



**Green Park House, Stratton  
Street  
Mayfair  
W1J 8LQ**

**BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

The fully serviced interior boasts refined original features such as wood panelling and cornicing, as well as a winding carved staircase, but has been brought in to the 21st century with a comprehensive IT and communications network. Occupants are also granted access to conference rooms and lounge areas, as well as shower and kitchen utilities.

Green Park House is located on Stratton Street, just 75 yards down from Green Park tube station, on the corner with The Mayfair Hotel. Built originally as an arts and crafts residence, architects Wells Mackereth and Scott Brownrigg collaborated to create a truly beautiful building, including offices, lounge space, meeting rooms and event space, restoring the features from the original design by C J Harold Cooper in 1895.



## THE LOCATION

The office is situated only a few minutes' walk from Green Park tube station, with access to the Piccadilly and Victoria lines, while both Oxford Circus and Green Park tube stations are reachable in less than 10 minutes, with further access to the Central, Bakerloo and Jubilee lines. The site is serviced by a number of bus and road routes and has direct access via the Piccadilly line to Heathrow Airport.

## NEAREST TUBE

Green Park





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£875	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Dedicated Building Reception
- 24 hour access & CCTV
- Break Areas & Roof Terrace
- Meeting Rooms & Boardrooms



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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