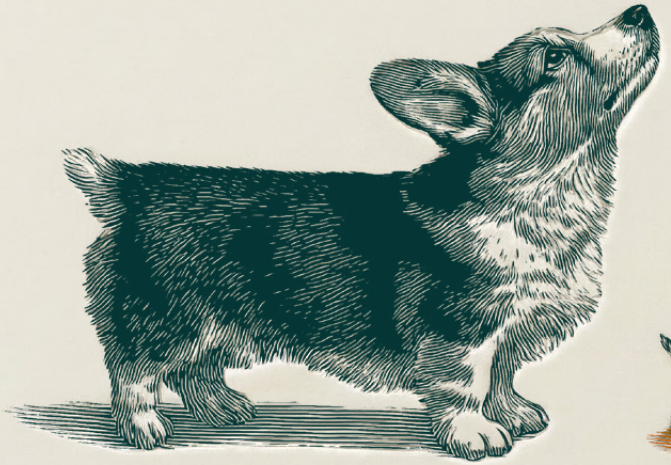
40RTY

GROSVENOR PLACE • SW1



Just a stone's throw from Green Park, Hyde Park, and St James's Park, FORTY could not be better placed to create a harmonious work environment, offering beautiful views of Buckingham Palace's gardens.

AMONGST THE BEST OF

VICTORIA + BELGRAVIA







THE AREA

London's Most Prestigious Postcode





Pantechnicon

YOUR JOURNEYS

Arrive with ease at **Victoria Station**



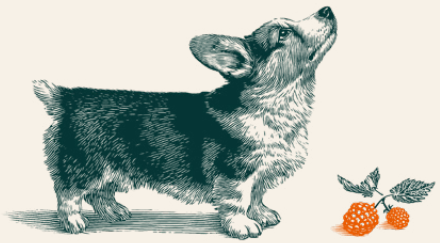
Walk around the corner and **grab a coffee** and croissant from **Ole & Steen**



Wander through **Grosvenor Gardens**



Arrive to our **light-filled atrium** and attend an exercise class at our **on-gym**





After a productive day, **grab your things**



Walk **5 mins**



Enjoy a drink at **The Peninsula**



Go home via **Hyde Park Corner Station**

OUT + ABOUT

ALL WITHIN A 15 MINUTE WALK



The Alfred Tennyson

The Thomas Cubitt





Eccleston Yards



Poilane on Elizabeth Street

Situated in the midst of one of London's most thriving areas, FORTY Grosvenor Place boasts a wide array of amenities.

From Belgravia to St James's, Victoria to Mayfair, this prestigious building is surrounded by luxury cafés, bars and restaurants alike.





The Terrace at Brooklands



SW1



Brooklands Bar

THE PENINSULA

Little Blue





The Peninsula

Just moments away from FORTY Grosvenor Place, the newly-built and impeccably designed Peninsula offers a range of spectacular restaurants and bars, including a 2 star Michelin rooftop restaurant.

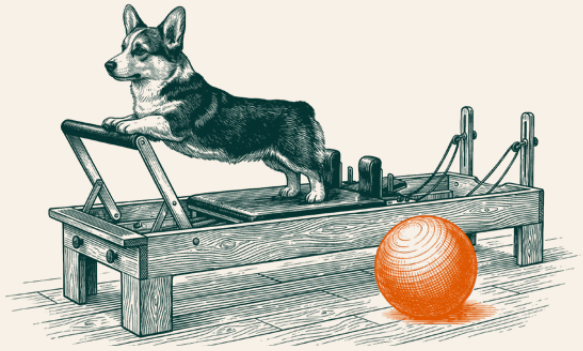
85 CAFÉS



111 RESTAURANTS



8 GYMS



RICH IN AMENITIES

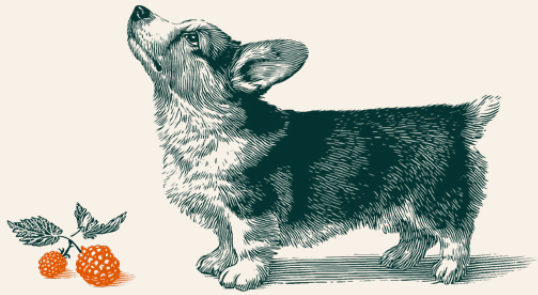
WITHIN A 10 MINUTE WALK



25 CULTURAL DESTINATIONS



45 BARS



15 GREEN SPACES

TRANSPORT + TRANQUILITY



WATCH OUR

AREA FILM





Nova Victoria



WINE + DINE

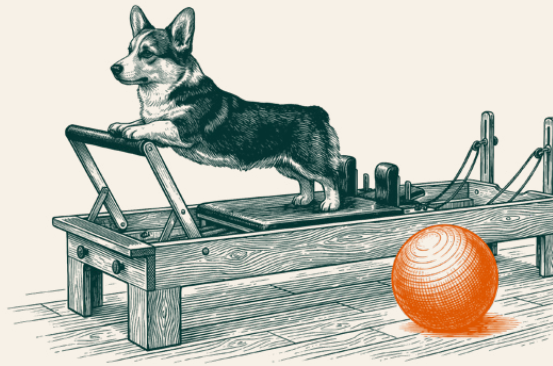
1. Timmy Green
2. Bone Daddies
3. Rail House
4. Sticks 'n' Sushi
5. Cornus
6. Market Halls
7. Eccleston Yards
8. Tomtom Coffee House
9. The Thomas Cubitt
10. Oliverto
11. Bon Gusto
12. Chez Antoinette
13. Ma La Sichuan
14. Cinnamon Club
15. Harry Dolce Vita
16. Cicchetti
17. Wild by Tart
18. The Alfred Tennyson
19. The Restaurant at The Capital
20. Signor Sassi
21. Osteria Romana
22. Coya
23. Hide
24. 5 Hertford Street Club
25. Canton Blue
26. The Grill by Tom Booton
27. China Tang
28. Alain Ducasse





GYM + SPA

1. FORTY Grosvenor Gym
2. Bodydoctor
3. 1Rebel
4. H2 Clubs
5. City Athletic
6. Gymbox
7. Frame
8. Manor
9. The Peak Fitness Club & Spa
10. E by Equinox
11. The Spa at Four Seasons Hotel
12. The Lanesborough Club & Spa
13. Barry's
14. The Spa at Mandarin Oriental





VISIT + STAY

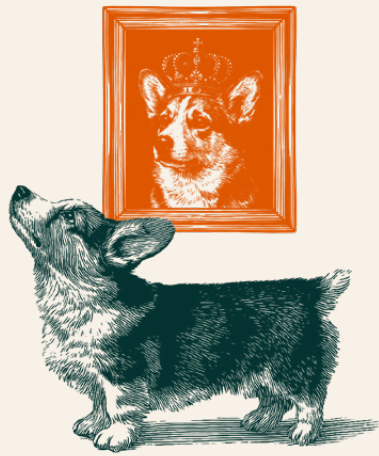
1. Kula London
2. The Rubens at the Palace
3. The Resident Victoria
4. Como The Halkin
5. The Peninsula
6. The Lanesborough
7. The Wellesley
8. The Berkeley
9. The Park Tower
10. Mandarin Oriental
11. Millennium Hotel
12. The Carlton Tower Jumeirah
13. The Cadogan
14. The Hari
15. Taj 51
16. The Guardsmen
17. St Ermin's Hotel
18. Four Seasons Hotel
19. London Hilton
20. 45 Park Lane
21. The Dorchester
22. Sheraton Grand
23. The Chesterfield
24. The Stafford
25. Dukes London





ART + HISTORY

1. The King's Gallery
2. The Guards Museum
3. The Queen's Diamond Jubilee Galleries
4. Churchill War Rooms
5. Stern Pissarro Gallery
6. Trafalgar Galleries
7. Miart Gallery
8. Willow Gallery
9. David Gill Gallery
10. Mall Galleries
11. Osborne Studio Gallery



THE SPACE



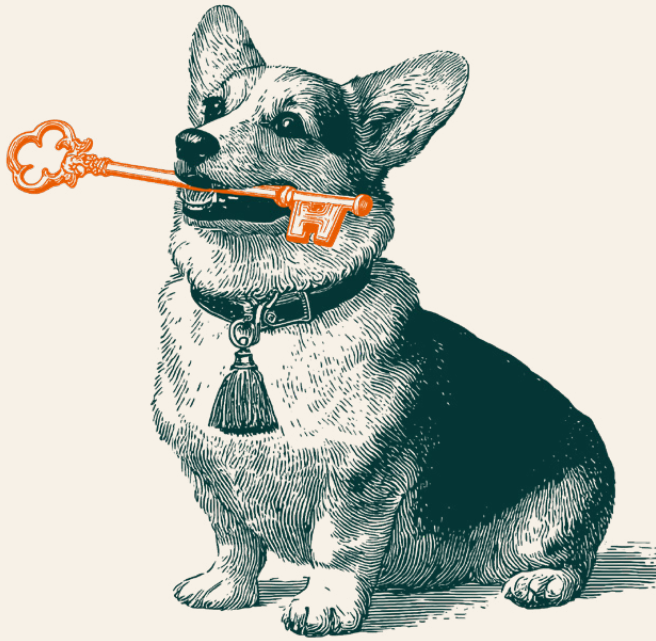
Newly refurbished sophisticated offices



Newly refurbished headquarters office building in the epicentre of prestigious Belgravia and Victoria, with 4 floors of best-in-class workspace.

NEWLY REFURBISHED AND

SOPHISTICATED



WATCH OUR

BUILDING FILM





View of the reception



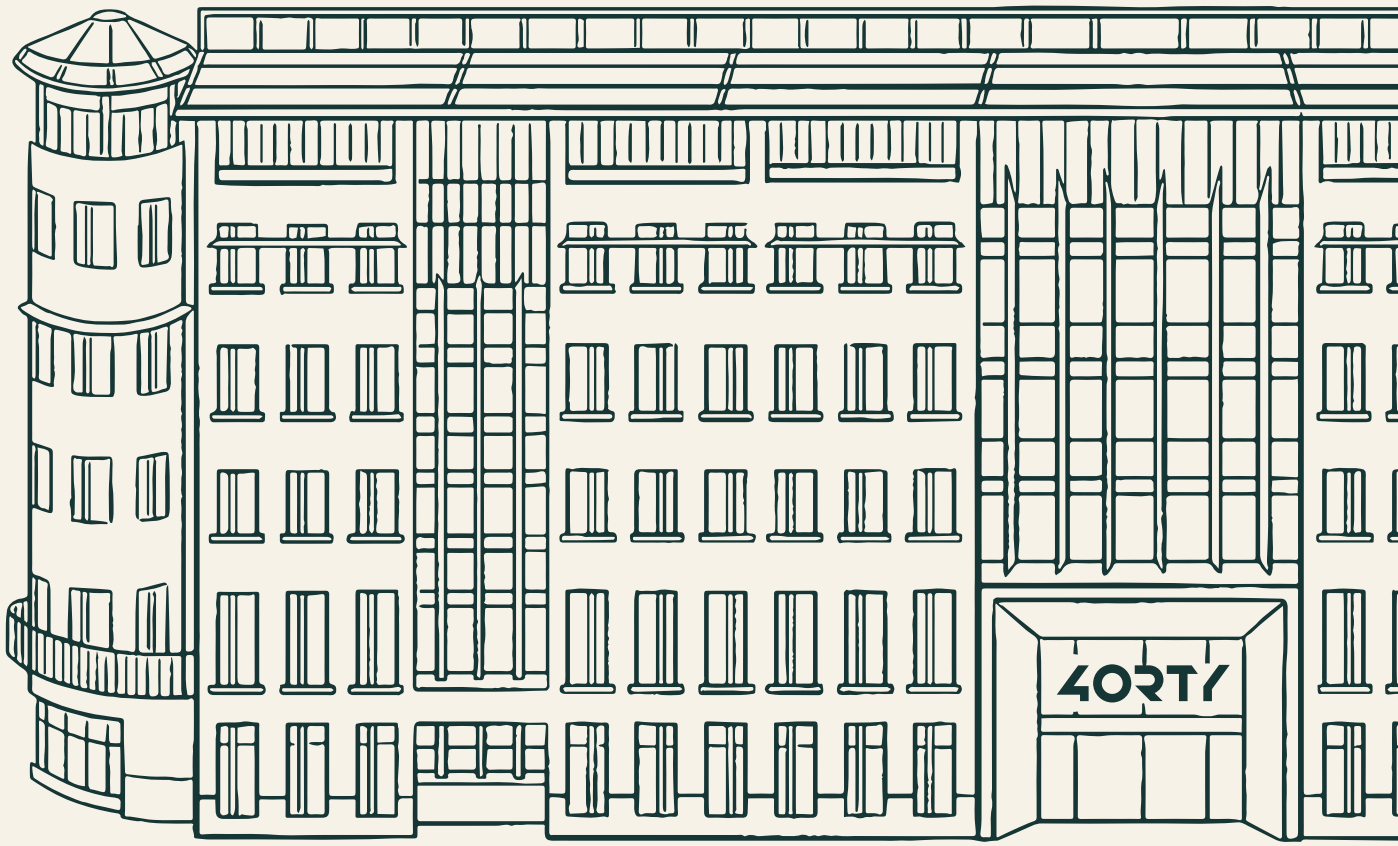
View from above of the reception

SCHEDULE OF AREAS

LEVEL	SQ FT	SQ M
5th floor	LET	
4th floor	LET	
3rd floor	18,694	1,737
2nd floor	18,772	1,744
1st floor	17,825	1,655
Ground floor	9,653	897

TOTAL

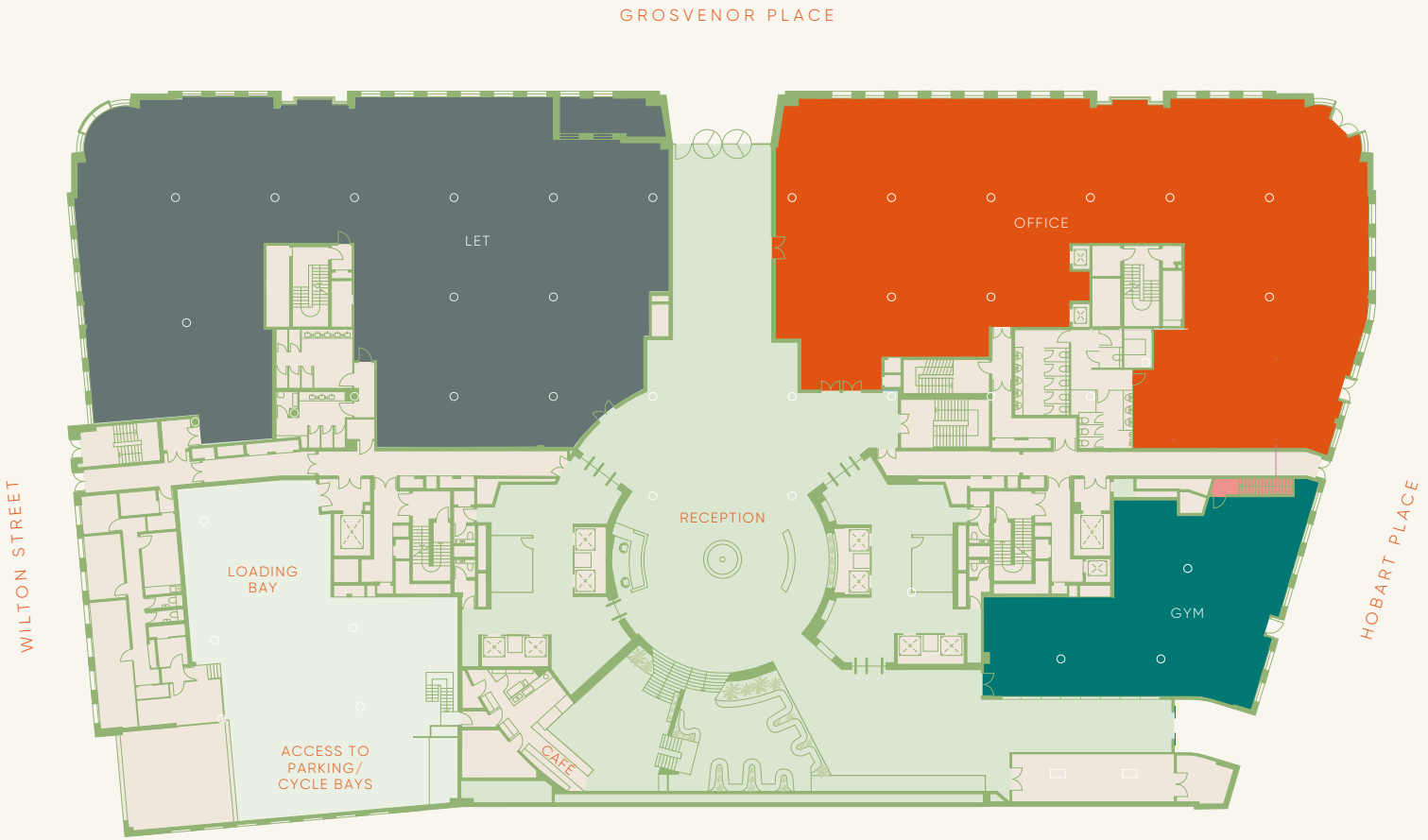
64,944 SQ FT



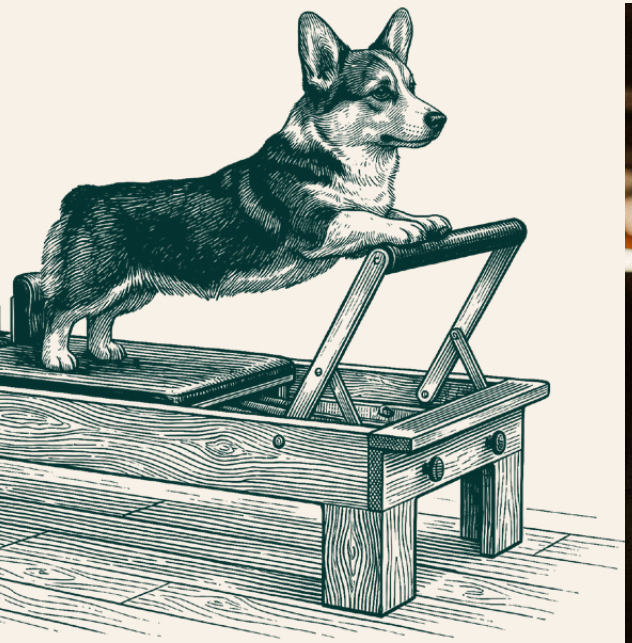
GROUND FLOOR

OFFICE

9,653 SQ FT



YOUR NEW GYM



Images of the SOLO60 gym





OFFER

The Starter Pack
30 credits - £55 (enough to book 2-3 private gym sessions)
The PT Intro Pack
3 PT sessions - £120

Coming to 40 Grosvenor Place

SOLO60 is a network of premium private gyms, bookable by the hour and dedicated entirely to you. Fully equipped for Personal Training and solo sessions, each space gives you the privacy, equipment and freedom to train your way.

SOLO60 Victoria will feature three private gyms with equipment for strength, functional fitness, conditioning, mobility and recovery.

Plus, four private bathrooms with individual showers, toilets and changing facilities. SOLO60 connects you with leading independent Personal Trainers specialising in everything from strength and bodybuilding to race prep, rehab and pre- and postnatal fitness.

DOWNLOAD THE APP TO BOOK NOW



Indicative view of the connectivity between ground and first floor



Indicative view of the café

AWAITING CGI

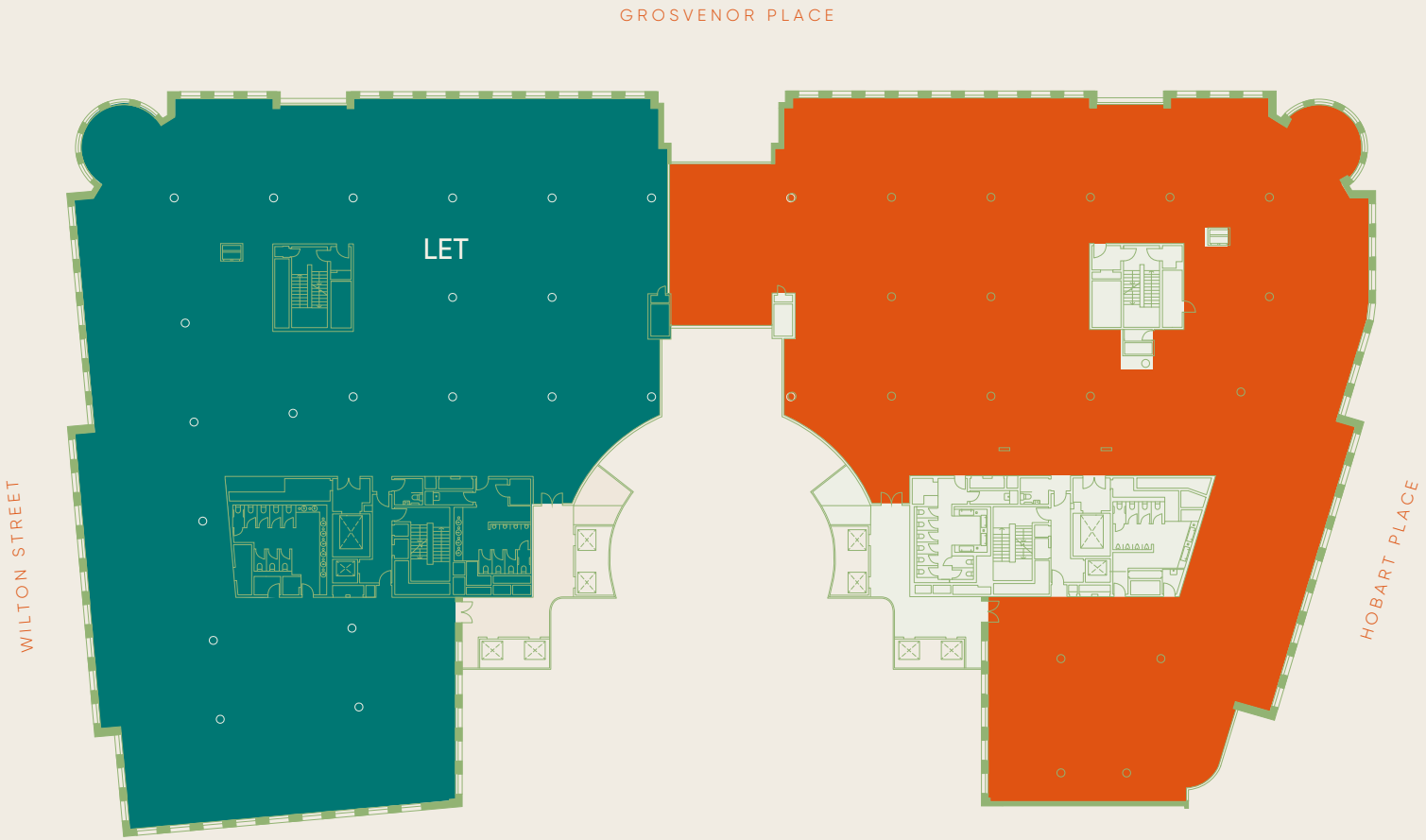


Indicative view of the café

FIRST FLOOR

OFFICE

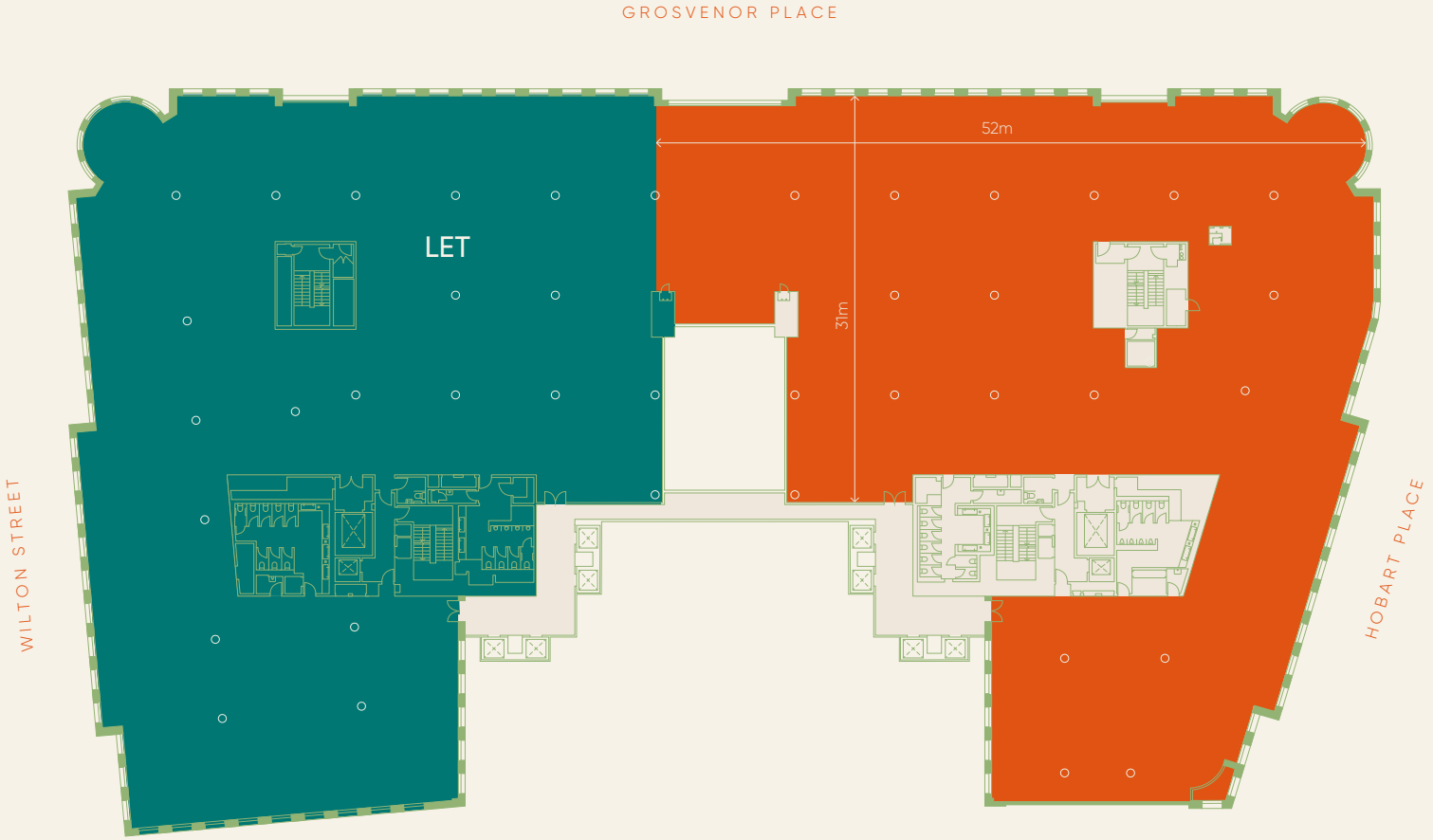
17,825 SQ FT



SECOND FLOOR

OFFICE

18,772 SQ FT





View of Level 2 CAT-A floor



Indicative office fit-out with connecting staircase



Indicative office fit-out

THIRD FLOOR

OFFICE

18,694 SQ FT







Views from the upper floors



View of new end of trip facilities



View of new end of trip facilities



FLOOR TO CEILING HEIGHTS
STARTING FROM 2.75M



1:8 OCCUPANCY
DENSITY



NEW ON SITE GYM



4 X 13-PERSON
PASSENGER LIFT



FOUR PIPE FAN COIL
AIR CONDITIONING

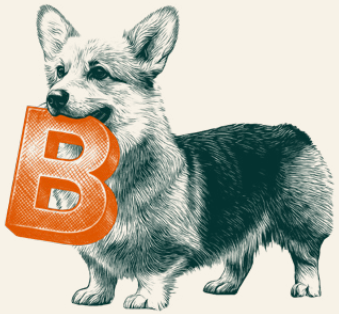
IN SUMMARY



NEW COMMUNAL
CAFÉ



16 SHOWERS
AND 156 LOCKERS



EPC ‘B’



BREEAM
‘OUTSTANDING’



WELL CORE ‘GOLD’

PROJECT TEAM

ARCHITECTS

Barr Gazetas

CAST INTERIORS

PROJECT MANAGER

AVISON YOUNG

M&E

ARUP

CONTACT

NEW LEASES AVAILABLE UPON REQUEST

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