

BEAUTIFULLY REFURBISHED EMBASSY BUILDING TO LET



ST GEORGE STREET

MAYFAIR

# A RARE EMBASSY BUILDING IN A REFINED MAYFAIR LOCATION

A prestigious 7,000 sq ft building within a Georgian masterpiece which is to undergo a full restoration with the addition of a new 5th floor and spectacular roof terrace located in the heart of Mayfair.



An indicative view of the exterior of the building



An indicative CGI view of office floor

The building is accessed by way of an impressive reception area with a grand, period staircase and a 6 person lift serving all floors. Boutique end of journey facilities are to be created in the lower ground floor which can be separately accessed from the street.



An indicative CGI view of reception



An indicative CGI view of office floor

The building will total over 7,330 sq ft (NIA) over the lower ground, ground and 5 upper floors, with over 1,100 sq ft of private outside space. The 5th floor will also benefit from a large 290 sq ft terrace, offering stunning, chimney pot views across Mayfair as well as an additional private courtyard area on the ground floor.



An indicative CGI view of roof terrace

# SCHEDULE OF AREAS

FLOOR	SQ FT (NIA)	SQ M (NIA)	TERRACE (SQ FT)
5	710	66	291
4	1,087	101	54
3	1,259	117	54
2	1,259	117	54
1	893	83	54
G	926	86	667
LG	1,195	111	
<b>TOTAL</b>	<b>7,330</b>	<b>681</b>	<b>1,174</b>

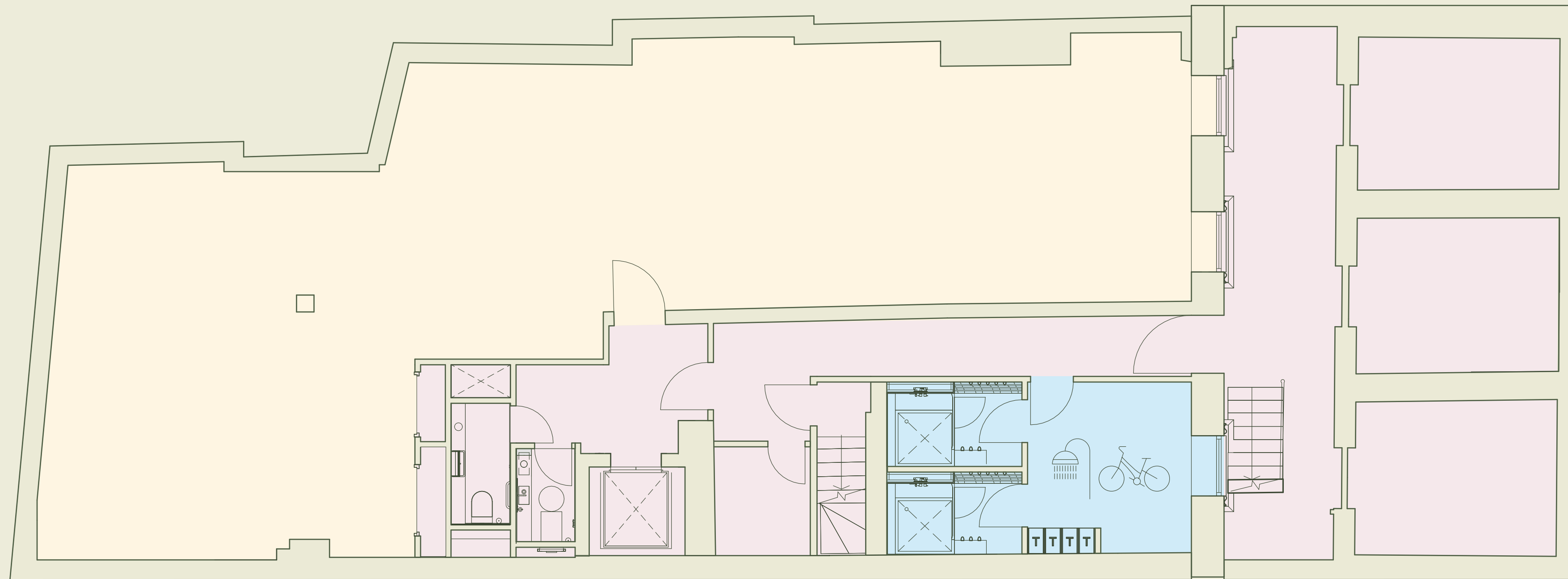





# LOWER GROUND



1,195 SQ FT

111 SQ M



-  Office space
-  Core areas
-  End of trip facilities

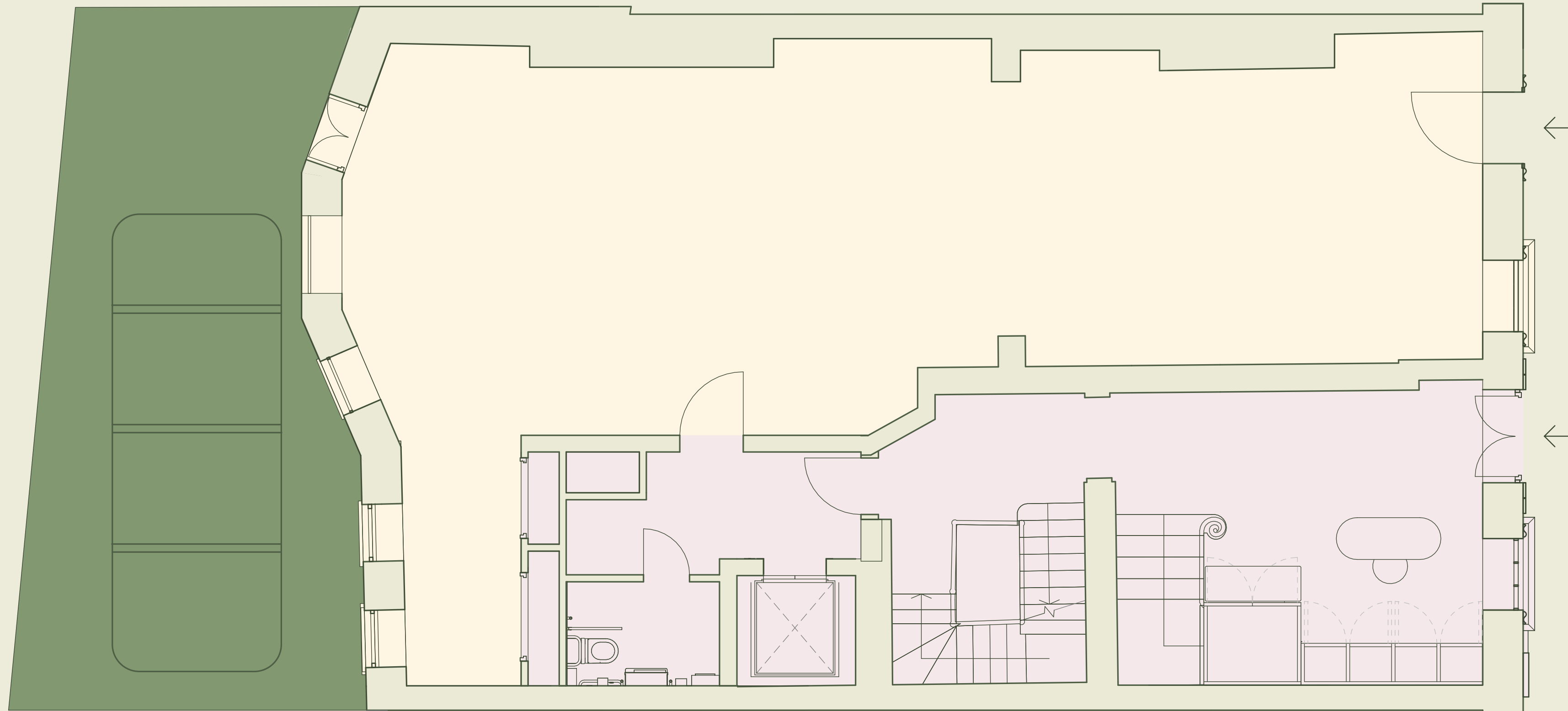
Floor plan not to scale. For indicative purposes only

FLOOR PLAN

# GROUND

926 SQ FT  
86 SQ M

OUTSIDE SPACE  
667 SQ FT  
62 SQ M



ST GEORGE STREET

- Office space
- Core areas
- Outside space

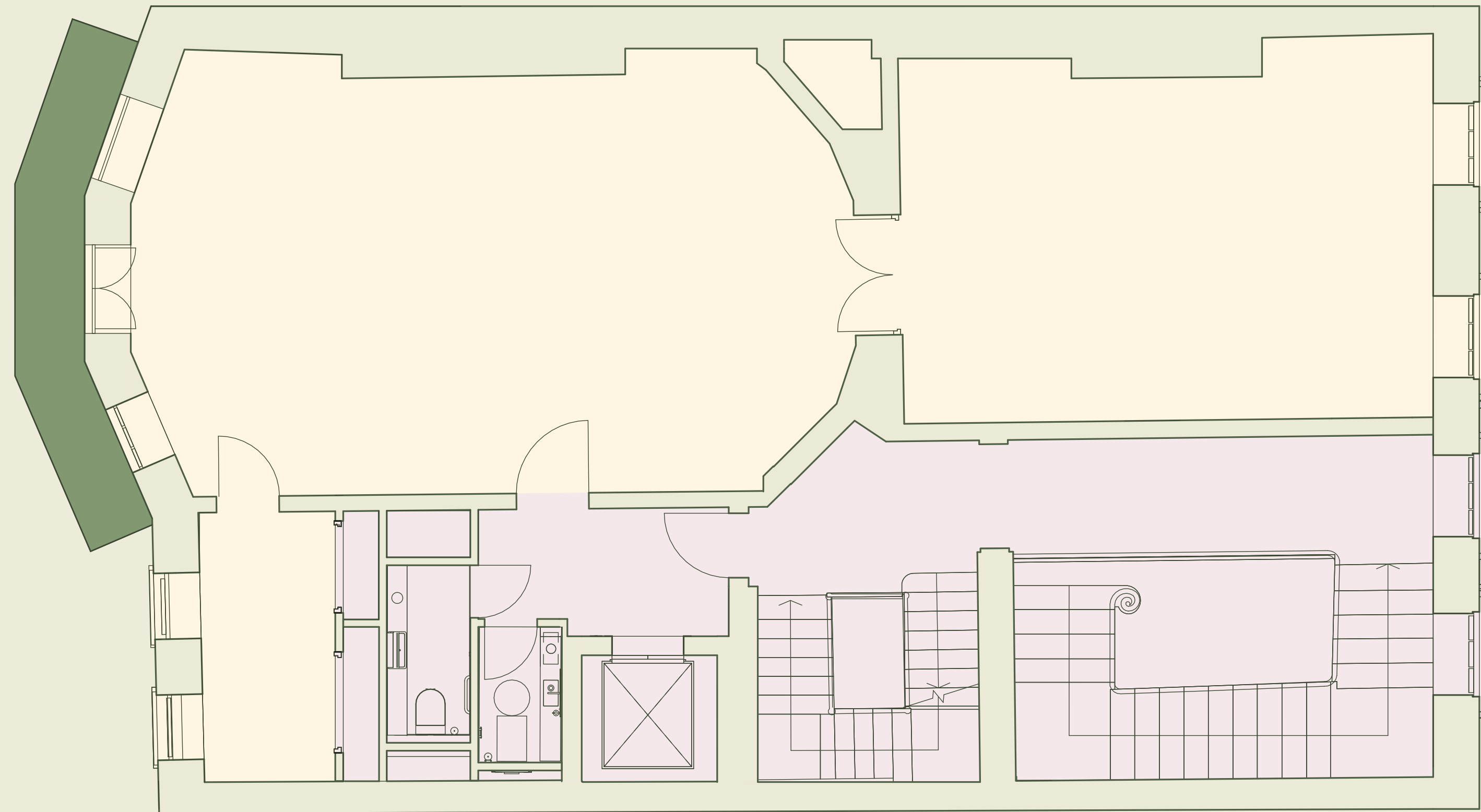
Floor plan not to scale. For indicative purposes only

FLOOR PLAN

# 1ST FLOOR

893 SQ FT  
83 SQ M

OUTSIDE SPACE  
54 SQ FT  
5 SQ M



ST GEORGE STREET

-  Office space
-  Core areas
-  Outside space

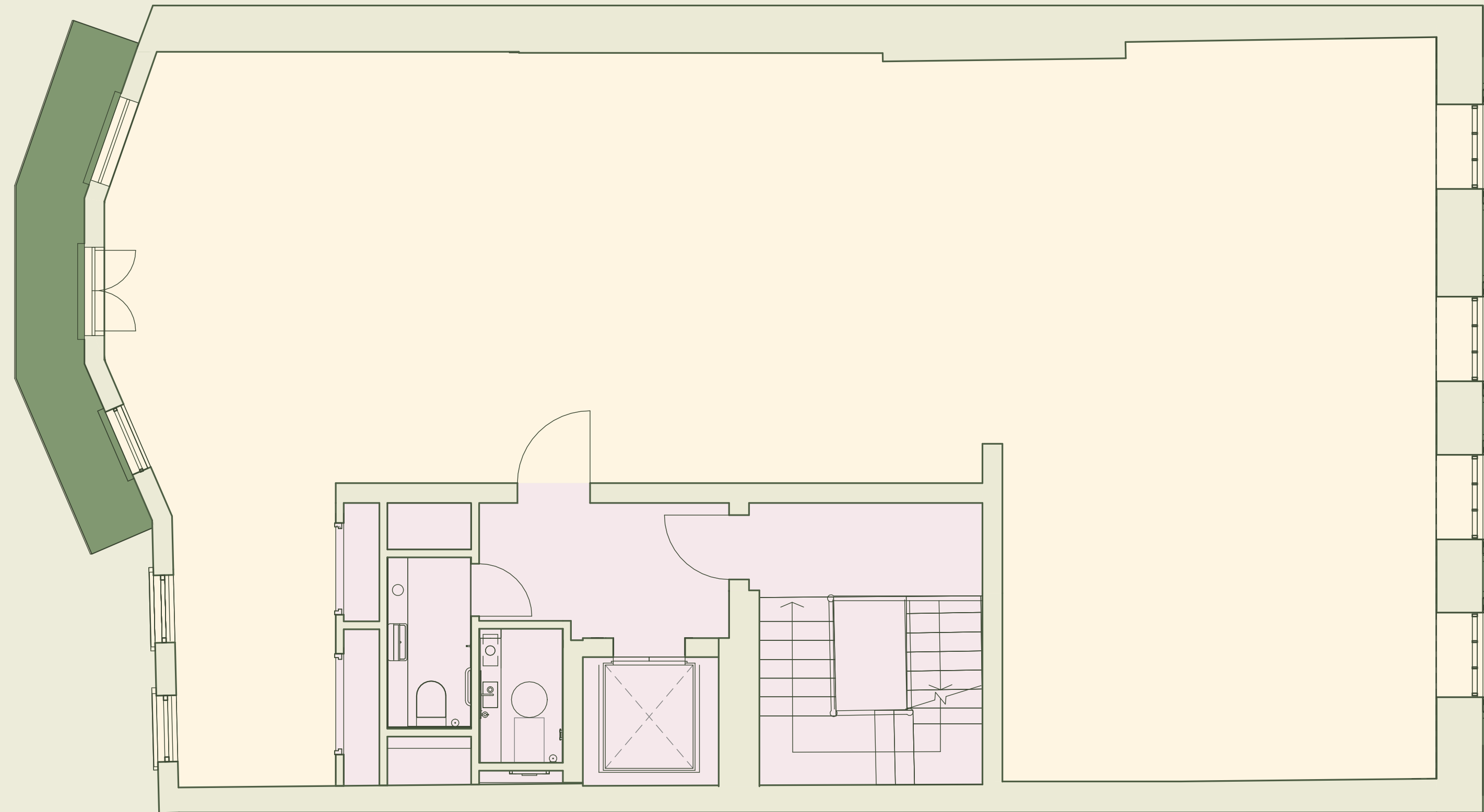
Floor plan not to scale. For indicative purposes only

FLOOR PLAN

# TYPICAL FLOOR

1,259 SQ FT  
117 SQ M

OUTSIDE SPACE  
54 SQ FT  
5 SQ M



- Office space
- Core areas
- Outside space

Floor plan not to scale. For indicative purposes only

FLOOR PLAN

# 4TH FLOOR

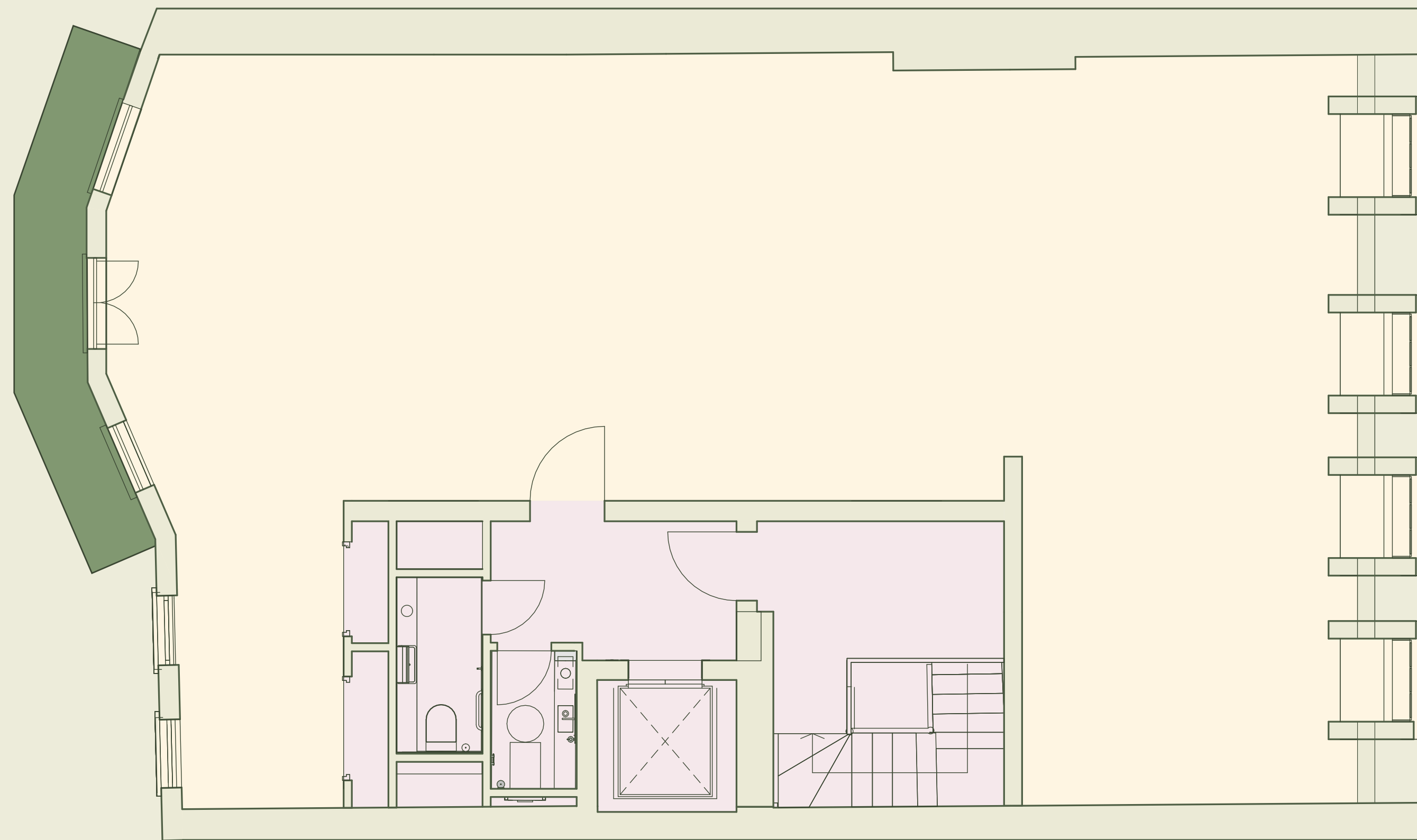
1,087 SQ FT

101 SQ M



OUTSIDE SPACE

54 SQ FT

5 SQ M



ST GEORGE STREET

-  Office space
-  Core areas
-  Outside space

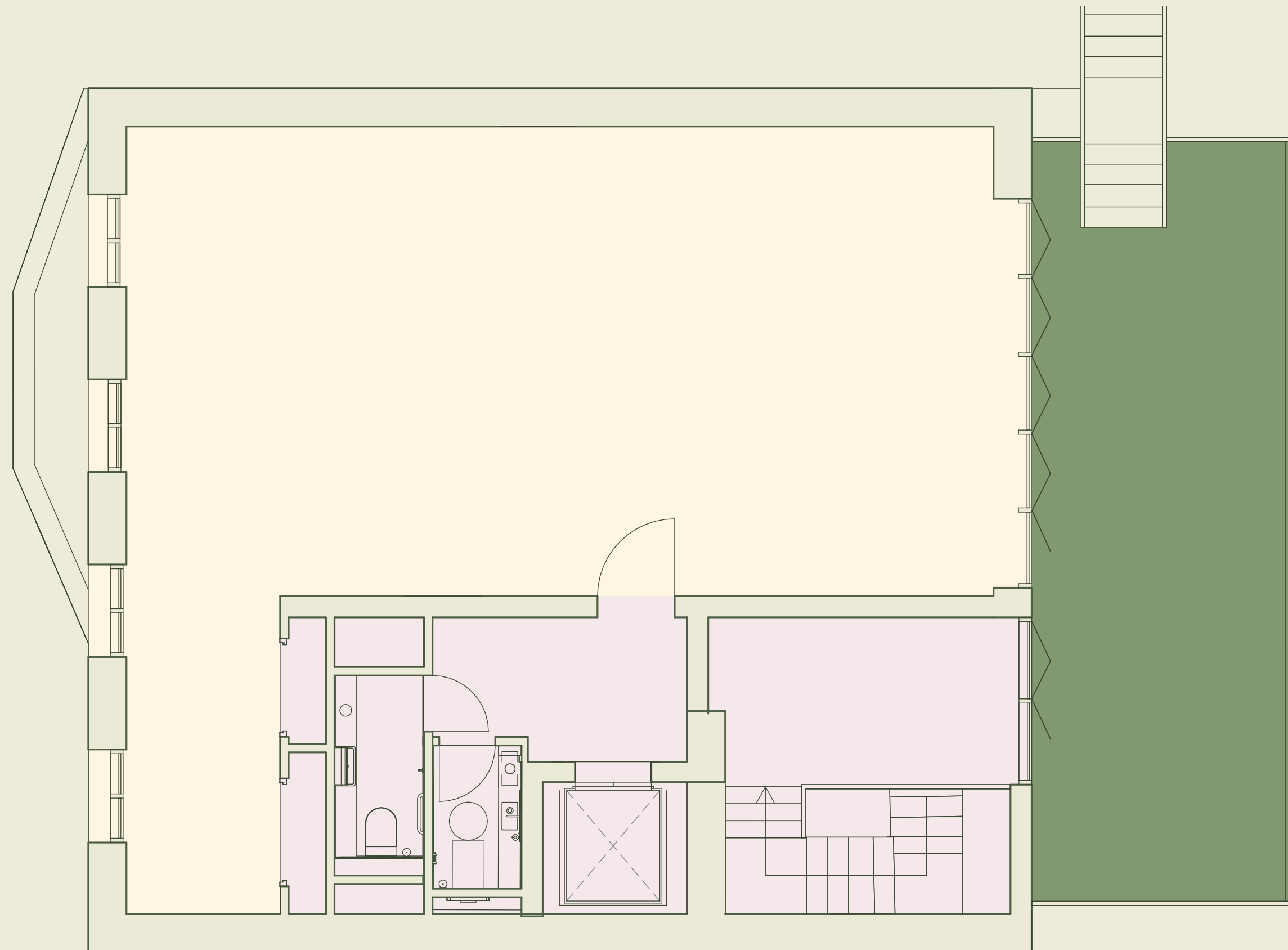
Floor plan not to scale. For indicative purposes only

FLOOR PLAN



# 5TH FLOOR

710 SQ FT  
66 SQ M

OUTSIDE SPACE  
291 SQ FT  
27 SQ M



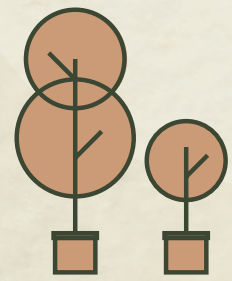
ST GEORGE STREET

-  Office space
-  Core areas
-  Outside space

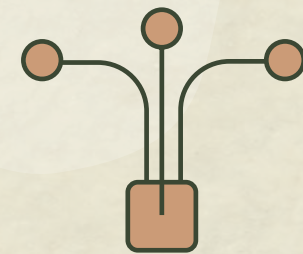
Floor plan not to scale. For indicative purposes only

# SPECIFICATION

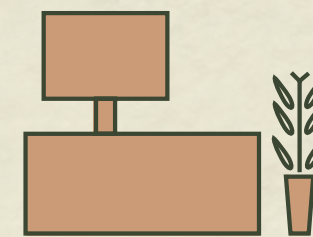
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Private terraces



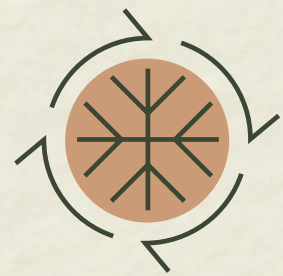
High-speed fibre broadband



Self contained building



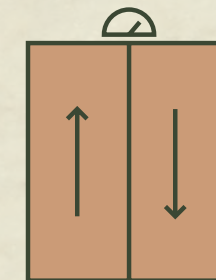
Floor to ceiling heights up to 3.25m



New VRV cooling



Anticipated BREEAM Excellent



6 person lift



End of journey facilities

# POSITIONED AT THE HEART OF MAYFAIR.

The building occupies a prominent position on St George Street, just off Hanover Square in the heart of London's Mayfair. Surrounded by World Class retail, exclusive restaurants and the finest hotels.



1. Regent Street
2. New Bond Street
3. Elizabeth line on Hanover Square
4. The Mandarin Oriental
5. WatchHouse Hanover
6. The Maine



Image source: watchhouse.com  
Image source: themainmayfair.com  
Image source: mandarinoriental.com



MANDARIN ORIENTAL

BOND STREET  
ELIZABETH LINE STATION

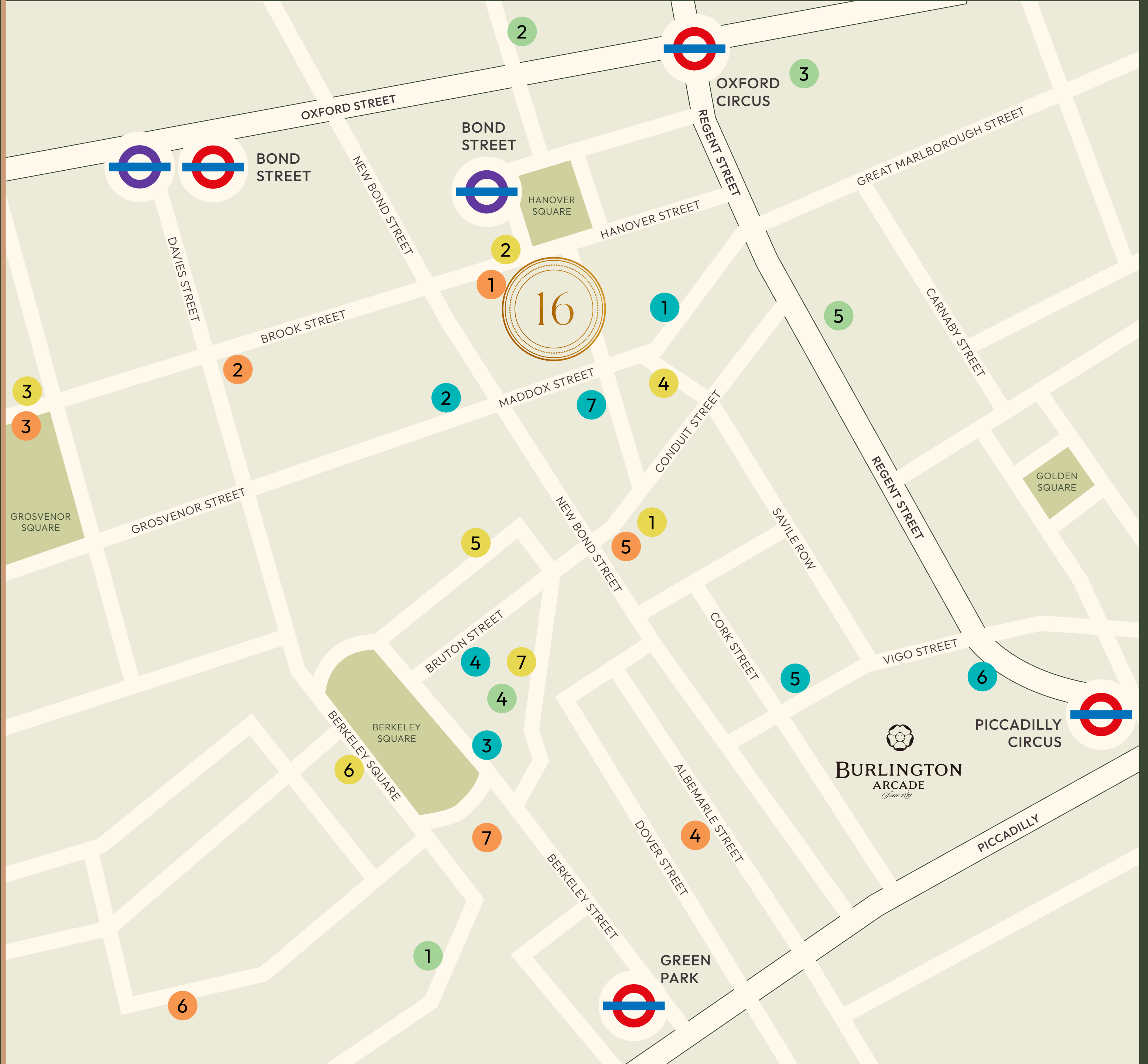
16

HANOVER SQUARE

ST GEORGE STREET

Aerial of Hanover Square Gardens, looking west.

# LONDON'S FINEST DINING, RETAIL & FITNESS



## RESTAURANTS ●

- 1 | Sketch
- 2 | Grilandia
- 3 | Sexy Fish
- 4 | Hakkasan
- 5 | Cecconi's
- 6 | Hawksmoor
- 7 | HUMO

## BARs ●

- 1 | Polo Lounge
- 2 | Hanover Bar
- 3 | 22
- 4 | The Windmill
- 5 | The Guinea
- 6 | Annabels
- 7 | Maison Estelle

## HOTELS ●

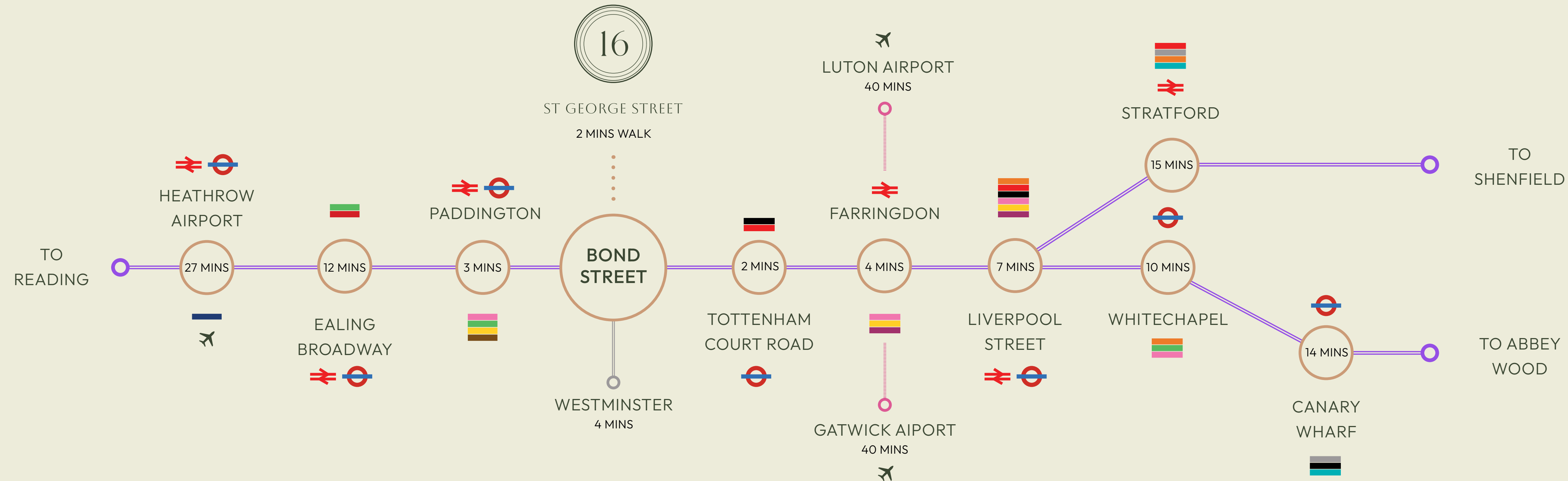
- 1 | Mandarin Oriental
- 2 | Claridges
- 3 | The Rosewood
- 4 | Browns
- 5 | St Regis
- 6 | The Chesterfield
- 7 | The Mayfair Hotel

## WELLNESS ●

- 1 | Third Space
- 2 | IRebel
- 3 | Fitness First
- 4 | V Health Club
- 5 | Barry's

# CENTRAL TRAVEL

## ELIZABETH LINE TIMES



Travel times sourced from Google Maps and TfL.



ST GEORGE STREET

MAYFAIR

GET IN TOUCH

| CROSSLAND |  
| OTTER HUNT |

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