



PARK HOUSE
MAYFAIR

COMING NOVEMBER 2026



Park House offers premium and highly-specified workspace, with a brand new reception and end of trip amenity, minutes from Hyde Park.

Ambition deserves a landmark address



The part 4th floor at Park House benefits from floor-to-ceiling windows, providing a vast amount of natural light and views across Mayfair and the West End.

14,983 sq ft
available
November 2026



Part 4th Floor

Specification

14,983 sq ft / 1,391 sqm

Brand new reception totalling c.2,328 sq ft

Redesigned and enlarged end of trip facilities

224 cycle spaces, 16 showers, 56 lockers

BREEAM Excellent

EPC B

WiredScore Platinum certified

2x 2000kVA generators providing 100% tenant back up power

2.75m floor to ceiling height

Four pipe fan coil AC

Fresh air supply 1.8 l/s

Occupational density of 1:10 per sq m

Tenant car parking

VIP Taxi drop off



PARK STREET

OXFORD STREET

52.8m

43.1m

17.1m

40.9m

10.5m

NORTH ROW

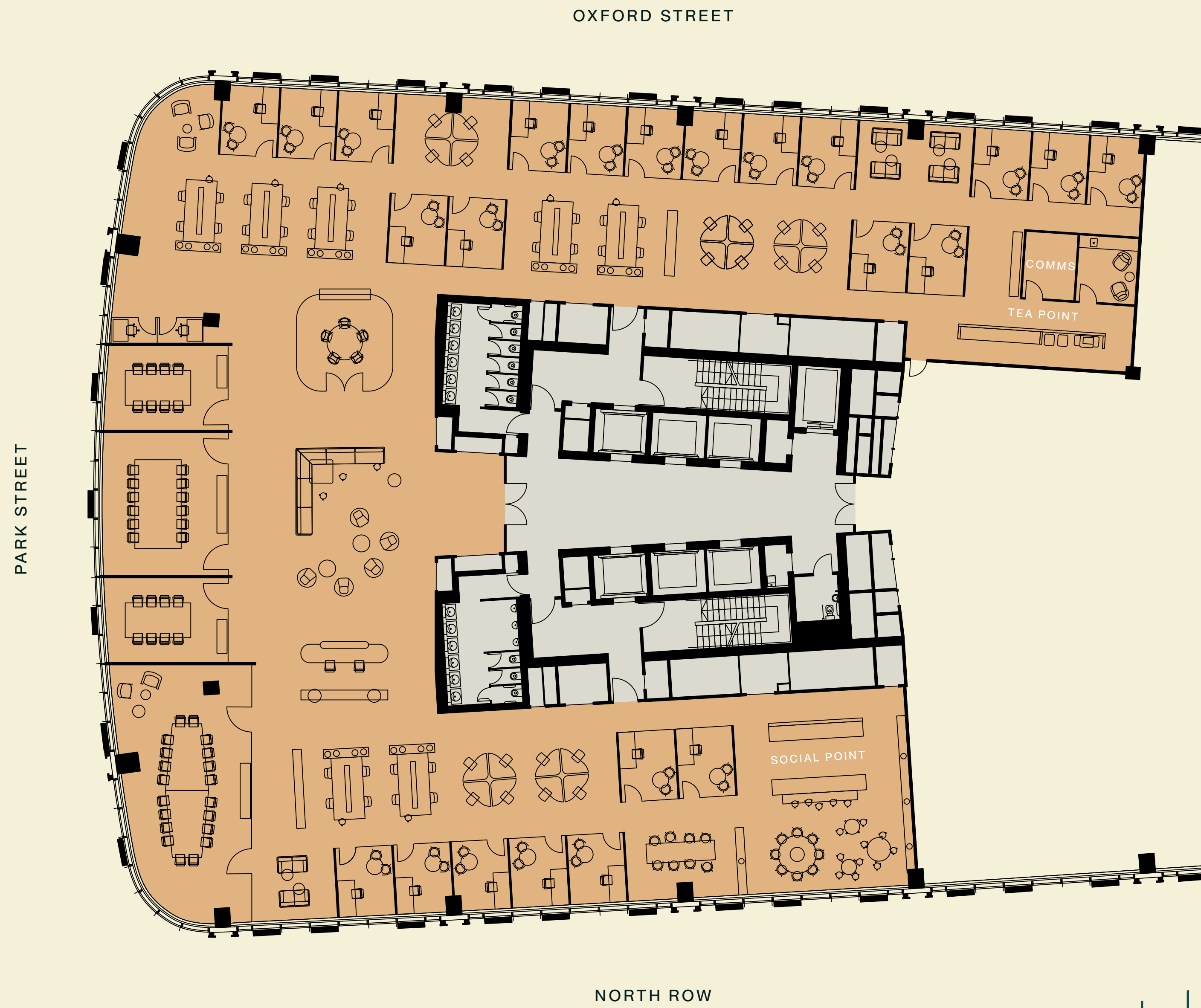
Part 4th Floor

Cellular office

Total NIA	14,983 sq ft / 1,391 sqm
Open desk seats	44
Private offices	23
Density	1:20

MEETING ROOMS

20 person boardroom	1
12 person meeting room	1
8 person meeting rooms	2
6 person meeting room	1
Focus rooms	2
Social hub	1



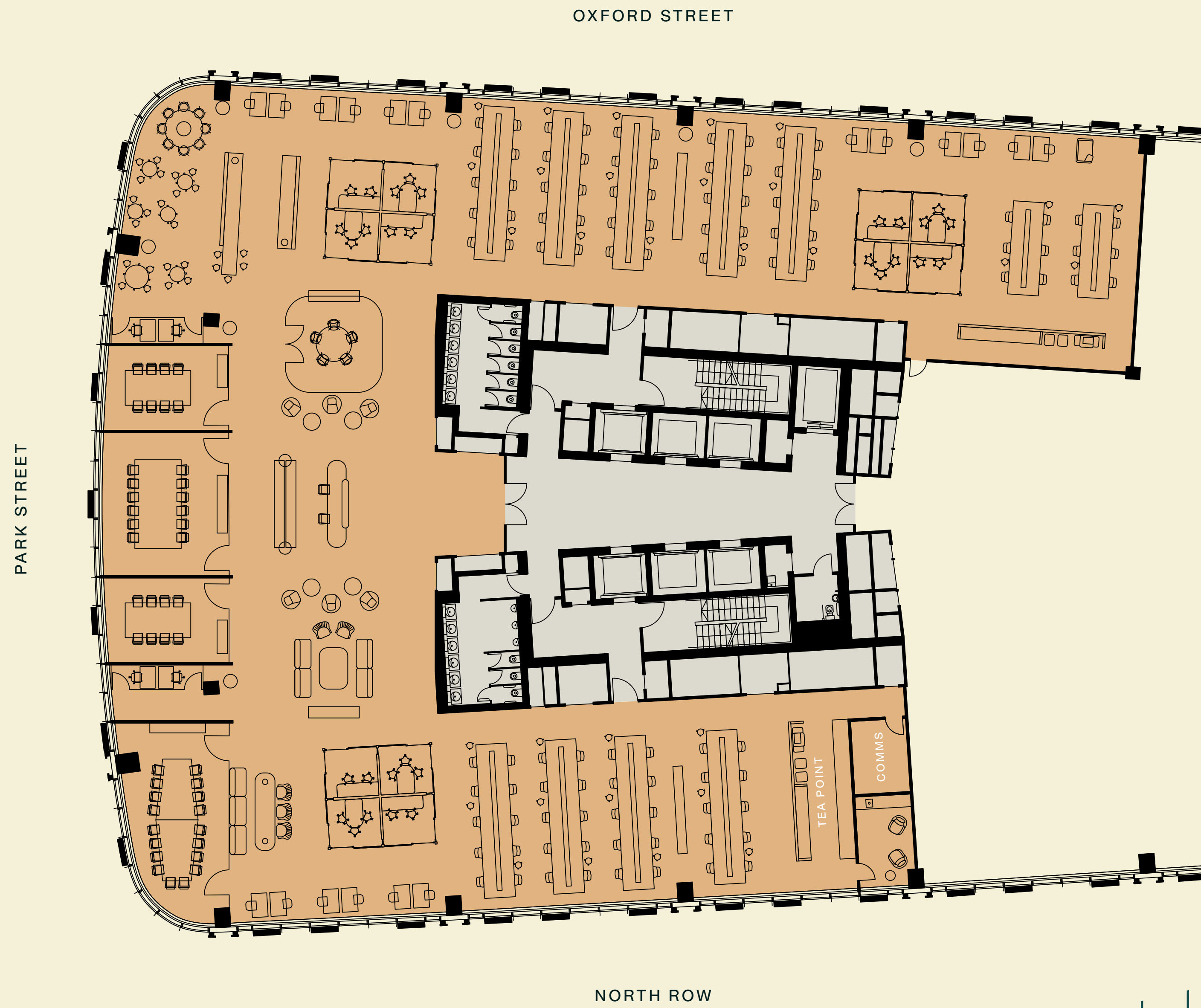
Part 4th Floor

Open plan

Total NIA	14,983 sq ft / 1,391 sqm
Open desk seats	120
Density	1:12

MEETING ROOMS

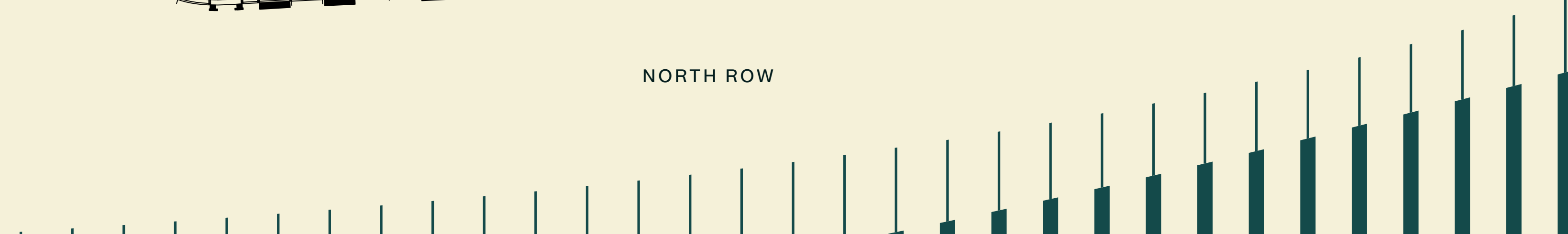
18 person boardroom	1
12 person meeting room	1
8 person meeting rooms	2
5 person meeting room	1
3 person meeting rooms	6
1-2 person focus room	10
Social hub	1



PARK STREET

OXFORD STREET

NORTH ROW



An enhanced arrival experience coming autumn 2026





New luxury facilities

Newly refurbished and enlarged end of trip facilities located at basement level. Including new showers, changing rooms and lockers, as well as 224 cycle spaces.




Find your rhythm



LOCATION

The location brings the very best of the area within reach, classic and modern Mayfair, Selfridges on the doorstep, Marylebone's boutiques, cafés and restaurants, and Hyde Park for green space and downtime.

CONNECTIVITY

-  **MARBLE ARCH**
Central
🚶 2 mins
-  **BOND STREET**
Jubilee | Central | Elizabeth
🚶 3 mins
-  **OXFORD CIRCUS**
Bakerloo | Central | Victoria
🚶 8 mins

1. The Marlborough
2. Selfridges
3. Mercato Mayfair
4. 34 Mayfair
5. Corrigan's Mayfair
6. The Audley
7. Bond Street
8. Brook Mews Wine House
9. Le Magritte Bar
10. ROKA Mayfair
11. The Wallace
12. Nobu
13. Zolio
14. St Christopher's Place
15. Hedonism Wines
16. The Portman

At the heart of Mayfair, Marylebone and the Royal Parks



LOCAL AREA



The Audley

7 mins



Hyde Park

4 mins



Brown Hart Gardens

3 mins



St Christopher's Place

4 mins



Selfridges

1 mins



Mercato Mayfair

1 mins



|||
PARK HOUSE
MAYFAIR

CBRE

ADAM COSGROVE

adam.cosgrove@cbre.com

+44 (0) 7500 872851

JOSEPH GIBBON

joseph.gibbon@cbre.com

+44 (0) 7585 987546

CELESTE SAVAGE

celeste.savage@cbre.com

+44 (0) 7940 002601

parkhousew1.co.uk/offices

Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the lessor, or any person in the employment of CBRE, has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. The photographs show only certain parts of the property as they appeared at the time they were taken. CGI's are indicative and design is subject to change. Areas, measurements and distances given are approximate only. Information correct at February 2026. Park House Oxford Street Limited.