

# 30 Mount Row Mayfair

*Scale, volume,  
drama.*  
An experience.

8,730 sq ft  
purpose-built gallery / luxury retail /  
showroom / concept store space to let



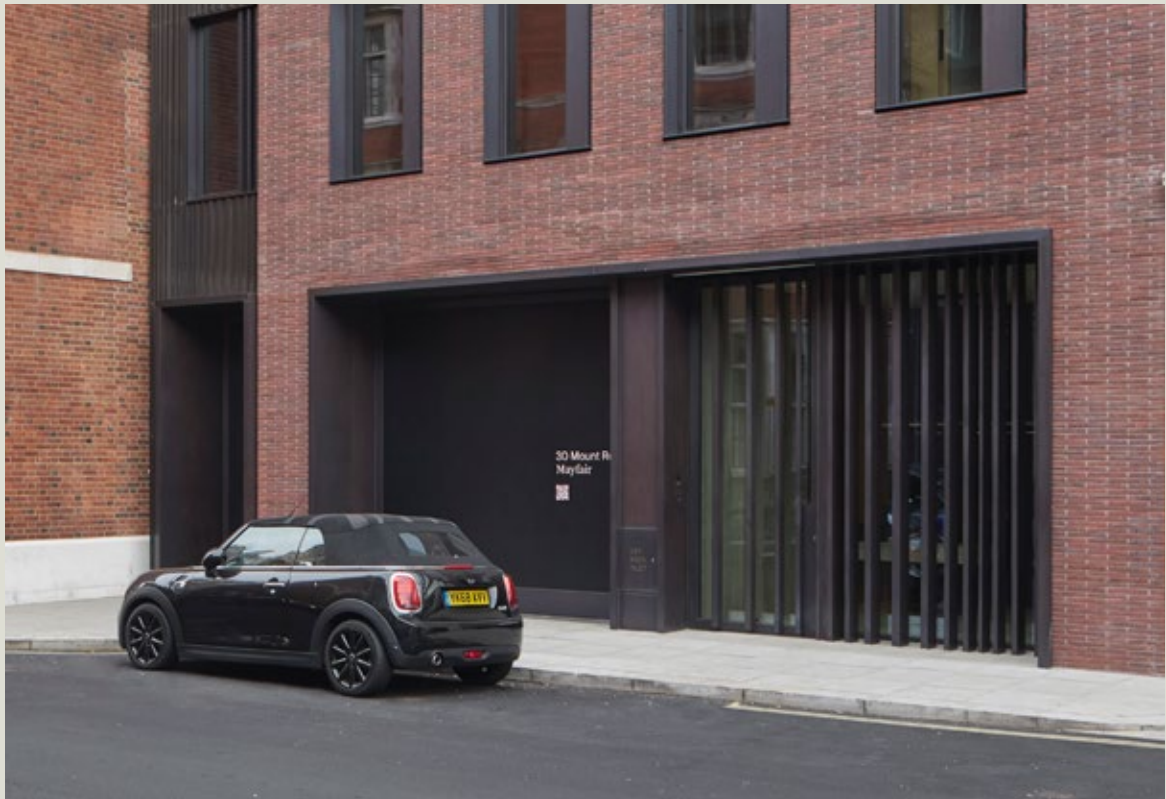
30 Mount Row

Mayfair

*Scale, volume, drama.  
An experience.*

Studio Mackereth Architects took their inspiration for this new gallery / retail building at 30 Mount Row from the immediate context and rich building heritage of old Mayfair. A subtle reinterpretation of many of these traditional architectural details that embellish the period façades of the surrounding buildings, combined with a contemporary look, dramatic form and a simple palette of materials has ensured this new space has an appropriate grandeur and sits harmoniously within its streetscape.





The oversized pivoting glass door at street level frames a tempting glimpse of the striking garden and rear pavilion that sits behind the main building. Here, the sheer scale of the space is striking. A faceted bronze origami-style folding roof provides a clever structure that enables clear, uninterrupted floors and voluminous space.

The architectural design has been tailored to suit the needs of a gallery, luxury retail, showroom or concept store with walls, floors and ceilings across the levels built to withstand large loads to enable easy access and the display of oversized heavy display pieces.

- Purpose built with gallery, luxury retail, showroom or concept store use in mind
- Large pivot door for deliveries of display pieces
- Column-free, voluminous space
- Outside courtyard area
- Wall and ceiling construction allows for load-bearing installations
- Storage space at basement level
- Easy access from Mount Row



Ground Floor  
*Front*

30 Mount Row  
Mayfair



Ground Floor  
*Front*

30 Mount Row

30MR

30 Mount Row  
Mayfair

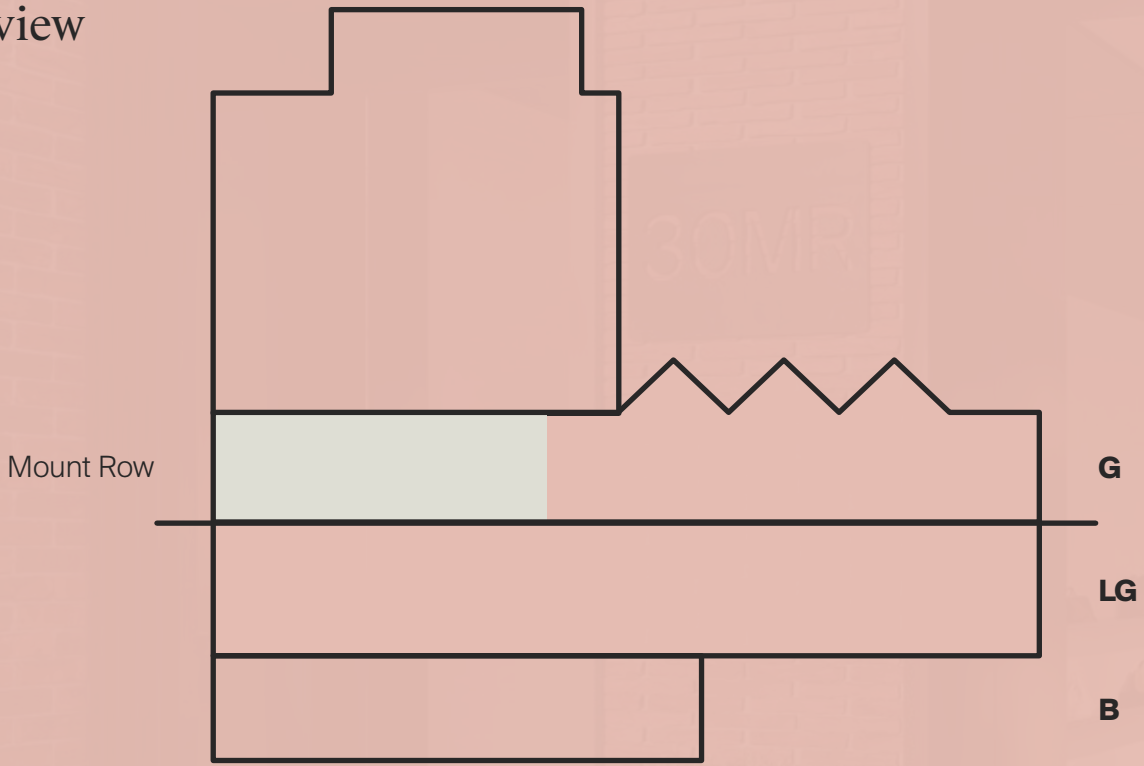
DRY  
RISER  
INLET

CGI. Indicative only

Mayfair

# Ground Floor *Front*

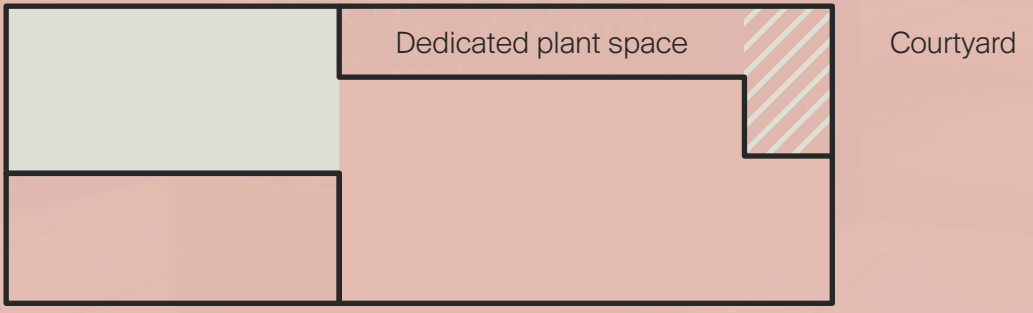
Elevation view



## Info

- Light-filled street entrance
- Clear view through to display space at rear
- Ceiling height of 3.5m
- Soft spot to create 9.3m double-height space between floors
- Direct view through to external courtyard

Plan view



Ground Floor  
*Rear*

30 Mount Row



Mayfair

Ground Floor  
*Rear*



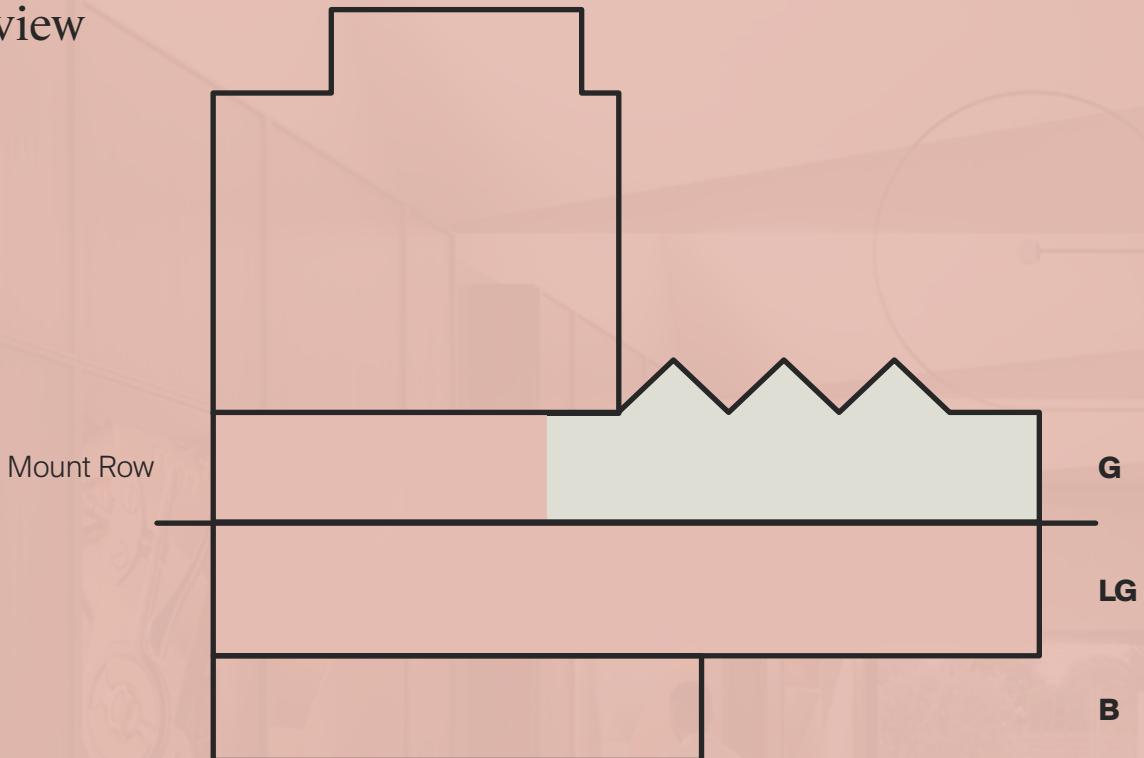
Ground Floor  
*Rear*



CGI. Indicative only

# Ground Floor *Rear*

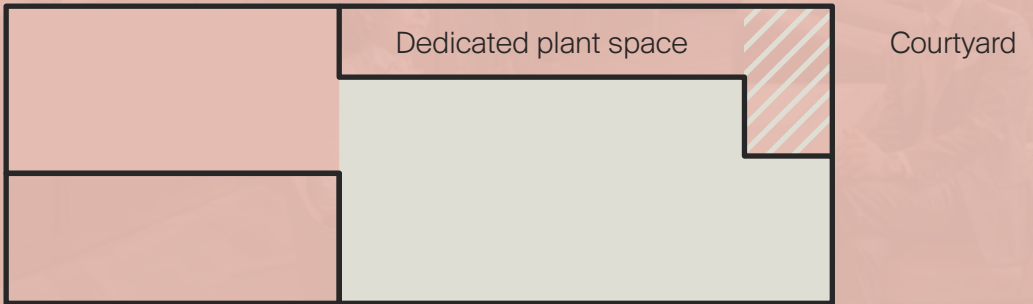
Elevation view



Info

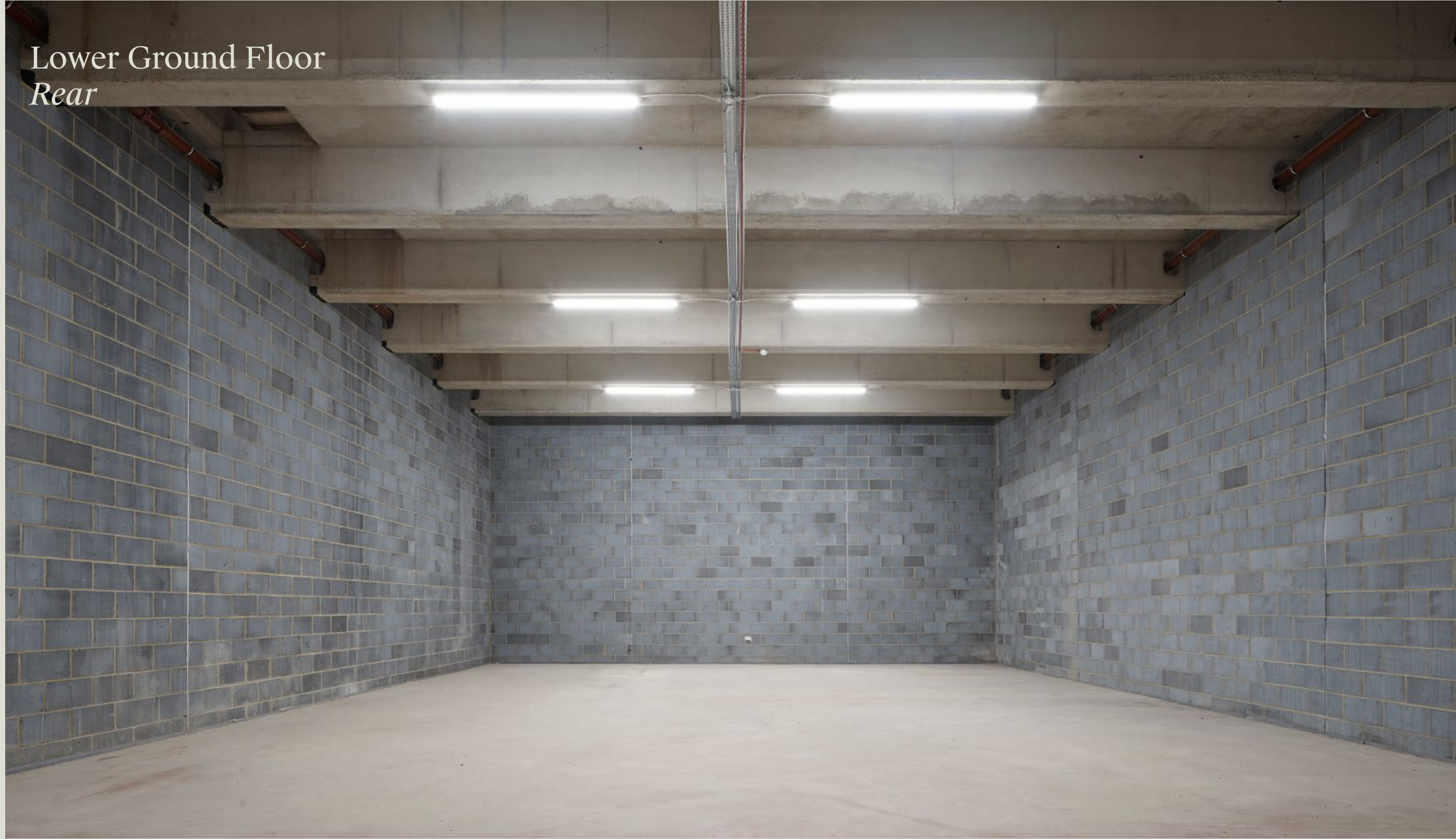
- Column-free design for clear sight lines across spaces and the potential to feature large display pieces
- Faceted 'origami' ceiling with bronze cladding with a maximum height to apex of 5.4m
- Walls and ceiling construction allows for load-bearing installations
- Open courtyard to the rear

Plan view



CGI. Indicative only

Lower Ground Floor  
*Rear*



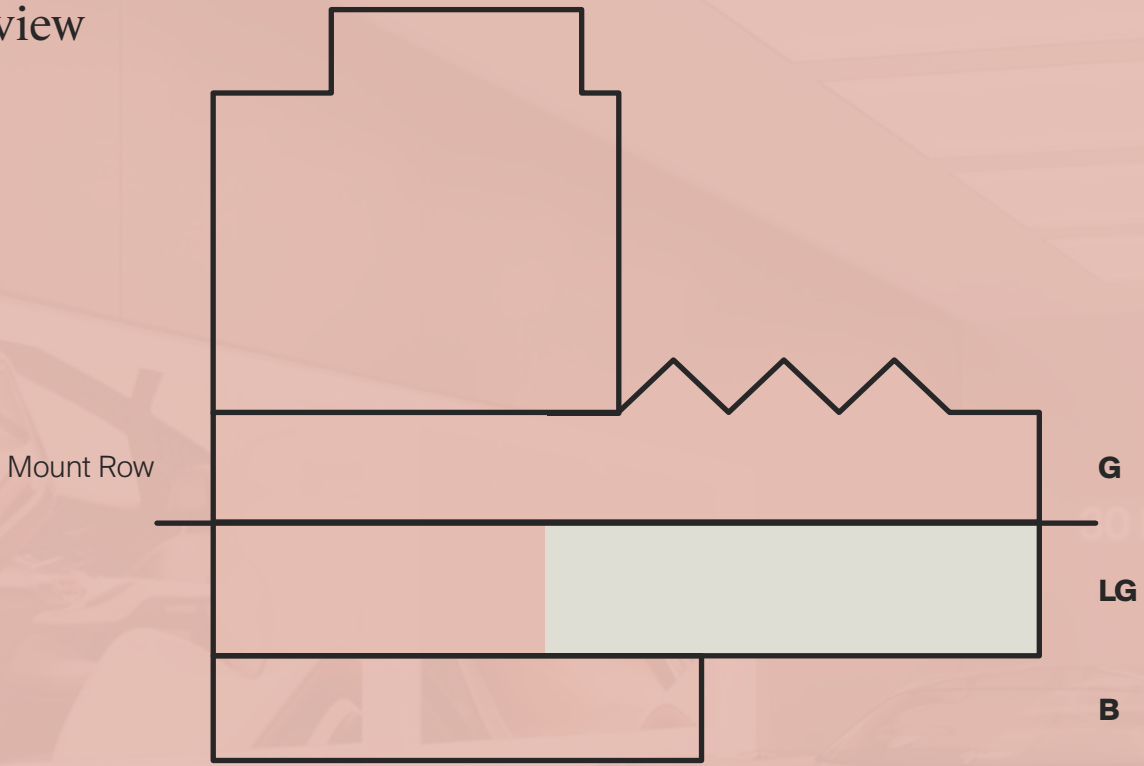
# Lower Ground Floor *Rear*



30 Mount Row

# Lower Ground Floor *Rear*

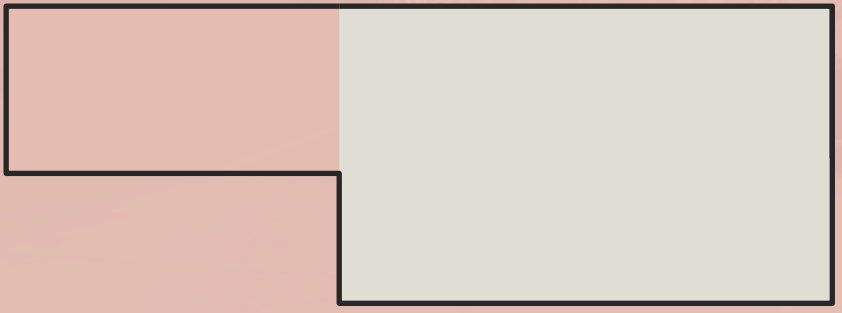
Elevation view



## Info

- Column-free design for clear sight lines
- Ceiling height of 4.85m

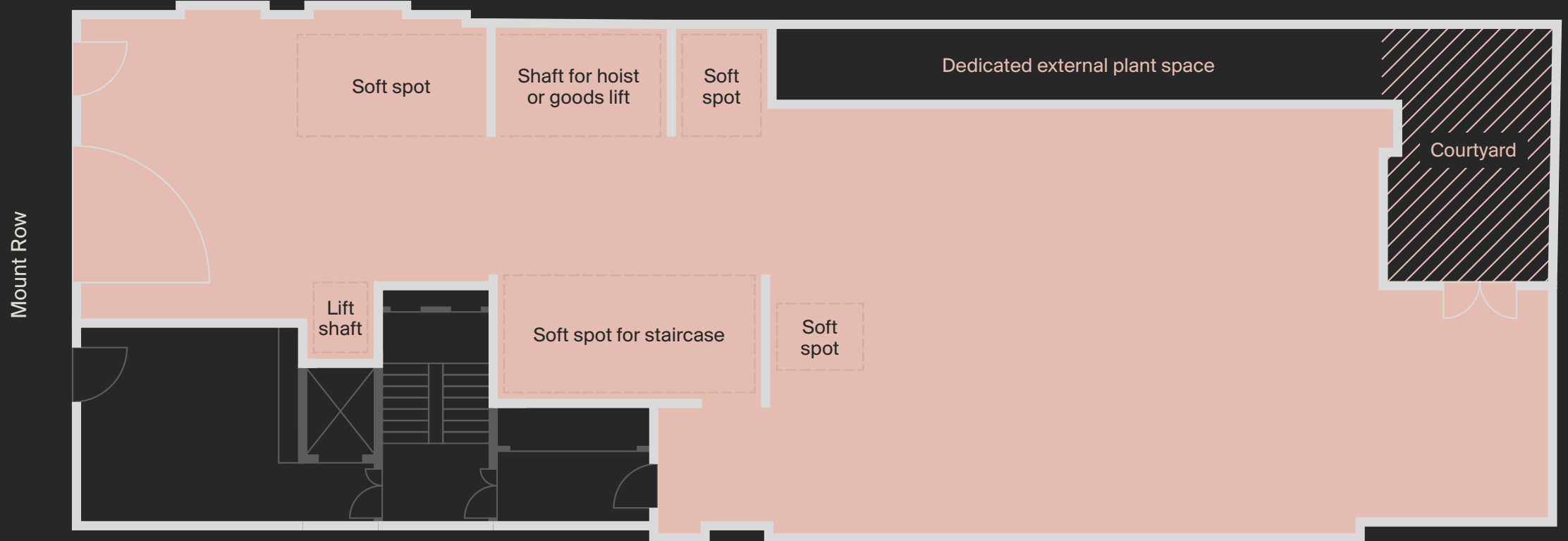
Plan view



CGI. Indicative only

# Ground Floor *Plan*

**Gross internal area (GIA)**  
2,943 sq ft  
273 sq m



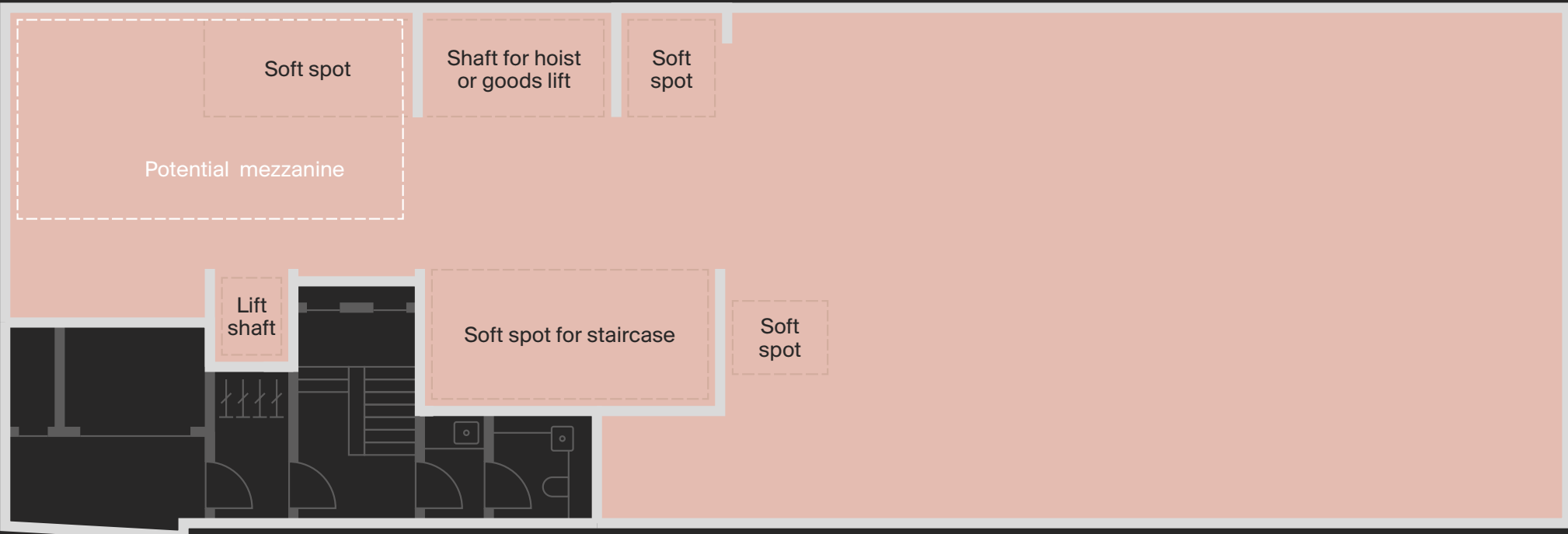
**COURTYARD**  
503 sq ft / 47 sq m

**CEILING HEIGHT**  
Front 3.5m  
Rear 4.05m (apex 5.4m)

# Lower Ground Floor Plan

**Gross internal area (GIA)**  
3,148 sq ft  
293 sq m

Mount Row



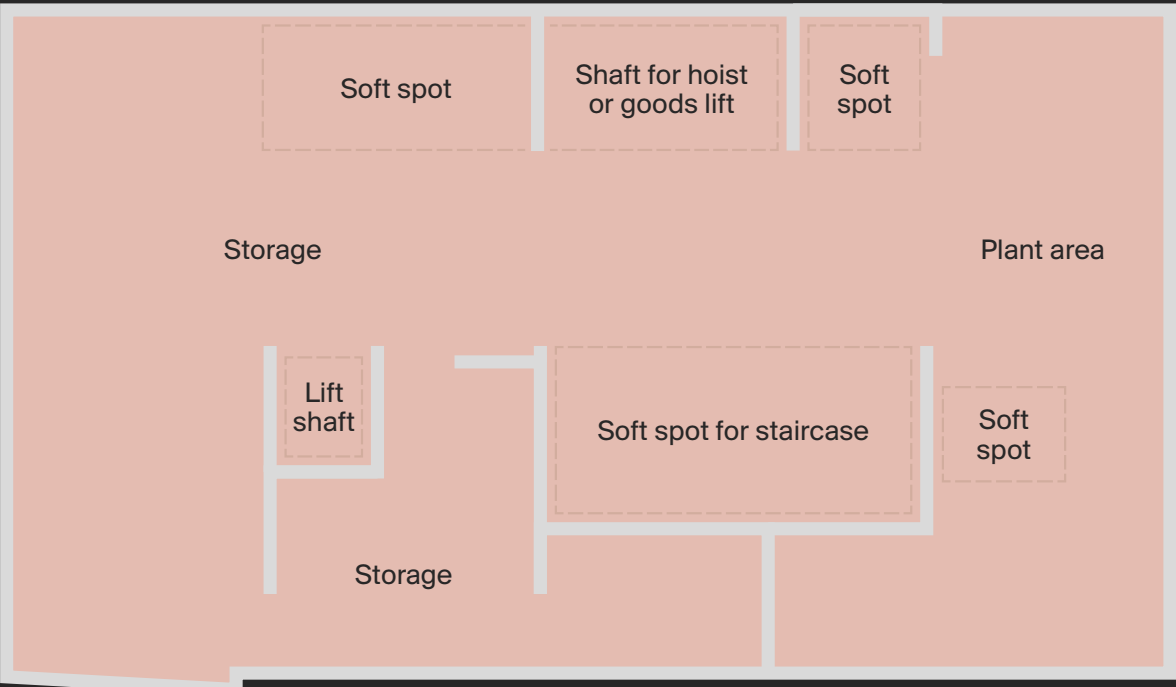
**POTENTIAL MEZZANINE**  
409 sq ft / 38 sq m

**CEILING HEIGHT**  
Front 4.5m (5.2m to structural soffit)  
Rear 4.85m  
Potential mezzanine 2.3m

# Basement *Plan*

**Gross internal area (GIA)**  
2,136 sq ft  
198 sq m

Mount Row



**CEILING HEIGHT**  
3.1m to structural soffit

# Specification

## TERMS OF LEASE

**Possession date**  
Q3 2022

**Rent**  
Upon application

**Terms**  
A new lease is available directly from the landlord.

### MECHANICAL AND ELECTRICAL

All to be provided by the incoming tenant.  
Designated external plant space.

### Air handling

To be provided by tenant.  
Air handling options have been developed and are available upon request.

### Power

200A 3 Phase UKPN service head provided.

### FLOOR LOADINGS

7.5kN/m<sup>2</sup> to ground and lower ground floor.

### CEILING HEIGHTS

#### Ground Floor

Front: 3.5m  
Rear: 5.4m to the highest point of the apex and 4.05m to the lowest point.

#### Lower Ground Floor

Front: 4.85m max height  
Rear / Offices: 5.2m  
Potential mezzanine 2.3m

### Basement

Plant / Storage:  
3.1m to structural soffit.

### BASIC FINISHES

Shell and core provision of unit. Internal block work finishes throughout. Final finishes to be provided by tenant.

### ROOF SPECIFICATION

Steel frame with bronze cladding to external faces.

### SOFT SPOTS

Allowances have been made in the structure for alternative positions for staircases, goods lift, hoist and passenger lifts to be installed by the incoming tenant. Technical details available on request.

### SHOP FRONT

Provided by landlord in accordance with the planning permission 16/01024/FULL granted on 29 April 2016.

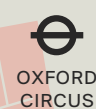
### POINT LOADS

10Kn point loads in the roof structure above the ground floor to enable heavy works of art to be hung.



# Location Map

30 Mount Row



## Hotels & Restaurants

- 1 The Beaumont Hotel
- 2 Claridge's
- 3 The Twenty Two
- 4 St Regis London
- 5 The Chancery Rosewood
- 6 Cipriani London
- 7 Alfred Dunhill at Bourdon House
- 8 Bacchanalia
- 9 The Connaught Hotel
- 10 Scott's
- 11 The Audley
- 12 The George Club
- 13 Annabel's
- 14 Harry's Bar
- 15 The Goode Building
- 16 Little House
- 17 The Dorchester



## Retail Streets

- Mount Street**
- 1 The Row
  - 2 Matches
  - 3 Pragnell
  - 4 Goyard
  - 5 Maison Rabih Kayrouz
  - 6 Marni

## New and Old Bond Street

- 7 Hermès
- 8 Louis Vuitton
- 9 Bvlgari
- 10 Alexander McQueen
- 11 Tiffany & Co.
- 12 Globe-Trotter
- 13 Prada
- 14 Saint Laurent



## Galleries

- 1 Pace
- 2 Bonhams
- 3 Hauser & Wirth
- 4 Sotheby's
- 5 Gagosian
- 6 Hamiltons Gallery
- 7 Sadie Coles HQ
- 8 Stephen Friedman Gallery
- 9 Phillips
- 10 Sprüeth Magers
- 11 Galerie Thaddaeus Ropac
- 12 Simon Lee Gallery
- 13 Timothy Taylor

## Albemarle Street

- 15 Garrard
- 16 Paul Smith

## Dover Street

- 17 Victoria Beckham
- 18 Acne Studios

Mayfair



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