

NORTH



MAYFAIR

55 Duke Street

E Class Opportunity
5,266 sq ft



GROSVENOR



Location

Between the bustling energy of Oxford Street, home to the world renowned Selfridges, and the centrepiece of Mayfair's historic streetscape, Grosvenor Square, North Mayfair presents an exciting neighbourhood hub for local workers and visitors. Benefitting from nearby Bond Street's enhanced connectivity via the Elizabeth Line, and linking the key office districts of Mayfair and Marylebone, the thriving destination is home to The Beaumont and Marriott Grosvenor Square Hotels, as well as compelling F&B offers including Crisp at the Marlborough Head, 74 Duke, Berenjak and BiBi.

Originally created as an homage to the 'countryside in the city', Grosvenor Square is set to become the pre-eminent green space in the West End following a world class transformation.



Duke Street Customer

Domestic Visitors represent the largest customer group, accounting for 57% of visitors, followed by International Visitors at 27%, Residents at 8%, and Workers at 7%.

2hr 45 mins
Average Dwell Time

Footfall
3,014,034

The Space:

NIA floor areas:

Ground	3,012 sq ft
Basement	2,254 sq ft
Total	5,266 sq ft

See floor plans and elevations

Floor to ceiling heights

Ground - 2.53m - 3.87m

Basement - 2.79m

Specification available on request.

EPC rating – C

Leasing Information

Rent – on application

A service charge is payable; details available on request.

Business Rates - Interested parties are advised to make their own enquiries with the Local Authority.

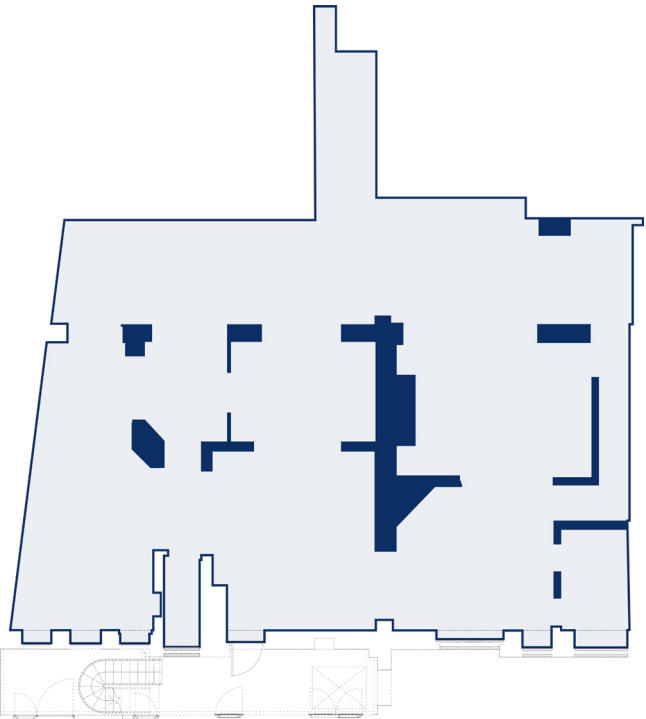
Tenure - Available on a new lease granted outside the security of tenure provisions of the Landlord and Tenant Act 1954 on standard Grosvenor terms.

Planning - The unit benefits from E Class Use.

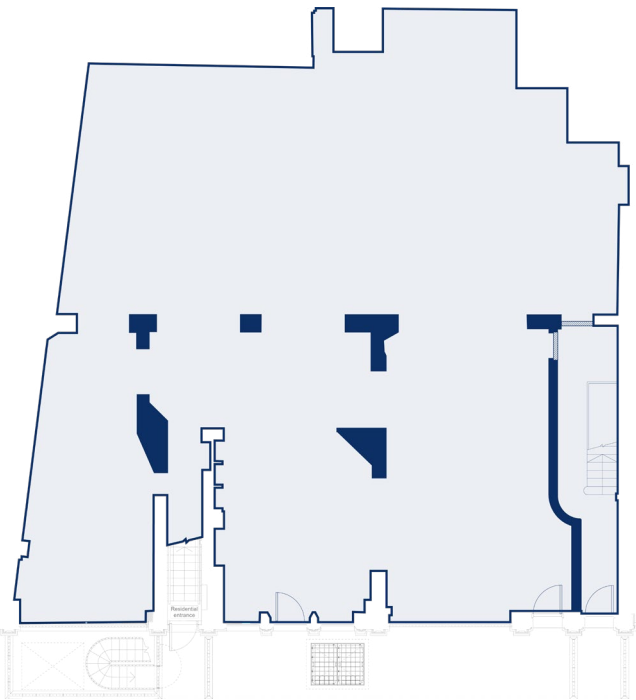
Viewings - Strictly by appointment through the joint agents.

Legal costs - Unless otherwise stated, each party is to bear its own legal costs and VAT may be applicable.

Floor Plans

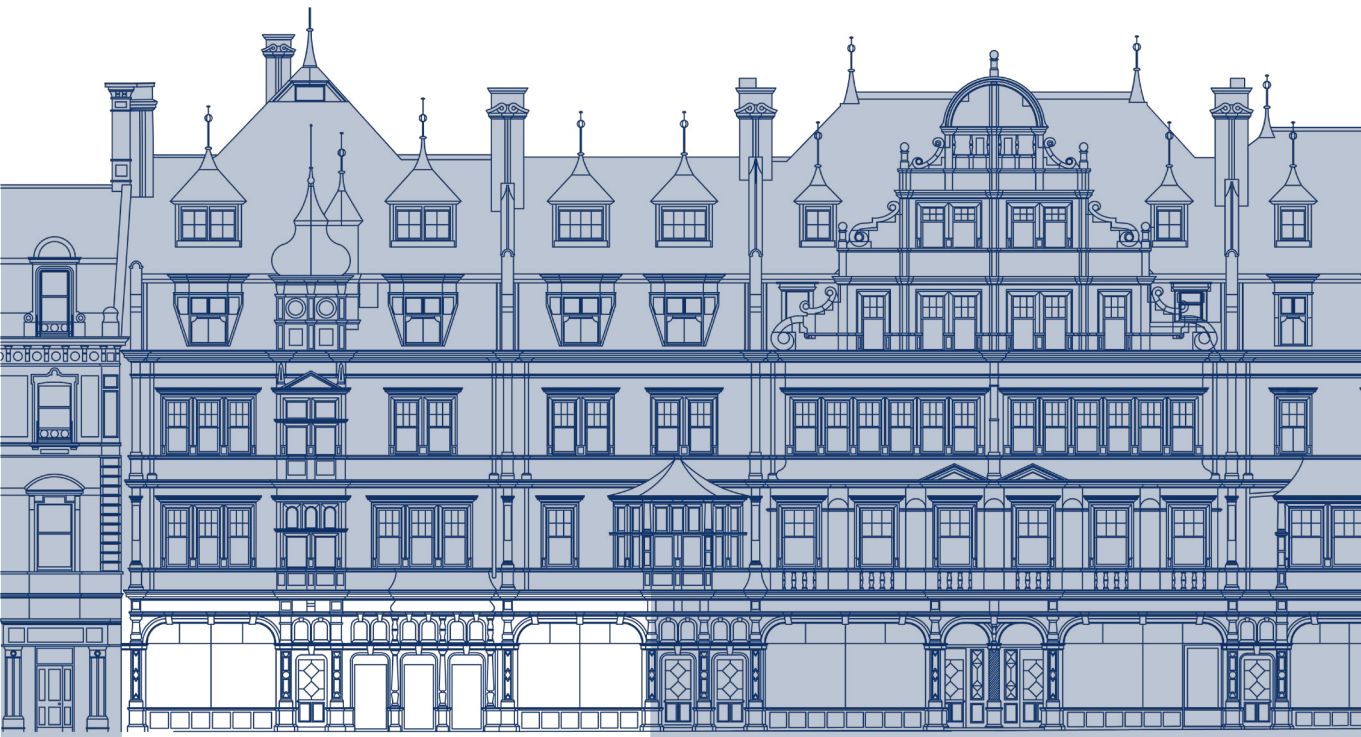


BASEMENT



GROUND FLOOR

Elevations



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Joint agents

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