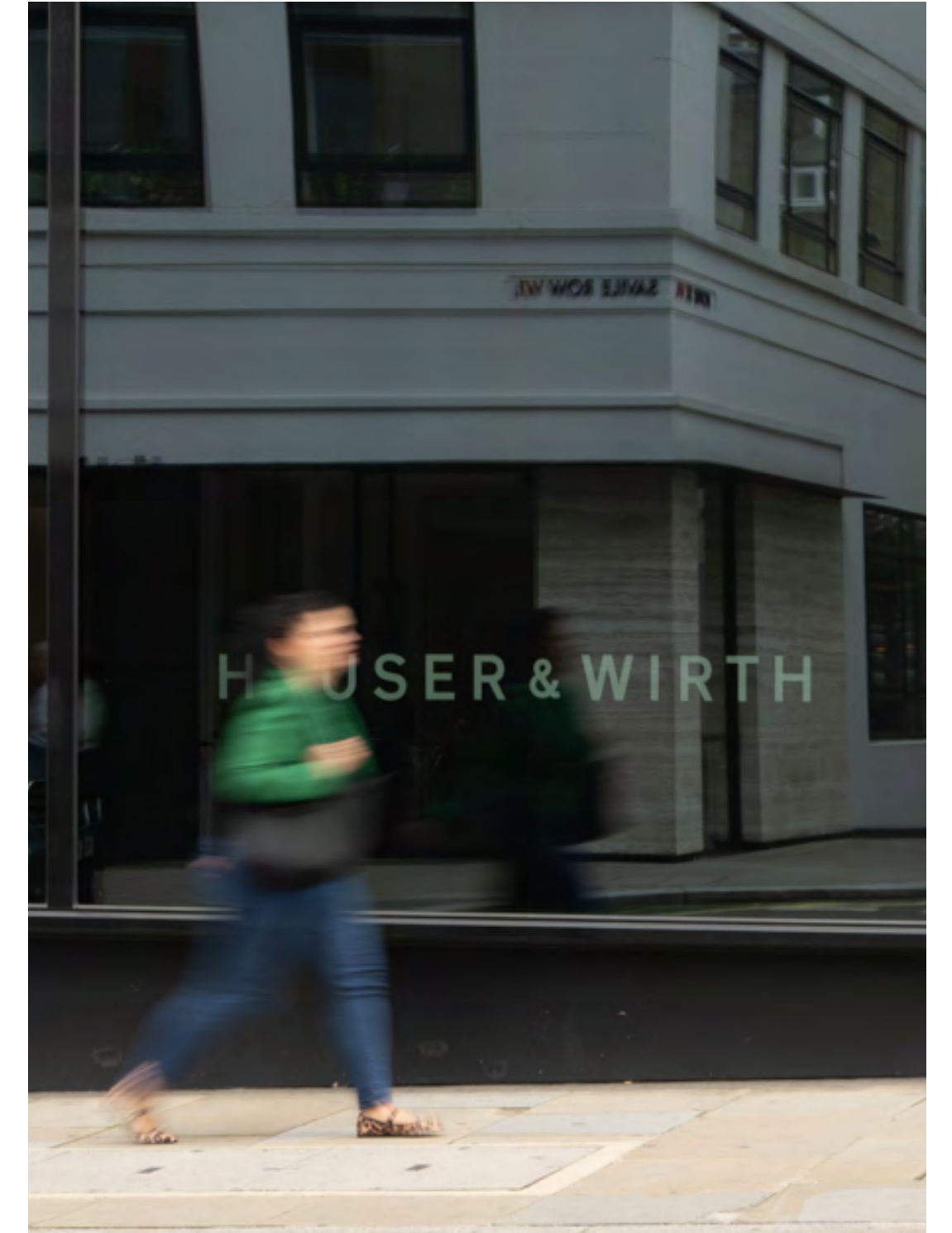
IN ESTEEMED COMPANY

All around 77 Grosvenor are businesses of note:
KKR. Chanel. LVMH. Summit Partners. HIG. Blackstone. Panattoni.
Grosvenor. Collar Capital. Rokos. Millenium Capital. Mubadala.

This is a destination setting the standard for global excellence.



Left: Specialty coffee
houses abound.
Right: Contemporary galleries
and modern members' clubs.





A STONE'S THROW

The call of Soho, for those craving vibrancy and buzz. Connection to dining, nightlife and all things cutting edge.



Above: Casual dining from around the world in Kingly Court.
Right: A haven for those seeking retail therapy.





AREA GUIDE

THERE'S NO PLACE LIKE MAYFAIR

- ① 77 Grosvenor
- ② Carnaby St
- ③ New Bond St
- ④ Swingers
- ⑤ The Audley
- ⑥ Third Space

- ⑦ Claridges
- ⑧ Hauser & Wirth
- ⑨ The Arts Club
- ⑩ Maison Estelle
- ⑪ Royal Academy of Art
- ⑫ Mercato Mayfair

- Ⓐ Marble Arch
- Ⓑ Bond Street
- Ⓒ Oxford Street
- Ⓓ Piccadilly Circus
- Ⓔ Green Park
- Ⓕ Hanover Square



Excellence on every corner,
just waiting to be discovered.



FLOORPLANS

PLAN FOR POSSIBILITY

Unparalleled space and potential.
Dynamically crafted to meet your needs;
a place where progress is always in mind.

AREA SCHEDULE



*Communal Areas

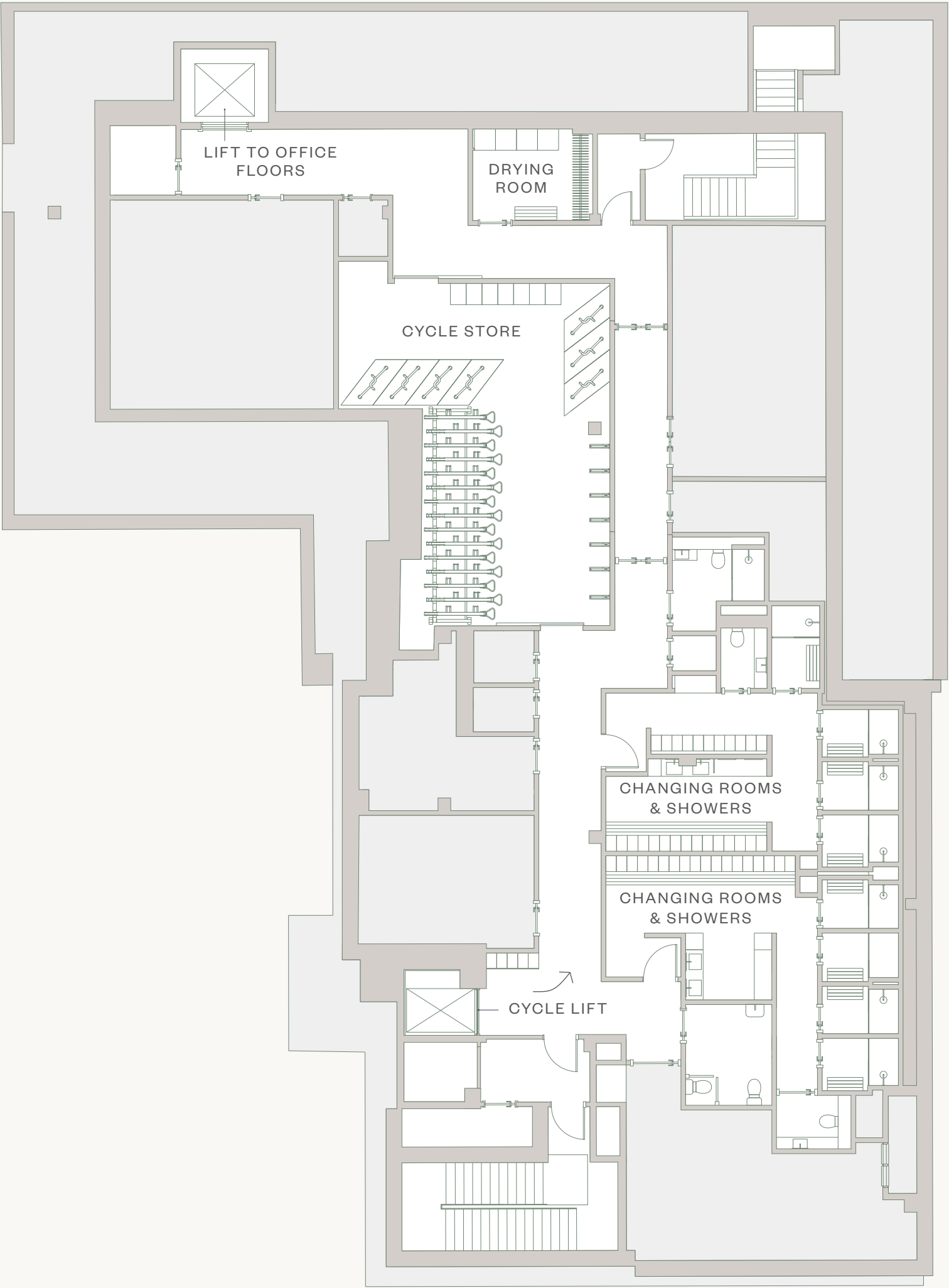
FLOORPLANS

END OF TRIP

CYCLE STORAGE: 77, SHOWERS: 10, LOCKERS: 98



GROSVENOR STREET



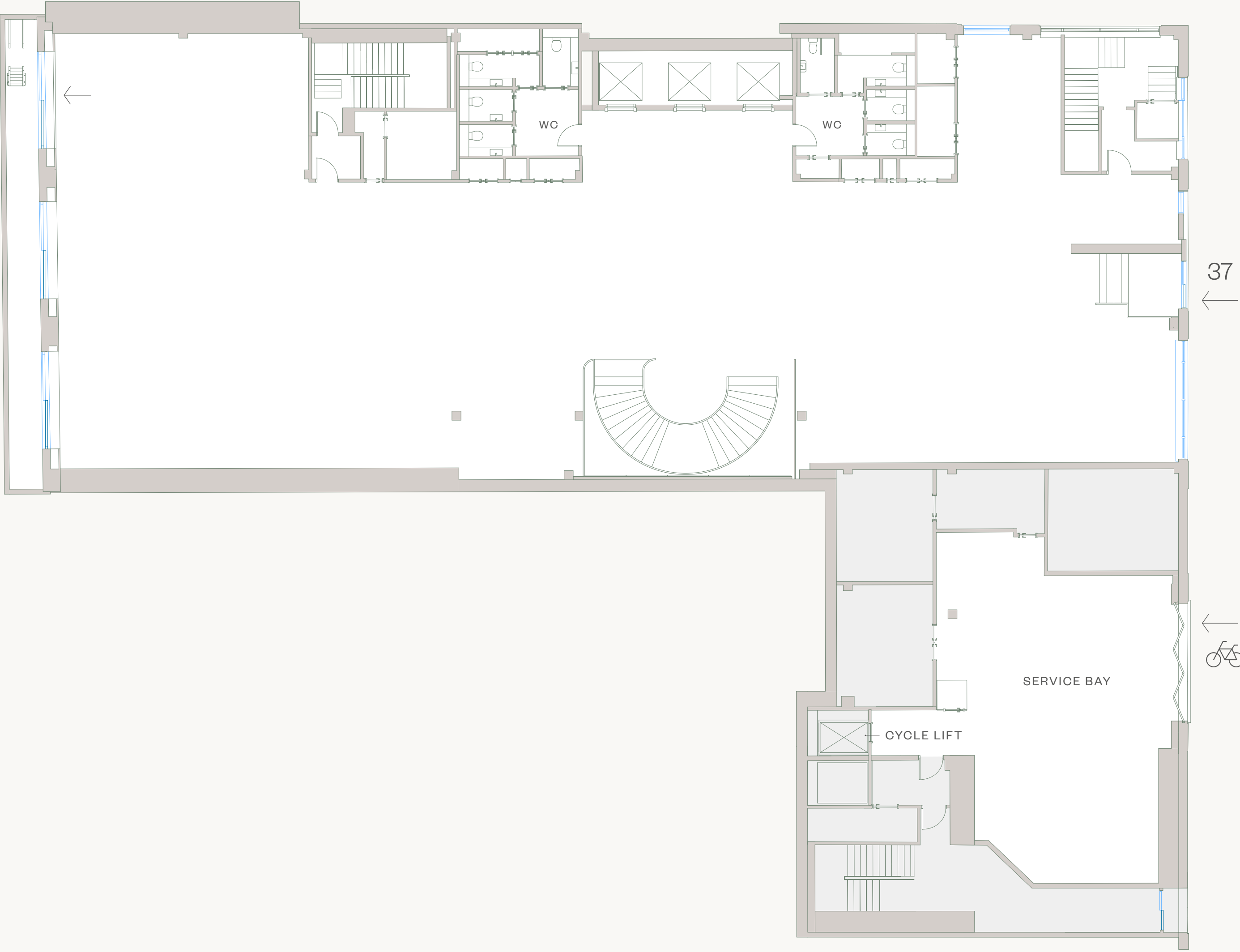
GROSVENOR HILL

FLOORPLANS

GROSVENOR HILL SUITE

6,065 sq ft

GROSVENOR STREET



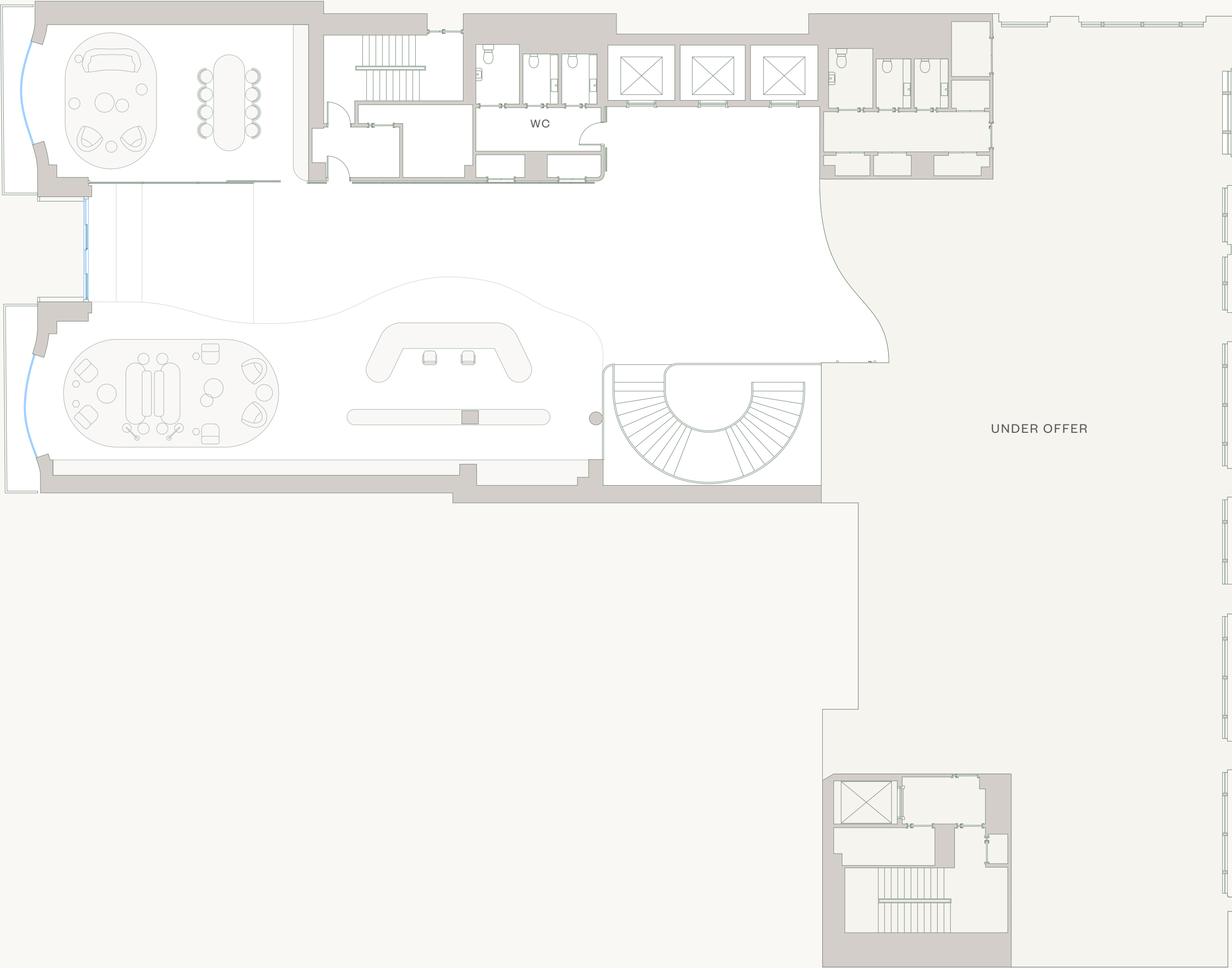
GROSVENOR HILL

GROUND FLOOR

4,542 sq ft



GROSVENOR STREET



GROSVENOR HILL



A place to develop, with space
to grow.



Space that can flex to individual
business needs.



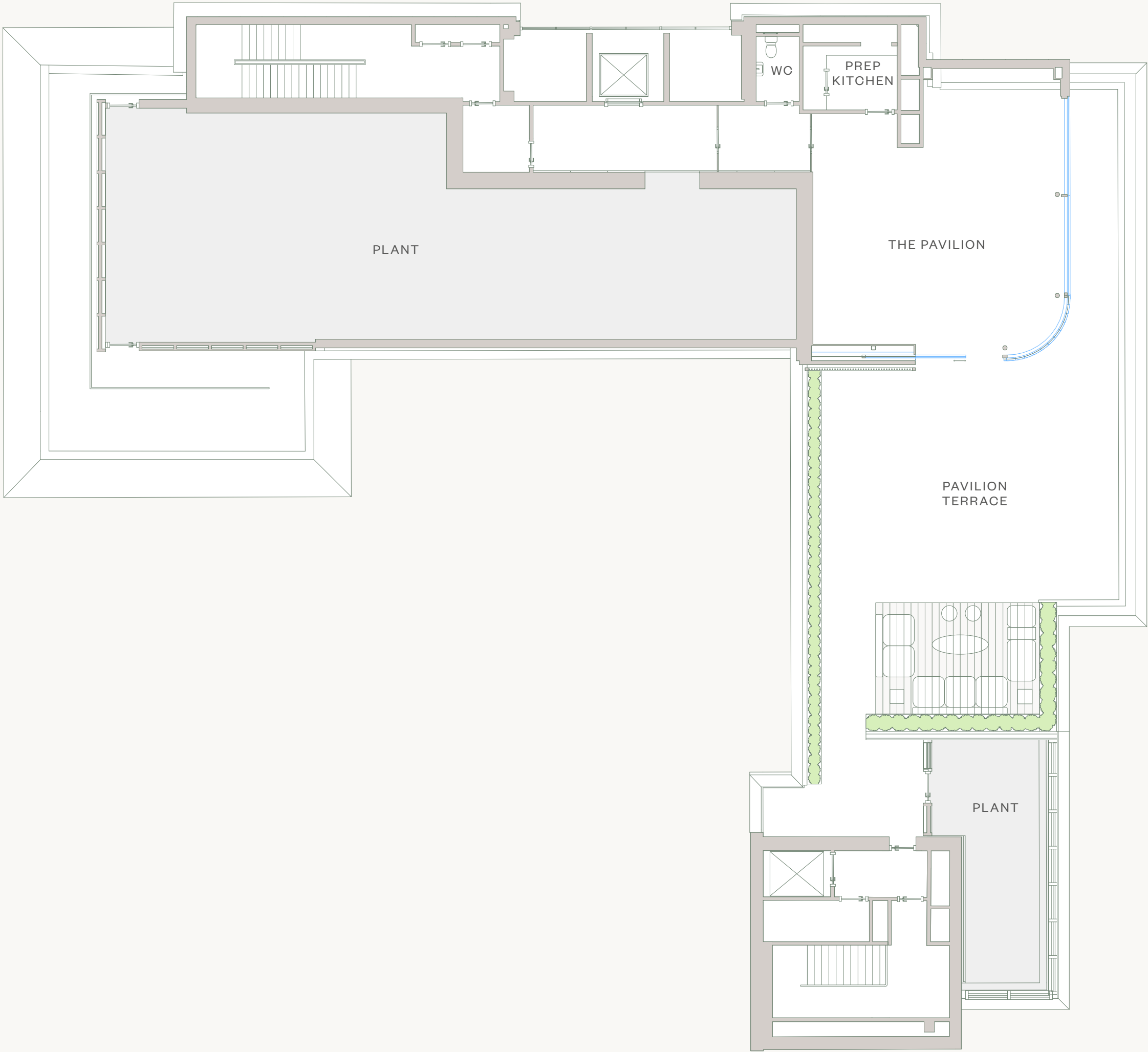
THE PAVILION

863 sq ft



GROSVENOR STREET

GROSVENOR HILL



A space to unfurl.





SUSTAINABLY CRAFTED

FUTURE-PROOF DESIGN



Designed with ambition, every inch of 77 Grosvenor not only complies with sustainability targets, it surpasses them. Energy saved and environments maintained using the latest technologies to define a new best-in-class.

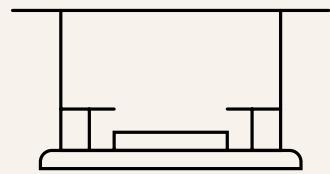


77 GROSVENOR

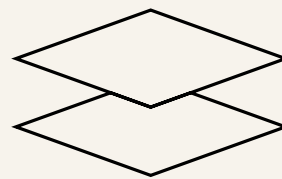
KEY FEATURES



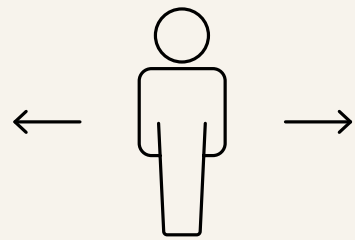
77 Grosvenor is a high-performance, premium office building, designed by an experienced team. Key features include unique communal amenities such as a private rooftop and pavilion, a private terrace on the fifth floor office, best in class end-of-trip facilities as standard, and more.



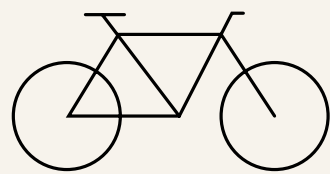
1,915 SQ FT
COMMUNAL TERRACE
WITH PAVILION



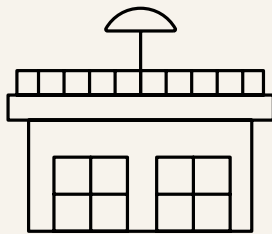
UP TO 2900 TYPICAL
FLOOR TO UNDERSIDE
STRUCTURAL BEAM



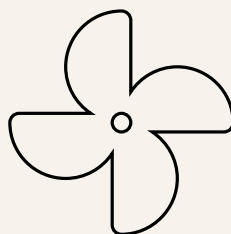
1:10 SQ M
OCCUPATIONAL
DENSITY



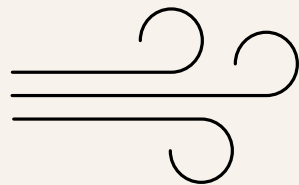
77 BIKE SPACES
AND
10 SHOWERS



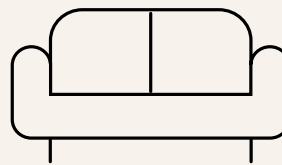
PRIVATE TERRACES
ON THE FOURTH
AND FIFTH FLOOR



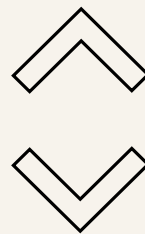
4 PIPE
FAN COIL
AC SYSTEM



16L/S PER PERSON
FRESH AIR
FLOW RATES



CLIENT LOUNGE
AS PART OF 3,897 SQ FT
RECEPTION



3 PASSENGER LIFTS,
1 AUXILIARY LIFT
AND 2 STAIRCASES

THE ARCHITECT

DESIGNED FOR THE SHARPEST MINDS TO THRIVE



The striking, architectural frontage of Garden Halls, London.

TP BENNETT

An internationally renowned architect with a reputation for exacting standards, TP Bennett have nurtured this development with care. Every moment and material considered in their pursuit of quality redefined, for this most distinguished project.

Sky-high views over London from Stonecutter Court.



77GROSVENORSTREET.COM

DEVELOPER

BGRE

AGENTS



Ian McCarter
+44 (0) 7940 508 650
ian.mccarter@knightfrank.com

Oliver Watkins
+44 (0) 7976 577 325
oliver.watkins@knightfrank.com

Serena Sawyer
+44 (0) 7483 304 726
serena.sawyer@knightfrank.com



Andrew Monighan
+44 (0) 7771 574 346
andrew.monighan@cbre.com

Harry Tentori
+44 (0) 7787 698 421
harry.tentori@cbre.com