

14 NORTH ROW

14 NORTH ROW

MAYFAIR W1

Unique opportunity to purchase a newly
re-developed Mayfair building with
excellent optionality for owner occupiers



INVESTMENT HIGHLIGHTS

- Newly re-developed (behind a listed facade) building with permitted Specialist use (see page 7 for more information).
- Located in Mayfair, London's most exclusive submarket.
- Attractive period building behind a Grade II listed façade, comprising 5,171 sq ft (GIA).
- The floorplates benefit from regular, efficient configuration, high levels of natural light and good floor-to-ceiling heights.
- Practical completion set for Q4 2024.
- Offered with the benefit of full vacant possession, of interest to owner occupiers and investors alike.
- New 125 year leasehold interest from the Grosvenor Estate at a Ground Rent of £17,500 per annum subject to five yearly RPI reviews.
- Offers are invited in excess of £6,500,000, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £1,257 per sq ft.





HARLEY STREET

WIGMORE STREET

MARYLEBONE

BOND STREET

OXFORD STREET

GROSVENOR SQUARE

MARBLE ARCH

NORTH AUDLEY STREET

14
NR

MAYFAIR

PARK LANE

HYDE PARK

LOCATION

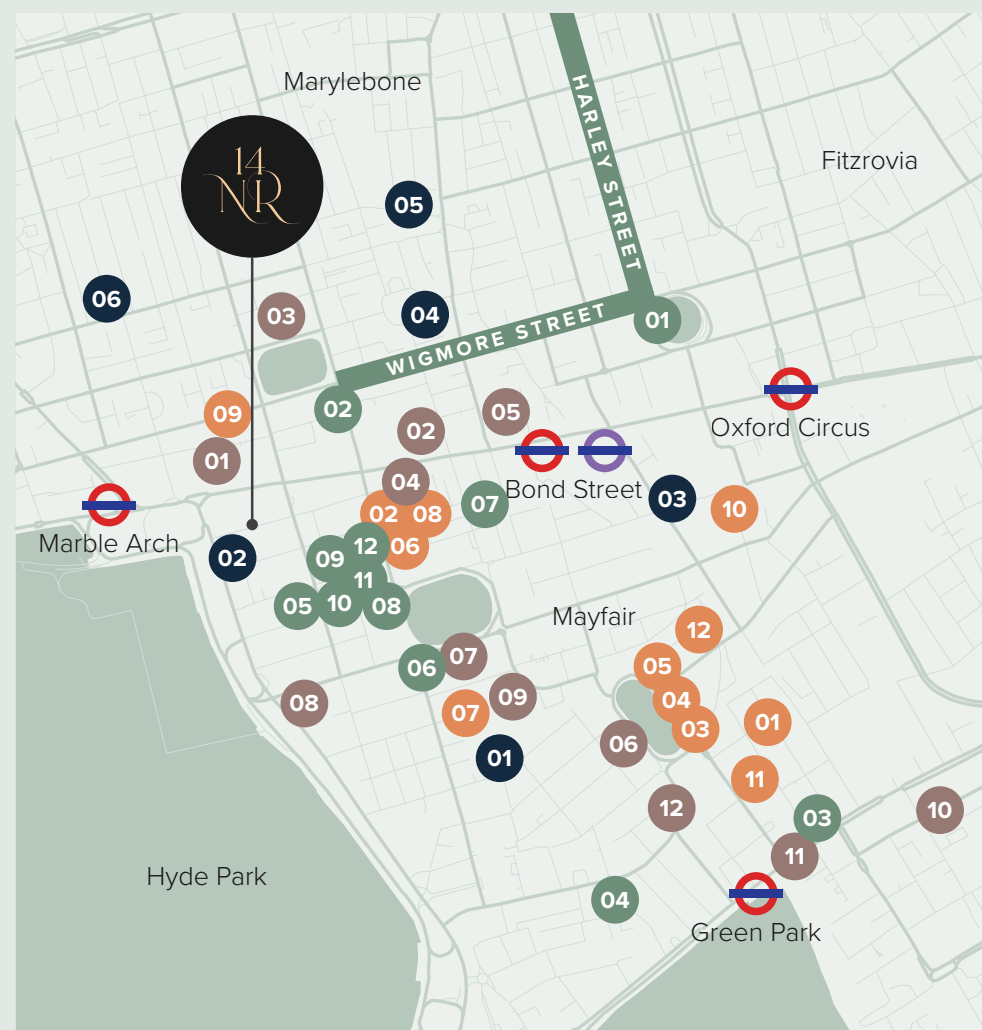
MAYFAIR

14 North Row is located in Mayfair, one of London's most prestigious sub markets, due to its supreme elegance, characterised by designer retail, Michelin-star restaurants, exclusive members clubs and five-star hotels providing occupiers with the best that London has to offer.

NORTH ROW

14 North Row is situated between Hyde Park and Grosvenor Square at the western end of North Row. This prime location runs parallel to Oxford Street, London's highest ranked street in terms of footfall with over 120 million visitors annually. (Apr 23-24, NWE).

In addition the property sits in very close proximity to the well established medical clusters of Wigmore Street (5 minute walk) and Harley Street (10 minute walk).



MEDICAL

- 01 Harley Street
- 02 Wigmore Street
- 03 Lanserhof at The Arts Club
- 04 Krasa Clinic
- 05 Mayfair Dental Practice
- 06 Mayfair Health Pilates
- 07 The Mayfair Medical Centre
- 08 The Health Society Mayfair
- 09 Lees Place Medical Centre
- 10 Mayfair Practice
- 11 Gould Pharmacy
- 12 Mayfair Doctors

EDUCATION

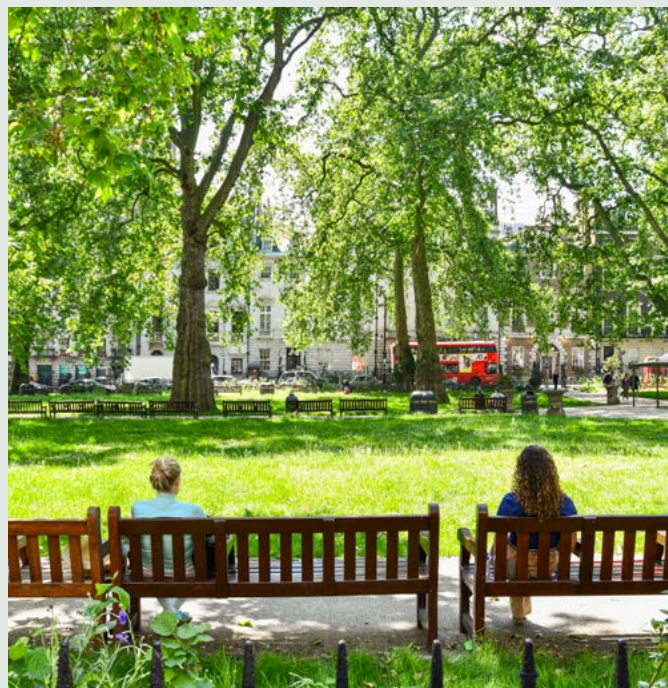
- 01 St. George's Primary School
- 02 Albemarle Independent College
- 03 IFSA London

ENTERTAINMENT AND CULTURE

- 01 Hard Rock Hotel
- 02 Selfridges
- 03 Nobu Hotel
- 04 Mercato
- 05 St Christopher's Place
- 06 Annabel's Private Members Club
- 07 The Biltmore
- 08 JW Marriott Grosvenor House
- 09 The Connaught
- 10 Tramp
- 11 The Ritz London
- 12 The Lansdowne Club

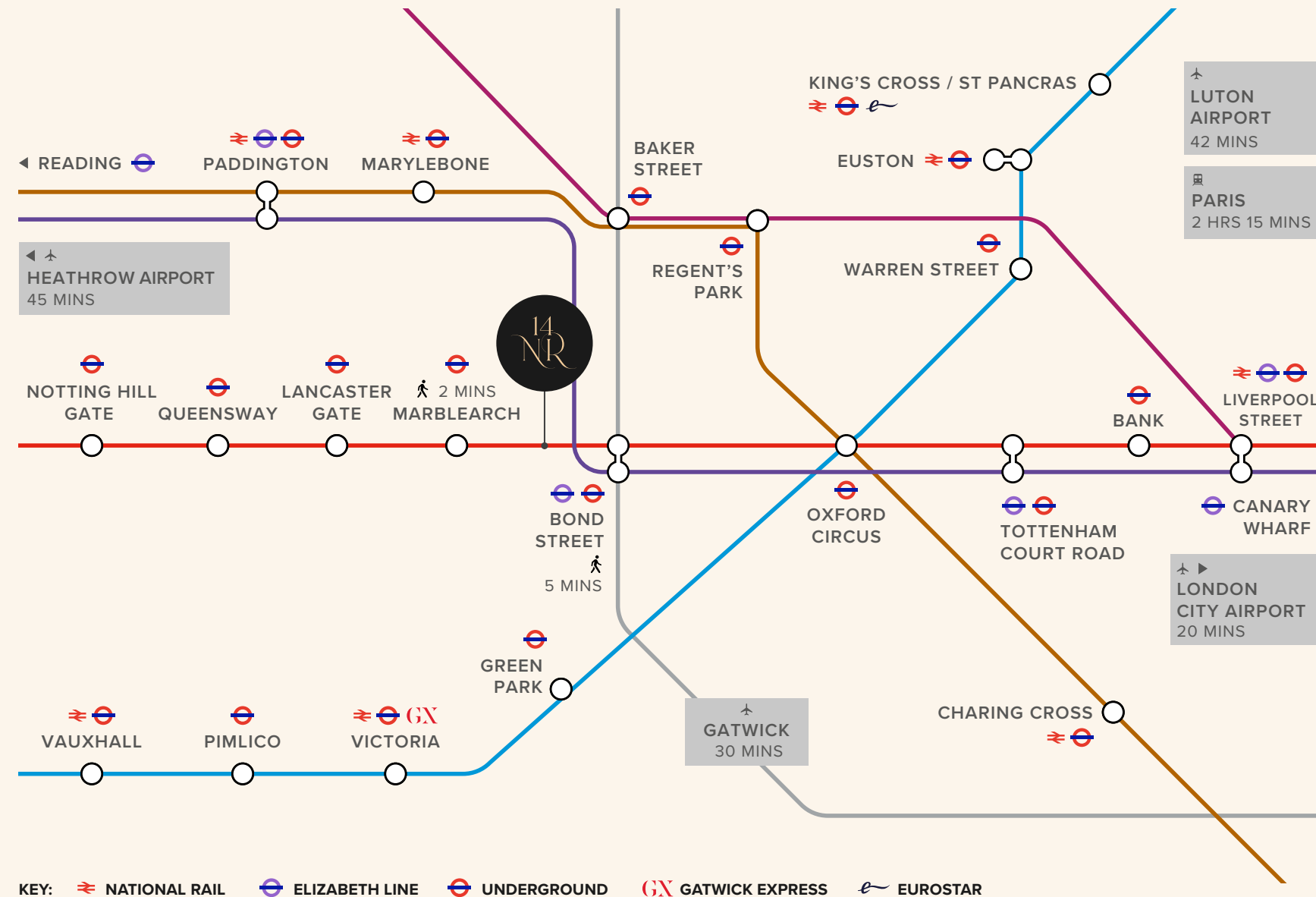
RESTAURANTS

- 01 Isabel
- 02 ROKA
- 03 Sexy Fish
- 04 Amazonico
- 05 Hakkasan
- 06 NAC
- 07 Scott's
- 08 The Ivy Asia
- 09 KOL
- 10 Akira Back
- 11 The Dover
- 12 The Cocochine



CONNECTIVITY

The property benefits from excellent transport connectivity. Bond Street (Jubilee, Central, and Elizabeth lines) and Marble Arch (Central line) Underground stations are just a short walk away. Providing easy access around London to national rail services and international airports. Additionally, the opening of the Elizabeth line at Bond Street Station, along with new ticket halls and access points at Hanover Square and Davies Street, has significantly improved connectivity.



DESCRIPTION

THE BUILDING

14 North Row is an attractive Grade II listed building that was originally built in 1898. The building is currently being redeveloped behind the listed facade and when completed will comprise 5,171 sq ft of Gross Internal Area, arranged over lower ground, ground and two upper floors. In addition the property will benefit from a rear courtyard, terrace and bike store.

The building will be finished to shell and core, as per the Base Build Specification (Appendix 1), including:

- Existing roof removed, new non-combustible insulation and slate roof reinstalled.
- New concrete slab on lower ground and ground floor.
- Existing timber floors on the 1st and 2nd floors have been structurally upgraded to 2.5kPA and levelled with fire-resistant screed board.
- New reinforced concrete lift shaft.



Computer generated image of proposed occupier fit out



**SHELL AND
CORE FINISH**



EPC A*



BIKE STORE



**ALL ELECTRIC
M&E**



**PRIVATE
TERRACE**



**REAR
COURTYARD**

PERMITTED USE

Under the permitted use class subject to approval from Westminster City Council, we believe the building would be suitable for the following uses, including but not limited to:



Medical

- Doctors surgery
- Treatment centre
- Physiotherapy
- Sports therapy rehabilitation
- Non-medical health consultancy
- Medical aesthetics
- Dental surgery
- Hospital day surgery
- Veterinary clinic



Educational

- Nursery
- School
- University



**Training
Centre**



**Museum/
Exhibition
Space**

*Preliminary assessment of EPC A

EXCEPTIONAL OPTIONALITY

An unrivaled location for an owner occupier in the heart of Mayfair.

14 North Row has the perfect blend to attract a wealthy clientele. It offers the best amenities in London and capitalises on the affluence of Mayfair and Marylebone's residential and business catchment. With its discrete location within the W1 medical cluster and proximity to leading educational providers, it embodies the pinnacle of prestige and convenience.

A unique opportunity for owner occupiers.

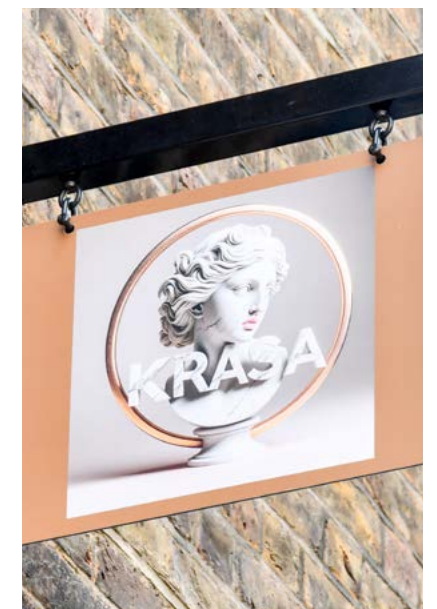
14 North Row features a prominent double frontage onto North Row and is self contained, creating an opportunity for owner occupiers to 'brand' the entire building. The property is to be delivered shell and core, open plan with highly flexible floorplates, making it particularly well-suited to medical or educational use.



Inspiration for potential occupier fit out



Inspiration for potential occupier fit out



Inspiration for potential occupier fit out

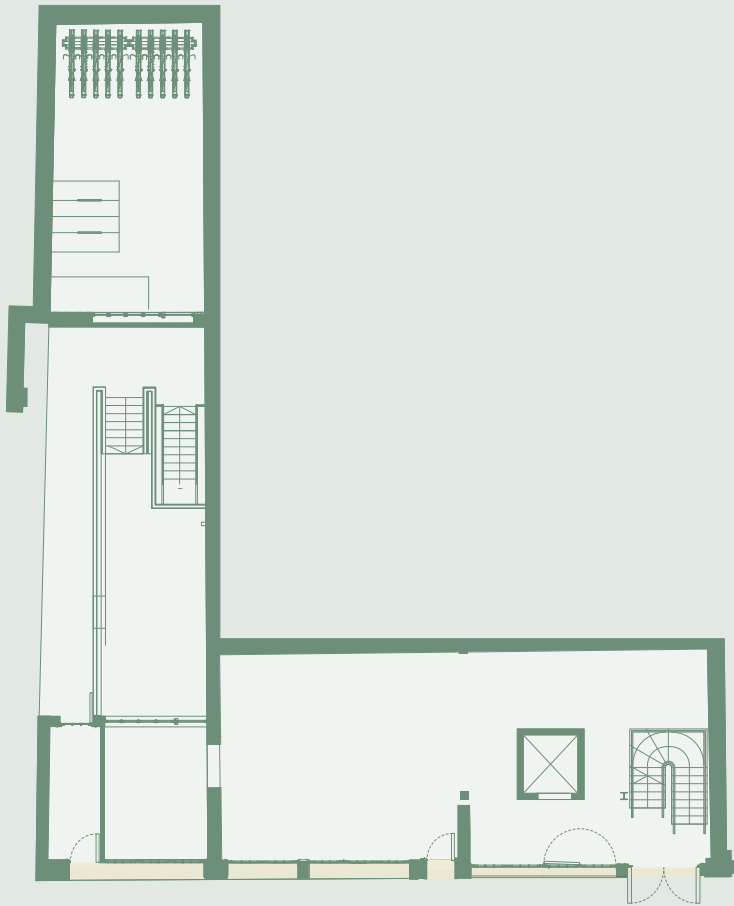
ACCOMMODATION & FLOOR PLANS

GROSS INTERNAL AREAS (GIA)

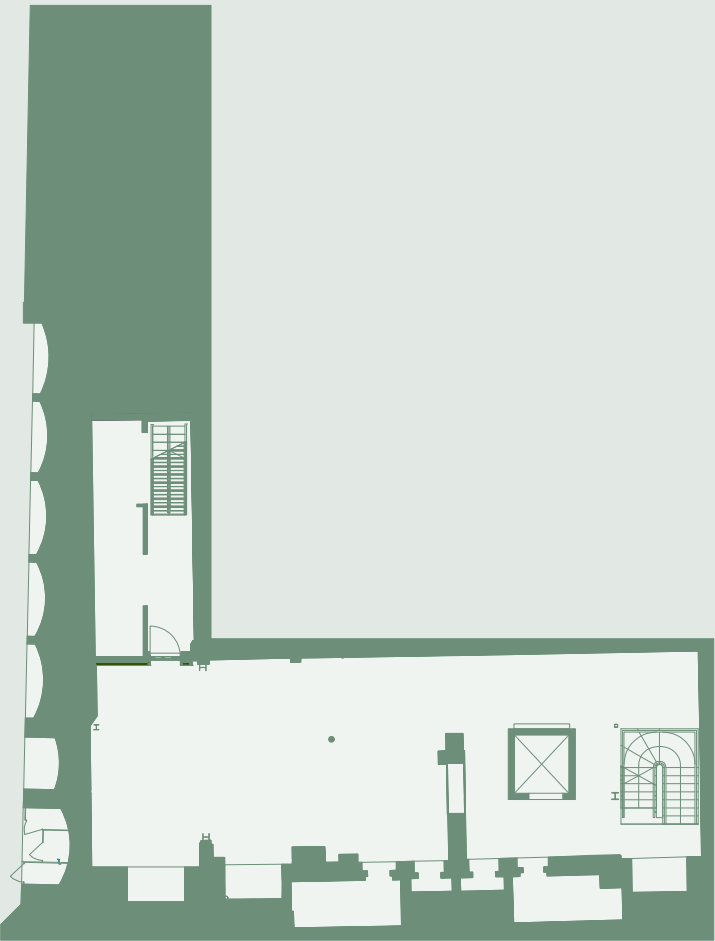
Areas provided by the architects, TF Architecture Ltd. In accordance with RICS Code of Measuring Practice 6th Edition.

	Area (GIA)	
	Area Sq Ft	Area Sq M
Second	984	91.4
First	1,184	109.0
Ground	1,673	155.4
Lower Ground	1,330	123.6
Total	5,171	479.4

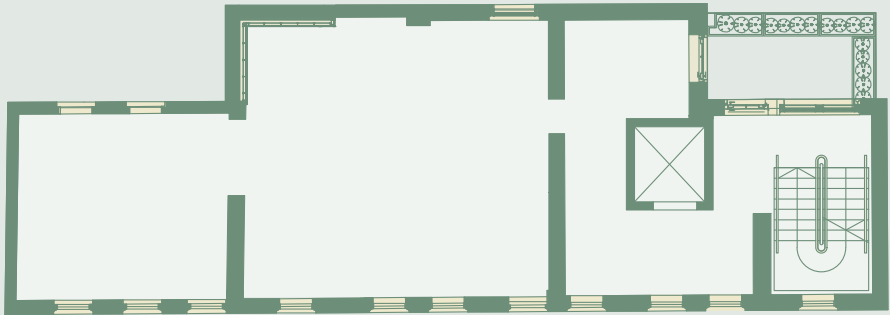
GROUND



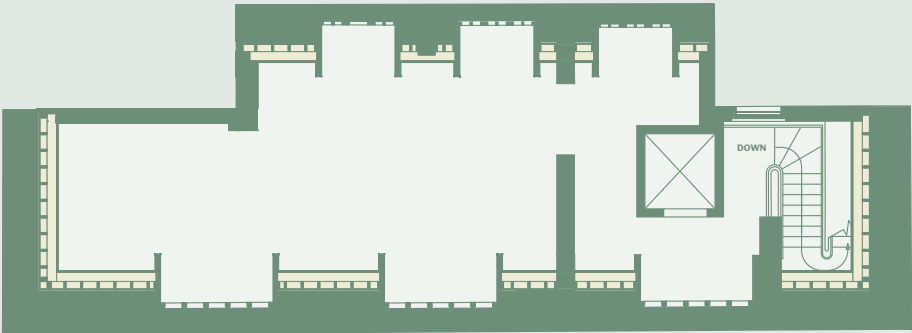
LOWER GROUND



FIRST



SECOND



14 NORTH ROW

MAYFAIR W1

FURTHER INFORMATION

TENURE / TITLE

A new long leasehold interest will be granted for a term of 125 years from the Grosvenor Estate at a Ground Rent of £17,500 per annum subject to five yearly RPI reviews.

Draft Heads of Terms for the new long leasehold interest are available in the data room.

EPC

Preliminary assessment of EPC A.
Further information is provided in the data room.

VAT

The property is elected for VAT and is payable on the purchase price.

DATA ROOM

The data room is accessible upon request.

PRICING

Offers are invited in excess of £6,500,000, subject to contract and exclusive of VAT.
A purchase of this level reflects a capital value of £1,257 per sq ft.

CONTACT DETAILS

For further information please contact

CHARLIE STONEHAM

charlie.stoneham@savills.com
+44 (0) 7870 186 481

BEN HILLIER

ben.hillier@savills.com
+44 (0) 7816 184 101

OLIVER BAMBER

OBamber@savills.com
+44 (0) 7870 999 765



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 03.07.2024

savills

BASE BUILD SHELL SPECIFICATION

APPENDIX 1)

Item	By Landlord (Seller)	By Tenant (Purchaser)
Stairs and Lift		
Main circulation stair and lift	Temporary access stair. Reinforced concrete lift shaft.	Architectural stair and evacuation lift car, motor and finishes.
Lower ground access stair/secondary means of escape	Temporary access stair.	Steel access stair with integrated plant ventilation louvre.
Floors		
Lower ground and ground floors	New concrete slab on lower ground and ground floor.	Final floor finish.
L1 and L2 floors	Existing timber floor structurally upgraded to 2.5kPA. Levelled with fire resistant screed board.	Final floor finish.
Walls, Linings, Doors & Windows		
Lower ground walls	Drained cavity system to all basement walls/floor, including vaults. Timber battens for tenant linings.	Insulation and linings.
Retained brick walls to ground, L1 & L2	Breathable thermal render to retained external walls.	Insulation and linings.
Internal partitions	Partitions as required for fire strategy.	All other internal partitions.
Windows	Refurbishment of exisitng timber sash windows.	Secondary glazing throughout and 1 hr fire rated glazing where required.
Internal doors	None	Internal doors.
External doors	External doors to main entrance and terrace.External doors with actuators to cycle storage. External stable doors to front elevation.	N/A
Fire protection of vertical structural elements	Intumescent coating to structural steel throughout.	N/A
Acoustic insulation to plant enclosure	N/A	Acoustic insulation to tenant design as required.
Cycle store	N/A	Wall lining to cycle store.
Ceilings		
Fire protection of horizontal structural elements	Intumescent coating to structural steel throughout. Fire resistant drywall protection to timber structure (where not protected by fire rated drywall ceiling).	N/A
Ceilings	Fire rated drywall ceiling.	Final ceilings to Tenant's design, including any Tenant acoustic requirements.
Roof		
Roof	Existing roof removed, new non-combustible installation and slate roof reinstalled.	N/A
Planting	Planters installed to terrace. Green roof to cycle store.	Top soil and planting to meet biodiversity requirements.
Mechanical, Electrical, Public Health & Drainage		
Mechanical	Mechanical strategy / distribution strategy only.	Supply and install of MVHR, condenser all distribution and final fixtures. Discharge of Town Planning condition for as-built acoustic performance of plant enclosure.
Electrical	New incoming 160kVA connection by PowerON.	Final design, supply and install of all electrical installations.
Telecommunications	New incoming fibre by Prime Fibre, spare ducts for alternative telco providers.	Final design, supply and install of all data installations.
Water	25mm MDPE single connection to basement plantroom by Thames Water.	Final design, supply and install of all cold and hot water installations.
Public Health & Stormwater	New below ground drainage. New rainwater downpipes connected to below ground drainage (external). Capped drainage connections to sewer.	Final design, supply and install of all public health installations.
Security	Temporary intruder alarm (by contractor).	Final design, supply and install of all security installations.
Fire protection systems	Temporary fire alarm (by contractor).	Final design, supply and install of all fire alarm and fire curtain installations.
FF&E		
Cycle store	N/A	Supply and installation of cycle racks.

