



31 MADDOX ST W1

MAYFAIR

11,070 sq ft of high-quality, newly refurbished office space with private terraces

PREMIUM QUALITY, MODERN DESIGN

Offering 11,070 sq ft of high-quality, newly refurbished office accommodation arranged across seven floors in the heart of Mayfair.

The building provides an exceptional working environment with a stylish reception area and private terraces on the 1st, 4th and 5th floors. Occupiers also benefit from new end-of-trip facilities, including secure bicycle parking and shower facilities, designed to support modern workplace needs.



Exterior



Ground floor reception



Ground floor reception

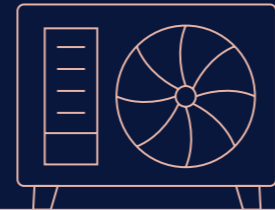


5th floor terrace

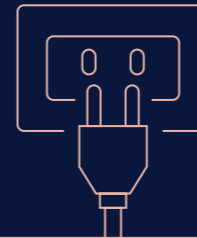
HIGHLIGHTS



STYLISH RECEPTION AREA



VRF AIR CONDITIONING



FULL ACCESS METAL TILE
RAISED FLOORS



TERRACES ON 1ST,
4TH AND 5TH FLOORS



MALE AND FEMALE WCS
ON EACH FLOOR



NEW END-OF-TRIP
FACILITIES WITH BICYCLE
PARKING & SHOWERS



BREEAM RATING - VERY GOOD



EPC RATING B

AVAILABILITY

| FLOOR | SQ FT | SQ M | TERRACE |
|--------------|---------------|----------------|---------|
| 5TH | 1,179 | 109.5 | ✓ |
| 4TH | 1,954 | 181.5 | ✓ |
| 3RD | 2,054 | 190.8 | - |
| 2ND | 2,035 | 189.1 | - |
| 1ST | 2,011 | 186.8 | ✓ |
| GROUND | 267 | 24.8 | - |
| LOWER GROUND | 1,570 | 145.9 | - |
| TOTAL | 11,070 | 1,028.4 | |



1st floor workspace and terrace



View from 5th floor window



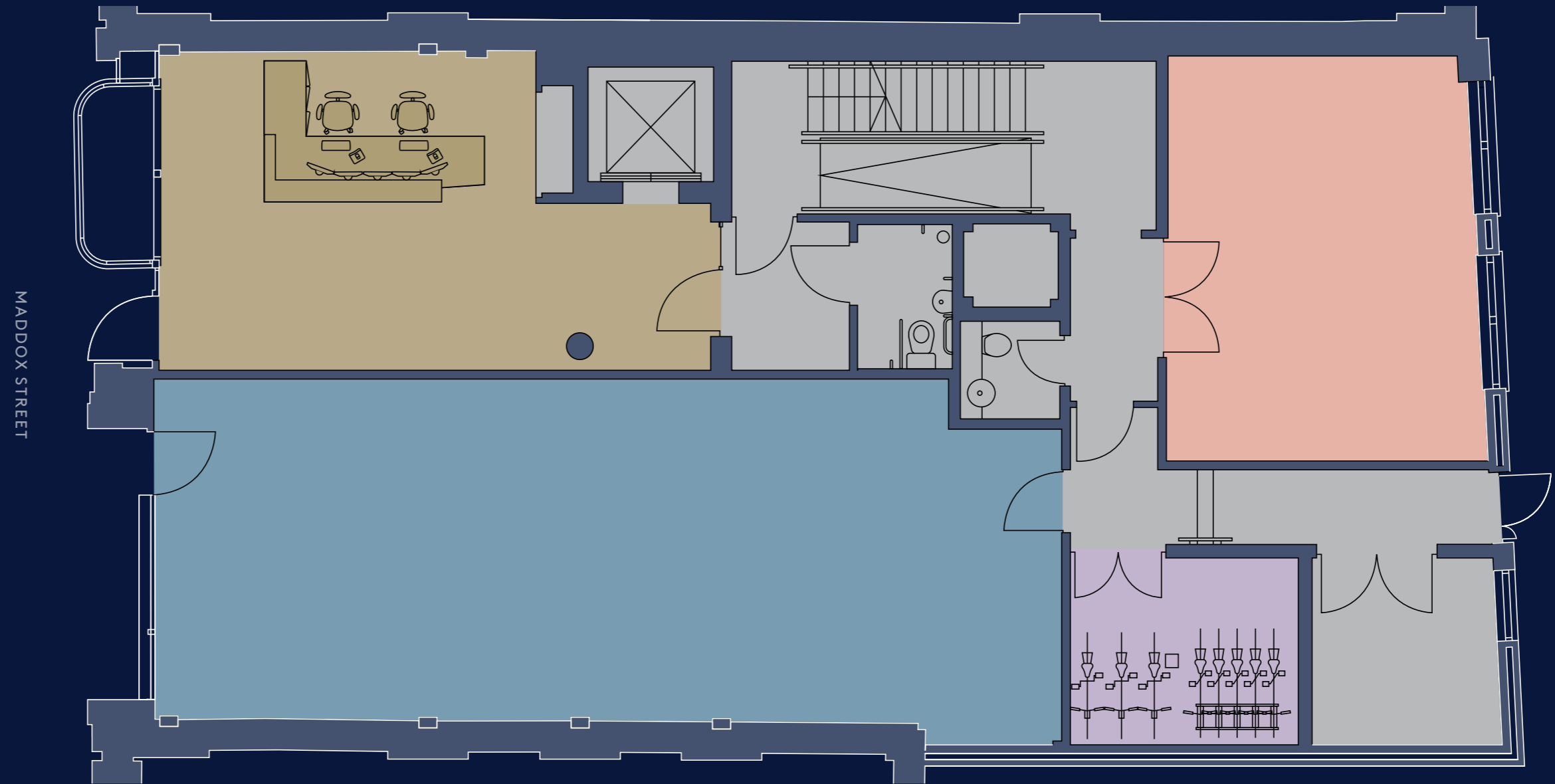
View from 5th floor terrace



Showers and changing rooms

GROUND FLOOR

267 SQ FT / 24.8 SQ M

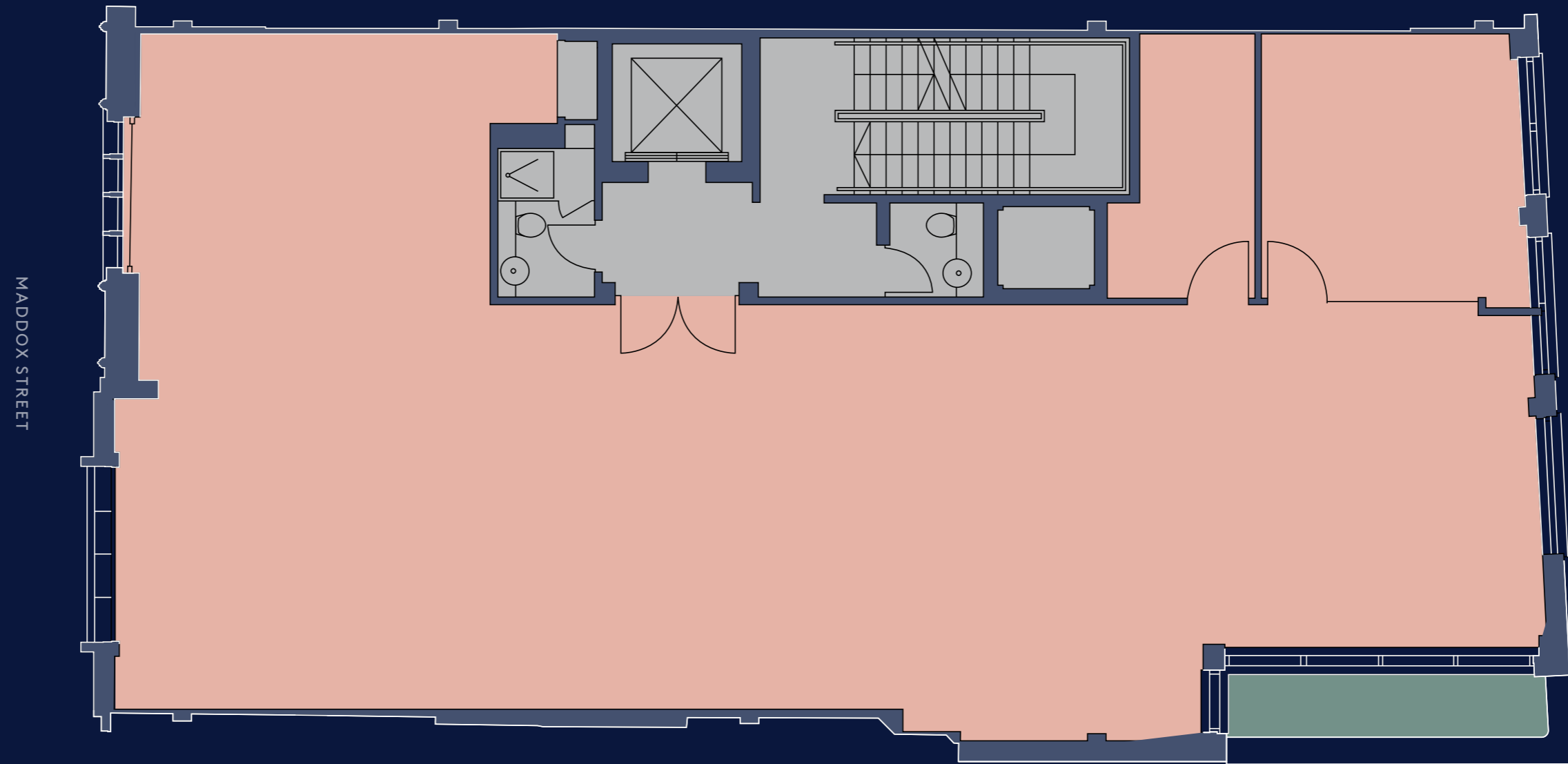


■ Office Space ■ Retail Space ■ Reception ■ Bike Storage ■ Core



TYPICAL FLOOR

2,011 SQ FT / 186.8 SQ M



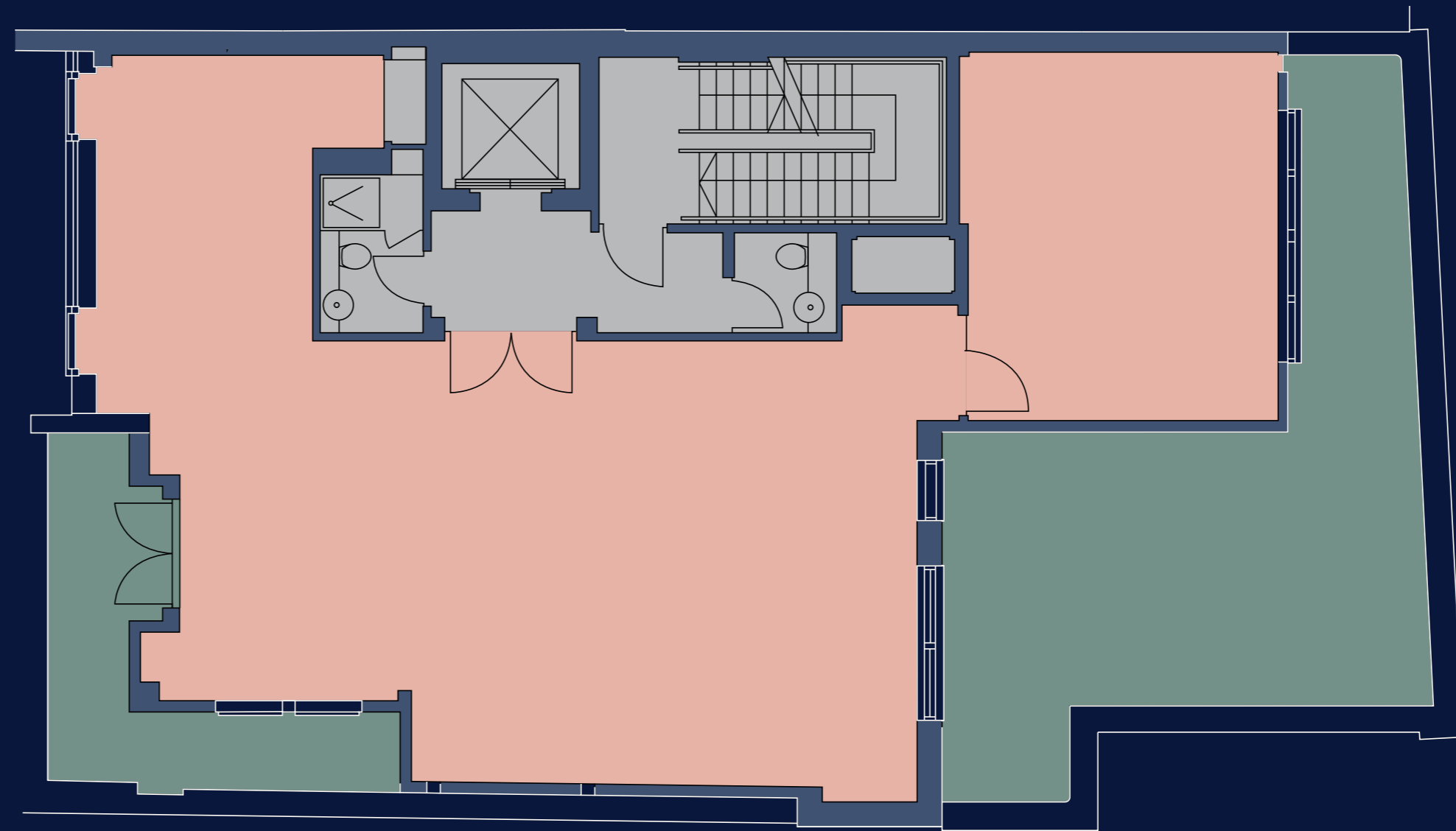
■ Office Space ■ Terrace ■ Core



5TH FLOOR

1,179 SQ FT / 109.5 SQ M

MADDOX STREET



■ Office Space ■ Terrace ■ Core



LOWER GROUND FLOOR

1,570 SQ FT / 145.9 SQ M

MADDOX STREET



■ Office Space ■ Shower & Changing Facilities ■ Plant/Vault ■ Core





Hanover Square



WORLD-CLASS AMENITIES

Located in the heart of Mayfair, 31 Maddox Street is surrounded by an outstanding range of amenities, including renowned restaurants, cafés and luxury hotels, making it ideal for client meetings and staff wellbeing. Bond Street, Regent Street and Oxford Street are all within walking distance, while excellent transport links via Oxford Circus and Bond Street stations provide easy access across London. Together, these amenities reinforce Mayfair's reputation as one of the capital's premier business destinations.



WatchHouse



LOCAL AMENITIES

BARS

1. The Donovan Bar
2. Nipperkin
3. Secret Garden
4. Coach & Horses
5. The Windmill
6. Cahoots
7. Disrepute
8. Bonds
9. Claridge's Bar
10. Mr Fogg's Apothecary

MEMBERS CLUB

1. Annabel's
2. Maison Estelle
3. Savile Club
4. HAY HILL
5. Soho Mews House
6. Oriental Club

HOTELS

1. Brown's
2. Mandarin Oriental Mayfair
3. Claridge's
4. The Connaught

GYMS

1. Fitness Lab
2. V Health Club
3. Barry's
4. Fitness First
5. 1Rebel

RESTAURANTS

1. Sketch
2. The Maine
3. Kingly Court
4. Fonda
5. Heddon Street Kitchen
6. IGNI
7. Hakkasan
8. Benares
9. Sexy Fish
10. Amazónico
11. Dover Street Counter
12. Sparrow Italia
13. Ikeda
14. Il Gattopardo
15. Mister Nice
16. Bacchanalia
17. Marjorie's
18. Aqua Kyoto
19. Alta
20. Dishoom
21. WatchHouse
22. Grilandia
23. Chez Rose
24. Toum
25. Lexpress Coffee
26. Goodman
27. Temaki
28. Ergon Deli

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Marketing: [Stuart Chapman Design](#)