



# Nine Chesterfield Street

---

MAYFAIR • LONDON • W1

---

# Nine Chesterfield Street

9 Chesterfield Street is an exquisite Grade II listed period townhouse arranged over lower ground, ground, and five upper floors offering 4,156 sq ft of exceptional premium office space with a ground floor courtyard.

Situated in the heart of Mayfair, London's most prestigious neighborhood. Excellent connectivity, with Green Park and Hyde Park Corner Underground stations both within a short walking distance.

Following a comprehensive refurbishment, the building seamlessly blends original architectural features with high-quality modern finishes, including beautiful flooring, contemporary lighting, and thoughtfully designed office spaces throughout.











# Location

## Mayfair: A World-Class Business Address

Mayfair is one of the world's most prestigious places to work, combining historic charm with modern sophistication in prime central location. Bordered by Hyde Park, Oxford Street, Piccadilly, and Regent Street, it offers excellent connectivity and proximity to numerous London iconic Landmarks.

Known for its luxury boutiques, five-star hotels, and fine dining, Mayfair is ideal for client hosting and business events. It's mix of elegant period buildings and modern offices makes it a standout choice for corporate headquarters.

02



04



01



03



- 01 Cartier
- 02 Burlington Arcade
- 03 New Bond Street
- 04 Hanover Square
- 05 Sexy Fish
- 06 Claridge's Hotel

05



05

06



# Connectivity

9 Chesterfield Street benefits from excellent connectivity, with Green Park and Hyde Park Corner Underground stations both within a short walking distance, providing access to the Jubilee, Piccadilly, and Victoria lines. These connections offer convenient travel across Central London and direct routes to major transport hubs such as King's Cross St Pancras, Victoria, and Heathrow Airport.



**Green Park Underground Station**



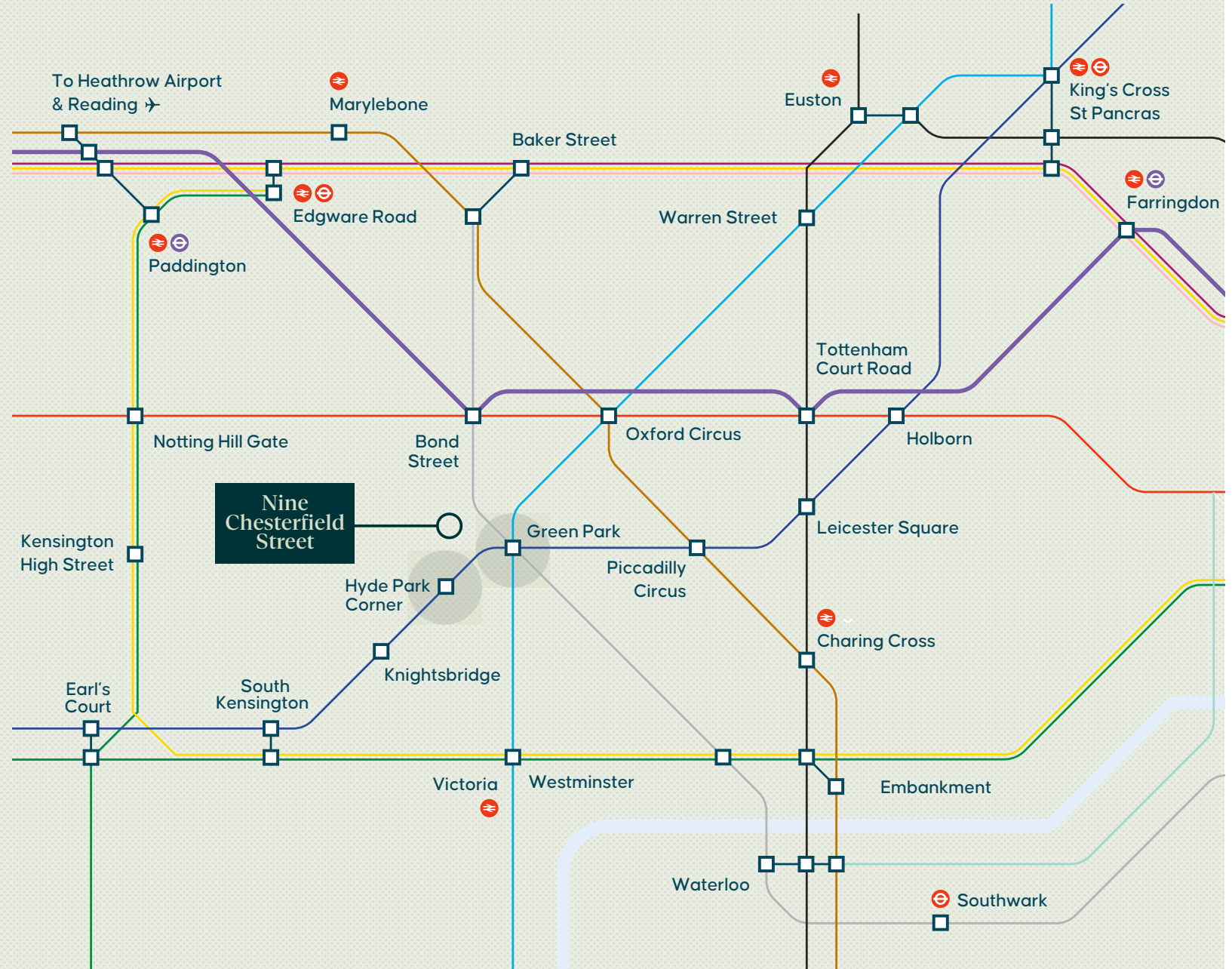
7 Min Walk



**Hyde Park Corner Underground Station**



12 Min Walk



# Local Occupiers

Mayfair is one of the most prestigious business locations in the world, offering exceptional amenities that attract top-tier office occupiers. Mayfair offers an unrivalled selection of fine restaurants, luxury hotels, private members' clubs, and high-end retail, and with the area's historic charm, combined with its modern infrastructure and proximity to major financial and commercial hubs, Mayfair is a highly sought-after address for leading companies and professionals.



## LOCAL OCCUPIERS

1. Royal Academy of Arts
2. Goodman Gallery
3. Sotheby's
4. Gagosian
5. Hauser & Wirth
6. Blackstone
7. Rokos Capital Management LLP



## DINING

1. Sexy Fish
2. ROKA
3. Hakkasan
4. Novikov
5. Cecconis
6. Nobu
7. Bacchanalia
8. Sketch



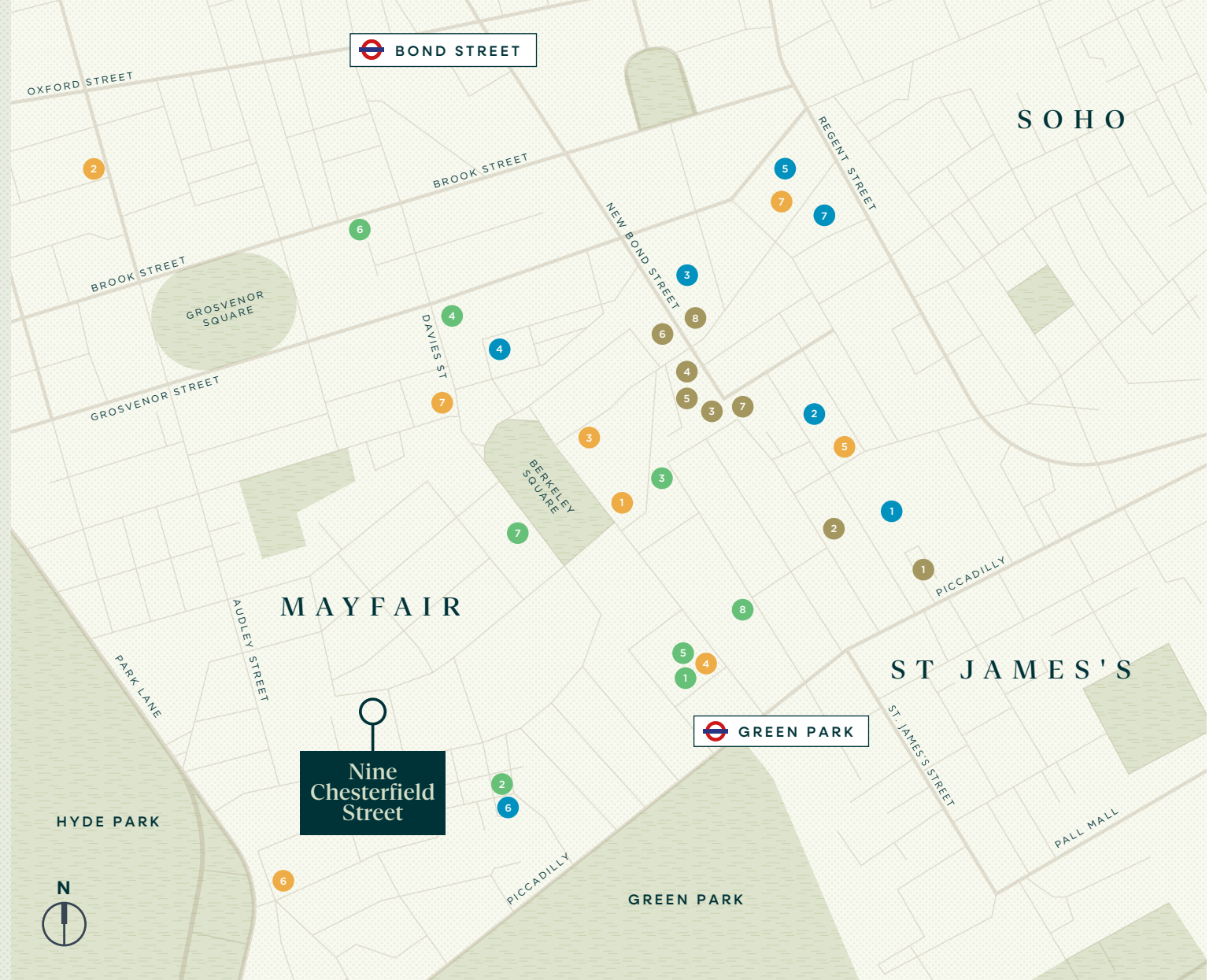
## MEMBERS CLUBS

1. Apollo's Muse
2. 5 Hertford Street
3. Maison Estelle
4. Nikita
5. Allbright Mayfair
6. The Savile Club
7. Annabel's
8. The Arts Club



## SHOPPING

1. Burlington Arcade
2. Ralph Lauren
3. Chanel
4. Hermes
5. Dior
6. Gucci
7. Patek Philippe
8. Jimmy Choo



Nine  
Chesterfield  
Street



PATEK PHILIPPE  
GENEVE

BURLINGTON  
ARCADE

RA Royal  
Academy  
of Arts

RALPH LAUREN

DIOR

GOODMAN  
GALLERY

JIMMY CHOO

CHANEL

Sotheby's

GUCCI



# Specification

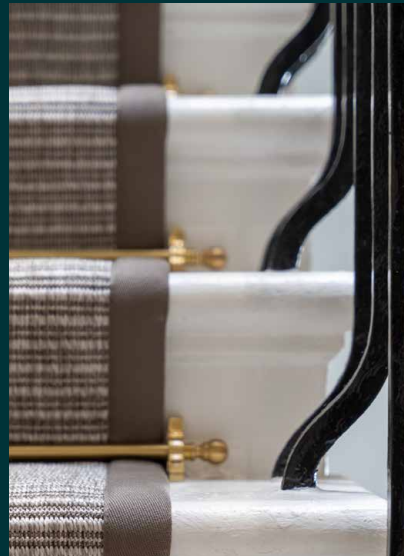
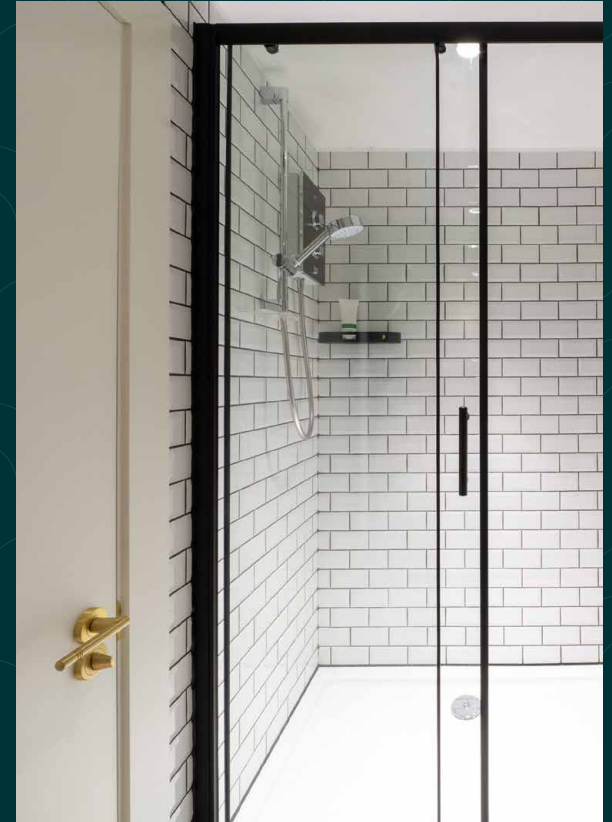
- New floor mounted heating and cooling
- Fresh air ventilation provided to the Lower Ground Floor
- Ultra-efficient LED lighting throughout
- PIR switches to all WC's and shower
- 4 person passenger lift
- Newly installed male and female WC's

## AMENITIES

- Ground Floor Courtyard
- First Floor Balcony
- Shower
- Fitted kitchen & tea points

## SUSTAINABILITY

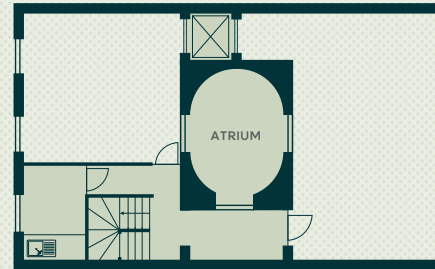
- EPC Rating - C



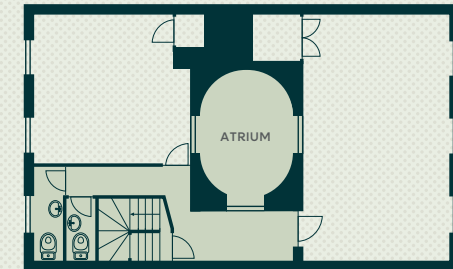
# Floorplans

FLOOR	NET INTERNAL AREA	
	(SQ FT)	(SQ M)
5TH	530	49.2
4TH	672	62.4
3RD	653	60.7
2ND	591	54.9
1ST	689	64.0
GROUND	567	52.7
LOWER GROUND	590	54.8
<b>TOTAL (NIA)</b>	<b>4,292</b>	<b>398.7</b>

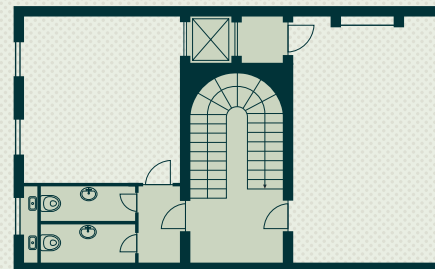
4th Floor



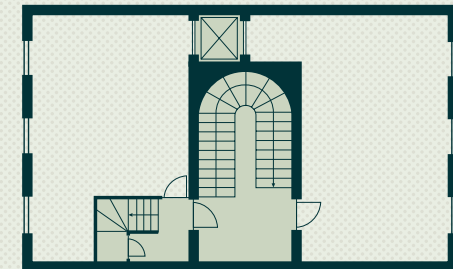
5th Floor



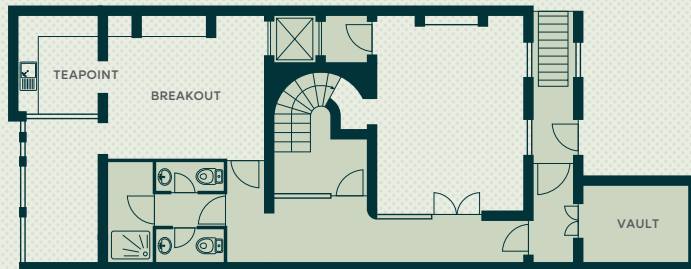
2nd Floor



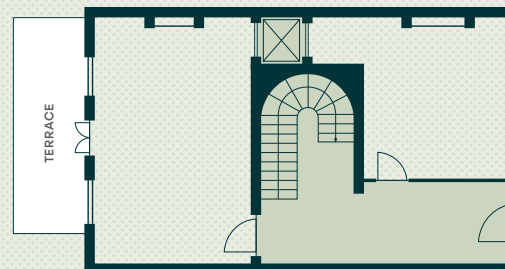
3rd Floor



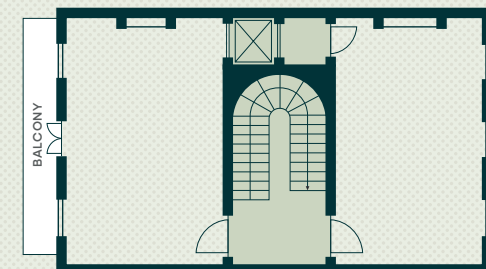
Lower Ground Floor



Ground Floor



1st Floor



For indicative purposes only, not to scale.



# Leasing Commentary

Mayfair continues to be one of London's most resilient and appealing office markets, driven by sustained demand from high-profile occupiers across finance, hedge funds, private equity, and luxury sectors with a reputation for prestige, combined with a limited supply of high-quality refurbished stock.





## Further Information

### EPC

Certificate available.

### TERMS

Available by way of an assignment of the existing contracted-out lease for a term expiring December 2031 subject to a tenant only break in December 2026 at a passing rent of £330,402 per annum exclusive. (£79.50 per sq. ft).

A new lease may be available by separate arrangement.

## Contact

For further information or to arrange an inspection, please contact:

### COLIN BECKER

Colin.Becker@metrus.co.uk  
+44 (0) 7714 242 888

### OLIVER BECKER

Oliver.becker@metrus.co.uk  
+44 (0) 7842 002 192

### DAVID BURLINSON MRICS

David.Burlinson@metrus.co.uk  
+44 (0) 7557 154 285

Declaration: Metrus for themselves and for the vendors of this property whose agents they are, give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Metrus has any authority to make or give any representations or warranty whatever in relation to this property.