



6 CHESTERFIELD GARDENS

MAYFAIR W1

2,721 - 6,711 SQ FT HIGH QUALITY OFFICE FLOOR TO LET

FLEXIBLE CONTEMPORARY WORKSPACE

The 4th floor has recently undergone refurbishment and offers 6,711 sq ft of contemporary CAT A workspace with the option to split to 2,721 & 3,603 sq ft.



Discreet Mayfair location



Newly refurbished accommodation



Commissionaire



Air-conditioning



Private terrace



Excellent natural light



3x passenger lifts



New end of journey facilities



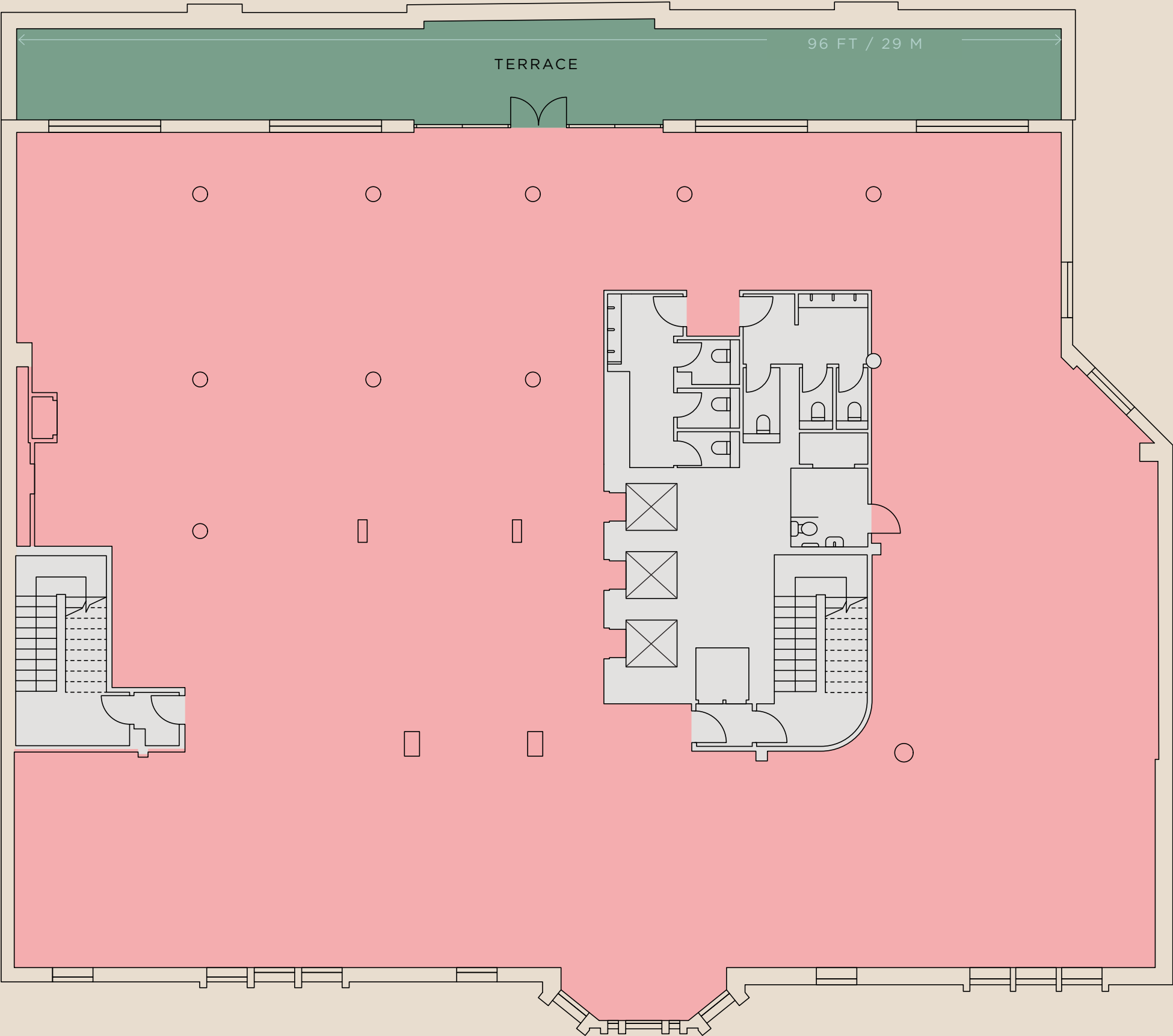
Private terrace





4TH FLOOR

6,711 SQ FT / 623.5 SQ M



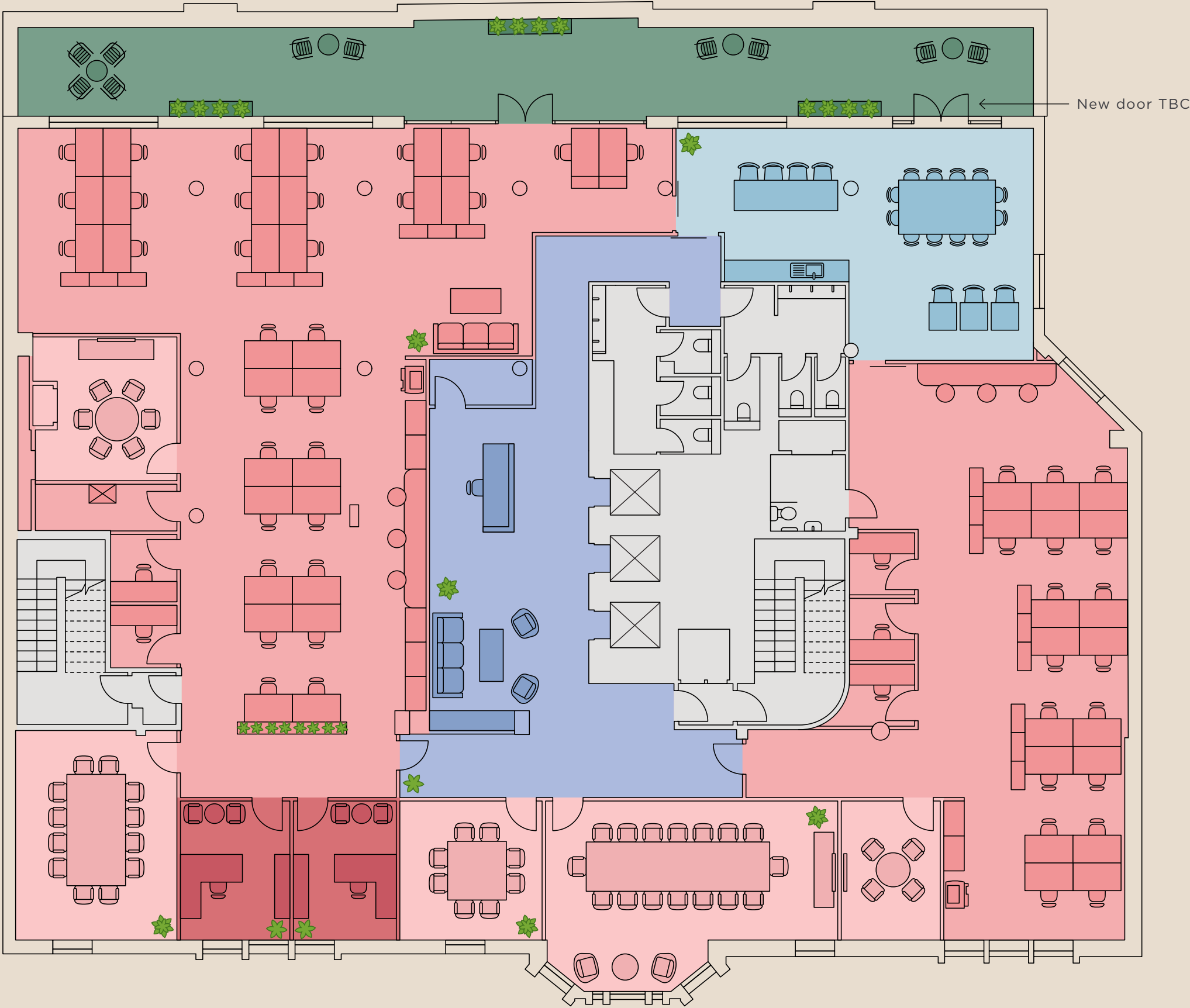
North ←

*Diagram is indicative and not to scale

4TH FLOOR

INDICATIVE SPACE PLAN
6,711 SQ FT / 623.5 SQ M

- 50x Workstations
- 16 person boardroom
- 12 person boardroom
- 8 person meeting room
- 6 person meeting room
- 4 person meeting room
- 2x Executive offices
- 5x Private workspaces



North ←

*Diagram is indicative and not to scale

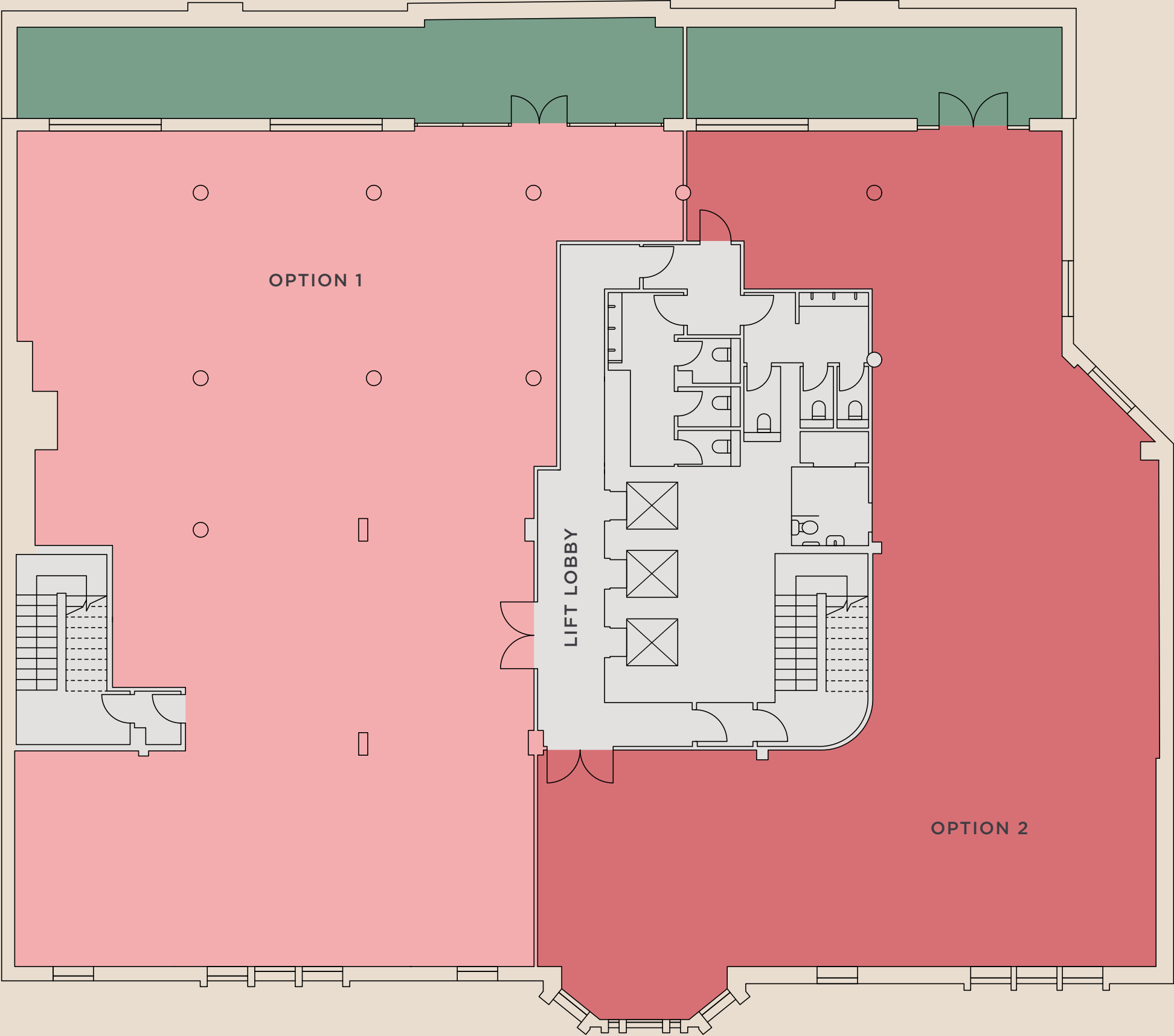


OPTION 1 SPLIT

3,603 SQ FT / 334.7 SQ M

OPTION 2 SPLIT

2,721 SQ FT / 252.8 SQ M



North ↖

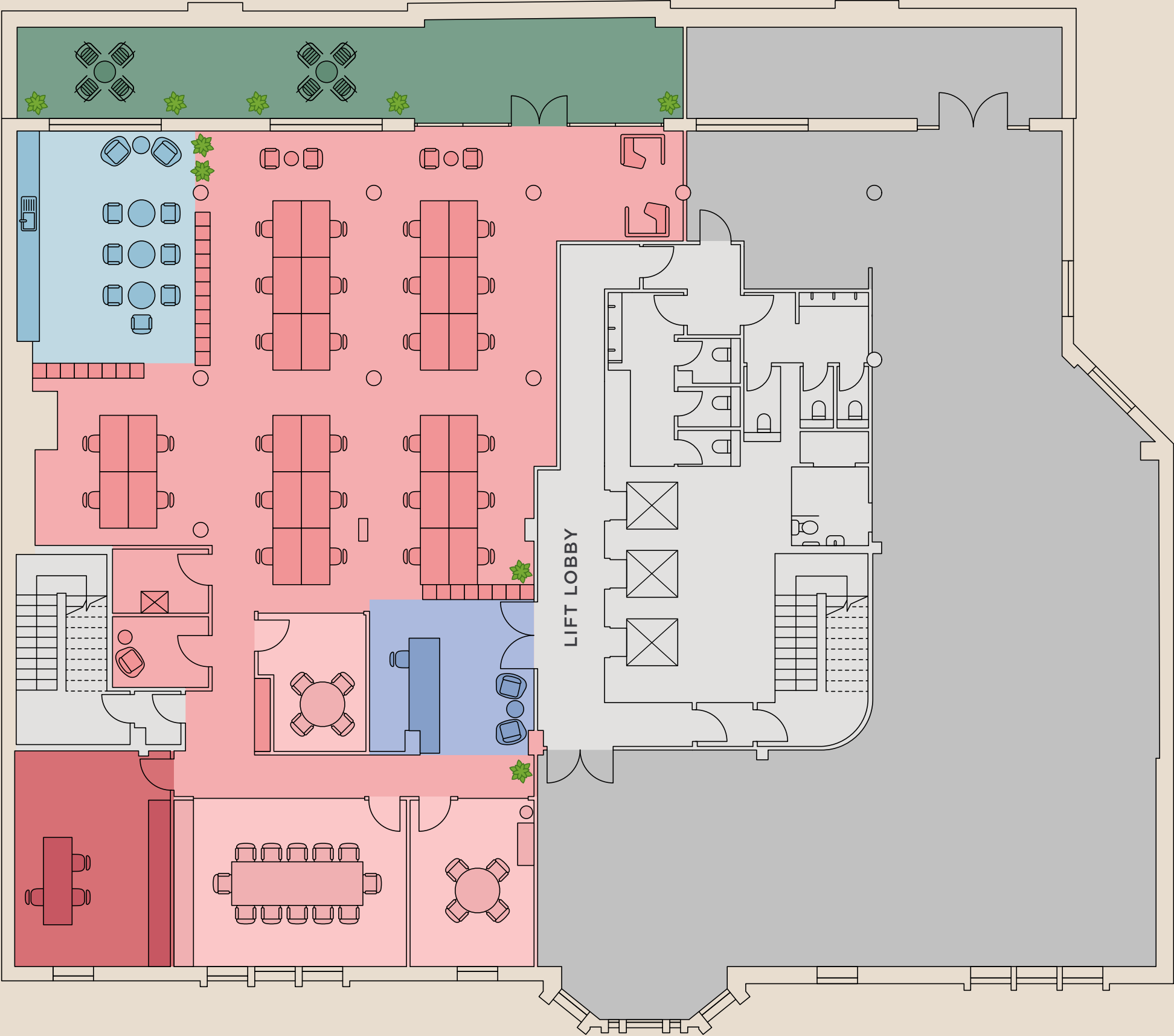
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OPTION 1 SPLIT

INDICATIVE SPACE PLAN

3,603 SQ FT / 334.7 SQ M

- 28x Workstations
- 12 person boardroom
- 2x 4 person meeting rooms
- Executive office
- 3x Private workspaces
- 2x Phonebooths
- Kitchen
- Private terrace
- Reception



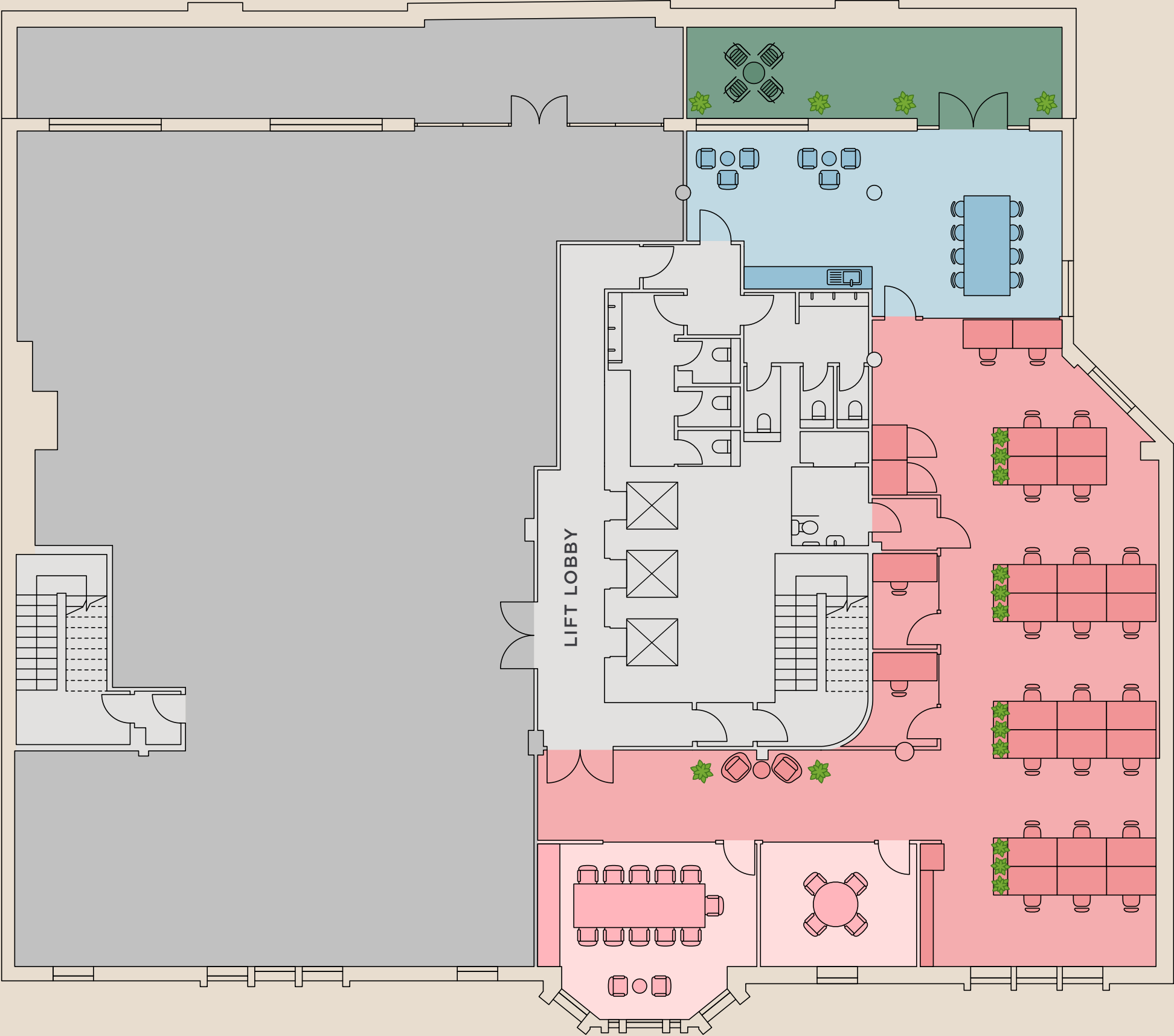
North ←

*Diagram is indicative and not to scale

OPTION 2 SPLIT

INDICATIVE SPACE PLAN
2,721 SQ FT / 252.8 SQ M

- 24x Workstations
- 11 person boardroom
- 4 person meeting room
- 2x Private workspaces
- 2x Phonebooths
- Kitchen
- Private terrace



North ←

*Diagram is indicative and not to scale



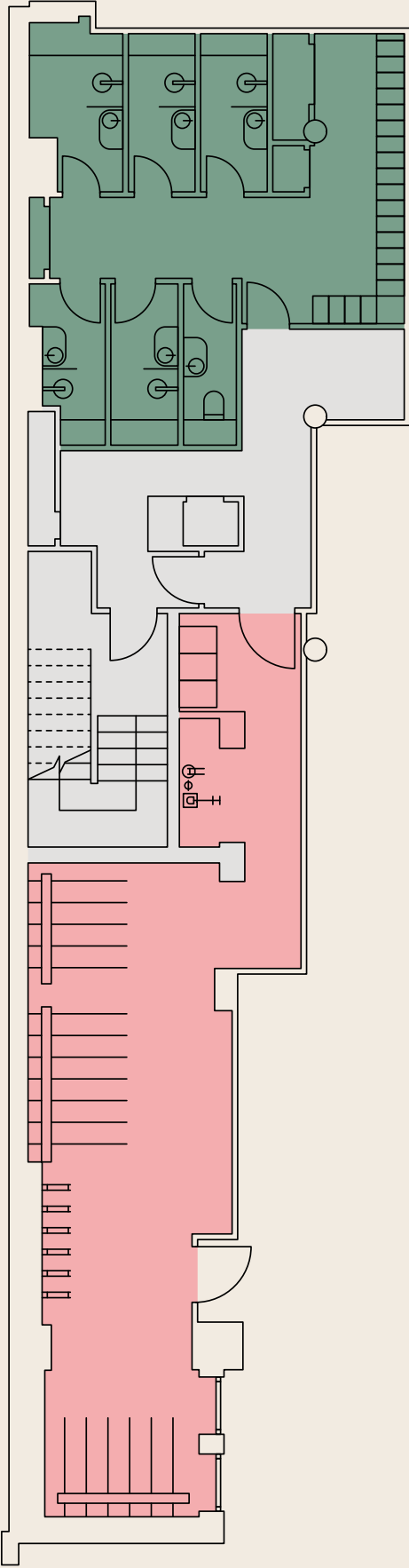
Lockers



Shower facility



Bike storage



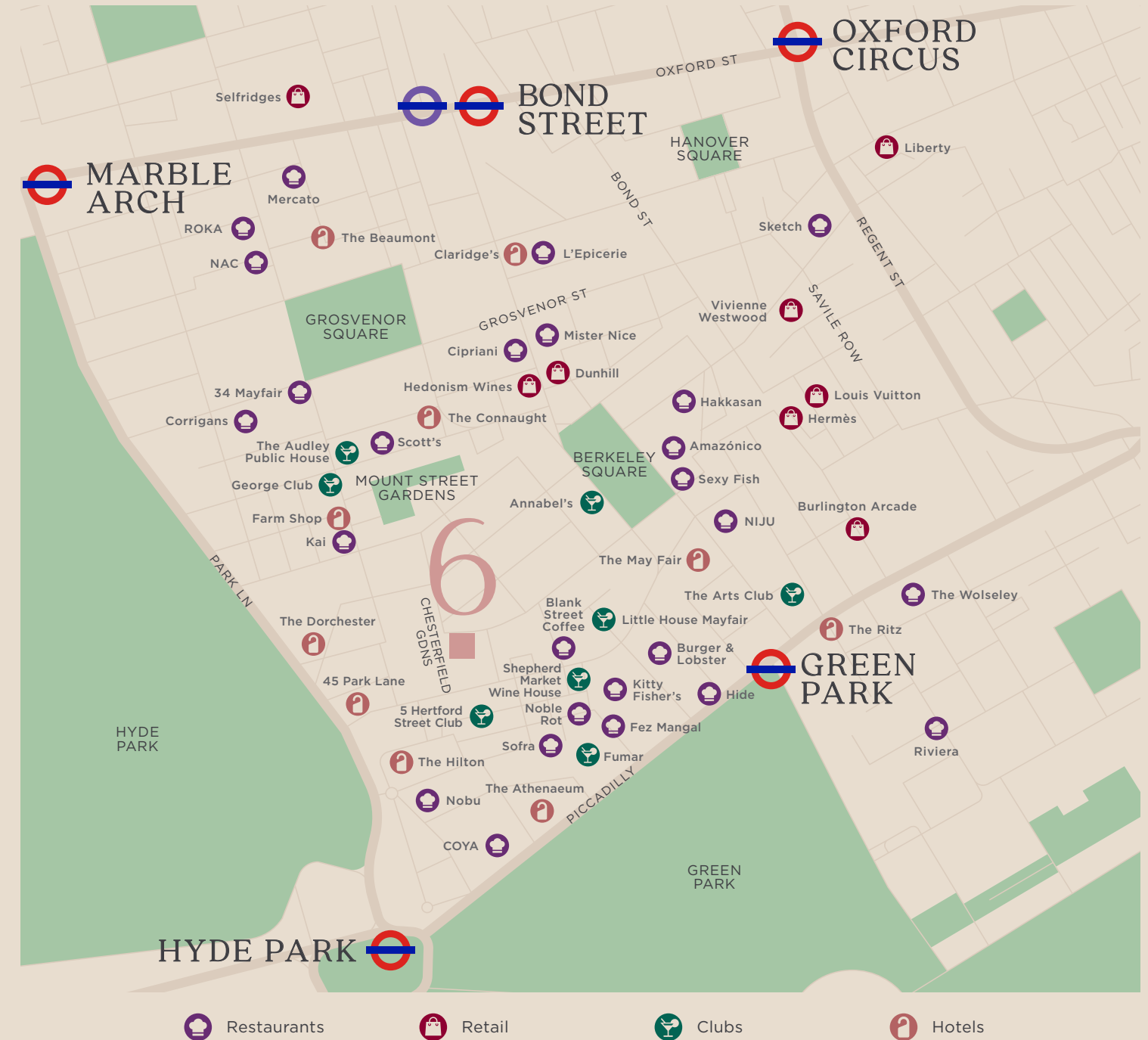
LOWER GROUND

END OF JOURNEY FACILITIES

- 48x cycle spaces
- 40x vented lockers
- 5x unisex showers
- 1x unisex WC

- Shower & locker facilities
- Bike storage
- Core

North ←



SPECIFICATION

OFFICE FEATURES

- Modern ground floor reception with 24hr access
- Metal suspended ceilings with architectural features
- VRF air conditioning system
- LED lighting with dimmable control
- Fully refurbished 6 WCs + 1 Accessible WC

TECHNICAL SPECIFICATION

- 150mm raised floor with approximately 110mm void (variable across site)
- 69kVA incoming electrical supply
- Occupational density - 1 per 10m2
- 3 x Lifts (13 person/1000kg)
- Toilets: 1 per 10m2
- Floor to ceiling height: 2650mm

END OF JOURNEY

- Cycle store: Total 48 spaces
- Cycle Storage: Folding bikes (6 units)
- Vertical Bike Storage: 6 spaces
- Double Josta cycle racks: 36 spaces
- Unisex lockers: 40 units (triple stacked vented)
- Drying room area
- Towel station
- Cycle Maintenance Stand
- 5 Unisex Showers
- 1 Unisex WC

SUSTAINABILITY

EPC - B



6 CHESTERFIELD GARDENS

MAYFAIR W1



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Marketing: [Stuart Chapman Design](#)