

77 GROSVENOR

GROSVENOR HILL SUITE



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

Set within 77 Grosvenor, the Grosvenor Hill Suite offers 6,065 sq ft of flexible space, with its own dedicated entrance in the heart of Mayfair. Sculptural lobby, refined workspace, and landscaped roof terrace with the warmest welcome behind a discreet entrance.

All yours, all elevated beyond compare.





ABOUT

IN PRESTIGIOUS COMPANY


Viking

CIP
Copenhagen Infrastructure Partners

NORDIC CAPITAL

Brookfield



THE VISION

EXCEPTIONAL DESIGN. INCOMPARABLE SPACE.

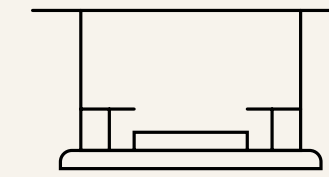
This is design beyond distinction, and environment beyond expectation. Where every need is met; every light-filled space precisely engineered to foster first-class connection and flex to your every requirement. A high-performance building, offering stimulation and inspiration for the most astute minds.

77 GROSVENOR

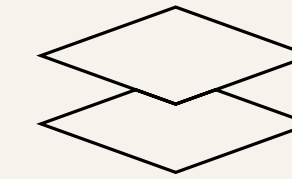
KEY FEATURES



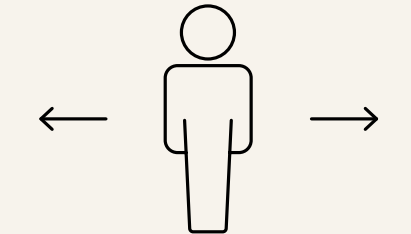
77 Grosvenor is a high-performance, premium office building, designed by an experienced team. Key features include unique communal amenities such as a private rooftop and pavilion, best in class end-of-trip facilities as standard, and more.



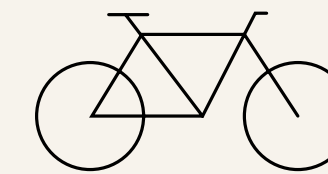
1,915 SQ FT
COMMUNAL TERRACE
WITH PAVILION



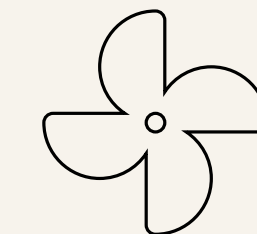
2900 TYPICAL
FLOOR TO UNDERSIDE
STRUCTURAL BEAM



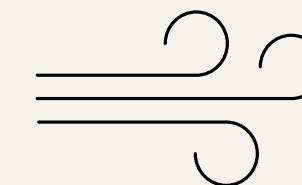
1:10 SQ M
OCCUPATIONAL
DENSITY



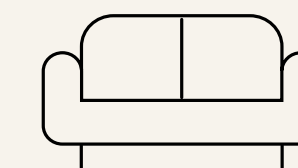
77 BIKE SPACES
AND
10 SHOWERS



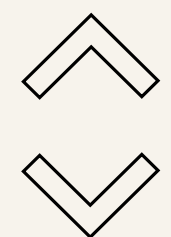
4 PIPE
FAN COIL
AC SYSTEM



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



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 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.

A DYNAMIC SPACE GROSVENOR HILL SUITE



The Grosvenor Hill Suite offers 6,065 sq ft of fluid, flexible space.

A feature staircase from reception guides visitors directly to the Grosvenor Hill Suite. The light-flooded lower ground floor also offers the opportunity for your own dedicated entrance from 37 Grosvenor Hill, alongside the grand entrance from 77 Grosvenor Street.



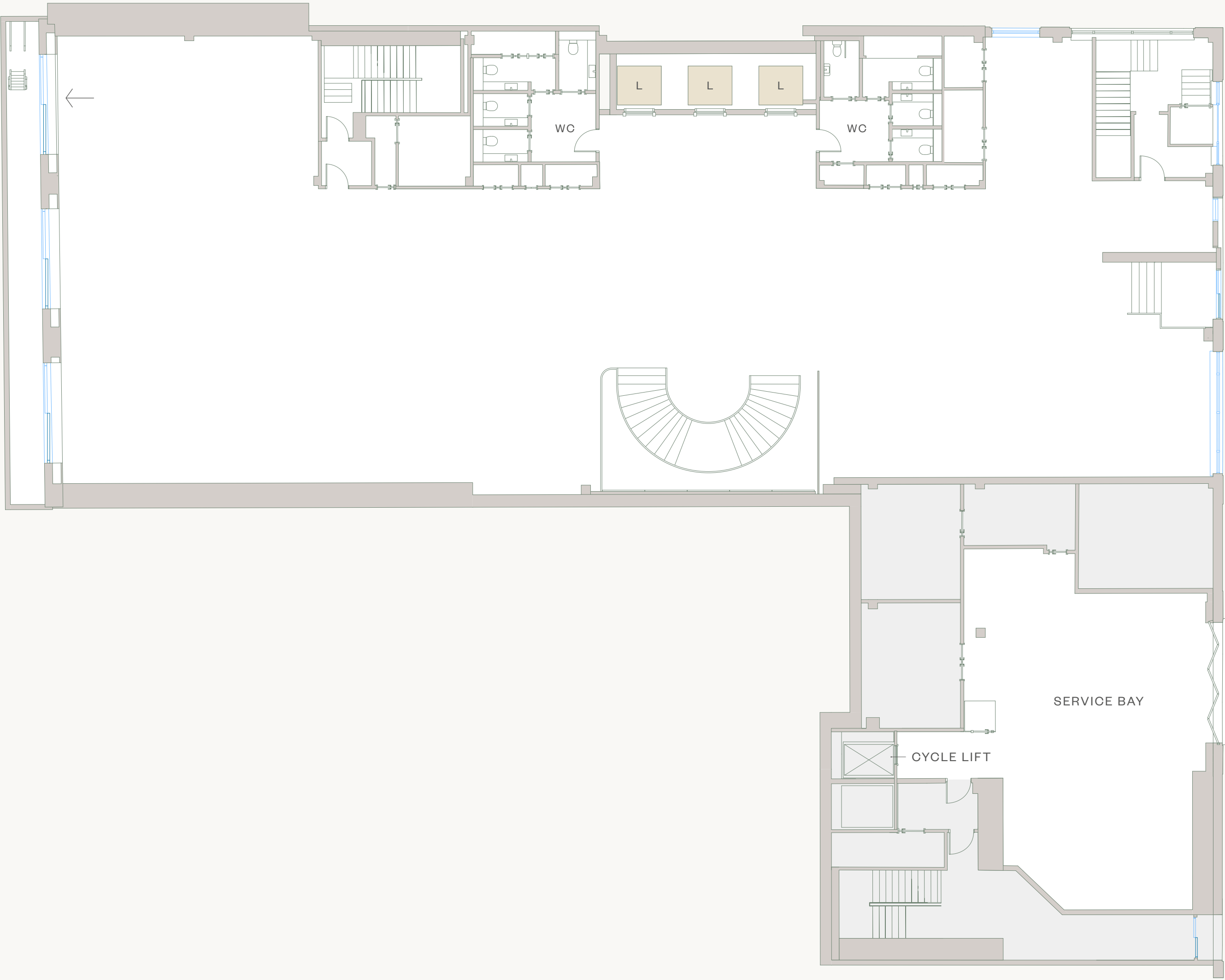
WELCOME TO THE
GROSVENOR HILL SUITE

FLOORPLANS

GROSVENOR HILL SUITE

6,065 sq ft

GROSVENOR STREET



← N° 37 Grosvenor Hill



GROSVENOR HILL

TEST FIT 01 | TRADITIONAL

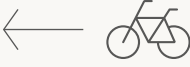
GROSVENOR
HILL SUITE

6,065 sq ft

- 0 RECEPTION
- 5 MEETING ROOMS
- 5 FOCUS ROOMS
- 1 TEA-POINT (SMALL)
- 54 OPEN PLAN DESKS
- 4 PRIVATE OFFICES
- 18 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



SERVICE BAY

CYCLE LIFT



GROSVENOR HILL



TEST FIT 02 | TRADITIONAL

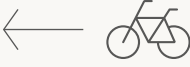
GROSVENOR
HILL SUITE

6,065 sq ft

- 0 RECEPTION
- 5 MEETING ROOMS
- 5 FOCUS ROOMS
- 1 TEA-POINT (SMALL)
- 46 OPEN PLAN DESKS
- 4 PRIVATE OFFICES
- 18 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



SERVICE BAY

CYCLE LIFT



GROSVENOR HILL

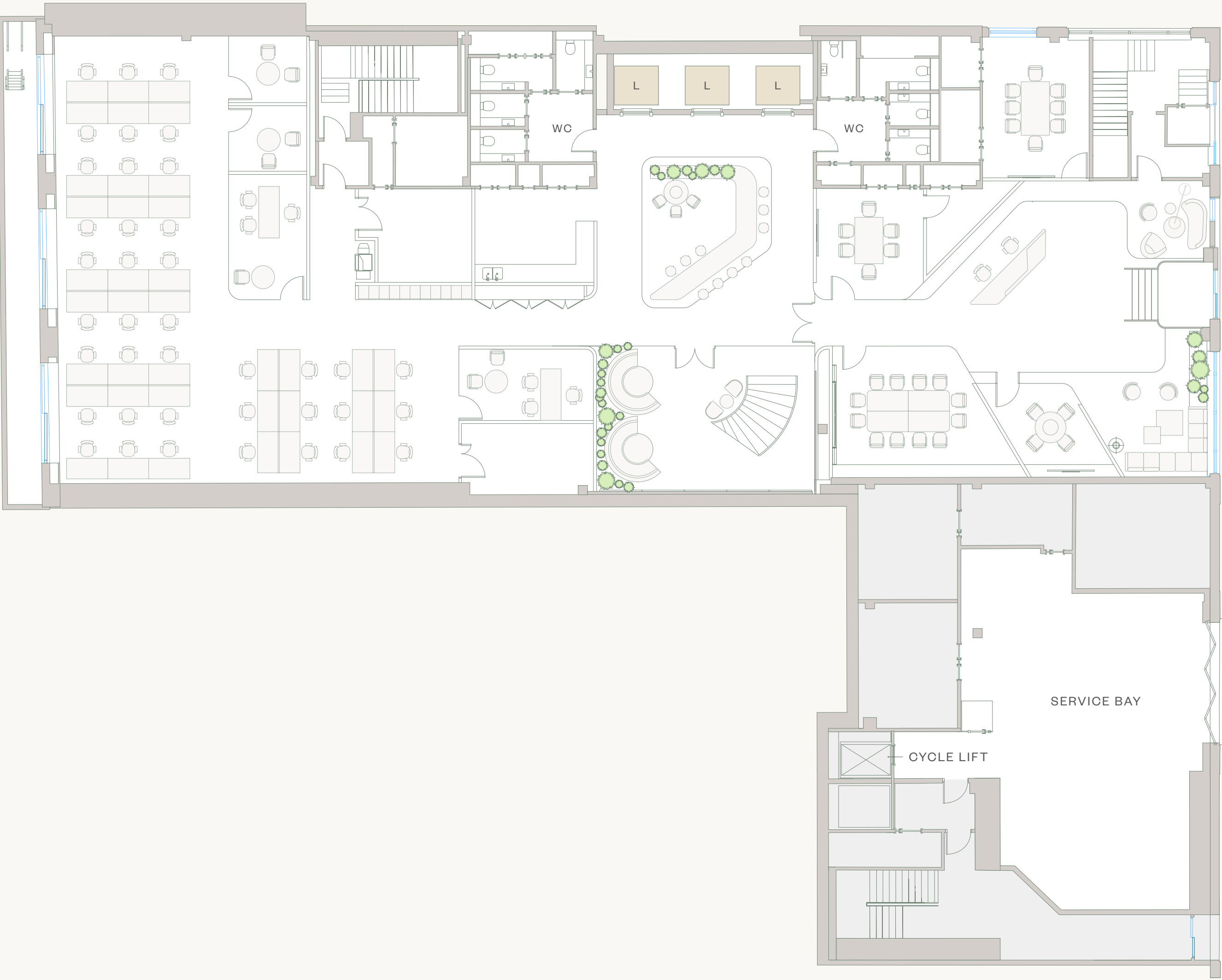


TEST FIT 03 | TRADITIONAL

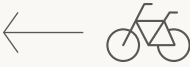
GROSVENOR
HILL SUITE

6,065 sq ft

- 1 RECEPTION
- 6 MEETING ROOMS
- 0 FOCUS ROOMS
- 1 TEA-POINT
- 39 OPEN PLAN DESKS
- 2 PRIVATE OFFICES
- 12 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



GROSVENOR HILL

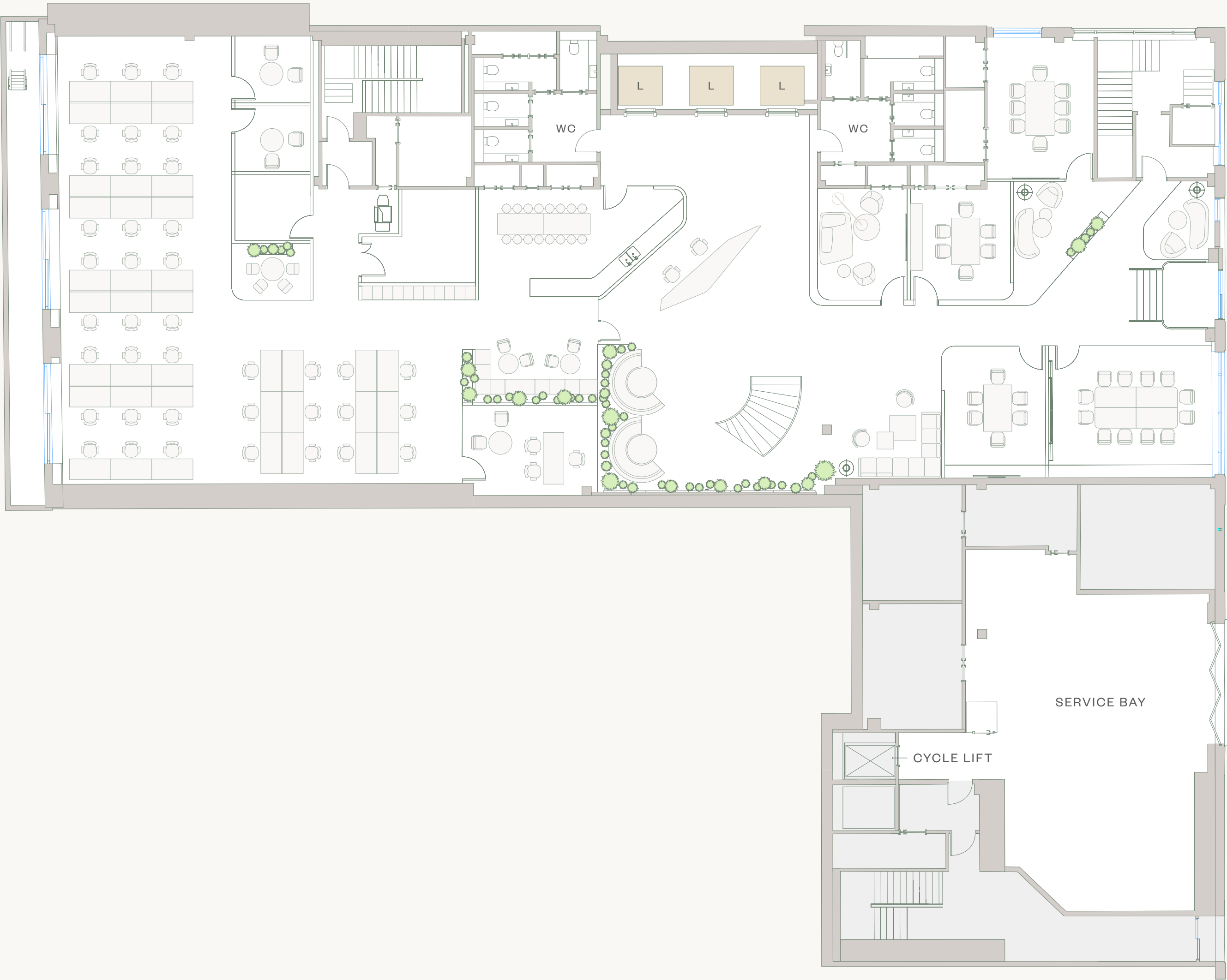


TEST FIT 04 | TRADITIONAL

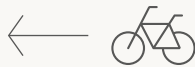
GROSVENOR HILL SUITE

6,065 sq ft

- 1 RECEPTION
- 7 MEETING ROOMS
- 0 FOCUS ROOMS
- 1 TEA-POINT
- 39 OPEN PLAN DESKS
- 1 PRIVATE OFFICES
- 24 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



SERVICE BAY

CYCLE LIFT

GROSVENOR HILL

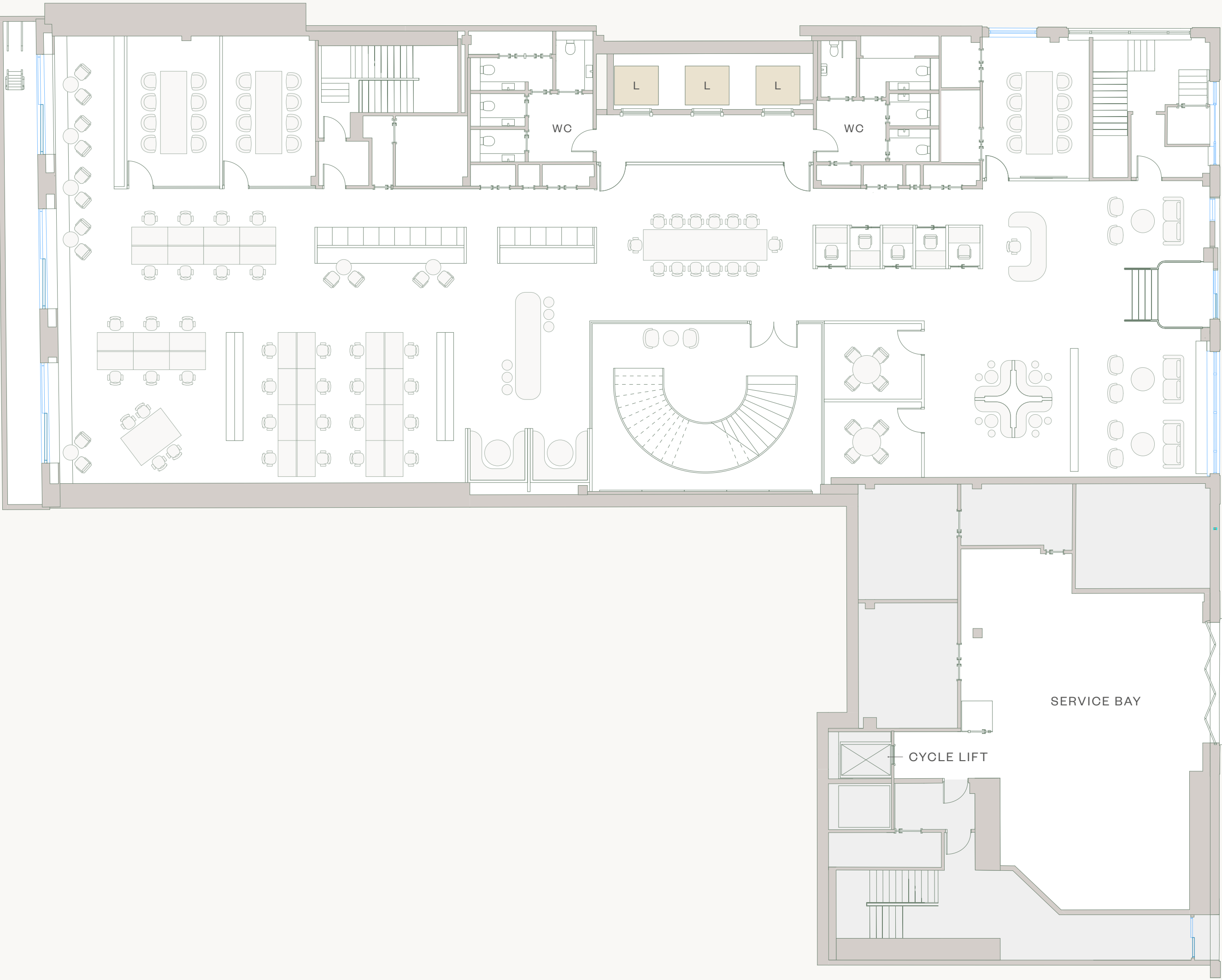


TEST FIT 05 | COLLABORATIVE

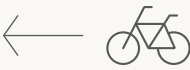
GROSVENOR
HILL SUITE

6,065 sq ft

- 0 RECEPTION
- 6 MEETING ROOMS
- 6 FOCUS ROOMS
- 1 TEA-POINT (MEDIUM)
- 30 OPEN PLAN DESKS
- 0 PRIVATE OFFICES
- 54 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



GROSVENOR HILL



TEST FIT 06 | GALLERY

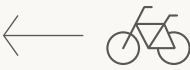
GROSVENOR HILL SUITE

6,065 sq ft

- 0 RECEPTION
- 4 MEETING ROOMS
- 4 FOCUS ROOMS
- 1 TEA-POINT (LARGE)
- 30 OPEN PLAN DESKS
- 0 PRIVATE OFFICES
- 54 ALT. WORKPOINTS (SEATS)



← N° 37 Grosvenor Hill



SERVICE BAY

CYCLE LIFT





The Grosvenor Hill Suite private
entrance at 37 Grosvenor Hill

THE PAVILION

Work and wellness
converge up high.



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.





Rare rooftop views
of Mayfair in all
its glory.

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

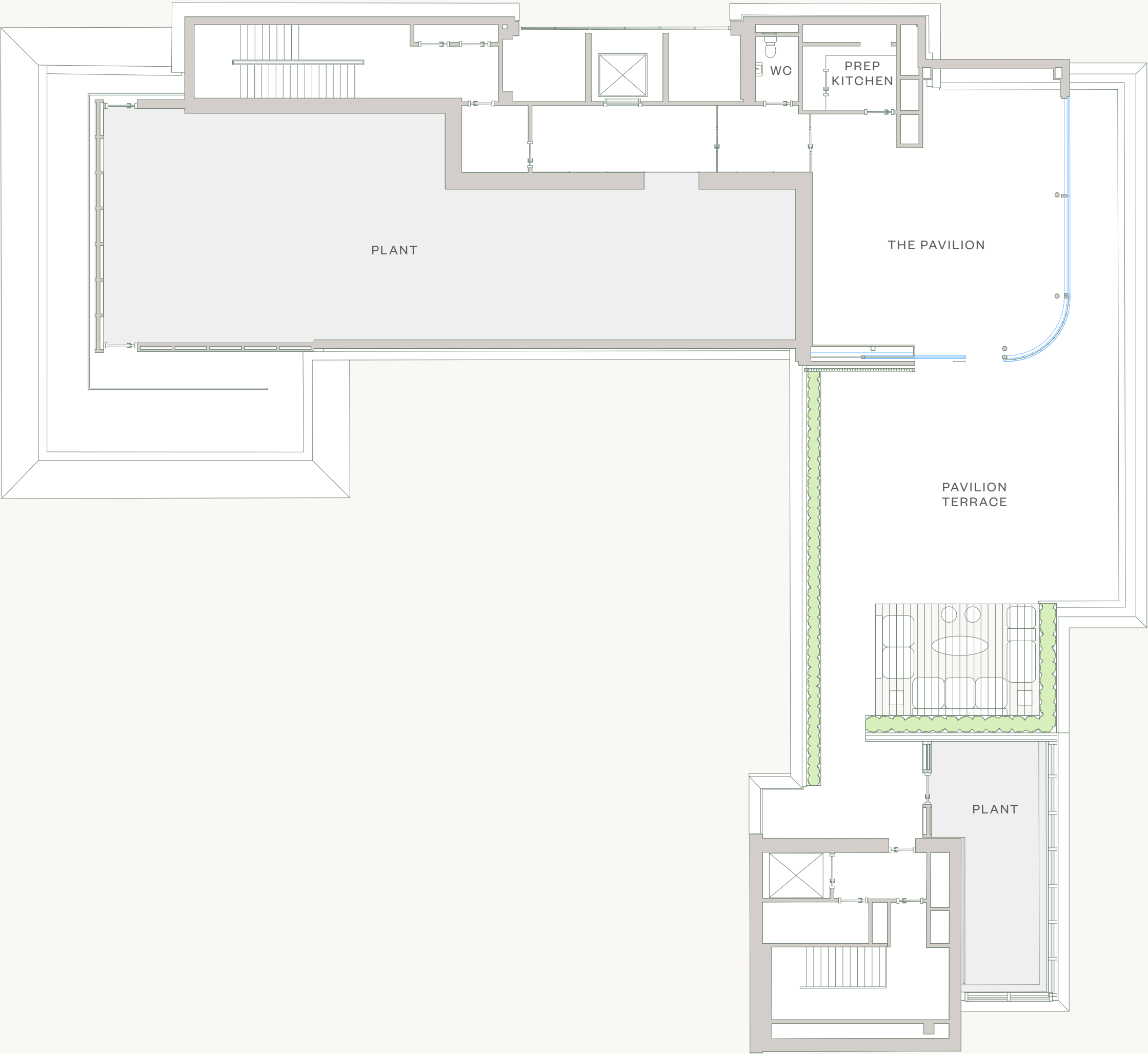
THE PAVILION

863 sq ft



GROSVENOR STREET

GROSVENOR HILL



A space to unfurl.



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.

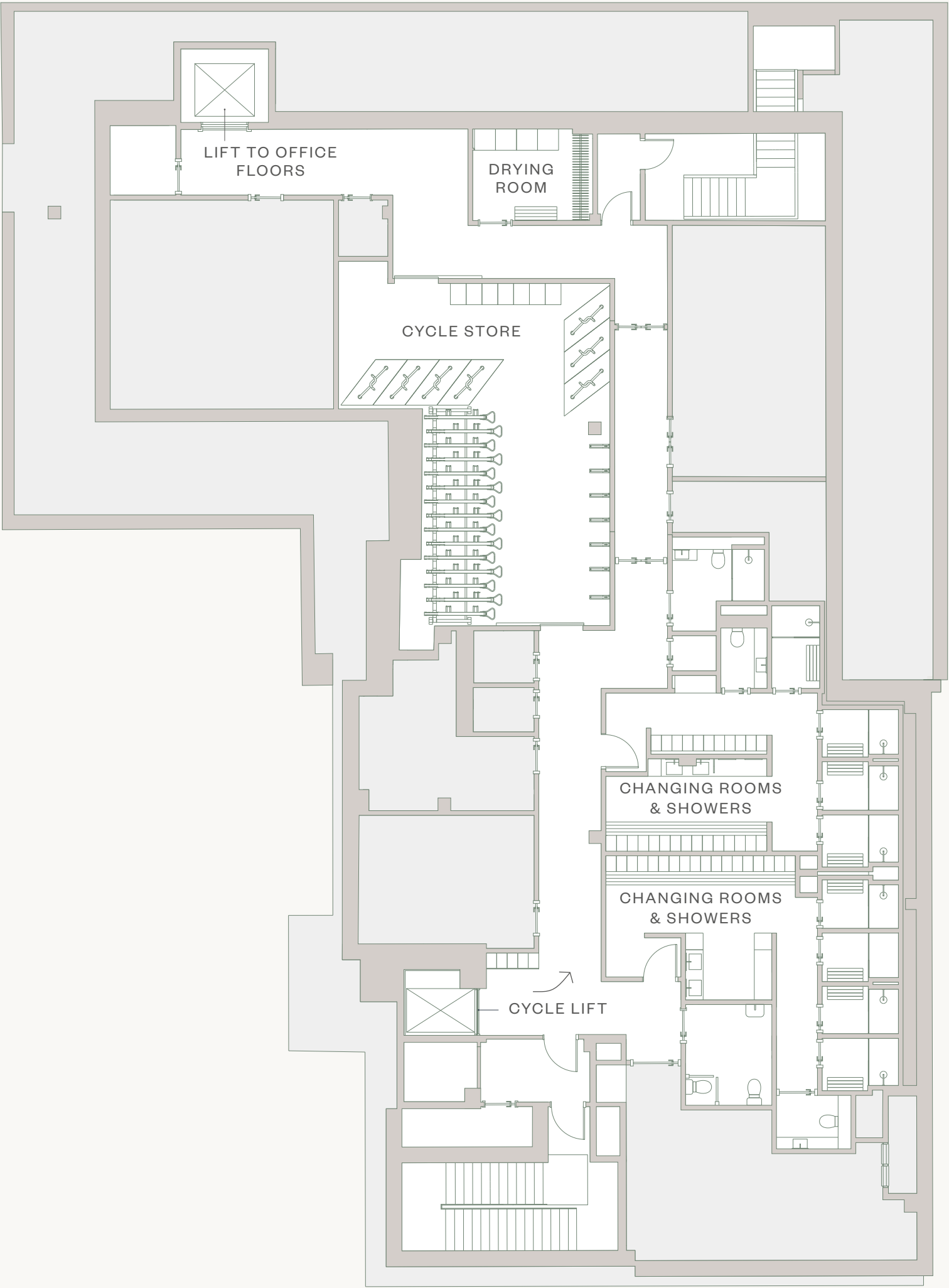
FLOORPLANS

END OF TRIP

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



GROSVENOR STREET



GROSVENOR HILL



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.



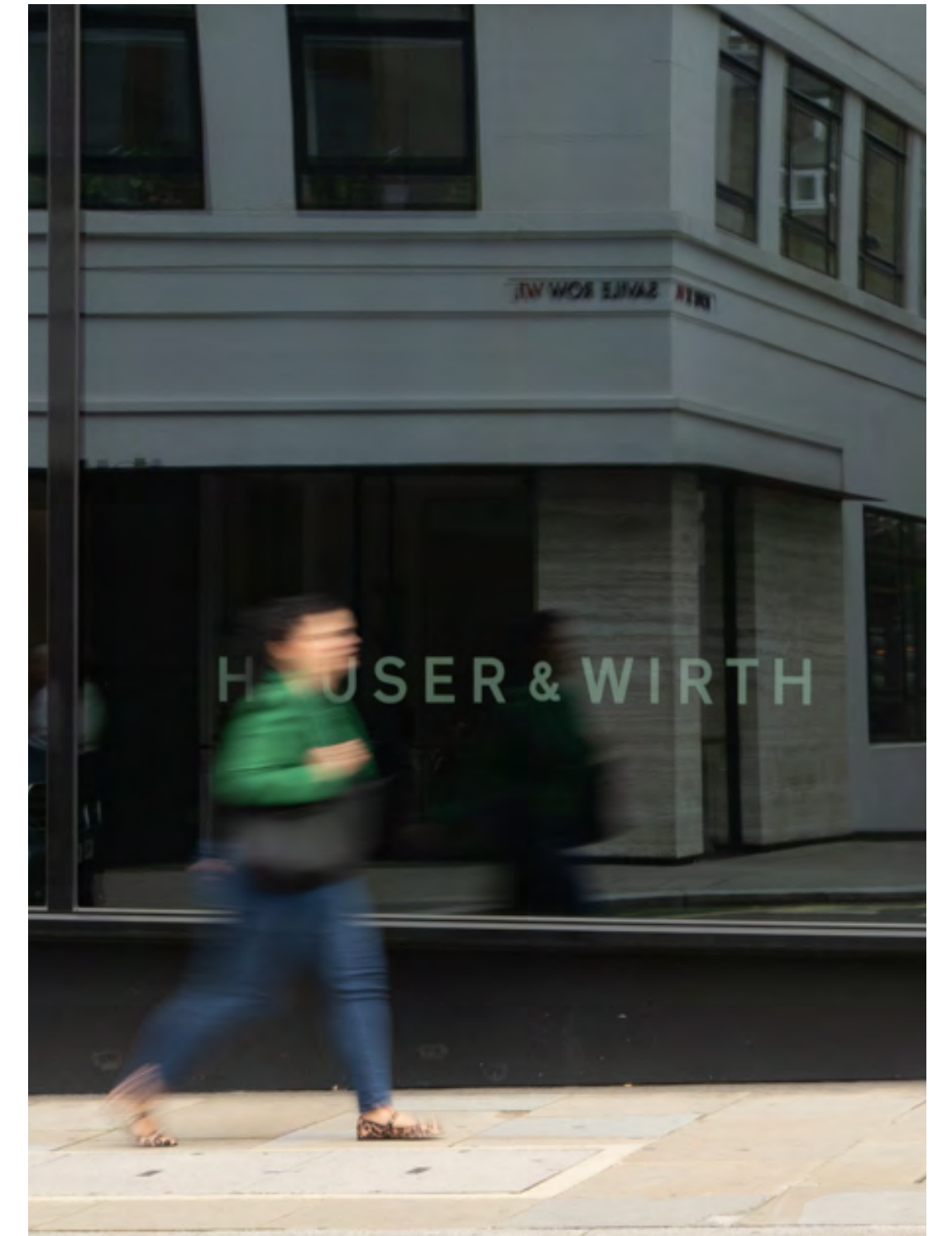
IN ESTEEMED COMPANY

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.

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.



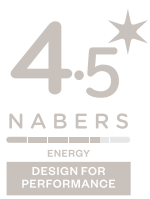
BREEAM
Outstanding



WELL
Gold



EPC
Rating A



NABERS
4.5 Stars



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 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

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BGRE

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