

22  
PRINCES  
ST

M A Y F A I R

8,000 SQ FT OF HIGH QUALITY OFFICES





OVERVIEW

# INTRODUCTION

A distinguished, headquarters building  
in a world-renowned location.

22 Princes Street combines luxurious,  
contemporary office accommodation  
set behind a beautiful historic facade  
with a restaurant on ground floor.

Completion Summer 2024.

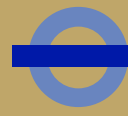




EXTERNAL CGI

BUILDING





# ELIZABETH LINE

READING  
1 Hour

EALING BROADWAY  
14 Mins

**BOND STREET**

FARRINGTON  
5 Mins

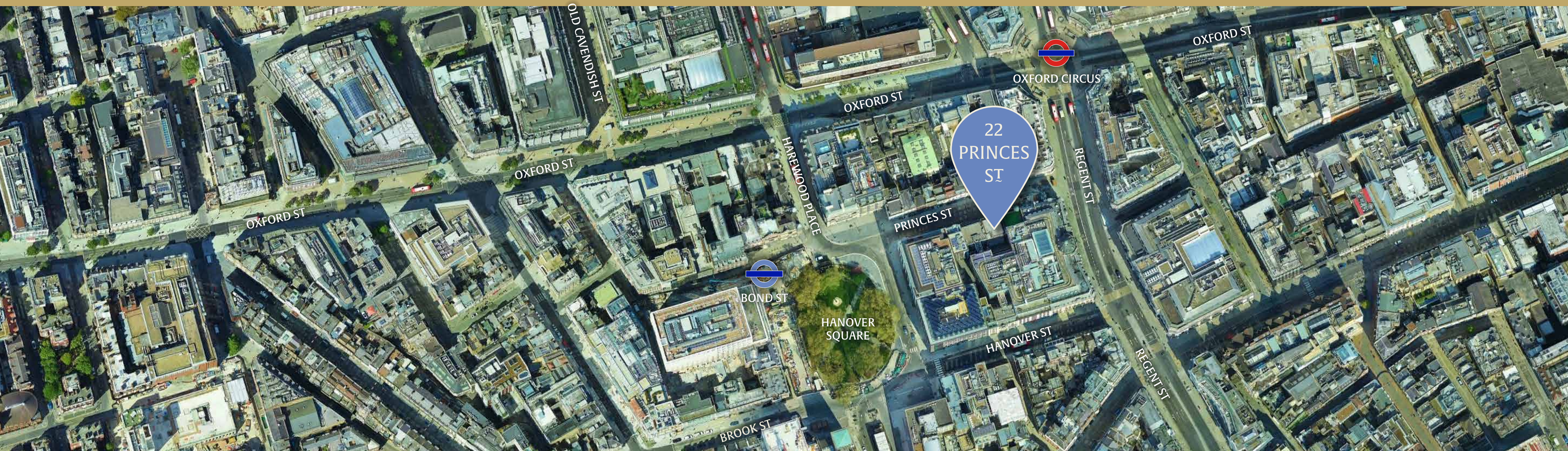
CANARY WHARF  
14 Mins

HEATHROW  
33 Mins

PADDINGTON  
3 Mins

TOTTENHAM COURT ROAD  
2 Mins

LIVERPOOL STREET  
7 Mins





# BUILDING HIGHLIGHTS



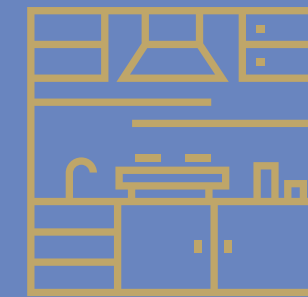
Designed by Ben Adams Architects



Private Roof Terrace



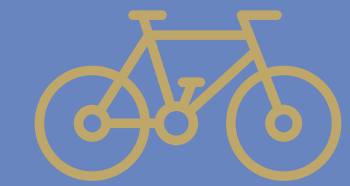
1 Fully Fitted Floor



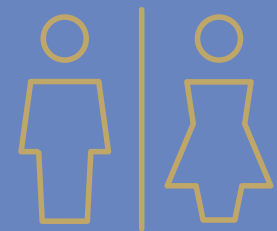
Bespoke Kitchens



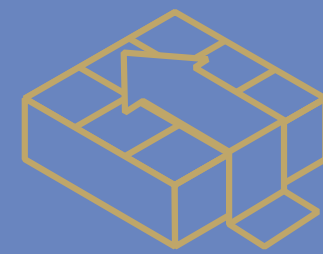
15 Lockers (3 Heated)



14 Cycle Racks



Demised WCs



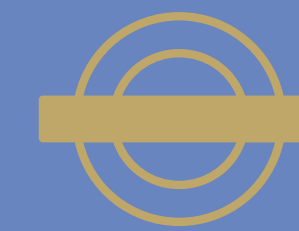
Raised Floors



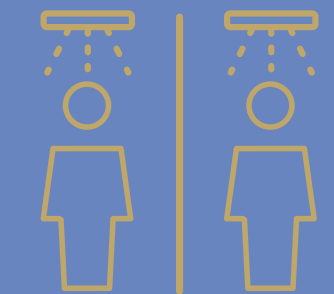
Air Conditioning



Commissionaire



2 mins from The Elizabeth Line



3 Showers



ACCOMMODATION SCHEDULES

## TAILORED SPACES FIND YOUR PERFECT FIT

FLOOR	SQ FT	SQ M
Fifth Floor	1,345	125
Fourth Floor	1,539	143
Third Floor	1,625	151
Second Floor	1,690	157
First Floor	1,701	158
<b>TOTAL</b>	<b>7,900</b>	<b>734</b>





22 PRINCES STREET

5  
4  
3  
2  
1

LIFT

RECEPTION CGI

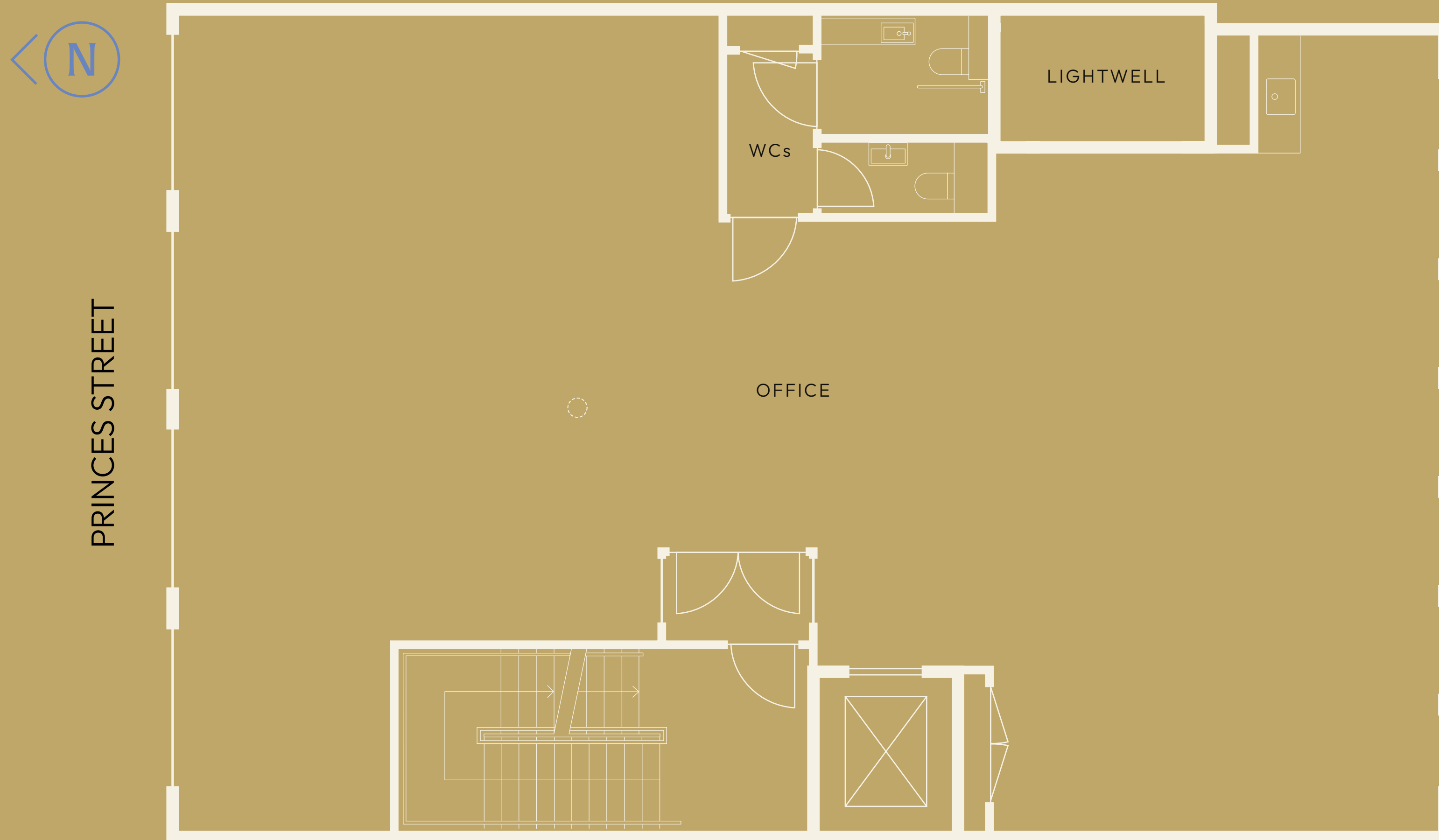
BUILDING



Ω2

# TYPICAL FLOOR (1ST-3RD)

1,625 to 1,701 SQ FT | 151 to 158 SQ M







FIRST FLOOR INTERIOR CGI

BUILDING





FIRST FLOOR INTERIOR CGI

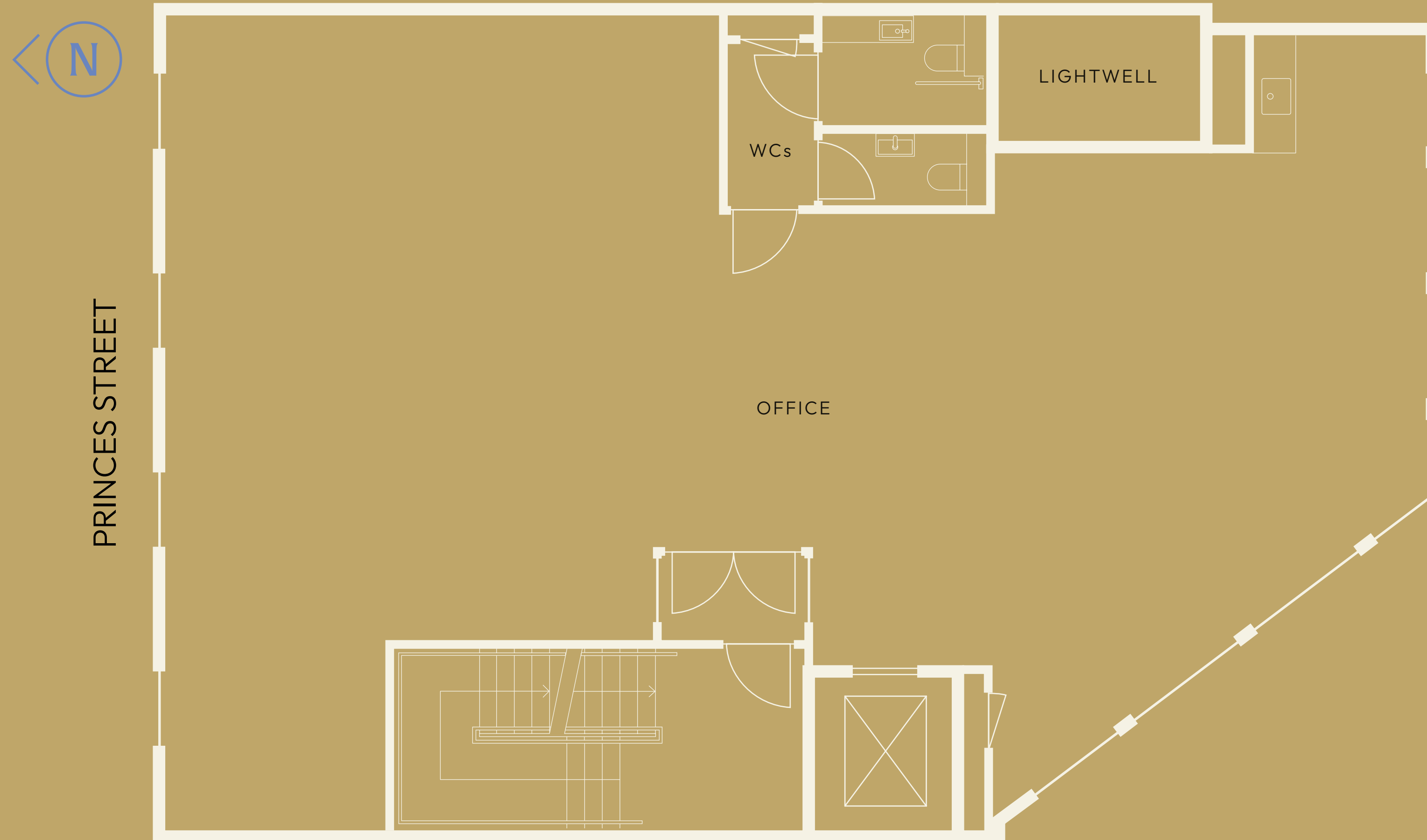
BUILDING



Ω

# TYPICAL FLOOR (4TH-5TH)

1,345 to 1,539 SQ FT | 125 to 143 SQ M







OFFICE FLOOR CAT A CGI

BUILDING





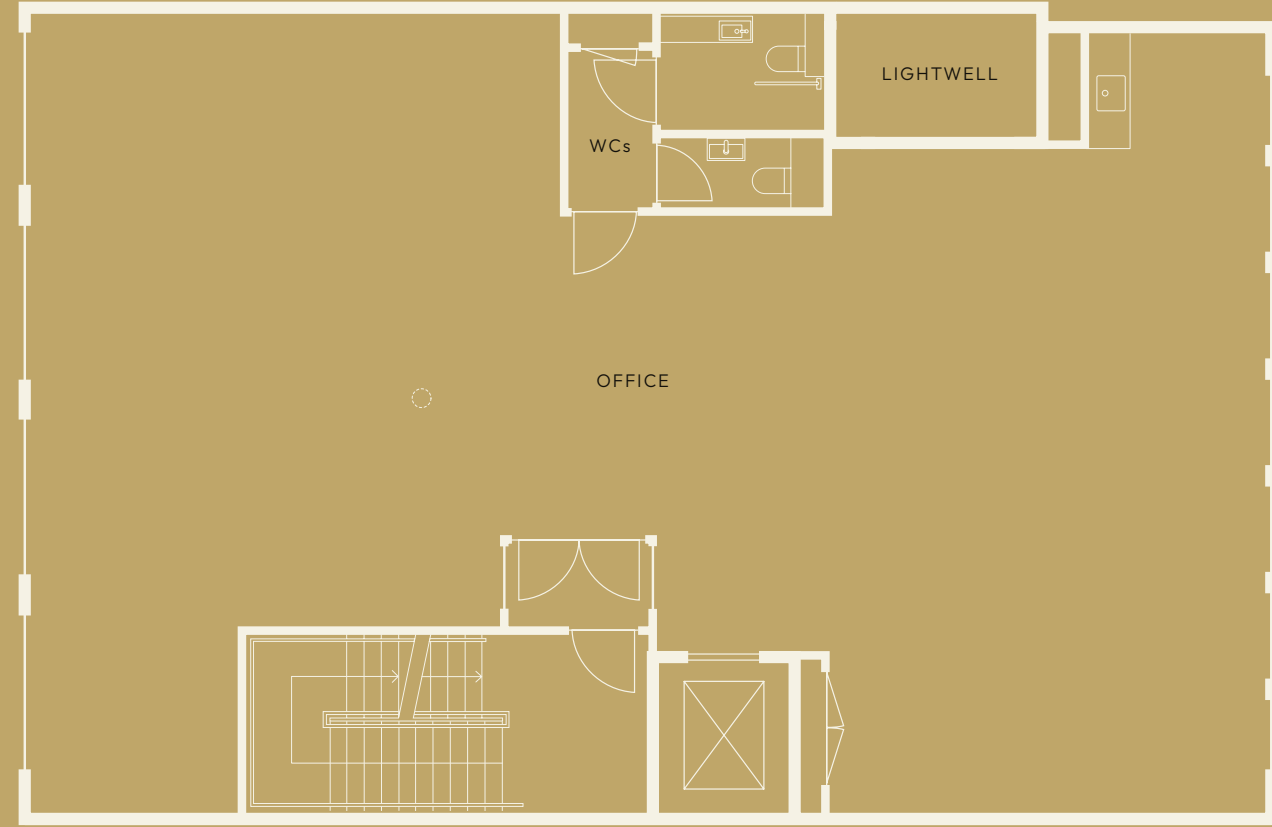
ROOF TERRACE CGI

BUILDING

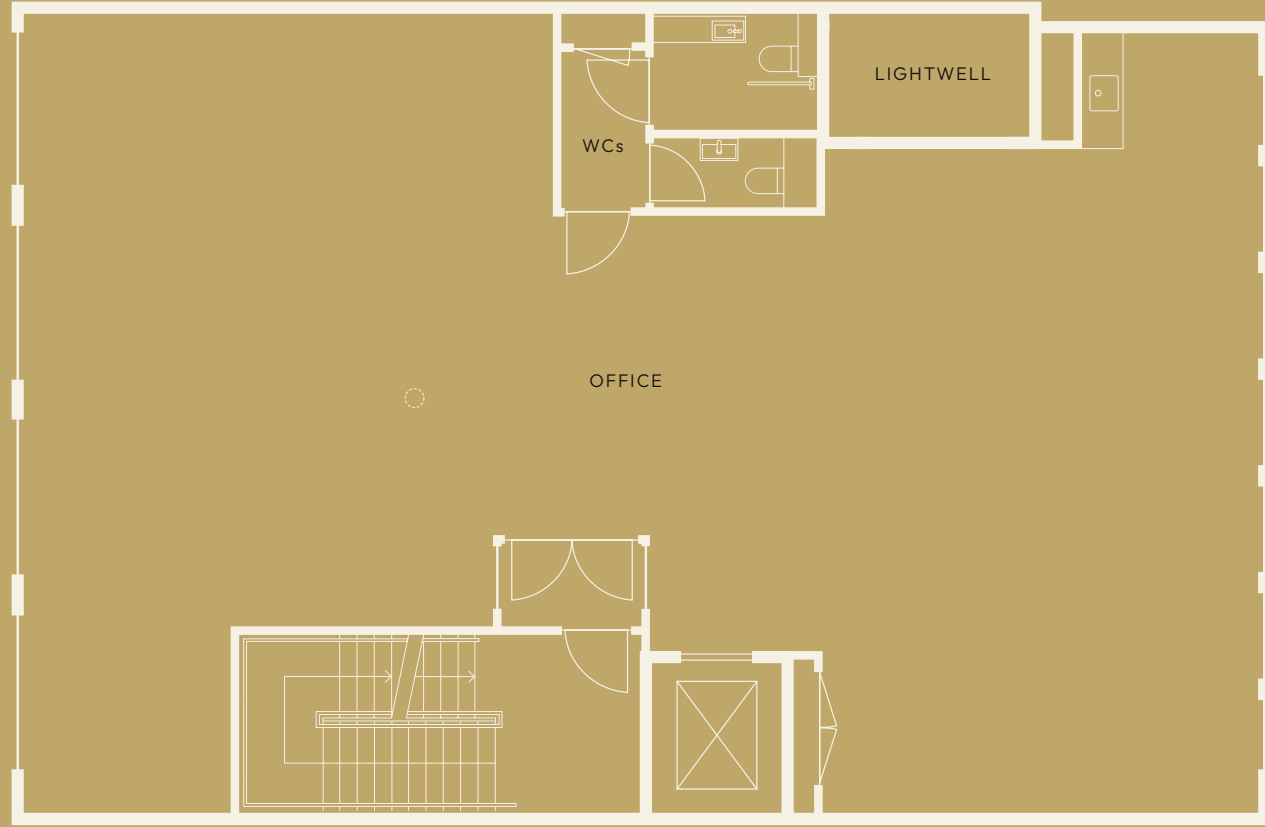




1st Floor  
1,701 SQ FT | 158 SQ M



2nd Floor  
1,690 SQ FT | 157 SQ M

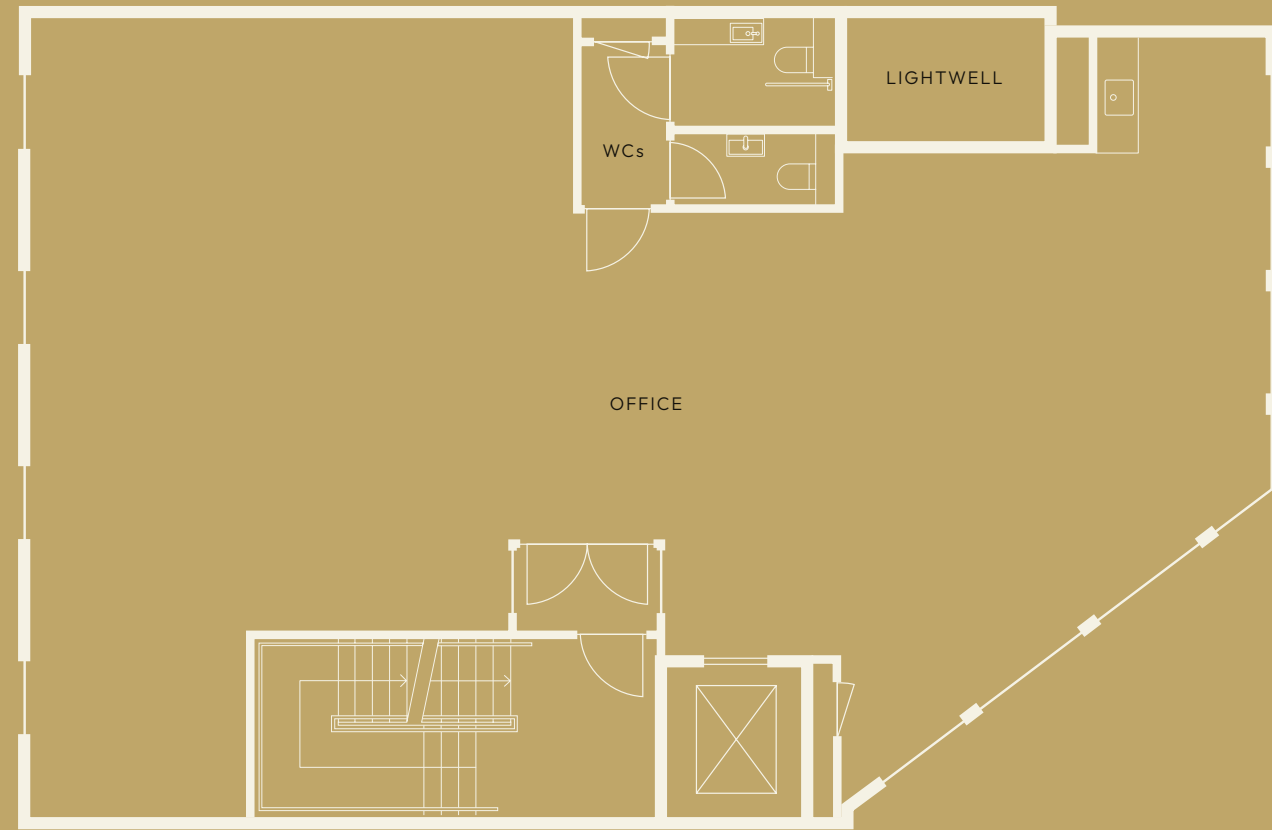


3rd Floor  
1,625 SQ FT | 151 SQ M

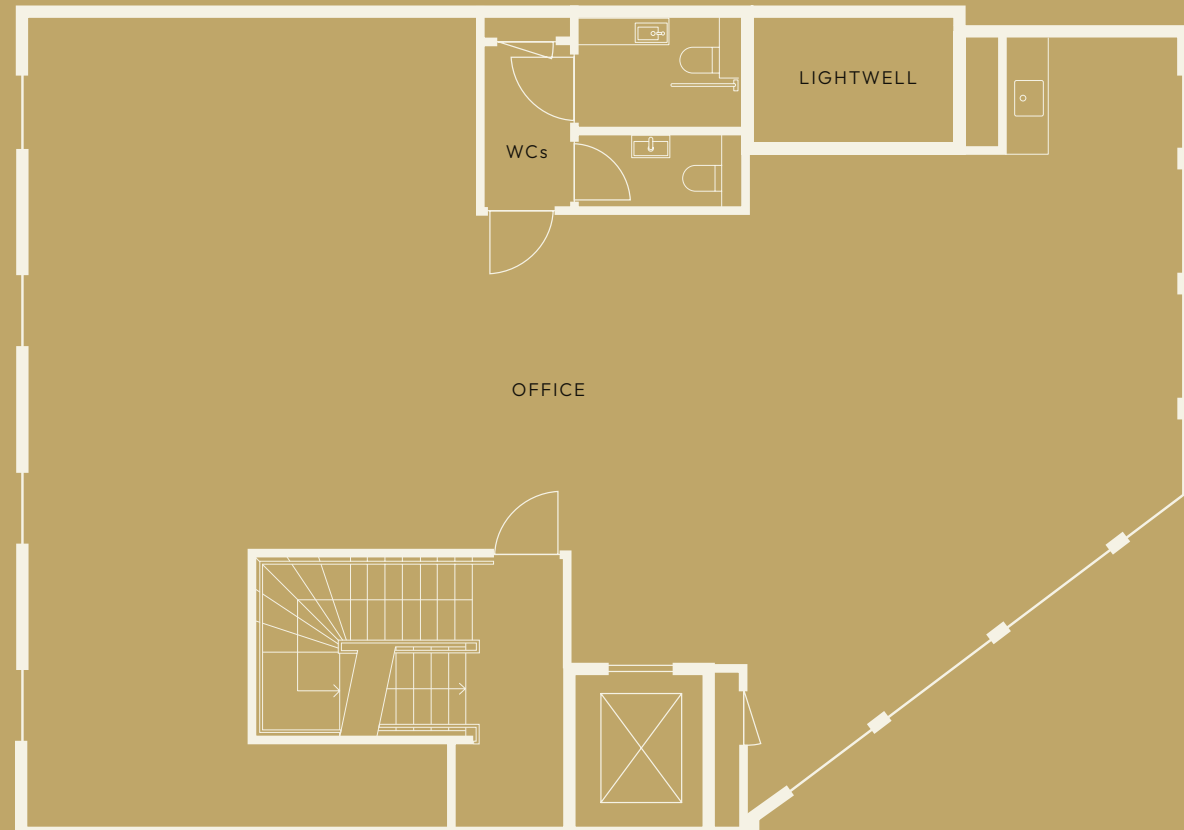


Princes Street

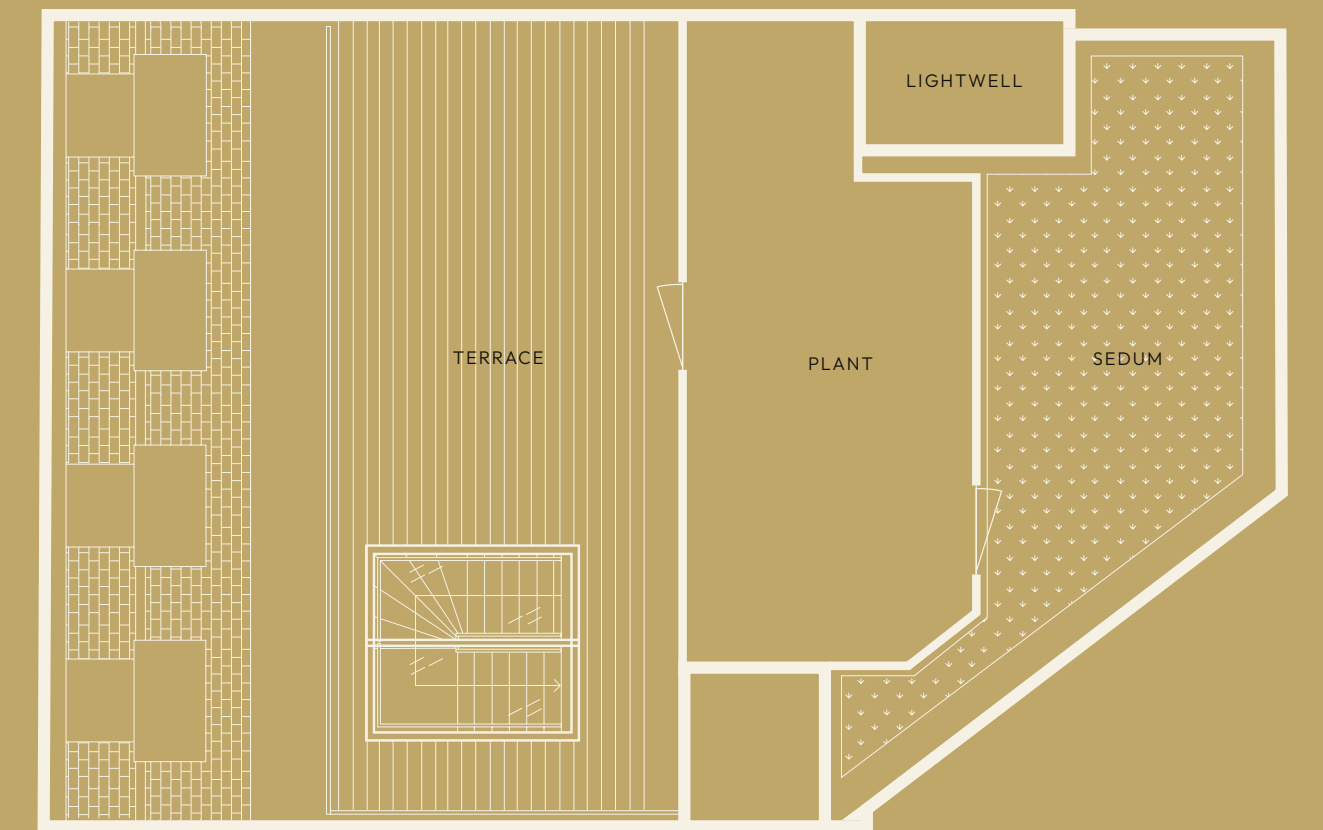
4th Floor  
1,539 SQ FT | 143 SQ M



5th Floor  
1,345 SQ FT | 125 SQ M



Roof Terrace  
495 SQ FT | 46 SQ M



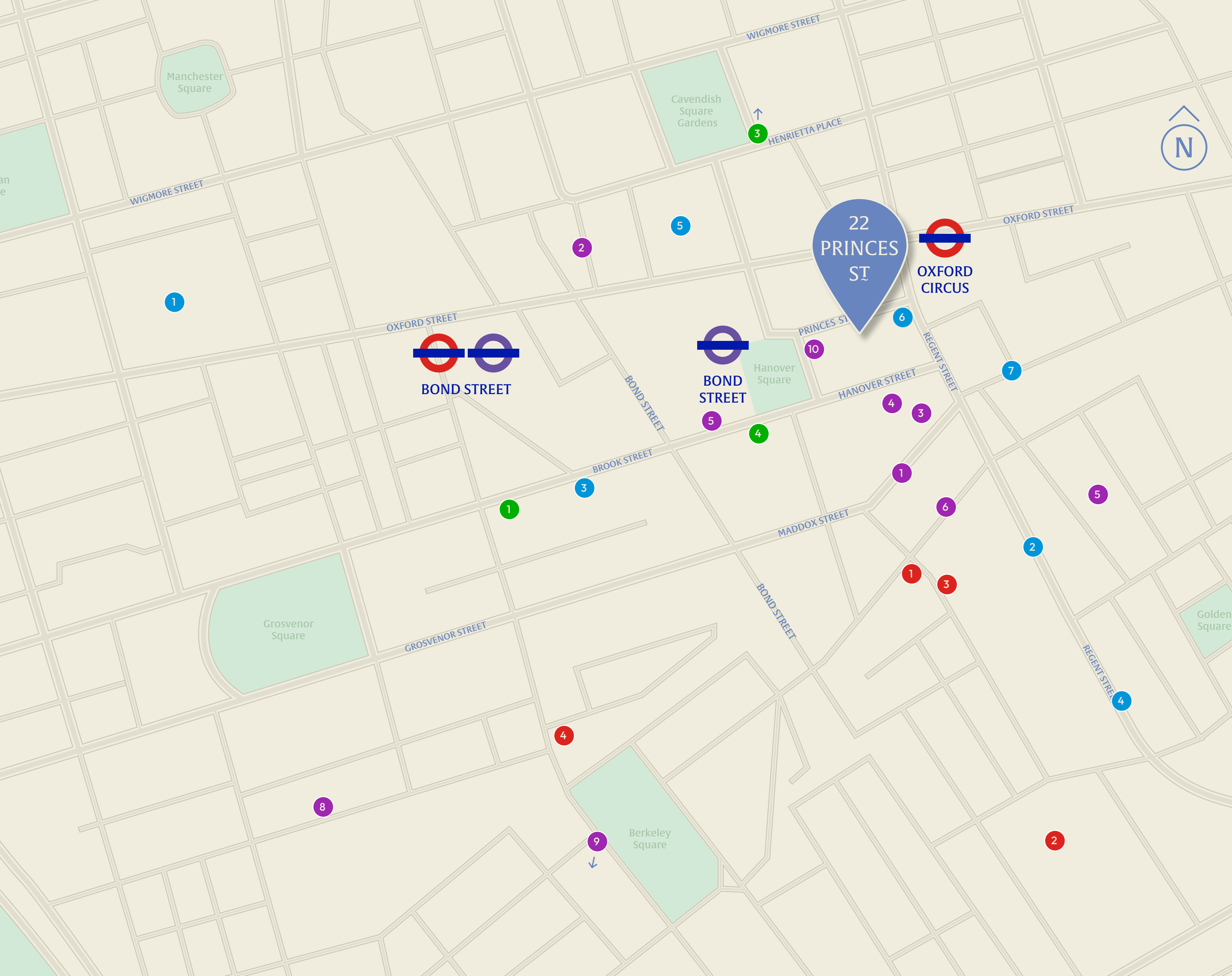




Ω2







LOCATION

### RESTAURANTS

- 1 Goodman – Mayfair
- 2 Beast
- 3 Pollen Street Social
- 4 Little Social
- 5 The MAINE Mayfair
- 6 Sketch
- 7 Cecconis
- 8 Scotts
- 9 Nobu
- 10 Nathalie

### SHOPS

- 1 Selfridges
- 2 Watches of Switzerland
- 3 Browns
- 4 Burberry
- 5 John Lewis & Partners
- 6 Apple Regent Street
- 7 Liberty London

### HOTELS

- 1 Claridge's
- 2 Mandarin Oriental Hyde Park, London
- 3 The Langham, London
- 4 Mandarin Hotel, Hanover Square

### GALLERYS

- 1 Sothebys
- 2 Royal Academy of Arts
- 3 Hauser & Wirth
- 4 Phillips





## CONTACTS

### LEASING TEAM

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### PROFESSIONAL TEAM

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DEVELOPMENT MANAGER

**tmct**  
associates

CONTRACTOR

**gpflewis**

ARCHITECT

 Ben Adams  
Architects

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