

7 DOWN STREET

MAYFAIR

Discover Mayfair's best kept secret...

Welcome to 7 Down Street, a hidden gem, nestled between two of London's most iconic parks and a stone's throw away from bustling Shepherd Market and vibrant Curzon Street.



AVAILABILITY

12,243 sq ft
Grade A Office Space

FLOORS CIRCA

5,000 sq ft
Cat A / A+

ACCOMMODATION

3 Floors
May be split

SUSTAINABILITY

Energy efficient
Improvements throughout

ENTRANCE EXPERIENCE

Redesigned
reception
High quality finishes

END-OF-JOURNEY

Shower
facilities
Plus bike racks and lockers



A perfect balance between *heritage* and modernity

A modern development, incorporating an elegant period red brick facade, 7 Down Street has undergone a comprehensive internal refurbishment, incorporating brand new facilities and best-in-class sustainability credentials.

A total of 12,243 sq ft of office space will be available, split across 3 floors measuring approx. 5,000 sq ft each, available as CAT A or A+ fit outs.

A welcome reception

The reception has been comprehensively refurbished to include a timber slatted feature wall, recessed LED strip lighting within a coffered ceiling and perimeter spotlights. A bespoke ceramic-fronted reception desk and high-quality reception furniture complete the entrance experience.



Ground floor reception



*Illuminated
workspace*

Large windows flood the floors with natural light from three elevations.

Third floor

*A seamless
working
environment*



CAT A+ 3rd floor offers flexible and efficient open plan workspaces with co-working and stylish breakout areas.

Third floor kitchen



Third floor entrance area



Third floor breakout area



Third floor meeting rooms



Third floor phone booth

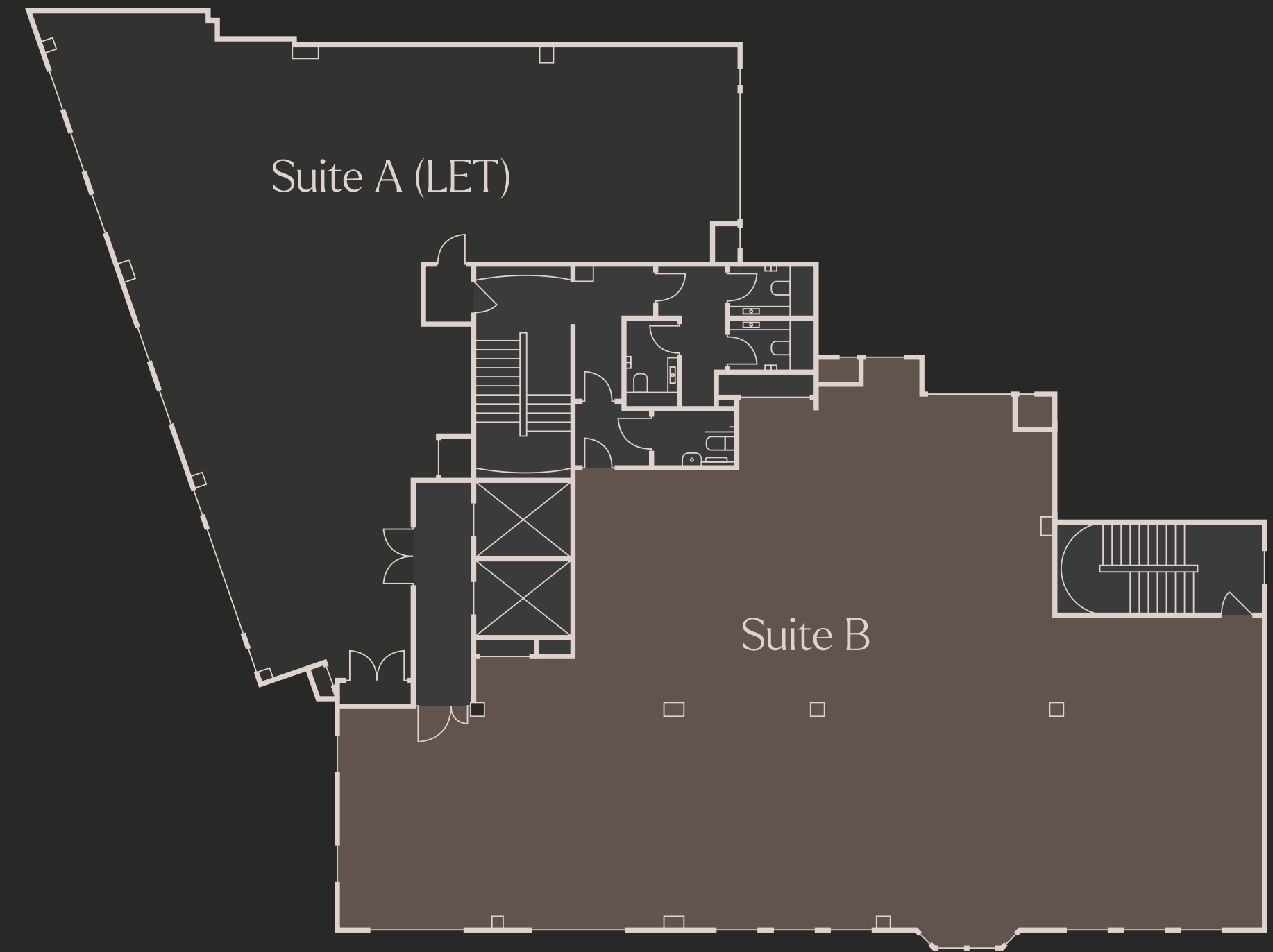


Third floor meeting room

Schedule of areas

	SQ FT	SQ M
Third	4,382	407.1
Second	4,935	458.5
First (Suite B)	2,926	271.8
Total	12,243	1,137.4

First floor



Suite B
2,926 sq ft
271.8 sq m

Plans not to scale. Indicative only.

Second floor



4,935 sq ft
458.5 sq m

Third floor



4,382 sq ft
407.1 sq m

Plans not to scale. Indicative only.



CAT A floor



CAT A floor

Contemporary facilities

Fully refurbished

Full CAT A refurbishment including brand new reception, M&E, WCs, showers and redecorated common parts

Fully fitted CAT A+ 3rd floor

Designed for open plan working with high quality reception area and meeting facilities, private offices and full break out/co-working zone

High-speed internet

Fibre lines offering speeds up to 10GB provided by One Fibre

Occupancy

Designed for an occupancy level of 1:10

3-phase power supplies

With metered power and lighting boards for each floor/suite

End-of-journey

15 x bike rack spaces

3 x showers

Locker facilities

Car parking

Secure basement parking may be available by separate arrangement

Sustainability

EPC rating B27

An elevated Specification

Manned reception

Commissionaire and 24-hour access

Lifts

2 x automatic 10-person passenger lifts

WCs

Brand new superloos on every floor

Air conditioning

Independent ceiling mounted (floor by floor) VRV heating & cooling

Ventilation

Fresh air delivered by MVHR units on each floor

Ceilings

Suspended metal ceilings with recessed lighting

LED lighting

Recessed LED lighting and feature lighting on fitted 3rd floor and reception

Raised floors

Full access metal raised floors with 125mm clear void



Perfectly placed

Mayfair, one of London's most prestigious neighbourhoods, offers luxury shopping, fine dining, exclusive art galleries, and private members' clubs. With beautiful parks and proximity to cultural attractions and top hotels, it combines convenience and opulence, making it a highly sought-after location for UK and overseas businesses.



• Food & drink

- | | |
|--------------|------------------------|
| 1 Scott's | 6 Kitty Fishers |
| 2 The Audley | 7 Five Hertford Street |
| 3 34 Mayfair | 8 Little House |
| 4 Tamarind | 9 Harry's Bar |
| 5 Nobu | |

• Shopping & art

- | | |
|------------------|--------------------|
| 1 Hauser & Wirth | 6 Bvlgari |
| 2 Sadie Coles HQ | 7 Royal Academy |
| 3 Bonhams | 8 Gagosian Gallery |
| 4 Hermès | 9 Hamilton's |
| 5 Louis Vuitton | |

• Hotels

- | | |
|-------------------|--------------------------------|
| 1 The Dorchester | 6 Claridge's |
| 2 The Ritz | 7 Flemings Mayfair |
| 3 The Hilton | 8 The Athenaeum |
| 4 Grosvenor House | 9 The Sheraton Grand Park Lane |
| 5 45 Park Lane | |



Surrounded by *greenery*

Green spaces

Whatever the season, find the time to enjoy nature in over 350 acres of central London's finest parkland on your doorstep, with Green Park only a 3 minute stroll away, or Hyde Park a 5 minute walk.

▼ Green Park



◀ The Serpentine, Hyde Park

Vibrant Mayfair

Shepherd Market

Shepherd Market offers a charming, village-like atmosphere with boutique shops, cosy pubs, and upscale eateries. Its intimate vibe, combined with proximity to Mayfair's nightlife, makes it a unique and stylish destination in the heart of the area.

▼ Shepherd Market



Shopping & art

Mayfair is a hub for luxury shopping and art, with designer boutiques on Bond Street and Savile Row, along with renowned galleries and auction houses. It offers a blend of high-end fashion and world-class art for collectors and enthusiasts alike.

▼ Bond Street



Food & drink

A culinary hotspot, Mayfair features Michelin-starred restaurants, fashionable cafés, and elegant bars. From fine dining to casual eateries, the area offers a diverse range of high-quality food and drink options, catering to every taste and occasion.

▼ Scott's



Be better *connected*



Green Park
7 min walk

Oxford Circus
2 min

Leicester Square
3 min

South Kensington
4 min

London Bridge
5 min

Farringdon
10 mins

Canary Wharf
14 mins



Hyde Park Corner
7 min walk

Knightsbridge
2 min

South Kensington
3 min

Kings Cross
St. Pancras
14 mins

Euston
19 min

Bank
20 mins

Liverpool Street
23 min



Bond Street
16 min walk

Tottenham
Court Road
2 min

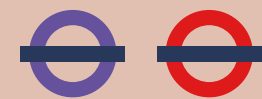
Baker Street
2 min

Charing Cross
4 min

St. Paul's
5 min

Canary Wharf
14 mins

Heathrow Airport
30 mins



7 Down Street is highly accessible, with Green Park station nearby, offering Piccadilly, Jubilee, and Victoria line connections. Bond Street station is also within walking distance, providing access to the Central and Elizabeth lines, ensuring excellent transport links across London.

Terms

New lease available from the landlord and further information available upon request.

Viewings strictly by appointment through joint sole agents.

Contact



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