

22 HILL STREET

MAYFAIR



22 Hill Street is signature Mayfair. It is a distinguished townhouse, meticulously transformed into an 8,118 sq ft modern workspace bursting with flair and character.

BIG PICTURE

Located in the heart of one of London's most iconic neighbourhoods, this exquisite Georgian façade retains the essence of its classical elegance, blending period charm with contemporary British sophistication.

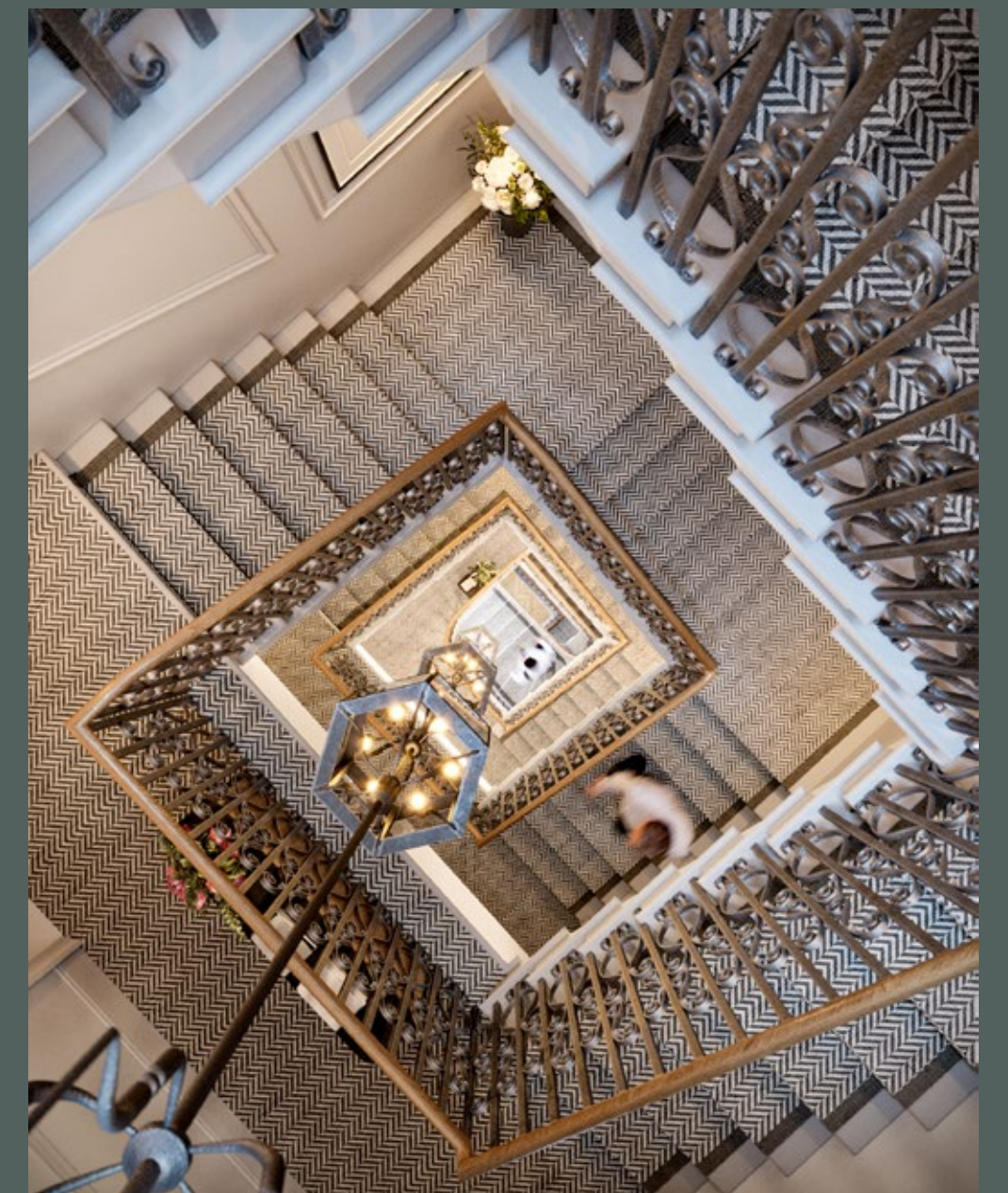
Designed for progressive business, this workspace offers an inspiring backdrop that exudes heritage, style and modernity.

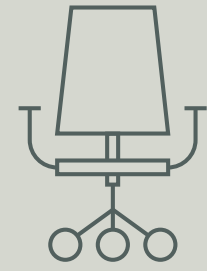


STYLE & SUBSTANCE

22 seamlessly blends its rich historical architecture, steeped in cultural significance, with the allure of contemporary art and exceptional craftsmanship.

This fusion of past and present creates a building that embodies both style and substance, offering a unique environment where tradition meets innovation. With multiple outdoor spaces, state-of-the-art end-of-journey facilities and impressive sustainability credentials, 22 is designed with the wellbeing of its occupiers in mind. Whether it's the thoughtful amenities or the commitment to eco-friendly practices, every detail contributes to a space that prioritises comfort, health and responsible living.





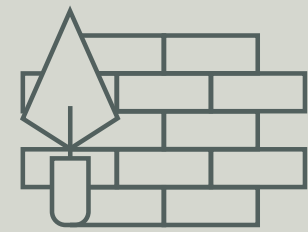
8,118 SQ FT
Re-imagined workspace



EXQUISITE FINISHES
Contemporary Mayfair design

BREEAM

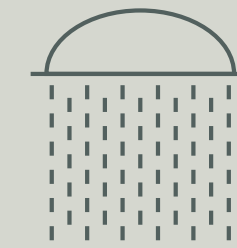
'EXCELLENT' TARGETED
EPC 'B' rating



PRACTICAL COMPLETION
Scheduled Summer 2025



OUTSIDE SPACES
A courtyard, terrace and roof garden



END OF JOURNEY
Two showers, lockers and six cycle spaces

Outdoor spaces and indoor places for people to connect in a more enlightened workspace.

HEARTS & MINDS



Every detail is considered. The fixtures, fittings and furnishings have been meticulously assembled to ensure the finest workstyle environment. This is an exquisite enterprise for those that demand excellence.





Every detail contributes to a space that prioritises comfort, health and responsible living.



Peace and tranquillity in a secluded garden oasis above the chimney pots of Mayfair.



Exquisite end of journey facilities provide the motivation for a more active commute.

With direct street access to secure cycle storage and exclusive end-of-journey facilities located on the lower ground floor, 22 Hill Street offers a premium experience designed for convenience and privacy, ensuring an effortless transition from commute to destination.

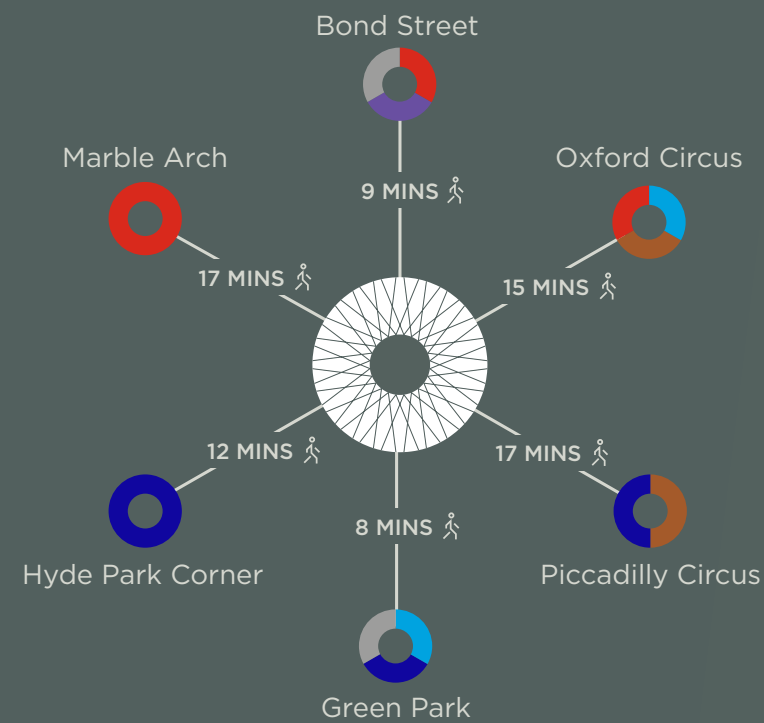
COMING
& GOING

Central to London and central to Mayfair. London's most prestigious address is renowned the world-over for its history, elegance, and exclusivity.

MAYFAIR CENTRAL

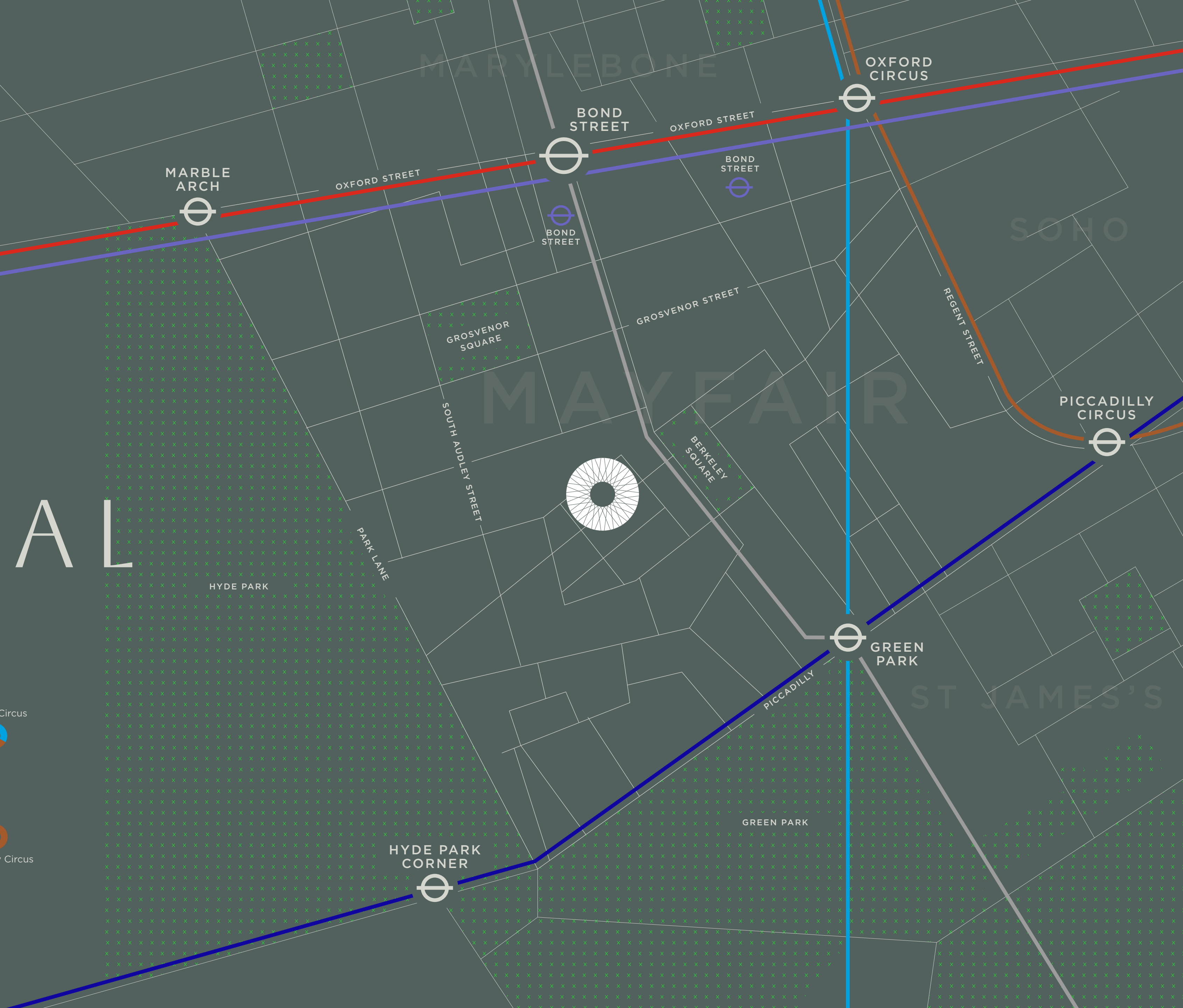
Hill Street is part of the Berkeley Square Estate, the most elegant part of Mayfair, home to London's most distinguished businesses, luxury retailers and hospitality institutions.

Managed by BEAM, the Berkeley Square Estate is carefully curated to uphold its exceptional standards, preserving the unique mystique and allure that makes Mayfair so desirable.



Elizabeth + Underground lines

- Elizabeth
- Central
- Jubilee
- Victoria
- Bakerloo
- Piccadilly



At the eastern end of Hill Street lies Berkeley Square, a beautifully manicured public square surrounded by exclusive offices.

ELEGANT & DISCERNING

These exclusive workplaces host many of London's most elite businesses. All are complemented by the finest art galleries, prestigious fashion houses, Michelin-starred restaurants and luxury hotels, creating a vibrant hub for business, culture and style.





CARLYLE

Blackstone



GEMCORP



Paul|Weiss

QUEENSGATE
INVESTMENTS

RICHEMONT



ANNABEL'S
46 BERKELEY SQUARE

Described as the world's most exclusive private club, its first class cuisine, unparalleled entertainment and service excellence sets the benchmark for private hospitality in central London.



SEXY FISH
BERKELEY SQUARE

A restaurant known for attracting London's rich and famous. Its Asian-inspired cuisine and cutting-edge décor is complimented by a glamorous destination bar that claims to house the world's largest collection of Japanese whisky.



APOLLO'S MUSE
70 CONDUIT STREET

Exclusive wines, Champagnes and delectable dishes, marble, statues and 2,000-year-old art: Apollo's Muse is the most private of private members' clubs and is unlike anything you've seen before.



MR FOGG'S
15 BRUTON LANE

Welcome to the world of the renowned explorer, Phileas J. Fogg, Esq. Inspired by Jules Verne's novel Around the World in 80 Days, Mr Fogg's serves everything from exquisitely crafted and award-winning cocktails, to a huge selection of rare spirits and food influenced by Fogg's global adventures.



THE CONNAUGHT
CARLOS PLACE










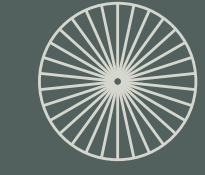

This finest of Hotels boasts the 'Best Bar in the World 2020', serving its speciality cocktail, Connaught Martini, a fusion of Vermouth, Vodka, Grapefruit bitters and Lemon zest.



SCHEDULE OF AREAS

ROOF	ROOF GARDEN 366 SQ FT (34 SQ M)
FOURTH FLOOR	OFFICE 1,042 SQ FT (97 SQ M)
THIRD FLOOR	OFFICE 1,165 SQ FT (108 SQ M)
SECOND FLOOR	OFFICE 1,171 SQ FT (109 SQ M)
FIRST FLOOR	OFFICE 1,152 SQ FT (107 SQ M) TERRACE 62 SQ FT (6 SQ M)
GROUND	RECEPTION 366 SQ FT (34 SQ M) OFFICE 1,791 SQ FT (166 SQ M)
LOWER GROUND	OFFICE 1,797 SQ FT (167 SQ M) COURTYARD 234 SQ FT (22 SQ M) BIKE STORAGE 6 CYCLE SPACES + LOCKERS
TOTAL	OFFICE 8,118 SQ FT (754 SQ M) OUTSIDE SPACES 662 SQ FT (62 SQ M)



	ROOF GARDEN
	OFFICE
	OFFICE
	OFFICE
	TERRACE
	OFFICE
	RECEPTION
	OFFICE
	END OF JOURNEY
	BIKE STORAGE
	COURTYARD
	OFFICE

NOTE: All areas to be independently verified upon completion in accordance with the RICS Code of Measuring Practice.

GROUND

RECEPTION 366 SQ FT (34 SQ M)
OFFICE 1,791 SQ FT (166 SQ M)



For illustration purposes only.
Not to scale.

LOWER GROUND

OFFICE 1,797 SQ FT (167 SQ M)

COURTYARD 234 SQ FT (22 SQ M)

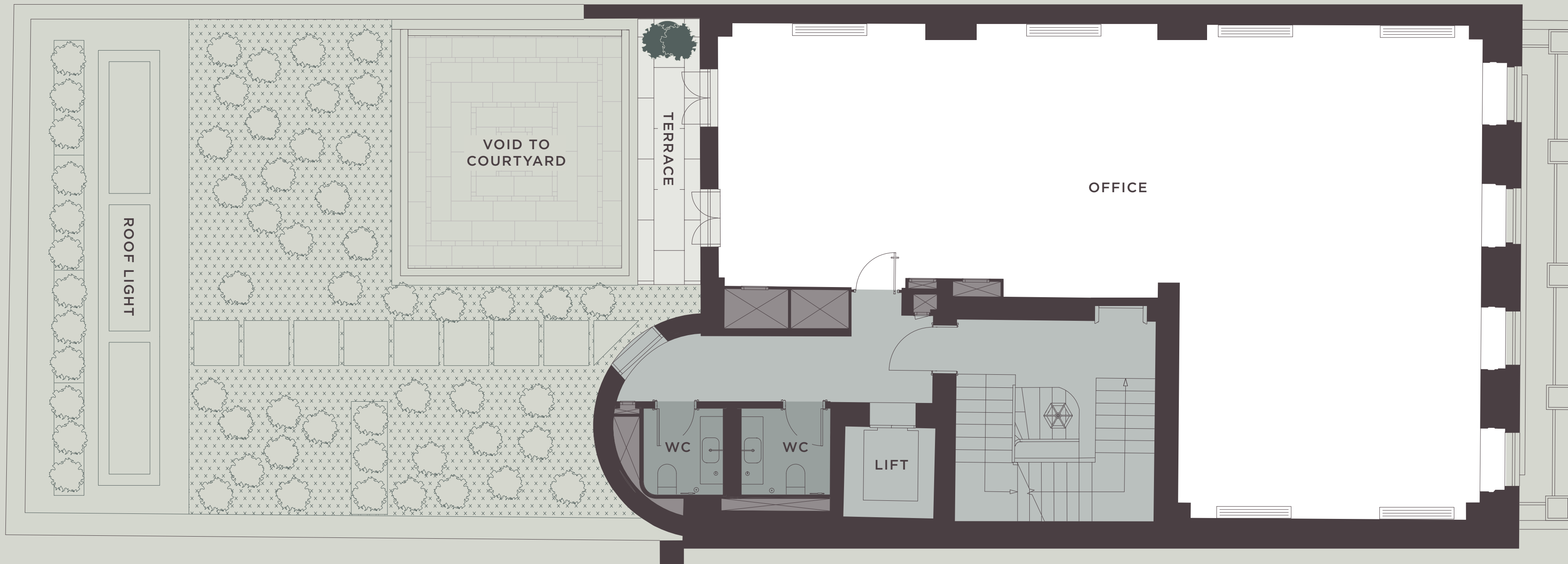
BIKE STORAGE 6 CYCLE SPACES + LOCKERS



For illustration purposes only.
Not to scale.

FIRST FLOOR

OFFICE 1,152 SQ FT (107 SQ M)
TERRACE 62 SQ FT (6 SQ M)



For illustration purposes only.
Not to scale.

Column free, with excellent natural light penetration and stylish fittings provides flexible office floors on all upper levels.

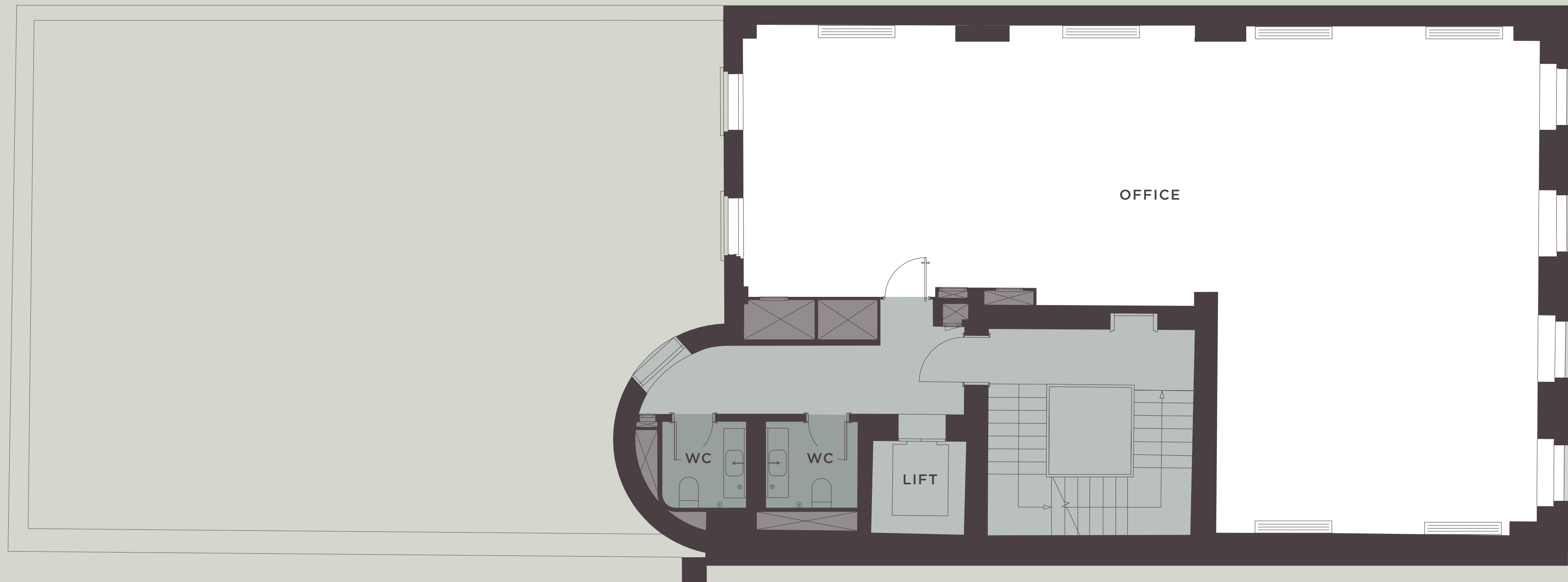


Whether you require workspaces for a multitude or more generous space for the few, these flexible spaces can accommodate all needs.



SECOND FLOOR

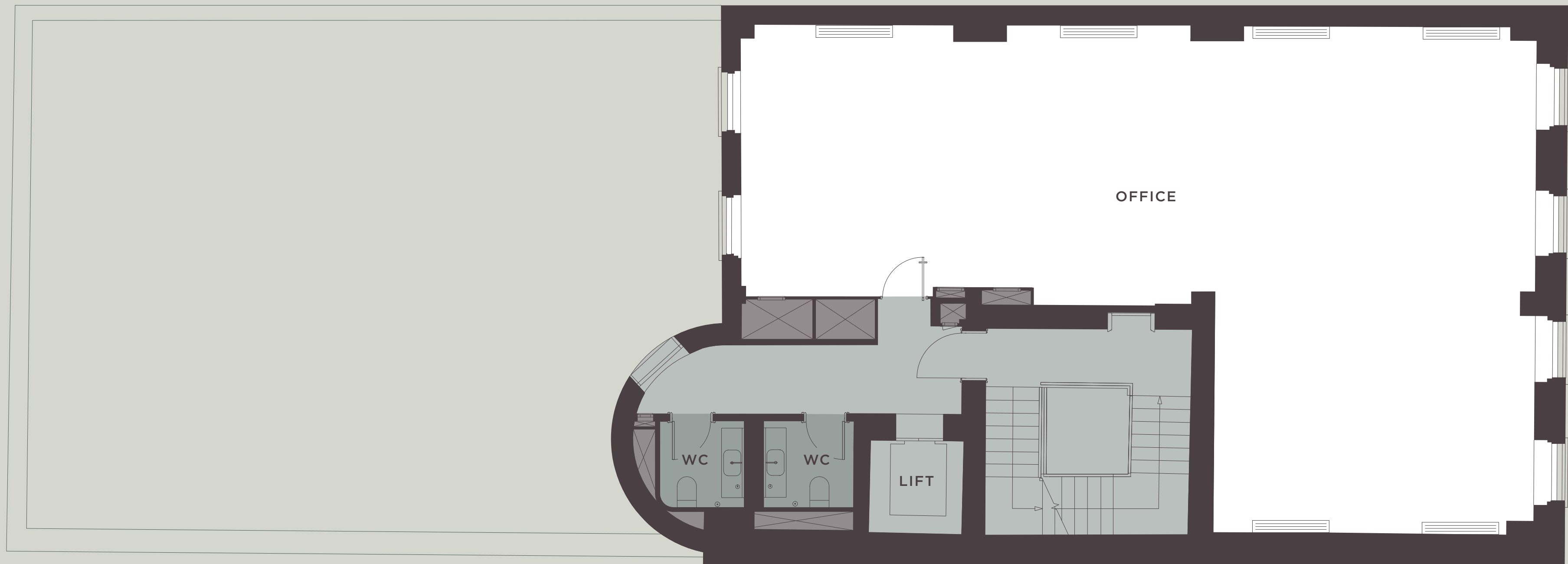
OFFICE 1,171 SQ FT (109 SQ M)



For illustration purposes only.
Not to scale.

THIRD FLOOR

OFFICE 1,165 SQ FT (108 SQ M)



For illustration purposes only.
Not to scale.

FOURTH FLOOR

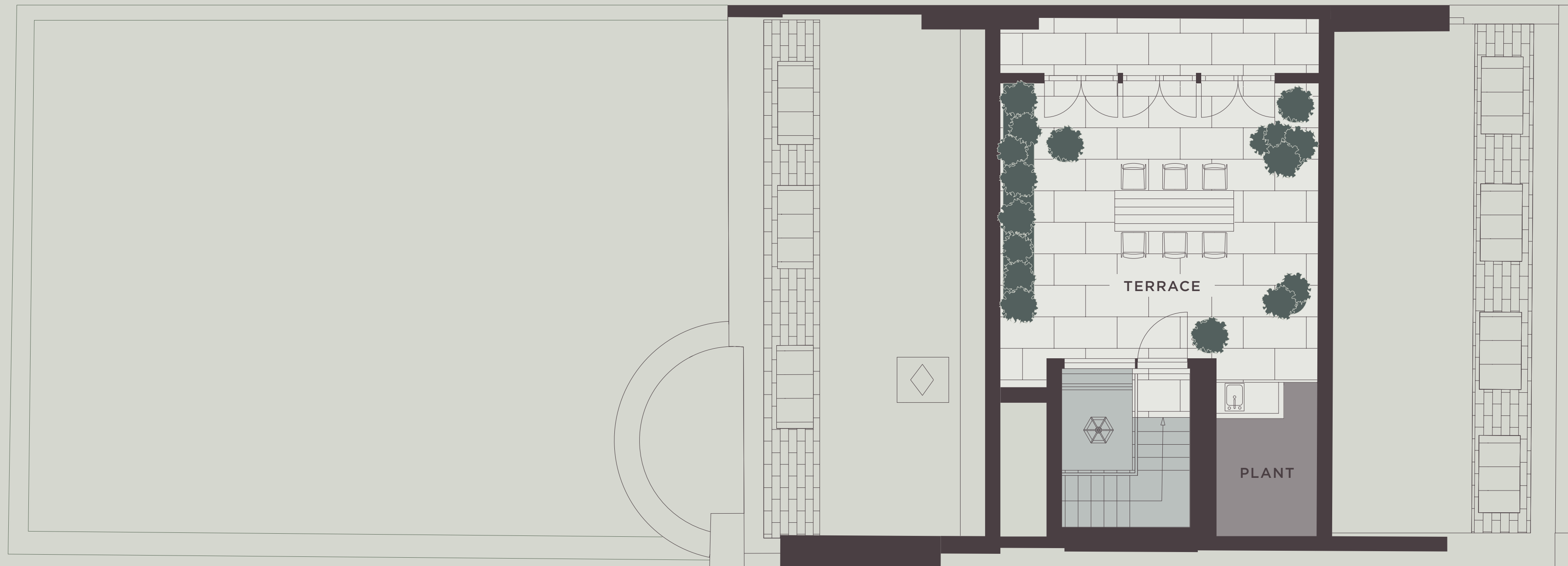
OFFICE 1,042 SQ FT (97 SQ M)



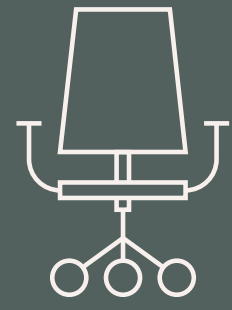
For illustration purposes only.
Not to scale.

ROOF

ROOF GARDEN 366 SQ FT (34 SQ M)



For illustration purposes only.
Not to scale.



OCCUPANCY

1/8m² per person



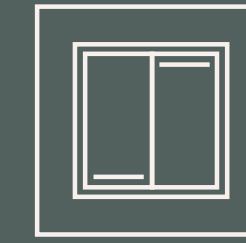
MECHANICAL

Fresh air with heat recovery
12L/s/person



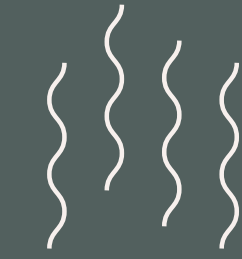
POWER

Small power 20W/m²



LIGHTING

Lighting load 8W/m²



HEATING

All-electric heating and
cooling via VRF systems

EXACTING STANDARDS



ENERGY SAVING

LED Lighting throughout
with lighting controls



LIFTS

Full lift modernisation



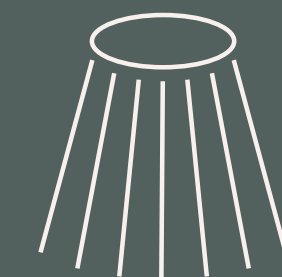
RECEPTION

Generous reception leading to
an ornate central staircase



WINDOWS

New double glazed windows
throughout



FEATURES

Architectural feature lighting

CONSULTANTS

Project Management

Spring Building Consultancy

Architect

Emrys

Services Engineer

Taylor Project Services

Structural Engineer

Bridges Pound

Cost Consultant

Christopher Smith Associates

DEVELOPER



THE TEAM

E i A

REAL ESTATE

Maxim Van Percy

+44 (0)7867 780 332

mvp@eia-re.co.uk

Alex Kirk

+44 (0)7763 934 271

ak@eia-re.co.uk

SW

Sanderson
Weatherall

James Harrison

+44 (0)7795 265 271

james.harrison@sw.co.uk

Ross Blanchflower

+44 (0)7734 365 141

ross.blanchflower@sw.co.uk

