

23 GRAFTON STREET

Prime Mayfair Retail or Gallery Opportunity





AN 18TH CENTURY GEORGIAN TOWNHOUSE

23 Grafton Street is an eighteenth century Regency townhouse arranged over basement, ground and four upper levels. The building is being sympathetically and comprehensively refurbished to meet the expectations of luxury retail and gallery occupiers, with a focus on sensitively reinstating historic features and high quality internal finishes. The new mansard and roof plan area together with the provision of new services, ensures the building's transition to a more carbon neutral future, promoting the long term sustainability of the building.

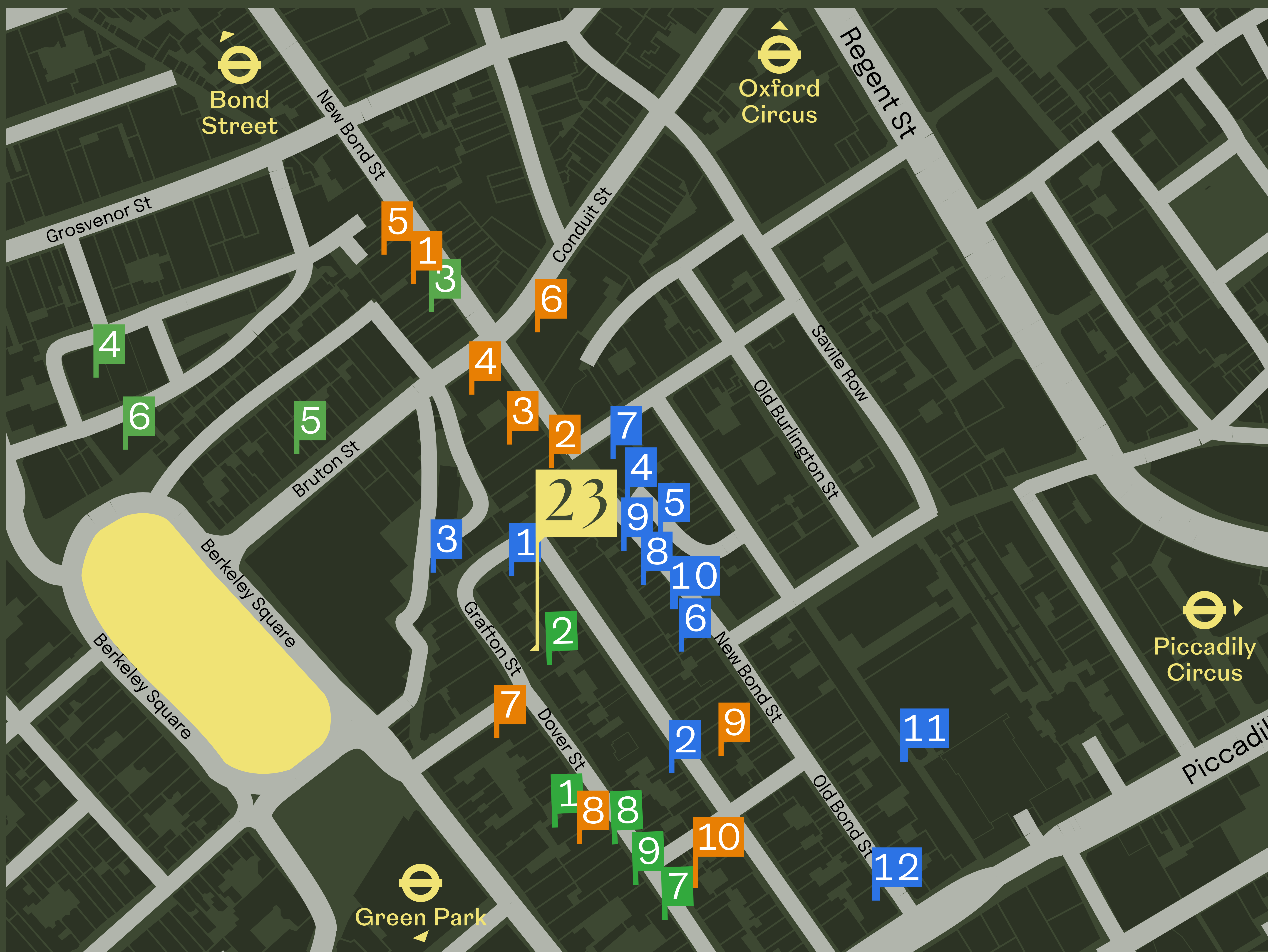


A RARE FIND IN MAYFAIR

23 Grafton Street offers a rare opportunity to occupy a sensitively refurbished Grade II listed building in the heart of Mayfair. The property combines heritage-led restoration with carefully considered upgrades that improve operational performance, spatial quality and long-term sustainability. With modern services discreetly integrated and flexibility across six levels, the building is positioned to support future-facing retail or gallery use within one of London's most established luxury districts.

- PRIME MAYFAIR LOCATION
- A RARE FLAGSHIP OPPORTUNITY
- GRADE II LISTED GEORGIAN BUILDING
- HERITAGE-LED REFURBISHMENT
- BUILDING SUITABLE FOR A GALLERY OR RETAILER





IN THE HEART OF THE GOLDEN TRIANGLE

Located at the epicentre of Mayfair's Golden Triangle, where New Bond Street, Dover Street and Berkeley Square converge, 23 Grafton Street sits within London's most concentrated luxury retail destination. The street benefits from strong walkable connectivity comprising a mix of luxury retail, exceptional galleries and superb hospitality, in keeping with the building's position in the Mayfair Conservation Area. The location balances visibility with discretion, aligning with the expectations of premium global occupiers.

• LUXURY FASHION AND ACCESSORIES

• WATCHES AND HIGH JEWELLERY

• CONTEMPORARY GALLERIES

• BOUTIQUE HOSPITALITY

HIGH JEWELLERY & WATCHES

1. Garrard
2. Buccellati
3. Fernando Jorge
4. Breguet
5. Graff
6. Boodles
7. Chopard
8. Chaumet
9. Harry Winston
10. Cartier
11. Susannah Lovis
12. De Beers

GLOBAL LUXURY RETAIL

1. Gucci
2. Dior
3. Chanel
4. Hermès
5. Fendi
6. Burberry
7. Golden Goose
8. Victoria Beckham
9. Paul Smith
10. Acne Studios

CONTEMPORARY & BLUE-CHIP GALLERIES

1. Lévy Gorvy Dayan
2. David Zwirner
3. Halcyon Gallery
4. Gagosian
5. Ronald Phillips
6. David Aaron
7. Richard Saltoun
8. Thaddaeus Ropac
9. Gazelli Art House

THE GRAFTON STREET SETTING



Grafton Street is defined by its intimate scale, historic character and proximity to internationally recognised luxury brands and galleries. The surrounding environment supports a quieter, more considered retail experience, distinct from higher-intensity high streets nearby. Neighbouring occupiers reflect a focus on craftsmanship, heritage and cultural value rather than volume-led retail. This context allows brands to operate within a refined streetscape that prioritises quality, longevity and alignment with Mayfair's established identity.

GROUND FLOOR
A DISCREET
LUXURY SALON



FIRST FLOOR
A SPACE FOR THE
FINEST THINGS



SECOND FLOOR
A PLACE TO IMPRESS



FOURTH FLOOR
RELAX AND
CREATE



BUILDING AT A GLANCE

SPECIFICATION

- Customer-facing floors configured for retail and gallery uses
- Back-of-house functions integrated to complement front-of-house space
- Floor by floor functionality to support multi-level occupancy, enhancing a comprehensive retail experience
- Consolidated and discreet plant and services distribution to minimise impact on trading areas

OPTIONAL GROUND FLOOR REAR EXTENSION

- Planning permission has been obtained to develop a new glass roofed extension at the rear of the ground floor
- Subject to terms, the Landlord is prepared to undertake these works on behalf of an occupier

SCHEDULE OF AREAS (NET INTERNAL AREA)

FLOOR	SQ. FT	SQ. M
BASEMENT	1,017	95
GROUND FLOOR	771	72
GROUND FLOOR REAR EXTENSION*	568	53
FIRST FLOOR	693	64
SECOND FLOOR	700	65
THIRD FLOOR	825	77
FOURTH FLOOR	755	70
TOTAL (INCLUDING EXTENSION)	5,329	496
TOTAL (EXCLUDING EXTENSION)	4,761	443

*Optional rear ground floor extension / additional space (subject to terms)



CGI - Optional ground floor rear extension internal

FLOOR PLANS
PRIMARY RETAIL LEVELS



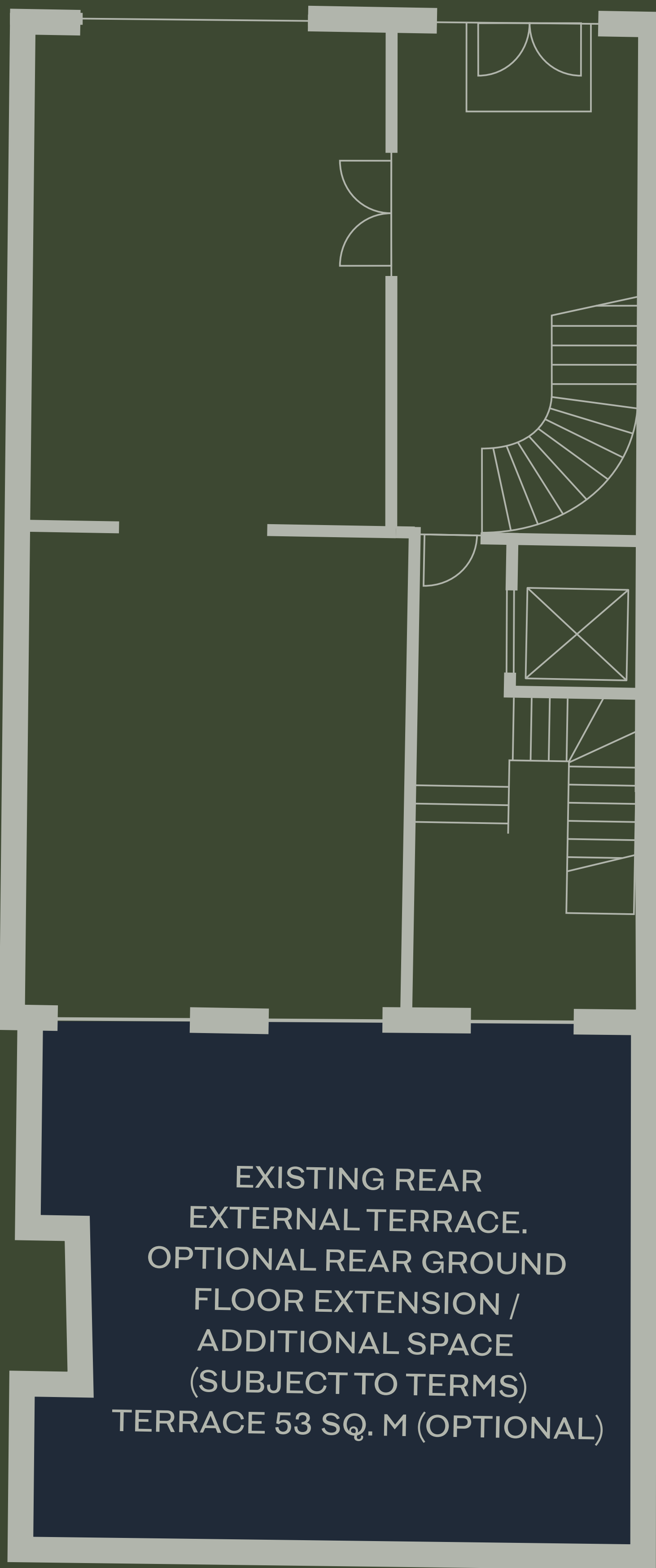
BASEMENT

1,017 SQ. FT / 95 SQ. M



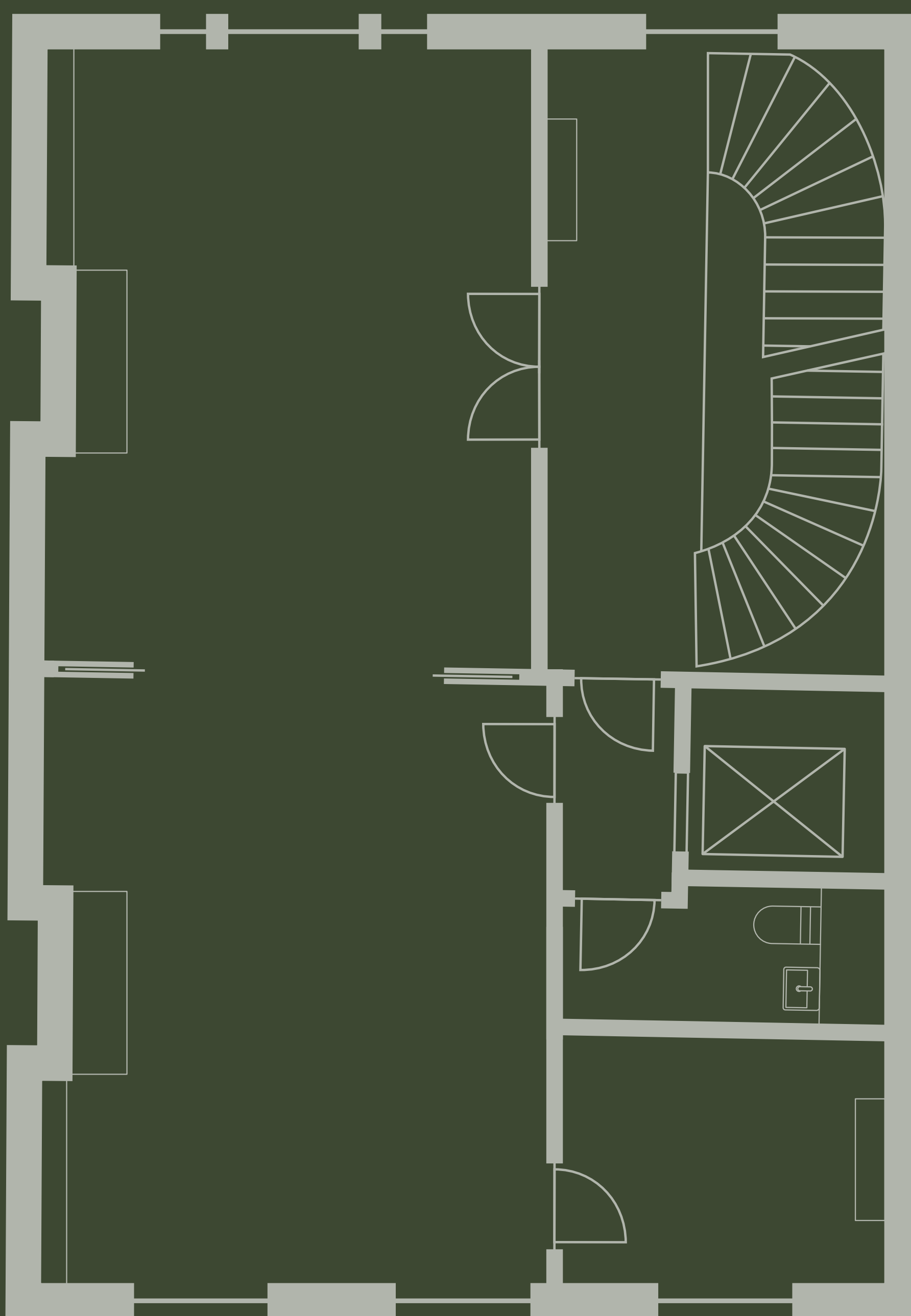
GROUND FLOOR

771 SQ. FT / 72 SQ. M
REAR EXTENSION OPTIONAL:
568 SQ. FT / 53 SQ. M



FIRST FLOOR

693 SQ. FT / 64 SQ. M



*Areas shown are Net Internal Area (NIA).
Measurements are indicative and subject to final verification.

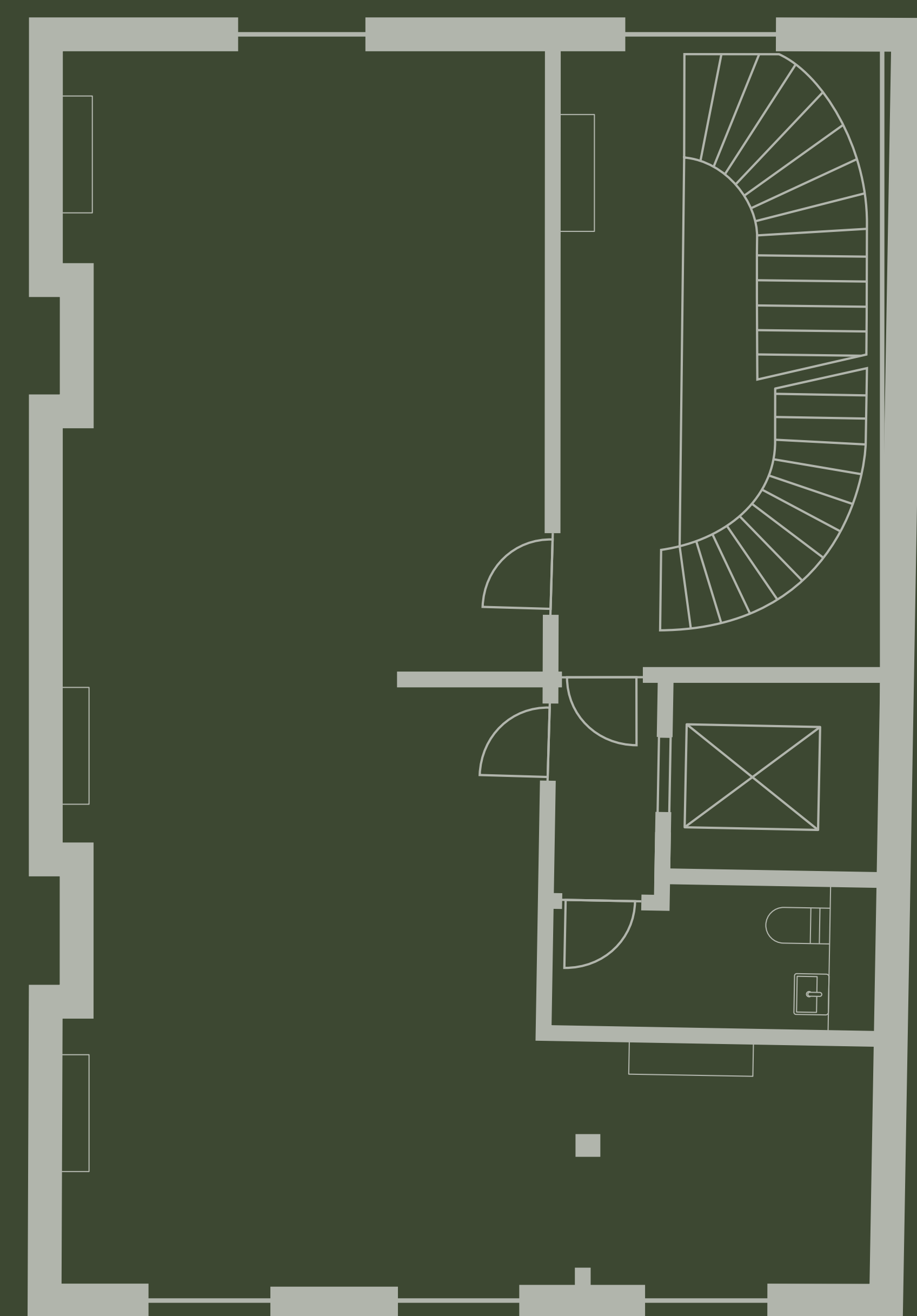
Existing Rear External
Terrace /Optional Extension

FLOOR PLANS
UPPER LEVELS



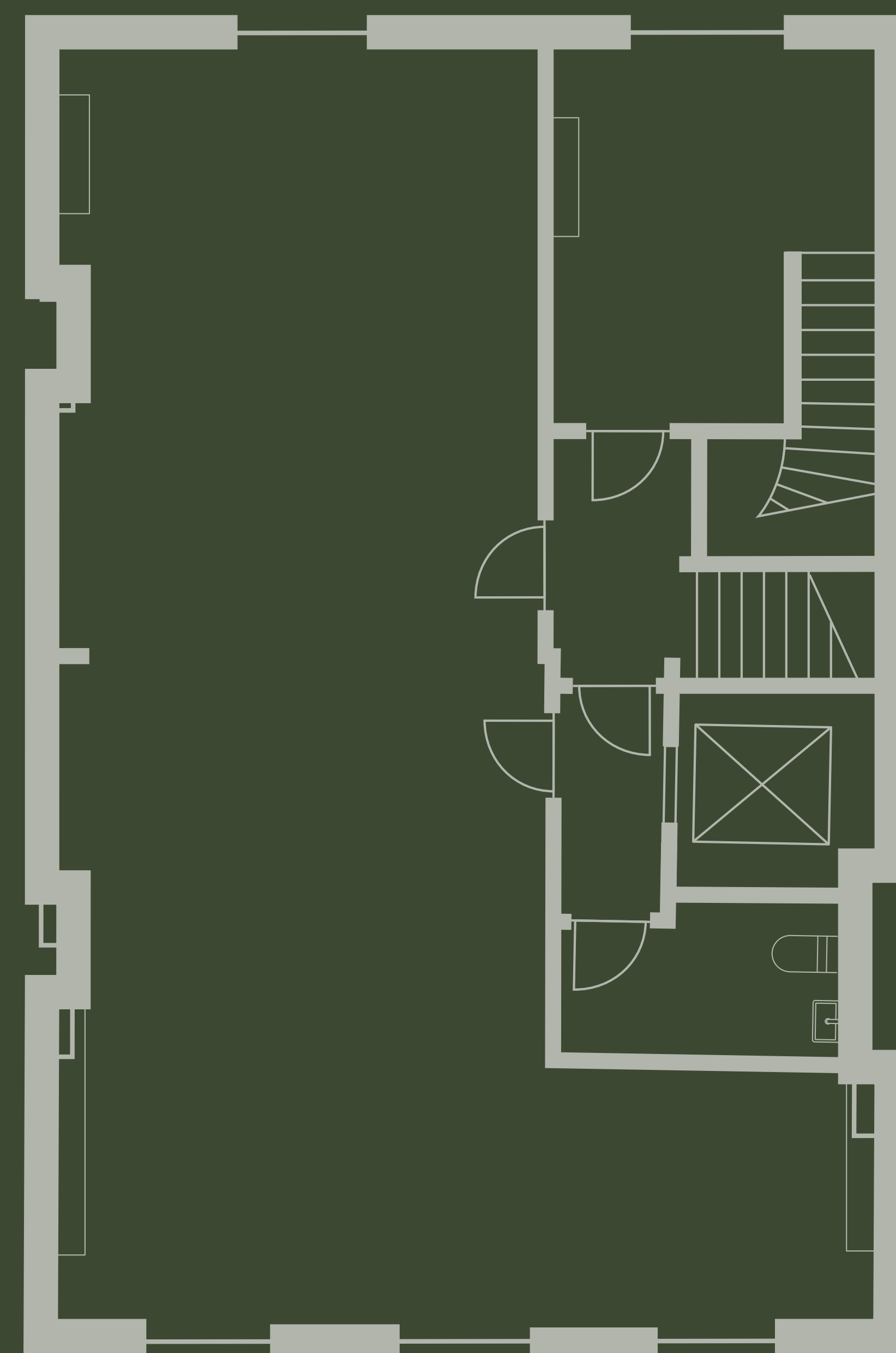
SECOND FLOOR

700 SQ. FT / 65 SQ. M



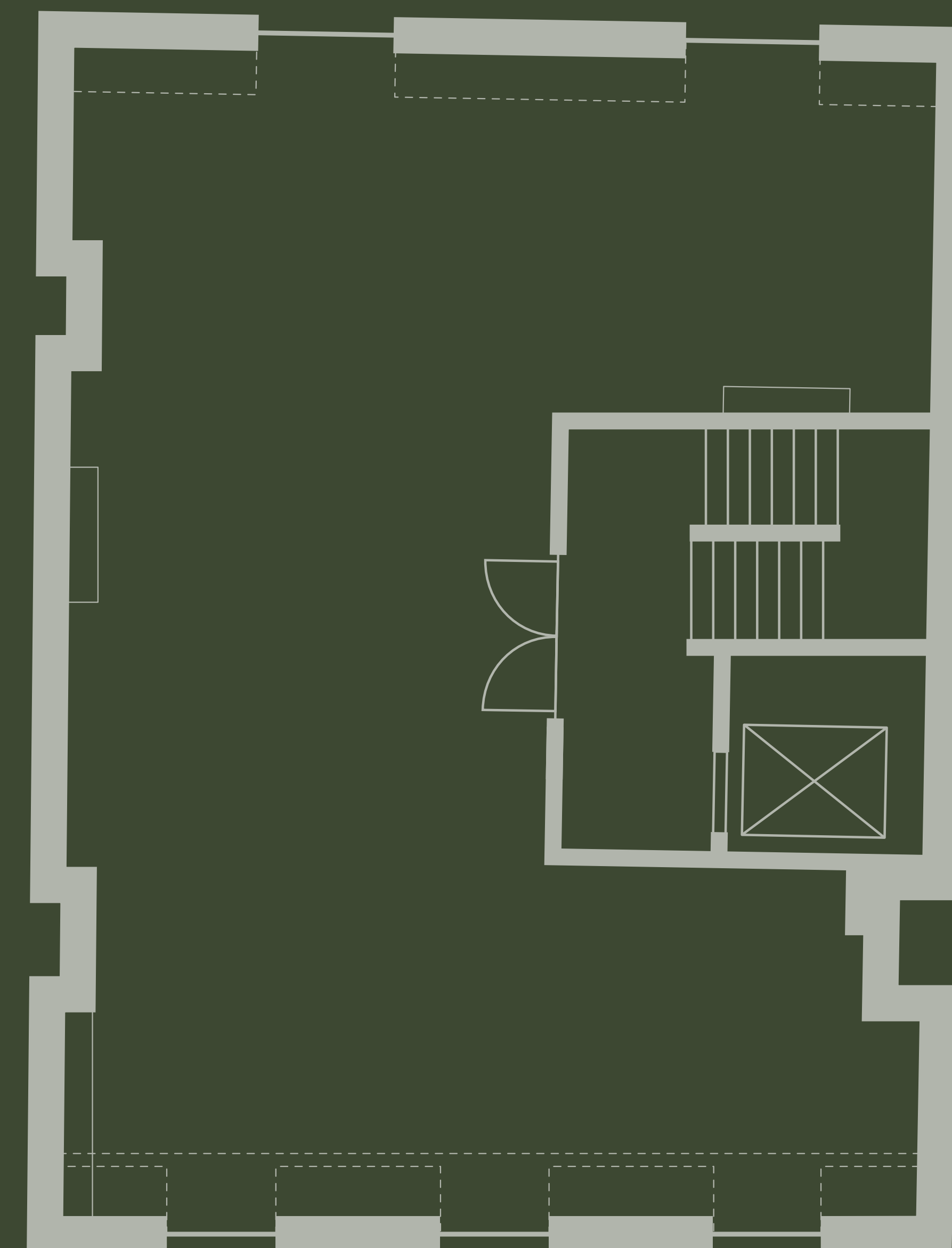
THIRD FLOOR

825 SQ. FT / 77 SQ. M



FOURTH FLOOR

755 SQ. FT / 70 SQ. M



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ROOF: RENEWABLES & HVAC

- Planning approval for 3 PV panels within the new roof plant area, with installation included in the current contract works
- Heating and cooling via 5 air source heat pumps within the new roof plant area, with space allowed for 1 additional heat pump if required

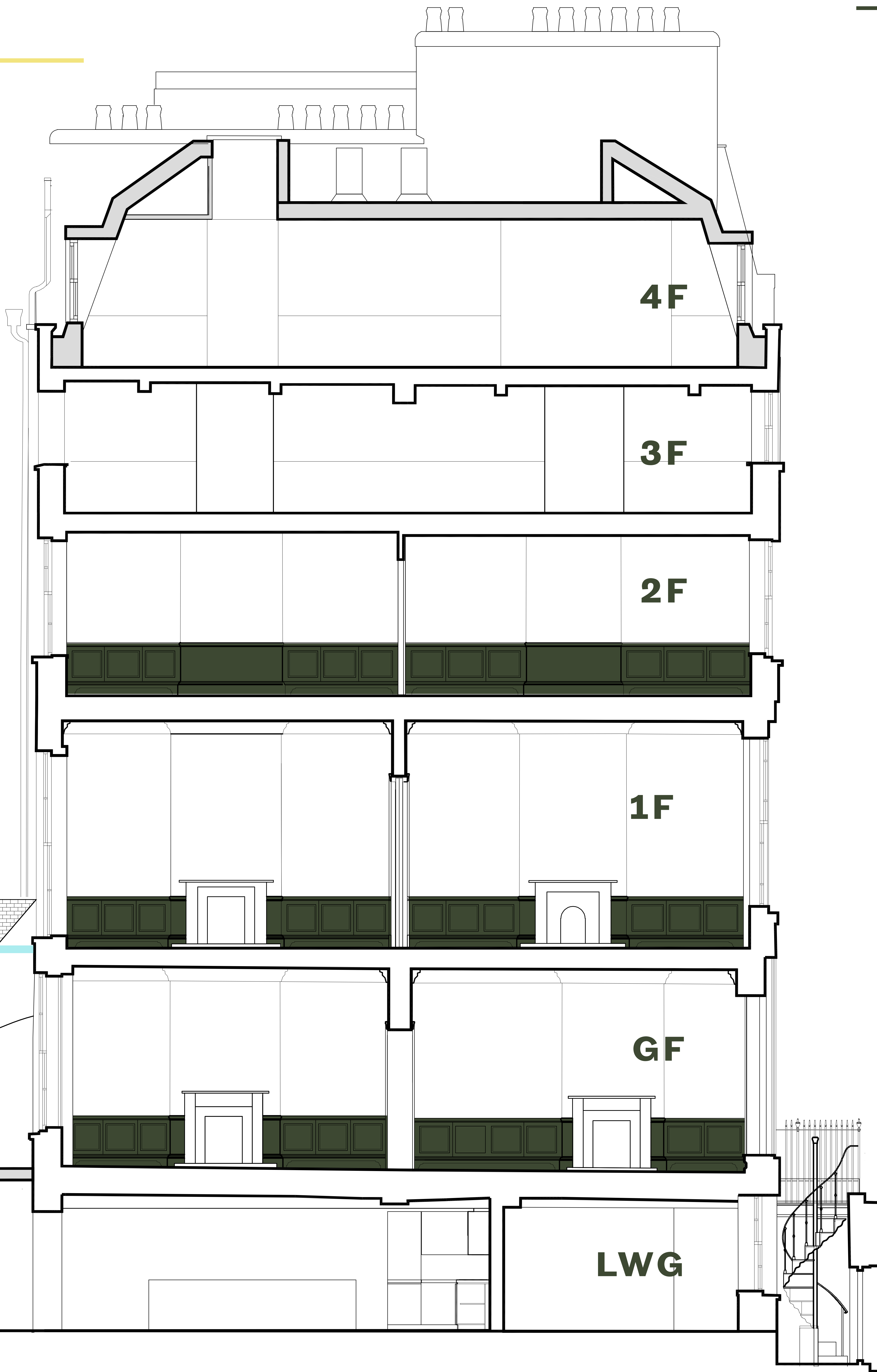
LIFT: EXTENDED TO 4F

- Newly refurbished lift serving all floors

FABRIC: HERITAGE & REUSE

- Retention and reuse of existing building fabric
- Reduced embodied carbon while preserving listed character

GF REAR TERRACE WITH GLASS ROOF



PERFORMANCE BY DESIGN

CORE: EPC & PERFORMANCE

- Predicted EPC score: 28 (B)
- Energy efficient systems supporting lower operational carbon
- Enhanced natural daylight to support wellbeing

IMPRESSIVE OCCUPIER AMENITY

- Ample WC provision throughout the building across LG, 1st and 3rd levels
- Full kitchen with large island provided on LG level together with additional kitchenettes provided on 2nd and 4th floors
- Ability to install further WC and kitchenettes, if required
- Additional ventilation installed to front basement room for additional staff facility such as a gym

LEASING & ENQUIRIES

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