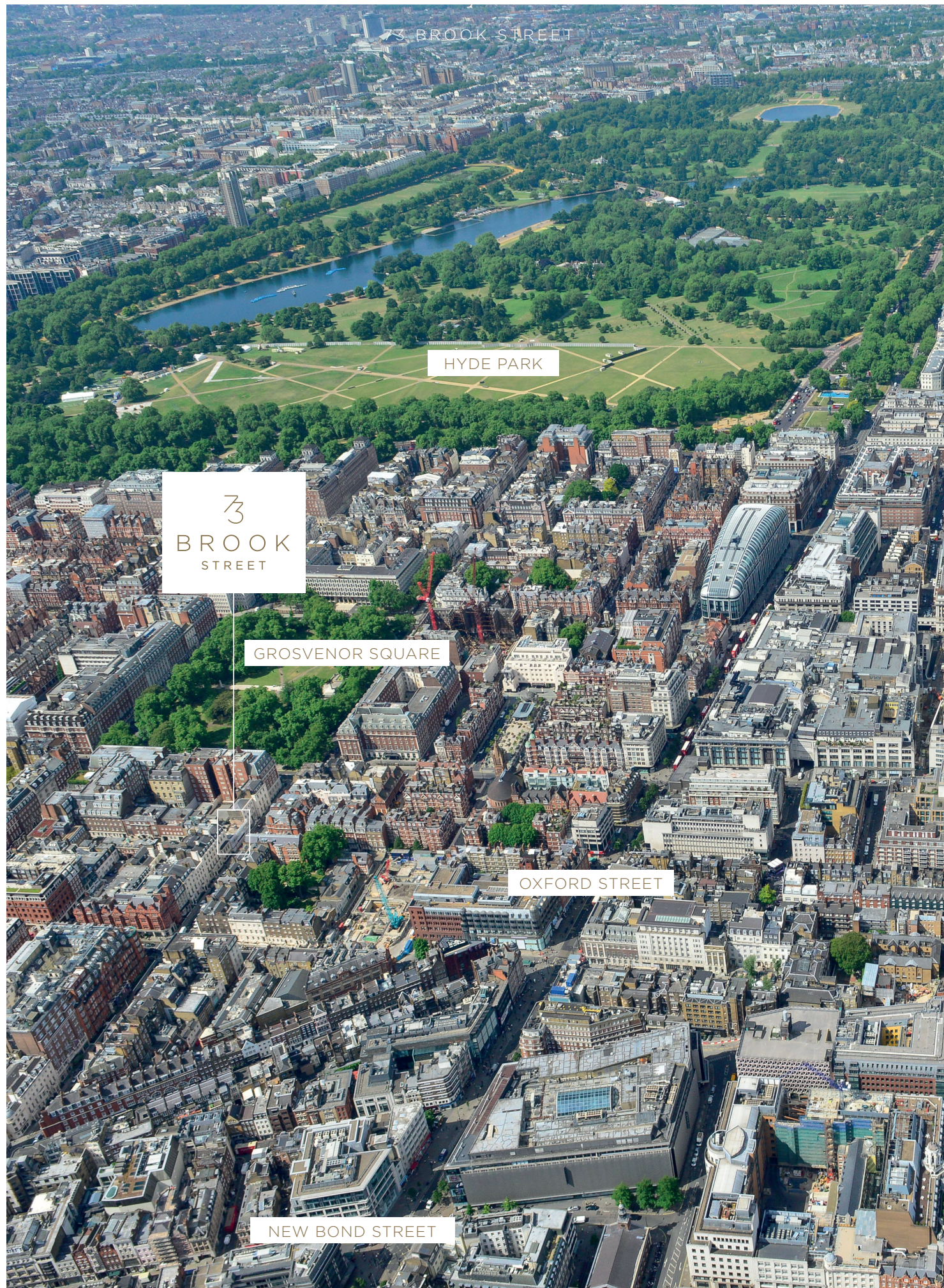


73  
BROOK  
STREET  
MAYFAIR

A NEW BENCHMARK FOR COMMERCIAL  
DEVELOPMENT IN MAYFAIR

C  
CLIVEDALE  
LONDON



A NEW BENCHMARK

73 Brook Street is a new 22,000 sq ft commercial development in the heart of London's most *distinguished* and *vibrant* quarter, Mayfair.

Situated adjacent to Grosvenor Square and New Bond Street, 73 Brook Street is just moments from the peaceful open spaces of Hyde Park and the very best retailers, fine-dining establishments, galleries and hotels that London has to offer.

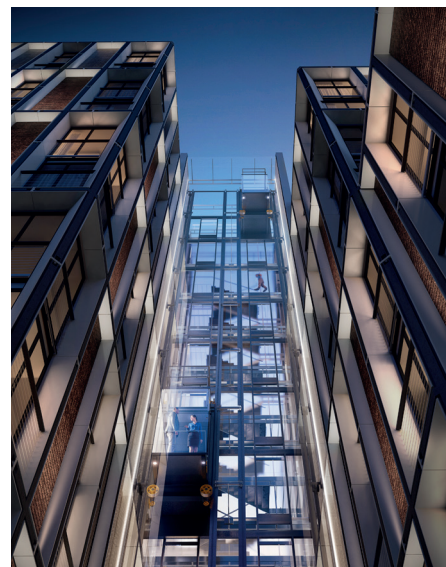
With the New Bond Street Crossrail entrance opening up less than 100 metres from the building's entrance, the development will not only provide its tenants with access to the very best of Mayfair but also connect them directly with the City and Canary Wharf in minutes and to Heathrow Airport in under half an hour.

CLIVEDALE LONDON

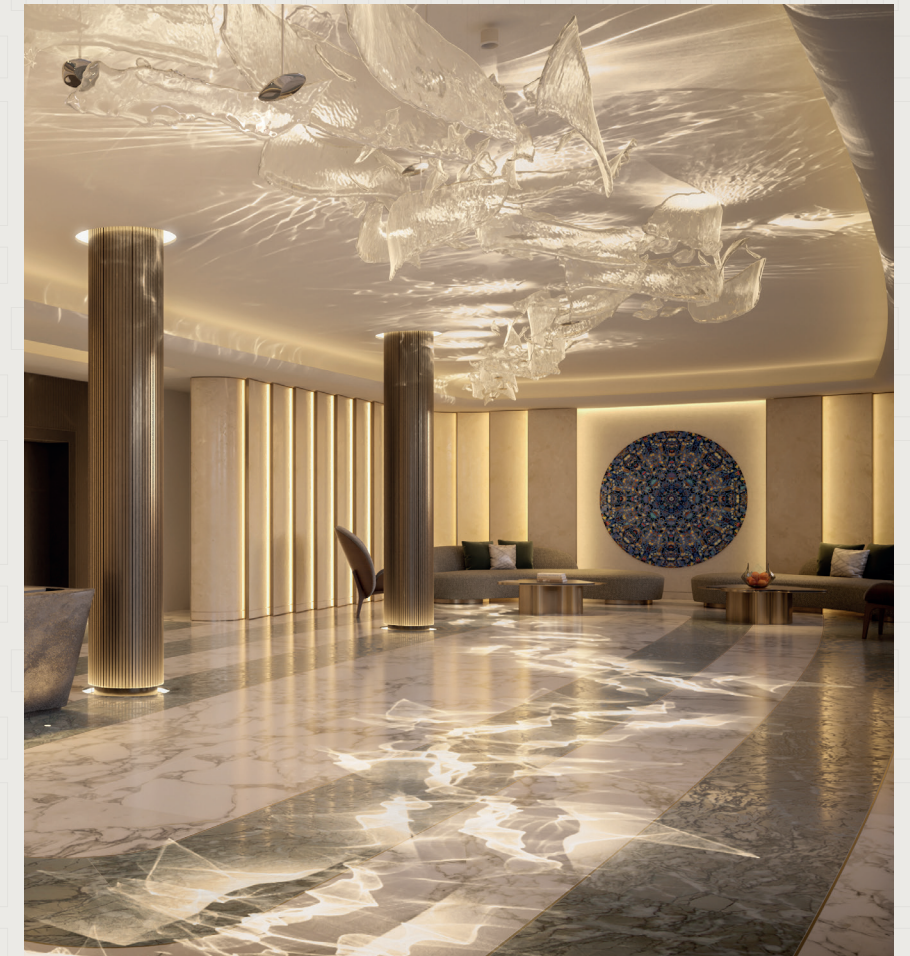
# A truly unique approach



Mayfair Park Residences, Mayfair



Hanover Bond, Mayfair



73 Brook Street, Mayfair



The Mansion, Marylebone

73 Brook Street is being developed by Clivedale London, an independent developer who specialises in the creation of super-prime residential and commercial developments in London's most prestigious locations.

As with all of its projects, Clivedale has invested significantly in the quality and attention to detail of the design and level of specification at 73 Brook Street. The result is a truly world-class commercial building in the heart of Mayfair.



ARCHITECTURAL ELEGANCE

## A building which is *contemporary* yet *classic*

Designed by London-based architectural practice, PLP Architecture, 73 Brook Street has been inspired by Palladian design principles, much like its Georgian counterparts along Brook Street. This ensures that the building fits in perfectly with its traditional Mayfair streetscape.

Both modern and traditional materials have been used, fusing past and present seamlessly. These include a striking Portland stone façade, a distinctive zinc dome roof, as well as bronze balustrades featuring an intricate carving detail.

MAKING AN ENTRANCE

# The most *impressive of first impressions*



Clivedale has significantly invested in the lobby at 73 Brook Street to ensure that it is viewed as one of, if not the finest commercial lobby in Mayfair. Designed by interior design practice, Studio Indigo, the space features Italian marble flooring and a feature coffered ceiling adorned with an 11 metre bespoke glass chandelier by Haberdashery.

The space will be managed by a professionally trained front-of-house team, ensuring that all aspects of administration from mail sorting to guest welcoming are conducted with the highest level of professionalism.

To ensure the utmost security, tenants and their guests will access the upper floors via a secure fob entry system.



THE PERFECT CANVAS

## A new and *flexible space*

Each of the two approximately 2,200 sq. ft (NIA) floors available to let at 73 Brook Street will be delivered to a Category A specification providing the perfect blank canvas for tenants to create an office that meets their personal tastes and exacting requirements.

The large open-plan floorplates are incredibly flexible, allowing for an open-plan office arrangement or a more cellular layout. Both floors have a run of large windows overlooking Brook Street.

OPULENCE AND COMFORT

# First Class Facilities



73 BROOK STREET

Each floor will be fitted with three WCs, which have been designed and detailed to the highest specification.

Luxurious changing and showering facilities will also be provided at ground floor level, as well as bicycle parking which can be accessed via a dedicated back-of-house entrance.













MAYFAIR

A place for those with  
discerning taste.

A SUPERIOR LOCATION

# Mayfair

CONNECTIONS

-  BOND STREET CROSSRAIL 1 MIN
-   3 MINS
-  PADDINGTON 7 MINS
-  LIVERPOOL STREET 13 MINS
-  CANARY WHARF 27 MINS
-  HEATHROW AIRPORT



LOCAL AMENITIES

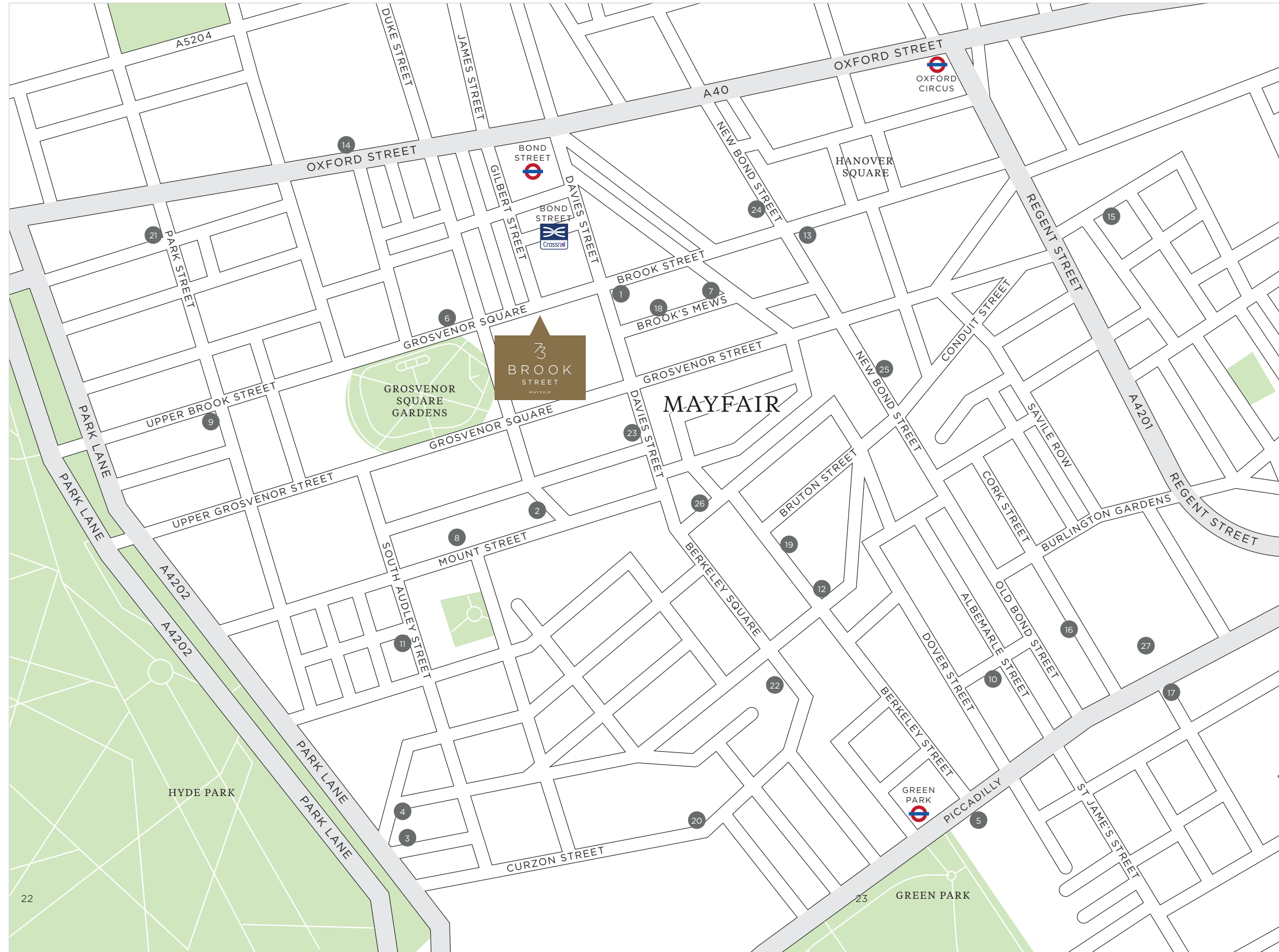
- HOTELS**
-   1 CLARIDGES 1 MIN
  -  2 THE CONNAUGHT 4 MINS
  -  3 45 PARK LANE 9 MINS
  -  4 THE DORCHESTER 9 MINS
  -  5 THE RITZ 10 MINS

- FINE DINING**
-  6 MAZE BY GORDON RAMSEY 2 MINS
  -  7 LA PETITE MAISON 3 MINS
  -  8 SCOTT'S 6 MINS
  -  9 LE GAVROCHE 6 MINS
  -  10 GYMKHANA 9 MINS
  -  11 KAI MAYFAIR 7 MINS
  -  12 SEXY FISH 7 MINS

- RETAIL**
-  13 FENWICK 4 MINS
  -  14 SELFRIDGES & CO 5 MINS
  -  15 LIBERTY 9 MINS
  -  16 BURLINGTON ARCADE 10 MINS
  -  17 FORTNUM & MASON 12 MINS

- HEALTH & WELLNESS**
-  18 THE BATH & RACQUETS CLUB 3 MINS
  -  19 FITNESS FIRST BERKELEY SQUARE 7 MINS
  -  20 GEO F. TRUMPER 8 MINS
  -  21 VIRGIN ACTIVE MAYFAIR 8 MINS
  -  22 THE LANSDOWNE CLUB 8 MINS

- ART & CULTURE**
-  23 GAGOSIAN GALLERY 3 MINS
  -  24 CHRISTIE'S 4 MINS
  -  25 SOTHEBY'S 5 MINS
  -  26 PHILLIPS 6 MINS
  -  27 THE ROYAL ACADEMY 12 MINS





MAYFAIR

## Entertain & enjoy

With over 20 Michelin star awarded restaurants, Mayfair has long been home to some of London's most sought after and critically-acclaimed restaurants and bars. Whether the desire be to eat, drink or relax, Mayfair can cater to those with even the most discerning tastes, offering the perfect balance between work and pleasure.



MAYFAIR

# Energise and breathe

Hyde Park's 350 acres have long been a place of respite and leisure, and Mayfair with its secluded gardens and peaceful squares, combines the best of urban living with a sense of retreat right in the centre of the capital. With a multitude of luxurious spas and peaceful garden squares, Mayfair offers an oasis of tranquillity for those who seek refuge from the hustle and bustle of the capital.



Streets lined  
with some of  
the world's finest  
*luxury* brands.



MAYFAIR

Indulge and  
delight

Whether you require the finest wine, a flagship luxury store, a Savile Row tailor or haute couture, 73 Brook Street is surrounded by world-renowned retailers and boutiques to cater to every need. To the north, Selfridges on Oxford Street; to the south, Mount Street and to the east, two of the world's best shopping streets Bond Street & Regent Street.





MAYFAIR

## Appreciate and invest

Integral to Mayfair's cultural heritage are the art galleries and auction houses that line its streets. Art lovers and collectors will find more than 50 galleries and internationally renowned auction houses such as Sotheby's and Christie's within a 10-minute walk of 73 Brook Street.



Sotheby's EST. 1744

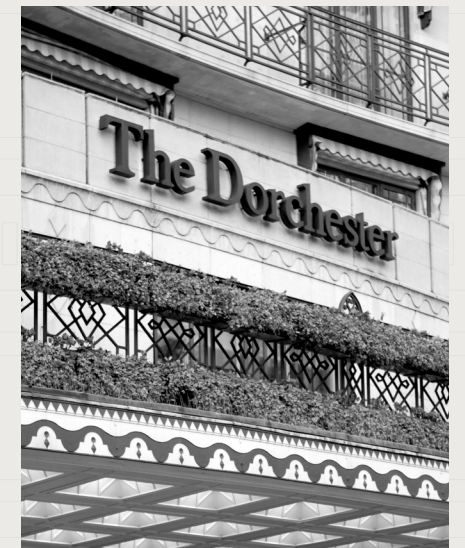




MAYFAIR

# Relax and recuperate

Home to some of the capital's most distinguished hoteliers, there is no place quite like Mayfair for five-star hotels and exceptional amenities. Situated between some of London's landmark hotels such as The Dorchester, 45 Park Lane, The Connaught, Claridges and The Ritz, there is no location more suited to those who expect the best of everything than 73 Brook Street.



73 BROOK STREET

# Floorplans

73 BROOK STREET

# Second Floor



Net internal area 2,200 sq ft

Floor to ceiling height 2.6m

## CEILINGS

Suspended ceiling system with outer seamless finish and acoustic backing.

## WINDOWS

Bronze surround and frame to openable windows.

## BLINDS

Electric blinds provided to all floors.

## LIGHTING

ITAB Pro light recessed modular LED and a standard grid 600mm x 600mm ceiling tiles.

## AIR CONDITIONING

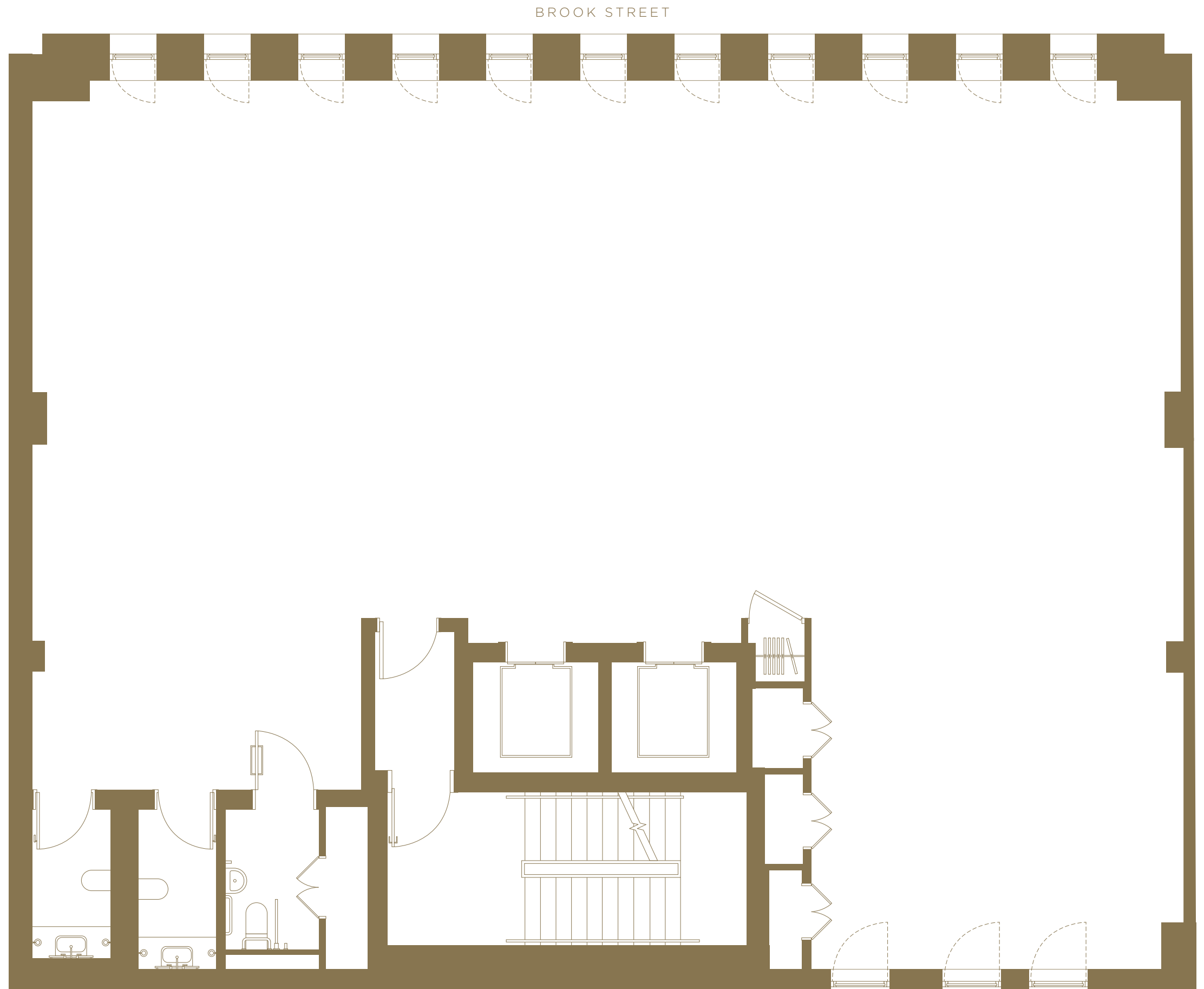
Full air conditioning using fan coil units with zoned temperature control.

## WCS

3 WCs per floor. WCs feature internal marble cantilevered shelves and a ceramic basin.

## LIFT

Two 8-person (640kg) passenger lifts, with brushed bronze panels and mirror. Lifts feature natural stone flooring and a fully-lit diffused white ceiling. Secure fob access to floors.



73 BROOK STREET

# Third Floor



Net internal area 2,200 sq ft

Floor to ceiling height 2.6m

## CEILING

Suspended ceiling system with outer seamless finish and acoustic backing.

## WINDOWS

Bronze surround and frame to openable windows.

## BLINDS

Electric blinds provided to all floors.

## LIGHTING

ITAB Pro light recessed modular LED and a standard grid 600mm x 600mm ceiling tiles.

## AIR CONDITIONING

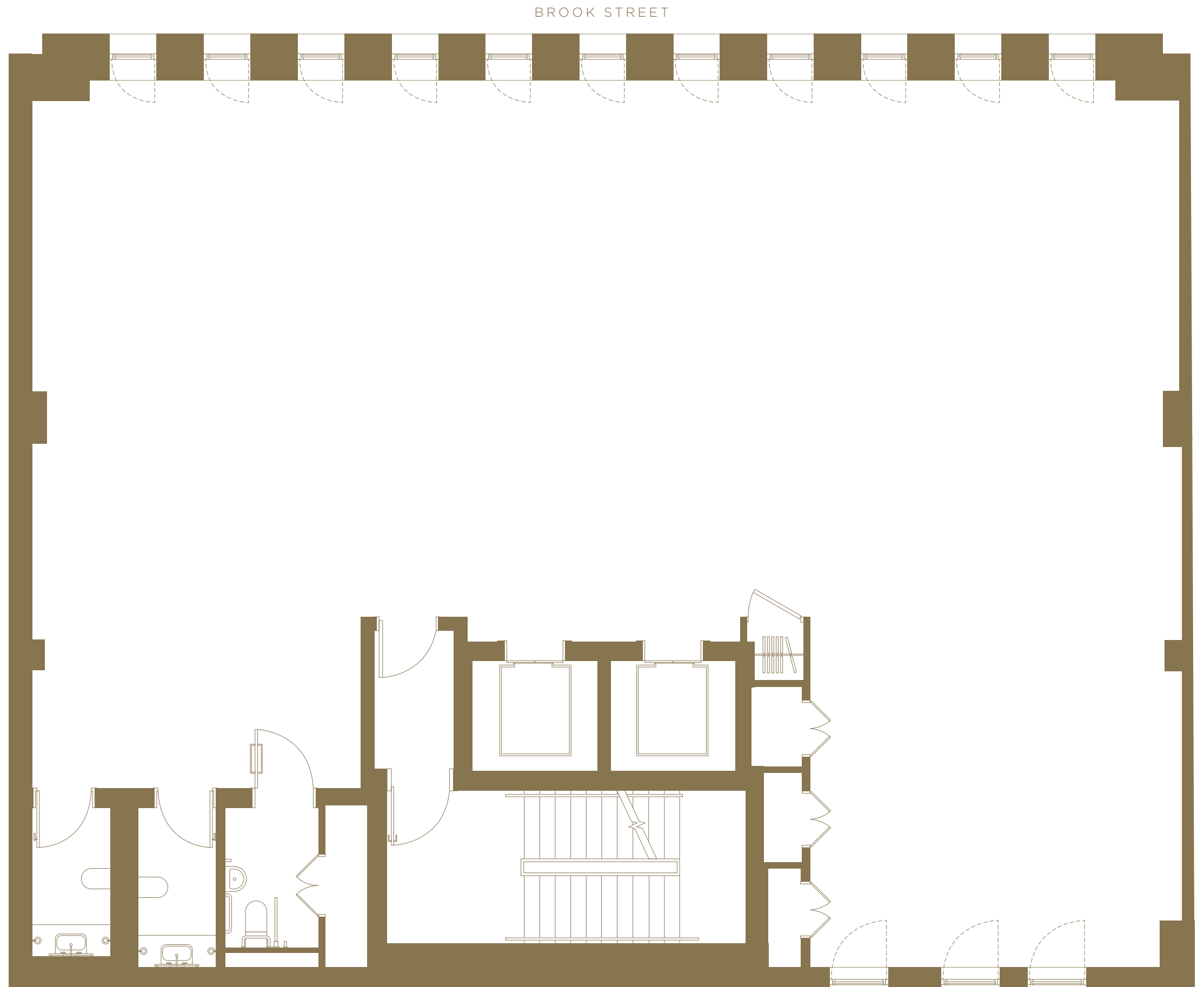
Full air conditioning using fan coil units with zoned temperature control.

## WCS

3 WCs per floor. WCs feature internal marble cantilevered shelves and a ceramic basin.

## LIFT

Two 8-person (640kg) passenger lifts, with brushed bronze panels and mirror. Lifts feature natural stone flooring and a fully-lit diffused white ceiling. Secure fob access to floors.

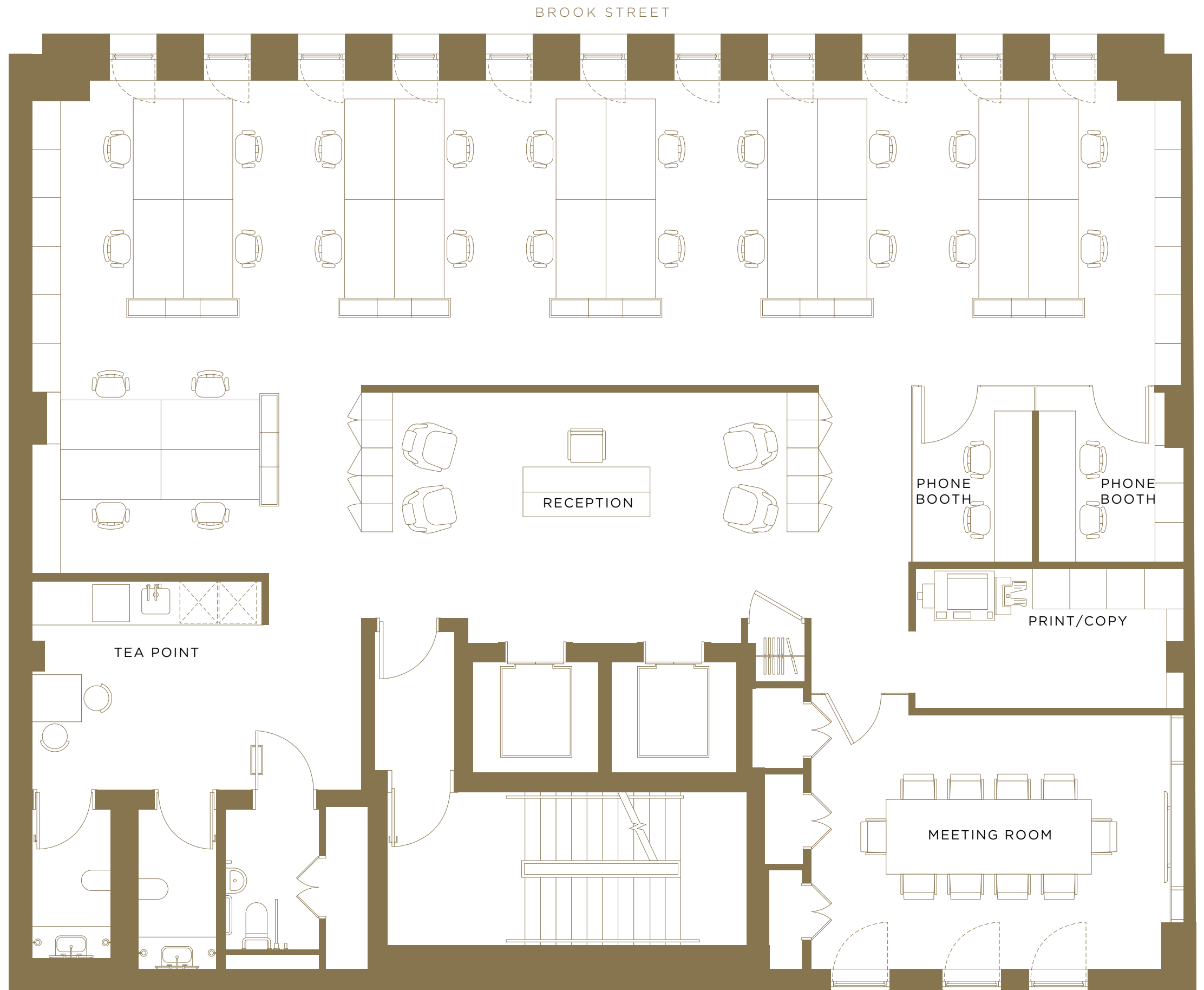


73 BROOK STREET

# Open plan office example



- 1 reception with waiting area
- 24 workstations
- 1 large meeting room
- 2 phone booths
- 3 WCs
- 1 tea point
- 1 print/copy room
- Two 8-person passenger lifts

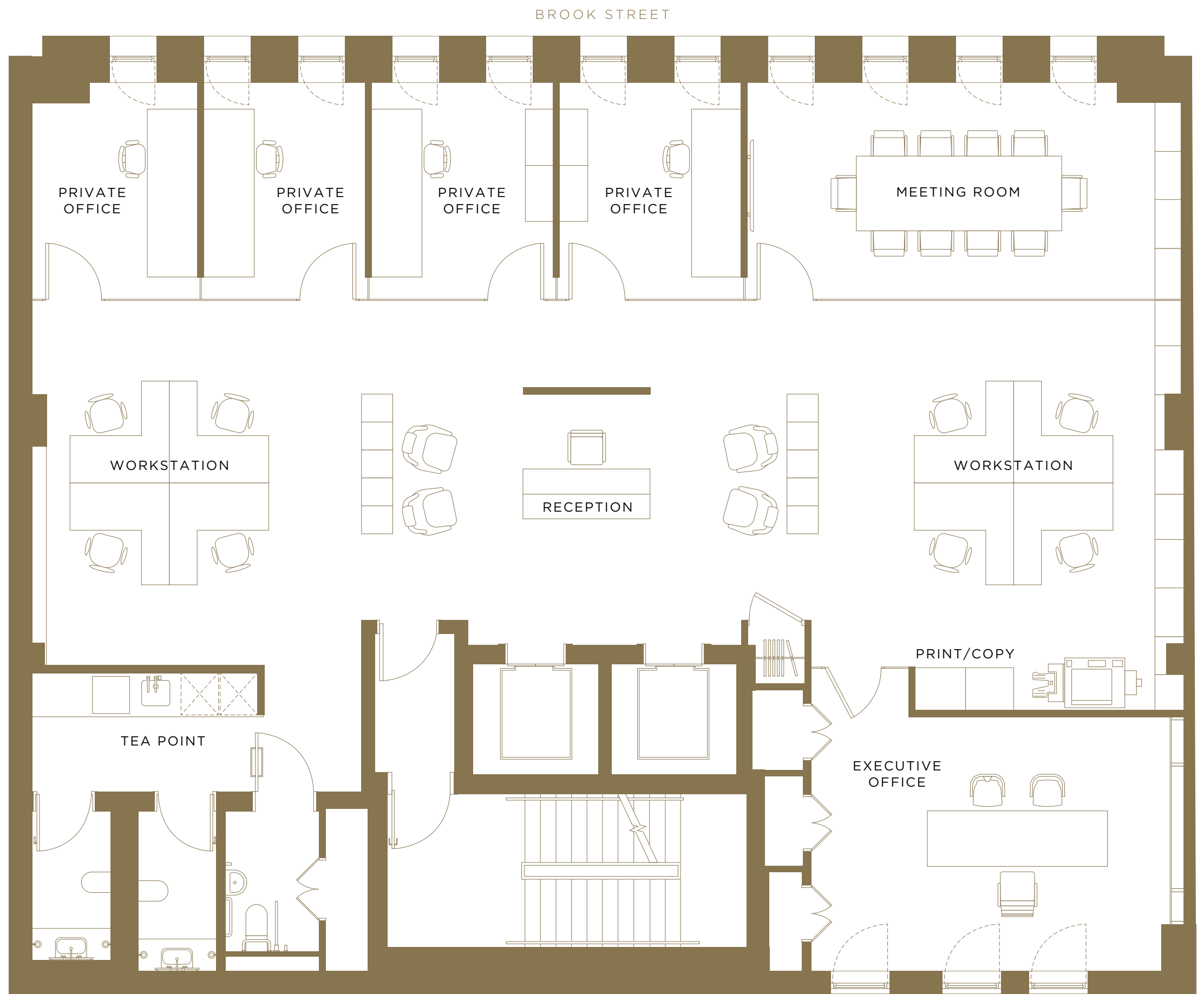


73 BROOK STREET

# Cellular office example



- 1 reception with waiting area
- 8 workstations
- 1 large meeting room
- 1 large executive office
- 4 private offices
- 3 WCs
- 1 tea point
- Print/copy area
- Two 8-person passenger lifts



# Specifications

## General

### BUILDING STRUCTURE

73 Brook Street is a new 22,000 sq ft commercial development designed by PLP Architects and built by Brookfield Multiplex.

The interiors of 73 Brook Street, including the lobby, have been designed by Studio Indigo.

The building's Brook Street façade is made of Portland stone with patterned brick to the other elevations and a contemporary zinc dome roof.

The Brook Street facade is adorned with bronzed balustrades and railings featuring an intricate carving detail.

### OCCUPATIONAL DENSITY

1 person per 10 sq m of net lettable office area.

### FLOOR LOADINGS

Floors are designed to comply with current legislation and have a concentrated loading capacity of 3kN/m<sup>2</sup> to comply with MOB PF2 PS/SPU.

### LIFT

Two 8-person (640kg) passenger lifts, with brushed bronze panels and mirror. Lifts feature natural stone flooring and a fully-lit diffused white ceiling. Secure fob access to floors.

### FLOOR TO CEILING HEIGHTS

2.6m on both second and third floors.

### ELECTRICAL SERVICES

Small power and data to office areas with an allowance of 25W/m<sup>2</sup> and spare capacity on the distribution board.

### HEATING & COOLING

Full air conditioning using fan coil units with zoned temperature control.

## Finishes

### GROUND FLOOR LOBBY

A 1,500 sq ft lobby with Italian marble two-tone flooring, feature coffered ceiling, bespoke metal clad reception desk, metalized panel louvres to the rear wall, an 11 metre bespoke feature chandelier by Haberdashery, a piece of signature artwork, concealed speakers, a seating area and guest WC.

### CEILINGS

Suspended ceiling system with outer seamless finish and acoustic backing.

### WALLS

A mixture of metal stud plasterboard partitions and solid plaster finishes.

### WINDOWS

Bronze surround and frame to openable windows.

### BLINDS

Electric blinds provided to all floors.

### LIGHTING

ITAB Pro light recessed modular LED and a standard grid 600mm x 600mm ceiling tiles.

## Amenities & Services

### WCS

3 WCs per floor. WCs feature internal marble cantilevered shelves and a ceramic basin.

### SHOWERS AND LOCKERS

2 showers and 6 ventilated lockers provided at ground floor level with access via the rear of the building (Three Kings Yard). The area also features a communal washer/dryer, coffee point and towel storage.

### BICYCLE STORAGE

12 bicycle parking spaces accessed via a dedicated route at the rear of the property (Three Kings Yard).

### SECURITY

Reception to be staffed during working hours, CCTV surveillance around the building including front and rear doors linked to reception. Dedicated access cards/fobs for lifts and tenant floors.

73 BROOK STREET

## Professional team

ARCHITECTS:

PLP Architects  
Ibex House  
42-47 Minories  
London  
EC3N 1DY

INTERIOR DESIGNERS:

Studio Indigo  
37 Chelsea Wharf  
15 Lots Rd  
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London  
SW10 0QJ

MAIN CONTRACTORS:

Brookfield Multiplex  
One Broadgate  
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London  
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FIT-OUT CONTRACTORS:

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Chelsea Harbour  
London  
SW10 0XD

PLANNING CONSULTANT:

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London  
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SERVICE ENGINEERS:

DSA  
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