

TWO PARK STREET

MAYFAIR LONDON W1

FULLY REFURBISHED OFFICES

A selection of Cat A floors and
fully fitted suites on part floors

18,301 sq ft available

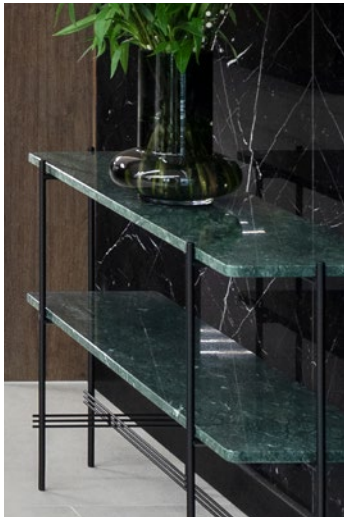


A distinctive office building in a prominent Mayfair position

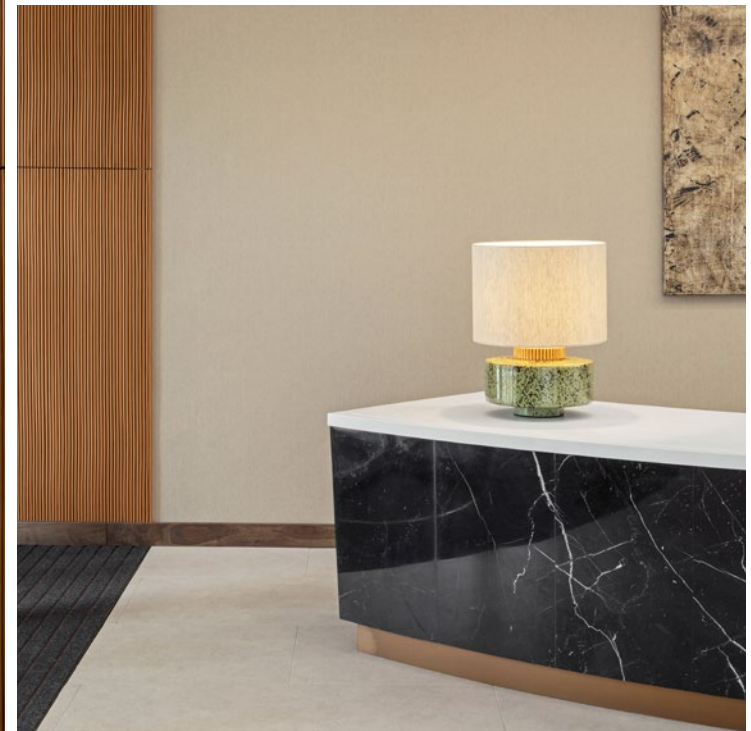
Occupying a dominant position at the junction of Park Street and South Street and moments from Hyde Park, Two Park Street offers Grade A office floor plates in the heart of the traditional Mayfair core.

An impressive, newly
refurbished reception
awaits your arrival

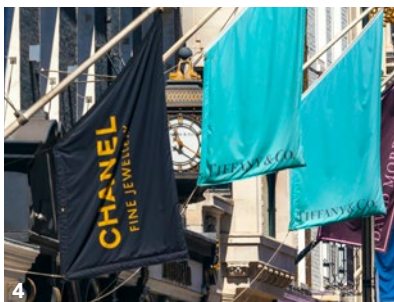




The dual-aspect spacious reception offers a unique arrival experience with leather-lined walls and customised seating area with contemporary lighting, new flooring and an abundance of light. Two Park Street extends a warm welcome to tenants and visitors alike.



A personality so unique, it can only be Mayfair



- 1 The Connaught Hotel
- 2 Mount Street Gardens
- 3 Scott's Restaurant
- 4 Old Bond Street
- 5 The Dorchester
- 6 Serpentine Gallery

- Many of the world's finest hotels
- Hyde Park's 350 acres on the doorstep
- 16 Michelin-starred restaurants
- Mount Street's boutique shopping
- The finest selection of Private Members' clubs
- Tradition, elegance, discretion, privacy and charm

Mayfair, the heart of the West End



Mayfair is globally renowned for its premier shopping, restaurants, galleries and theatres. Two Park Street's Mayfair address puts it at the heart of London's West End. These amenities position Mayfair as one of the most sought after and prestigious business addresses in the world.

Two Park Street enjoys its position close to the Dorchester Hotel on Park Lane, Mount Street, home to the iconic seafood restaurant Scott's, and the exclusive Connaught hotel.

Hotels

- 1 The Connaught
- 2 Hilton Park Lane
- 3 Claridge's
- 4 The Ritz
- 5 The Dorchester

Retail

- 6 Selfridges
- 7 Louis Vuitton
- 8 Hermès
- 9 Chanel
- 10 Christian Louboutin
- 11 Stella McCartney
- 12 Asprey
- 13 Balenciaga
- 14 Lanvin
- 15 Christopher Kane
- 16 Linda Farrow
- 17 James Purdey
- 18 Tiffany & Co
- 19 Balmain
- 20 Erdem

Clubs

- 21 Dunhill House
- 22 Annabel's
- 23 5 Hertford Street
- 24 Crown London Aspinalls
- 25 Les Ambassadeurs Club
- 26 The Arts Club
- 27 Playboy Club London
- 28 Harry's Bar

Restaurants

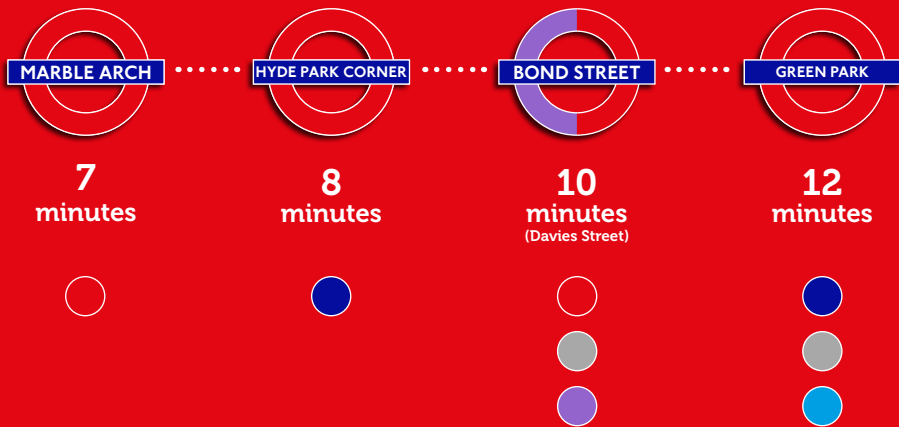
- 29 C London
- 30 Scott's
- 31 34 Mayfair
- 32 Nobu
- 33 Mark's Club
- 34 The Greenhouse
- 35 George
- 36 The Audley

Underground

Bond Street, Marble Arch, Green Park and Hyde Park Corner underground Stations are all within walking distance, providing quick access throughout Central London and beyond.



Walk times

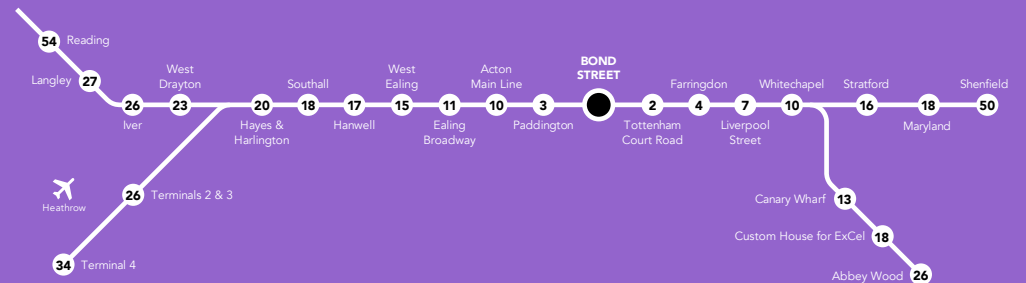


Elizabeth Line

Connectivity in Mayfair has been significantly enhanced with the opening of two new ticket halls at Davies Street and Hanover Square, providing access to one of the principal Elizabeth Line stations at Bond Street Station.

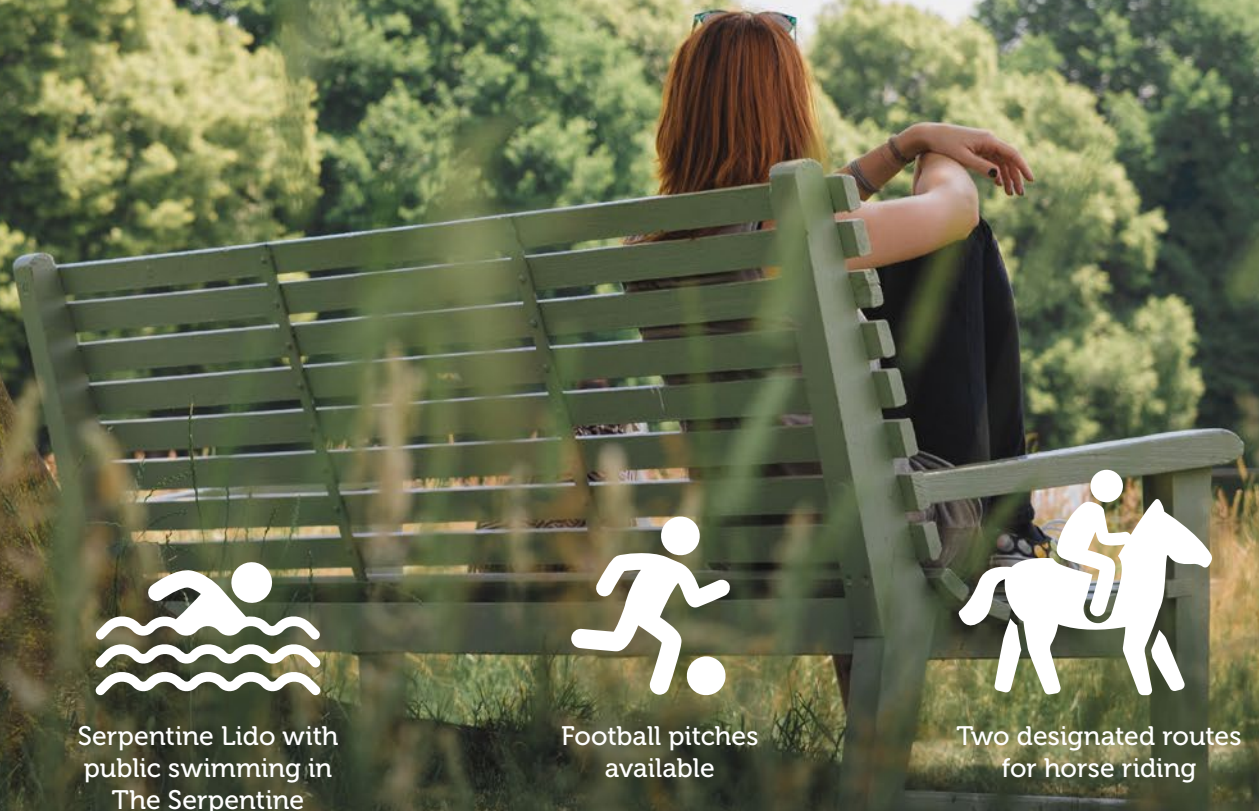


Elizabeth Line journey times from Bond Street station



A place that works for your well being

Hyde Park is only a moment's walk from Two Park Street. At 350 acres it is the largest of the Royal Parks and offers a huge array of activities. Alternatively you can just find a bench and watch the world go by.



Six newly surfaced floodlit tennis courts



4.5 mile perimeter, perfect for walking, jogging or cycling



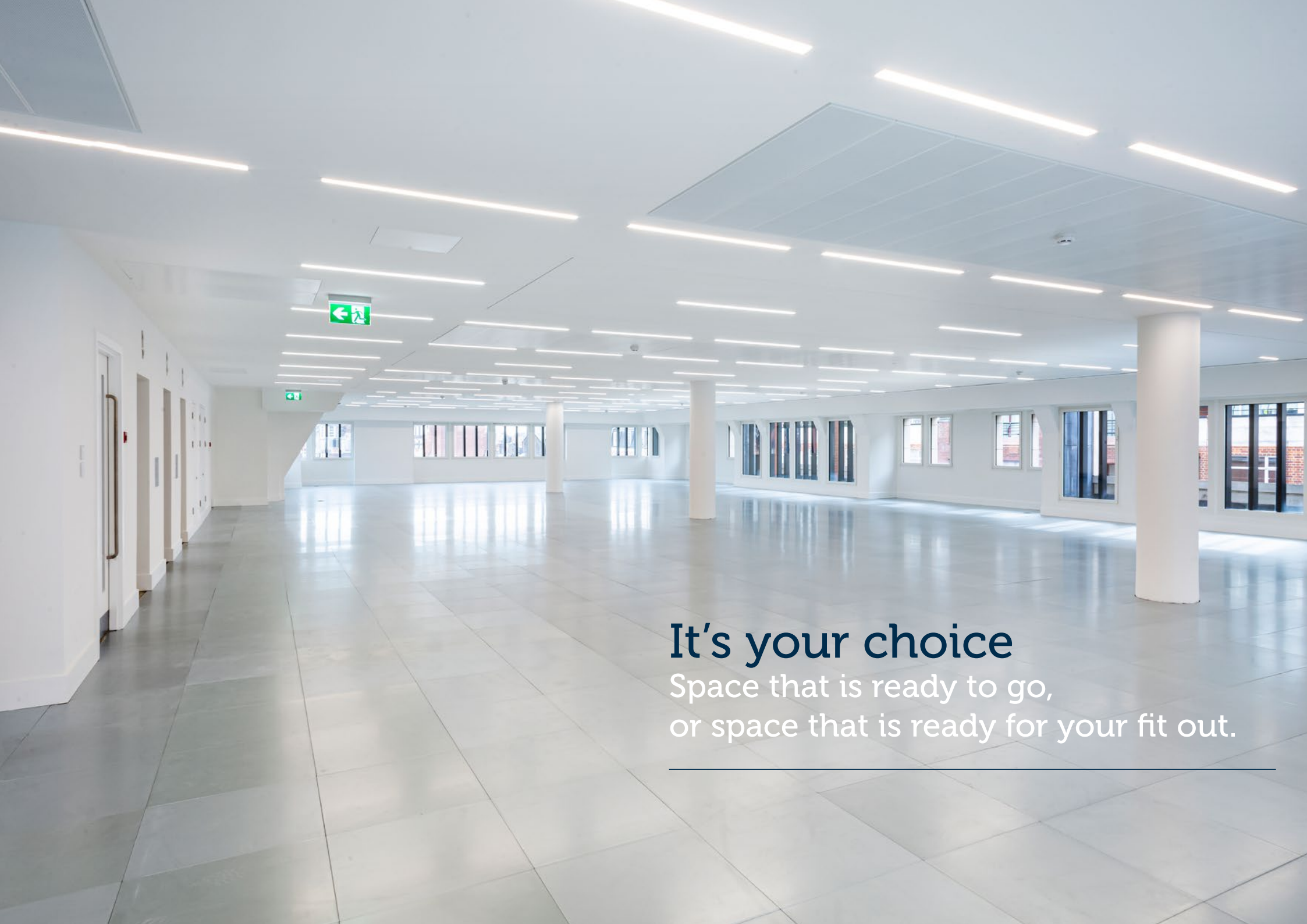
Serpentine Lido with public swimming in The Serpentine



Football pitches available



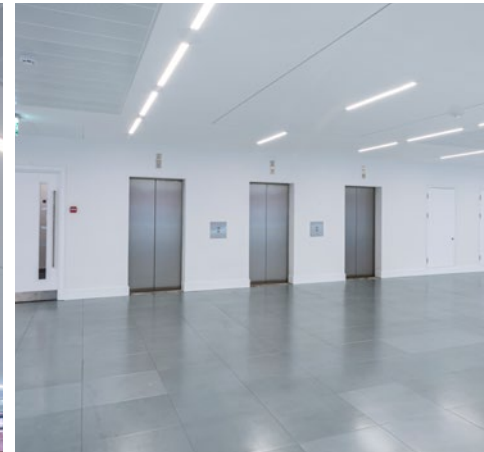
Two designated routes for horse riding



It's your choice

Space that is ready to go,
or space that is ready for your fit out.

Bright, efficient office floors ready to fit out to meet the needs of your business



- Excellent natural light from all elevations
- Fully refurbished floors
- Three passenger lifts
- Service lift
- Remodelled reception
- Third floor terrace
- 4-pipe fan coil air conditioning
- Full access raised floors
- New ceilings and LED lighting
- 24 hour access and security
- New showers, lockers and cycle storage





Cat A+ office space, perfect for businesses that want more speed

For occupiers who know what they want and who just want to move in, Two Park Street offers a Cat A+ option with furniture, meeting rooms and fibre connectivity already installed and ready to go. Initially offered in two suites, one on the ground floor and one on the fourth, the concept can be rolled out to other units or floors. This opportunity is available at a premium rent, with details on request.



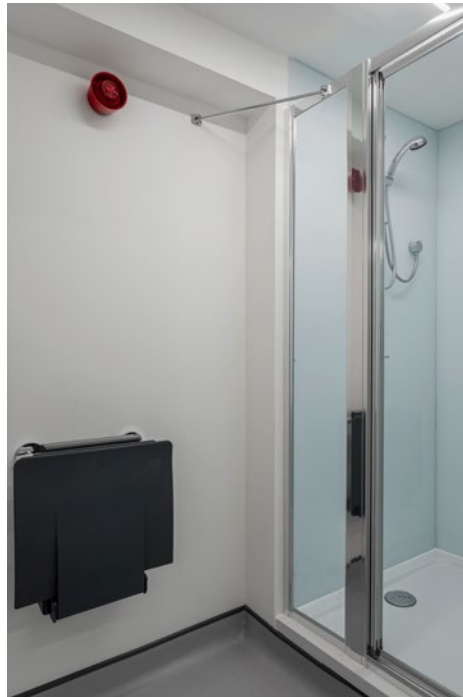
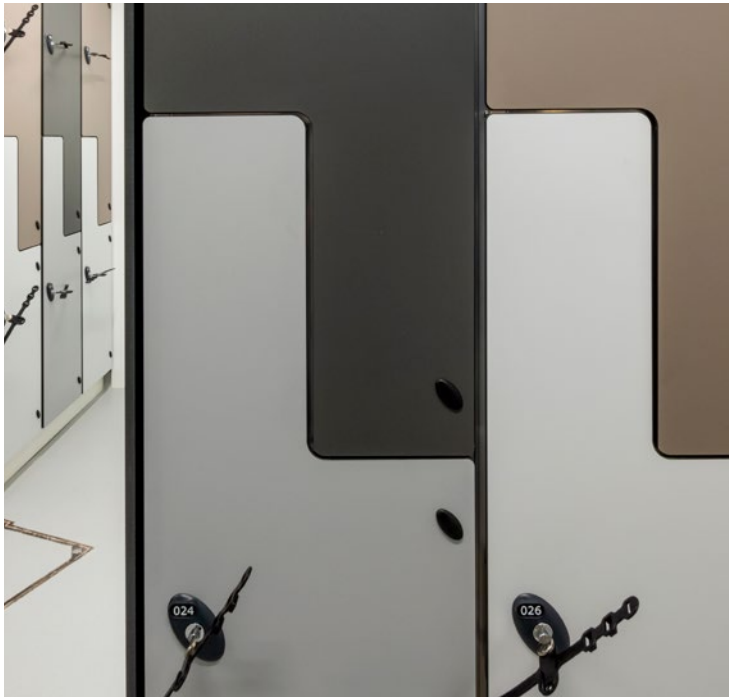
Access to premium health and well being facilities on site

 4 showers

 36 lockers

 Cycle racks

UP ULTIMATE PERFORMANCE



The building is home to Ultimate Performance, the renowned personal training company. The facility in Two Park Street boasts a 5,000 sq ft gym with a 38 metre sprint track, 2 Olympic lifting platforms, therapy rooms and a functional medicine clinic.

ultimateperformance.com

A range of size options across three floors

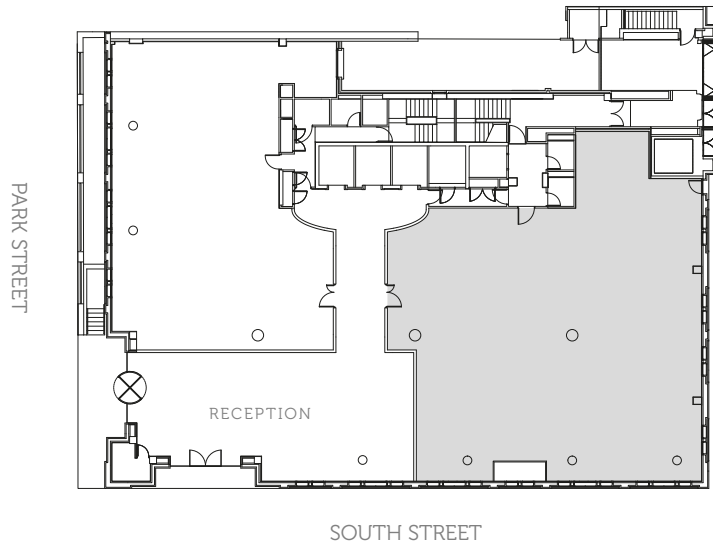
Fifth floor	Cat A	5,833 sq ft	542 sq m
Second floor	Cat A	7,232 sq ft	672 sq m
Ground Floor East	To be refurbished	3,077 sq ft	286 sq m
Ground Floor West	Fully fitted	2,159 sq ft	201 sq m
Total		18,301 sq ft	1,700 sq m

Refurbished reception, new showers, lockers and bike racks



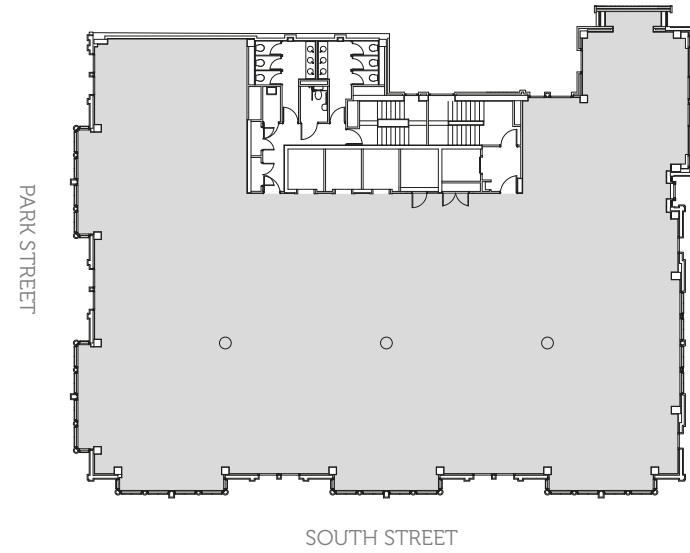
GROUND FLOOR

East Office
3,077 SQ FT / 285 SQ M



SECOND FLOOR

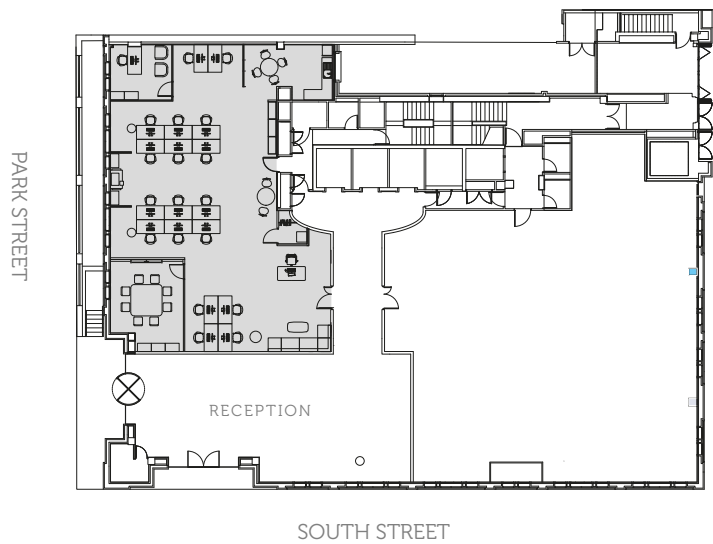
7,232 SQ FT / 672 SQ M



GROUND FLOOR

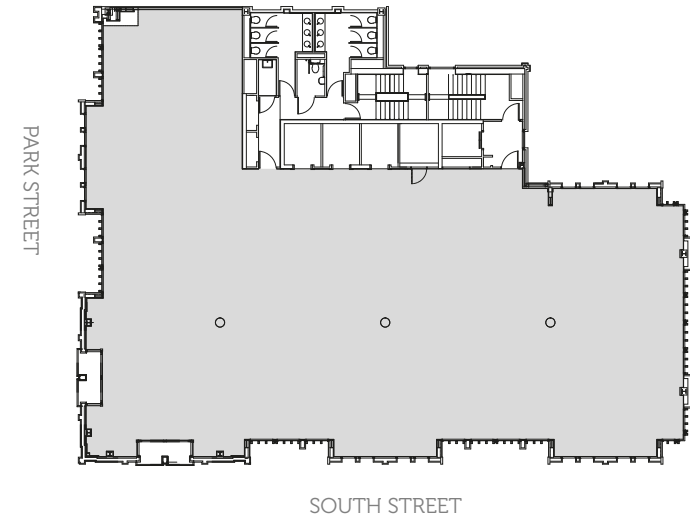
West Office
2,159 SQ FT / 201 SQ M

Desks	18
Offices	1
Meeting rooms	1



FIFTH FLOOR

5,833 SQ FT / 542 SQ M



Not to scale.
Indicative only.

Technical



MECHANICAL SERVICES

Design Conditions

External summer: 29°C db / 21°C wb.
External winter: -4°C saturated.
Internal summer: 22°C±2°C.
Internal winter: 22°C±2°C.

Design Loadings

Occupancy density: 1 person / 10m².
Fresh air provision: 12 l/s/person.
Occupancy: 90W sensible, 50W latent per person.
Small power: 25W/m² for the fan coil units and pipework on the floors.
Lighting: 15W/m².
Offices Noise Level: NR38.

Environmental conditions are maintained by 4-pipe ducted fan coils located within the accessible ceiling void arranged to serve notional perimeter and internal zones.

Fan coil units are served from the Landlords central Chilled Water, Low Pressure Hot Water and Fresh Air ventilation systems all located within the false ceiling void.

CHW, LTHW and Air flow rates onto the floors are as per the Basebuild Schematics.

Fresh air is delivered onto the fan coil unit inlet and distributed to the space via the action of the fan coil unit fan.

The following provided for open plan Cat A layout:

- a) Replacement of all existing fan coil units with new, including new fan coil unit controllers, 4-port valves, commissioning valves, isolation valves, flushing by pass etc.
- b) Replacement of CHW and LTHW pipework.
- c) New grilles and diffusers installed to suit the new ceiling layout.
- d) Modification and replacement of the primary ductwork to suit the new FCU locations.
- e) New secondary supply air ductwork off each fan coil unit to ceiling mounted grilles and diffusers.

ELECTRICAL SERVICES

Electrical Design

Small power: 25W/m².
Lighting: 12W/m².

Lighting Design

Office: 450 Lux.
Circulation Space: 100-150 Lux.

New linear office lighting comprising recessed LED modular luminaires to CIBSE Lighting Guide 7 (LG7) requirements. New Lighting controls via lighting control modules (LCM), providing PIR detection throughout.

12 Way TP&N distribution board with 8 spare ways for tenant fit-out. Cleaner's sockets provided throughout the open office floor.

The following provided for open plan Cat A layout:

- a) New tenants Distribution Boards to each riser.
- b) New linear office lighting comprising recessed LED modular luminaires.
- c) New cleaner's sockets via floor grommets within office area.
- d) All new wiring and cabling to all new mechanical equipment.
- e) All new wiring and cabling to all new electrical equipment.
- f) All new Earthing and Bonding.
- g) Emergency lighting utilised integrated LED luminaires and was designed/installed in accordance with BS 5266:2011.
- h) Illuminated emergency exit signage provided in the office area.
- i) Lighting control to the office areas incorporates standard presence detection.
- j) New fire alarm system designed and installed in accordance with BS 5389.

Terms

New leases are available on terms to be agreed.
Further information is available from the joint letting agents

Contact

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