

# 49 GROSVENOR STREET

MAYFAIR, W1K 3HP



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

Set in the heart of Mayfair this Grade II listed property is a short walk from Bond Street & Hyde Park station.

The building comprises of 190 desks, 5 office floors

The lower ground has two courtyards, as well as 3 x Meeting rooms (4,8,12 person), bike storage, showers, lockers, kitchen space and a large lounge area for soft seating as well as bespoke joinery.

## LOCATION

Bond Street & Hyde Park Station are a short walk away.

## SPECIFICATION/AMENITIES

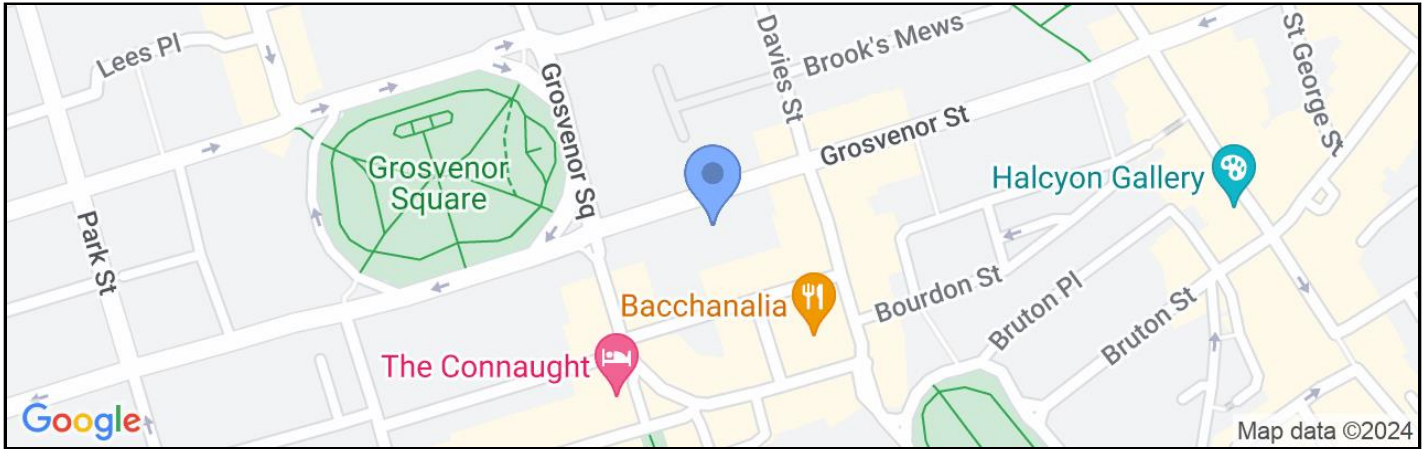
- Meeting Rooms
- Bike Storage
- Showers
- Kitchen
- Reception

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2024