

ST

28

GEORGE

MAYFAIR

ST

The Building

Availability

Floor Plans

Specification

Sustainability

End-of-journey

Location

Connections

Contact

Understated elegance in the heart of Mayfair

Discover a workplace where refinement is felt in every detail and quality is part of the design. Calm, polished interiors, thoughtful finishes and a setting that balances privacy with prestige. 28 St George Street is a home for businesses who value subtlety over show and presence over noise.

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External

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THE BUILDING

“We wanted the building to feel effortless — a place where quality materials and thoughtful proportions speak for themselves, without shouting for attention.”

MORROW ARCHITECTS

The art of arrival

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Reception

A space that commands attention without effort, where calm and refined presence set the tone.

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Reception

Quality in every detail

Every surface and material has been chosen for its quality, texture and enduring appeal. Together they create a cohesive space where refinement is present in every finish and craftsmanship is felt throughout.

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Reception



Reception

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Reception

Considered space

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Second floor

Clean lines, natural light and tactile materials combine to create floors that are both practical and refined.

The Building

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Third floor



Elegance, elevated

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Fifth floor gallery

The communal fifth floor gallery and roof terrace offer fresh air and outside space to relax or entertain.

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Fifth floor roof terrace

Availability

7,886 sq ft / 733 sq m

The Building

Availability

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Floor		Office	Amenity
FIFTH	GALLERY TERRACE	-	527 sq ft
			1,550 sq ft
FOURTH	OFFICE	LET	-
THIRD	OFFICE	3,858 sq ft	-
SECOND	OFFICE	4,028 sq ft	-
GROUND	RECEPTION	-	1,218 sq ft
BASEMENT	GYM	-	667 sq ft
TOTAL		7,886 sq ft	



Basement

GYM

667 sq ft
62 sq m

- The Building
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St George Street



Maddox Street

KEY

GYM

SHOWERS / WC's

CORE



*Plans not to scale. Indicative only.

Lower Ground Floor

- The Building
- Availability
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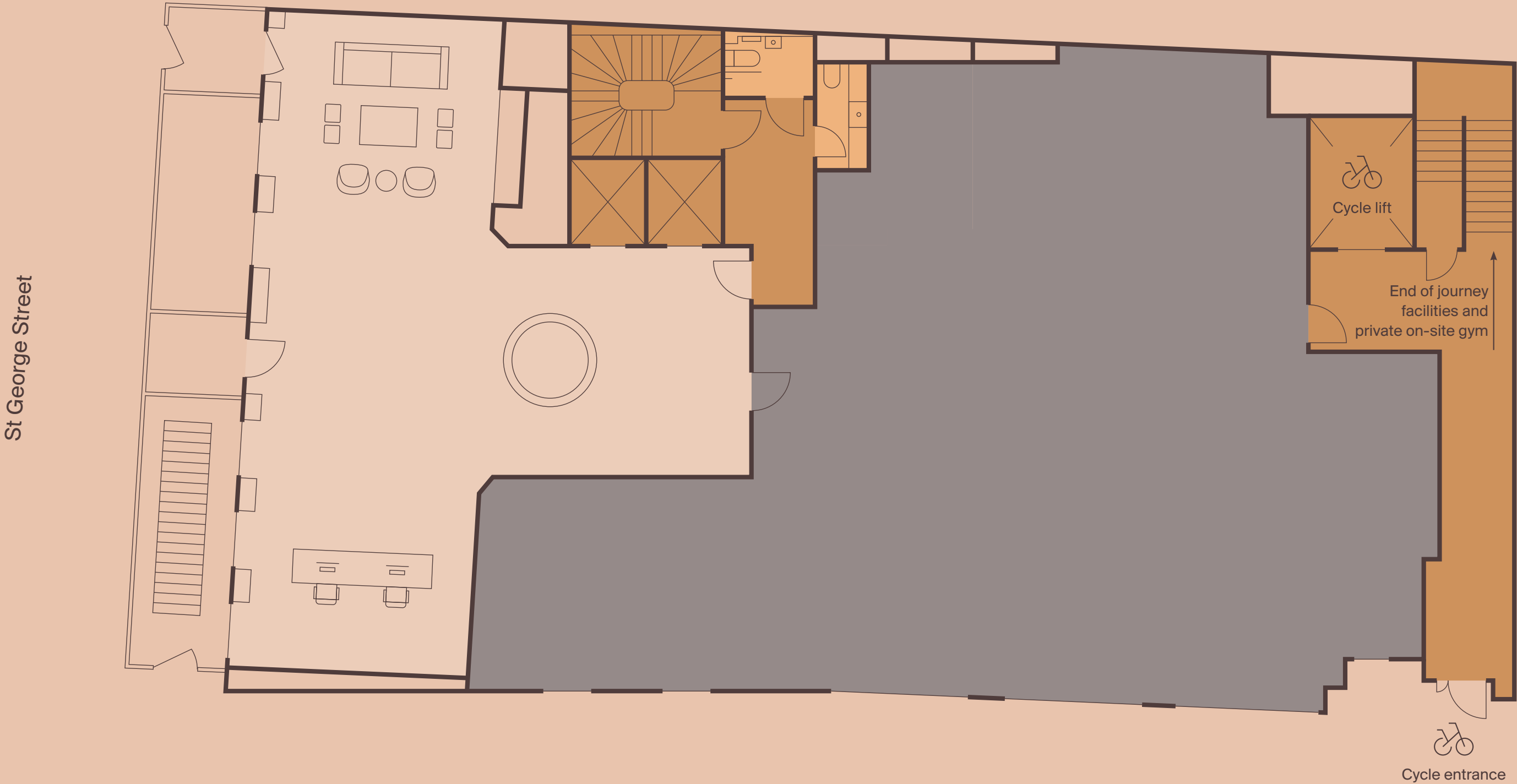


Ground Floor

RECEPTION

1,218 sq ft
113 sq m

- The Building
- Availability
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- Location
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KEY

- LET
- RECEPTION
- WC's
- CORE

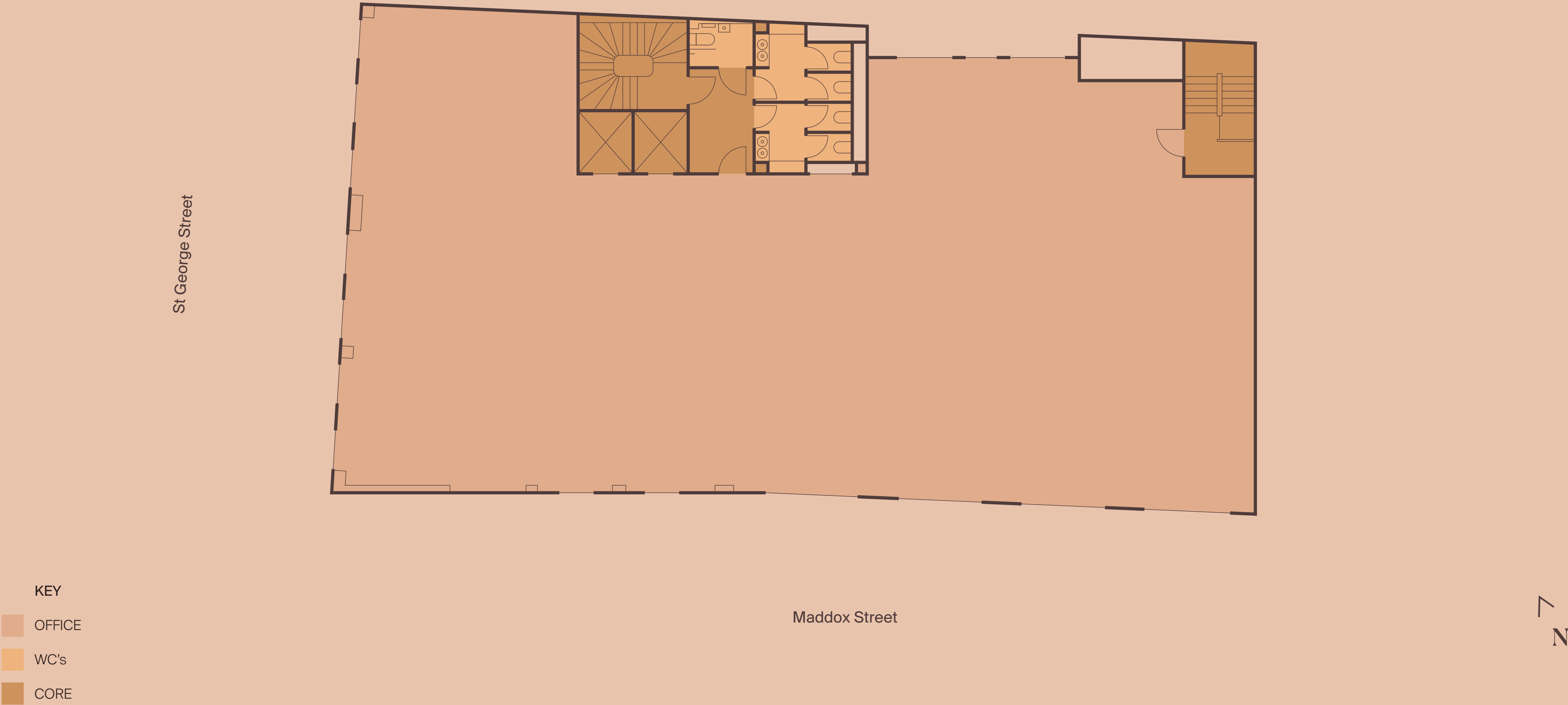
*Plans not to scale. Indicative only.

Second Floor

OFFICE

4,028 sq ft
374 sq m

- The Building
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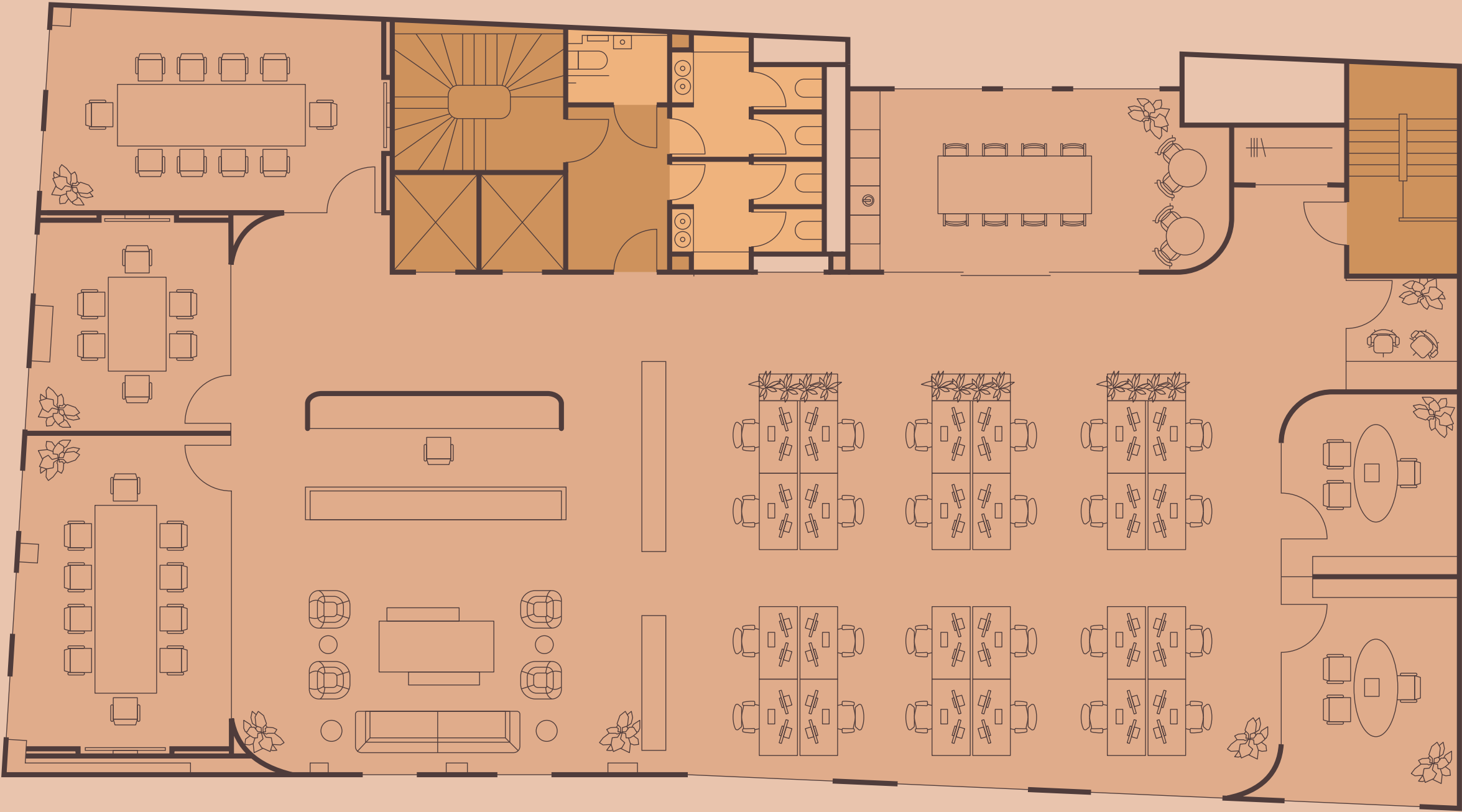
Second Floor Space Plan

OFFICE

4,028 sq ft
374 sq m

- The Building
- Availability
- Floor Plans
- Specification
- Sustainability
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- Location
- Connections
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St George Street



Maddox Street

KEY

OFFICE

WC's

CORE



*Plans not to scale. Indicative only.

Third Floor

OFFICE

3,858 sq ft
358 sq m

- The Building
- Availability
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St George Street

Maddox Street

KEY

OFFICE

WC's

CORE

*Plans not to scale. Indicative only.

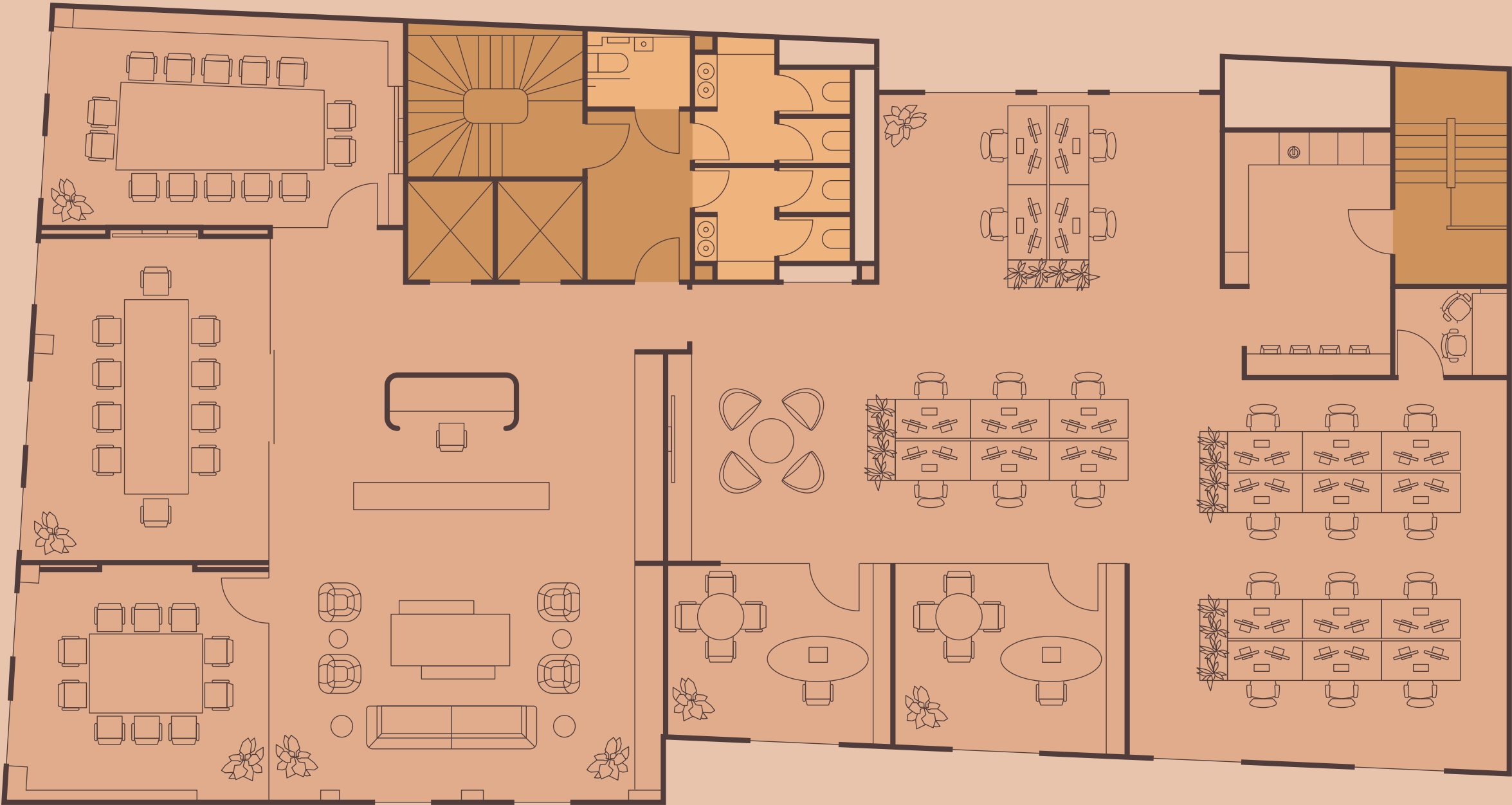
Third Floor Space Plan

OFFICE

3,858 sq ft
358 sq m

- The Building
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St George Street



Maddox Street

- KEY
- OFFICE
 - WC's
 - CORE



*Plans not to scale. Indicative only.

Fifth Floor

SPACE

TERRACE

1,550 sq ft
144 sq m

GALLERY

527 sq ft
49 sq m

The Building

Availability

Floor Plans

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Sustainability

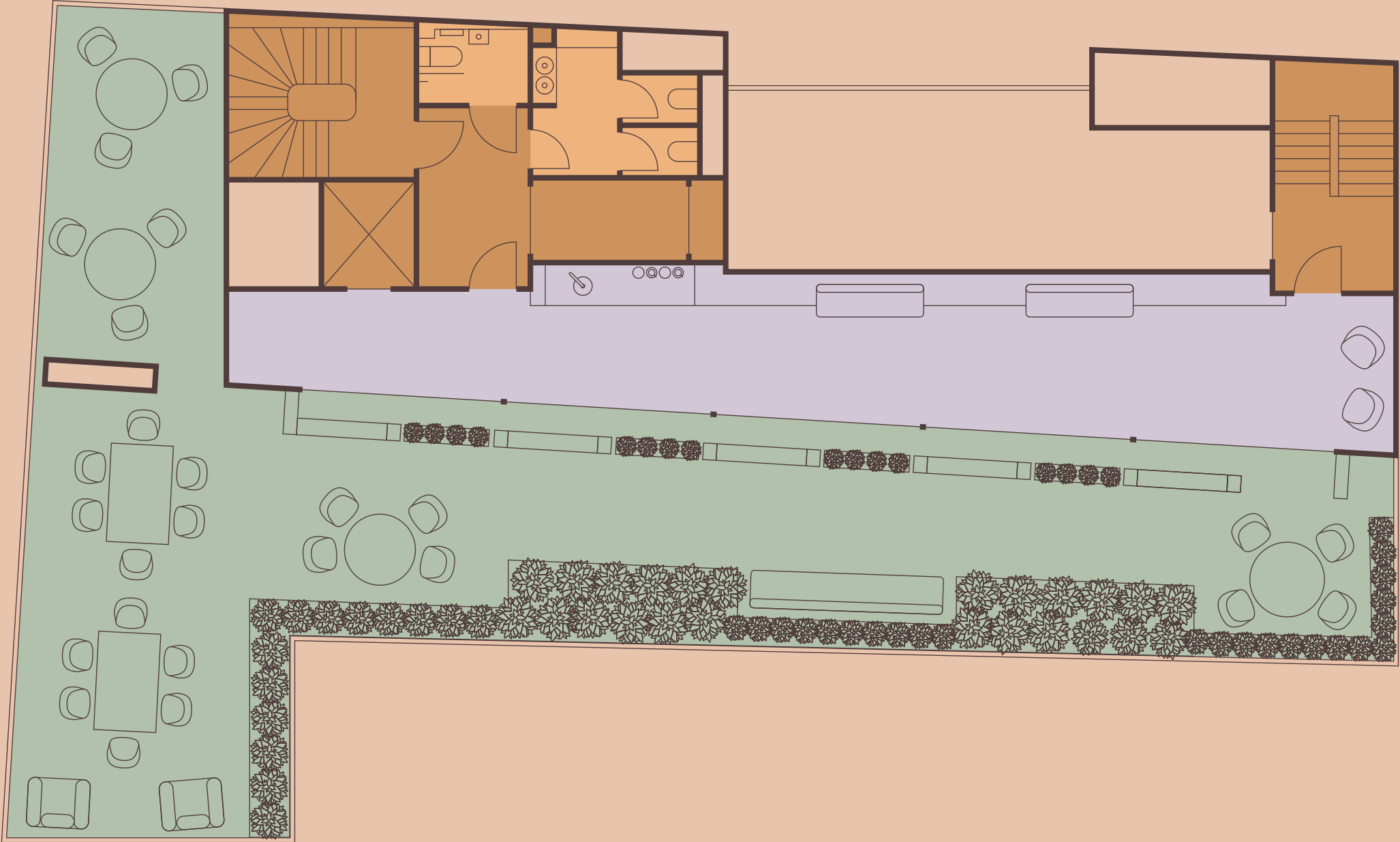
End-of-journey

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St George Street



Maddox Street

KEY

- ROOF TERRACE
- GALLERY
- WC's
- CORE

SUMMARY SPECIFICATION

The Building

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Communal roof terrace and gallery

Private on-site gym with modern, high-quality machines



Hybrid VRF air conditioning

2 x 8 person passenger lifts



24/7 access and biometric security system

Kvadrat suspended ceiling system



SUSTAINABILITY

The building has been refurbished to exemplary sustainability standards, reflected in its impressive environmental certifications that recognise the energy efficiency and low-carbon design.

BREEAM

BREEAM Outstanding



WELL Enabled

EPC

EPC A



NABERS 5* Target



WiredScore

WiredScore Gold

Move, stretch, unwind

Stylish and thoughtfully laid out, the gym makes daily exercise convenient, comfortable and enjoyable.

- The Building
- Availability
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Gym

- The Building
- Availability
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The exceptional equipment enhances every workout, offering modern, high-quality machines that maximise your training routine.



- The Building
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End-of-journey facilities

- The Building
- Availability
- Floor Plans
- Specification
- Sustainability
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Crafted finishes

End-of-journey facilities allow you to store, refresh and proceed with your day seamlessly. The space is designed to support an active and flexible working day.



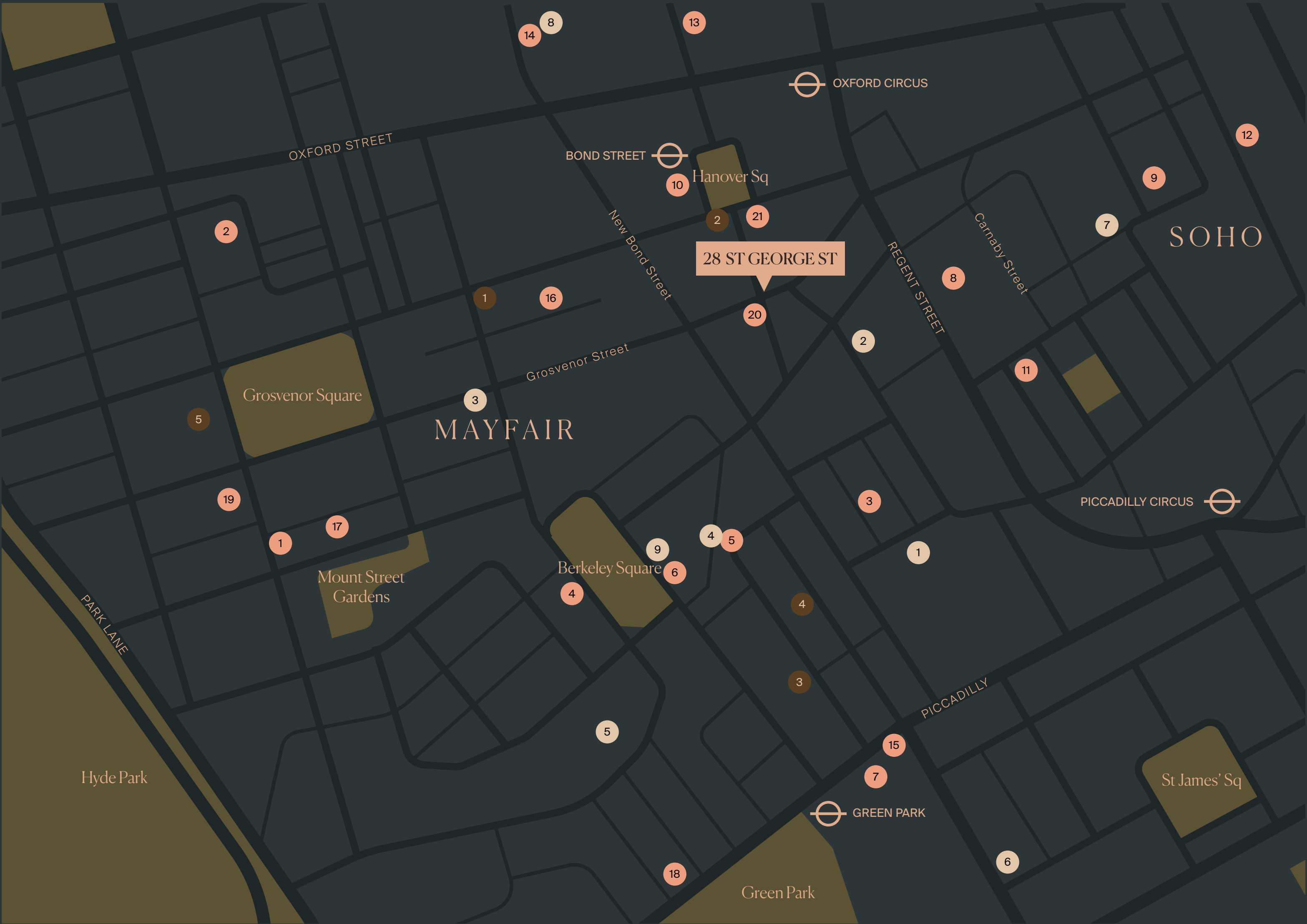
- The Building
- Availability
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LOCATION

Positioned beside Hanover Square, one of London’s most connected addresses, 28 St George St combines the quiet sophistication of Mayfair with the character and distinction of its surroundings.

An area of distinction

- The Building
- Availability
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● Eat / Drink

- 1 The Audley
- 2 Mercato Mayfair
- 3 Cecconi's
- 4 Annabel's
- 5 Maison Estelle
- 6 Sexy Fish
- 7 Arlington
- 8 Dishoom Soho
- 9 The Ivy Brasserie Soho
- 10 The Maine Mayfair
- 11 Nopi
- 12 Aulis
- 13 Market Halls Oxford Street
- 14 Beast
- 15 The Wolseley
- 16 La Petite Maison
- 17 Scott's
- 18 Hide
- 19 34 Mayfair
- 20 IGNI
- 21 The Polo Bar (Opening 2028)

● Stay

- 1 Claridge's
- 2 Mandarin Oriental Mayfair
- 3 The Arts Club
- 4 Brown's Hotel
- 5 The Chancery Rosewood

● Leisure

- 1 Royal Academy of Art
- 2 Hauser & Wirth Gallery
- 3 Gagosian Gallery
- 4 Sprüth Magers
- 5 Third Space
- 6 Equinox
- 7 Topnotch Gyms
- 8 1Rebel
- 9 X-Club Pilates

Discerning occupiers

The Building

Availability

Floor Plans

Specification

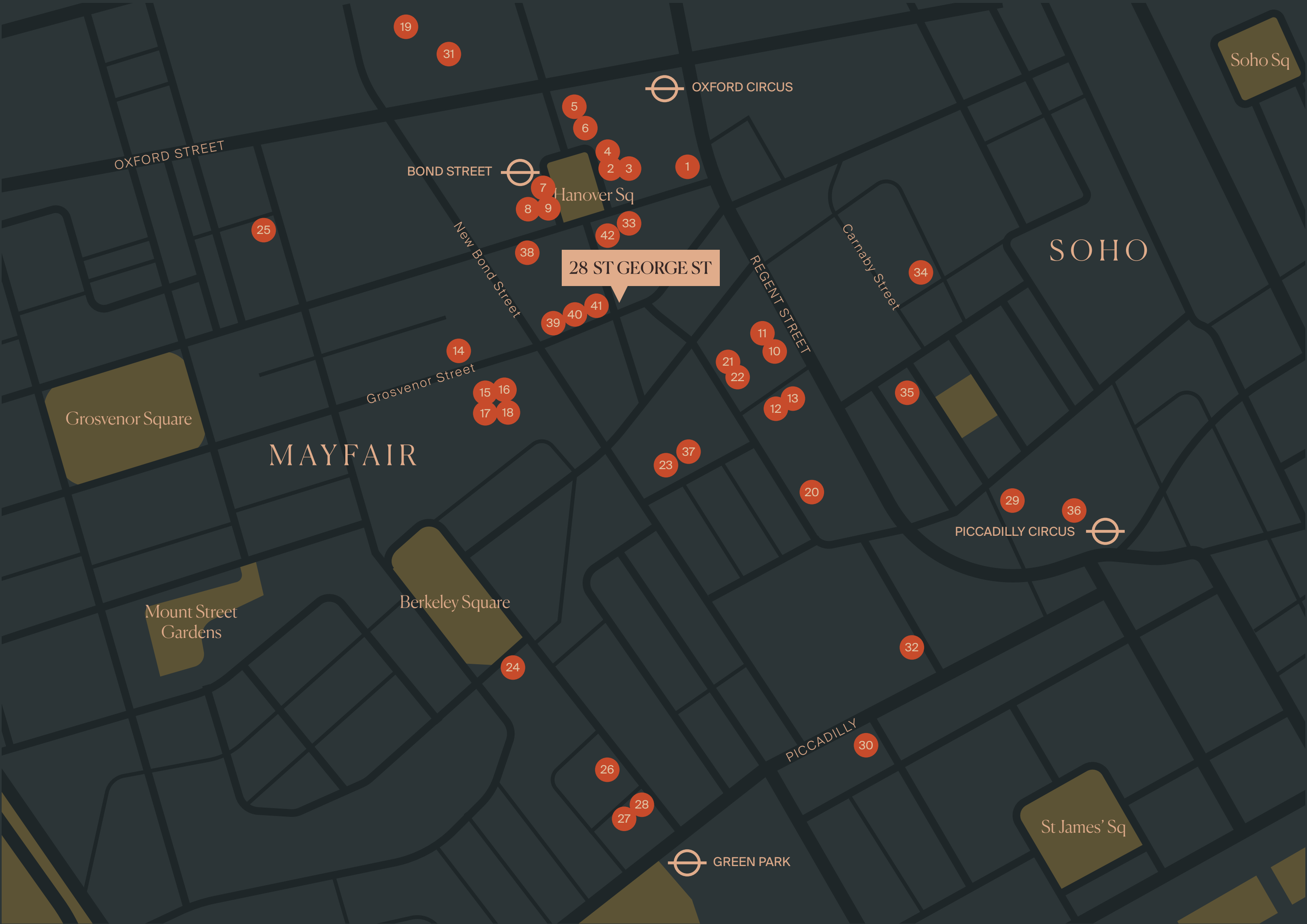
Sustainability

End-of-journey

Location

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● Occupiers

- 1 Ares
- 2 Platinum Equity
- 3 Arcmont Asset Management
- 4 Perenco
- 5 Pollen Street Capital
- 6 Summit Partners
- 7 Brown Advisory
- 8 KKR
- 9 Glencore
- 10 Davidson Kempner
- 11 Gemcorp Capital
- 12 Centerbridge Partners
- 13 Tudor Capital
- 14 HIG Capital
- 15 Soft Bank
- 16 Nordic Capital
- 17 Viking Global
- 18 CIP
- 19 General Atlantic
- 20 Cerberus
- 21 Angelo Gordon
- 22 Rokos
- 23 Brown Rudnick
- 24 Blackstone
- 25 Harris Williams
- 26 Millennium Capital
- 27 TA Associates
- 28 Bain Capital
- 29 Paul, Weiss
- 30 Clayton, Dubilier & Rice
- 31 Generation Investment Management
- 32 Sona Asset Management
- 33 Global Holdings
- 34 Chatham Financial
- 35 Highland Capital
- 36 Verition Fund Management
- 37 TCI Fund Management
- 38 McDermott, Will & Schulte
- 39 Antin Infrastructure Partners
- 40 Trafigura
- 41 Guggenheim
- 42 Arini Capital Management

Taste and refinement

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Claridge's



The Polo Bar – opening 2028

18

Michelin starred
restaurants in Mayfair

20+

Five star hotels
within 10 minutes



La Petite Maison

From Michelin-starred dining rooms to intimate wine bars, Mayfair serves a masterclass in culinary sophistication. Just a short stroll away, Soho offers a vibrant mix of artisanal cafés, lively bistros and inventive street food street food to delight every palate.



Scott's



Mandarin Oriental Mayfair

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Hanover Square



Sprüth Magers



Hauser & Wirth

A sense of calm

12

Acres of public green space in Mayfair

Mayfair is dotted with serene garden squares and quiet streets, offering peaceful respites in the centre of London. Its world-class galleries and private collections invite contemplative exploration.

100+

Galleries within 15 minutes



Royal Academy of Arts

CONNECTIONS

With Bond Street’s Elizabeth Line and Oxford Circus on the doorstep, 28 St George St is at the crossroads of the city’s best connections.

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5 mins

Victoria

7 mins

Liverpool Street

5 mins

Farringdon

14 mins

Canary Wharf

5 mins

King’s Cross

31 mins

Heathrow Airport

7 mins

Waterloo

46 mins

Gatwick Airport

Seamlessly connected

The Building

Availability

Floor Plans

Specification

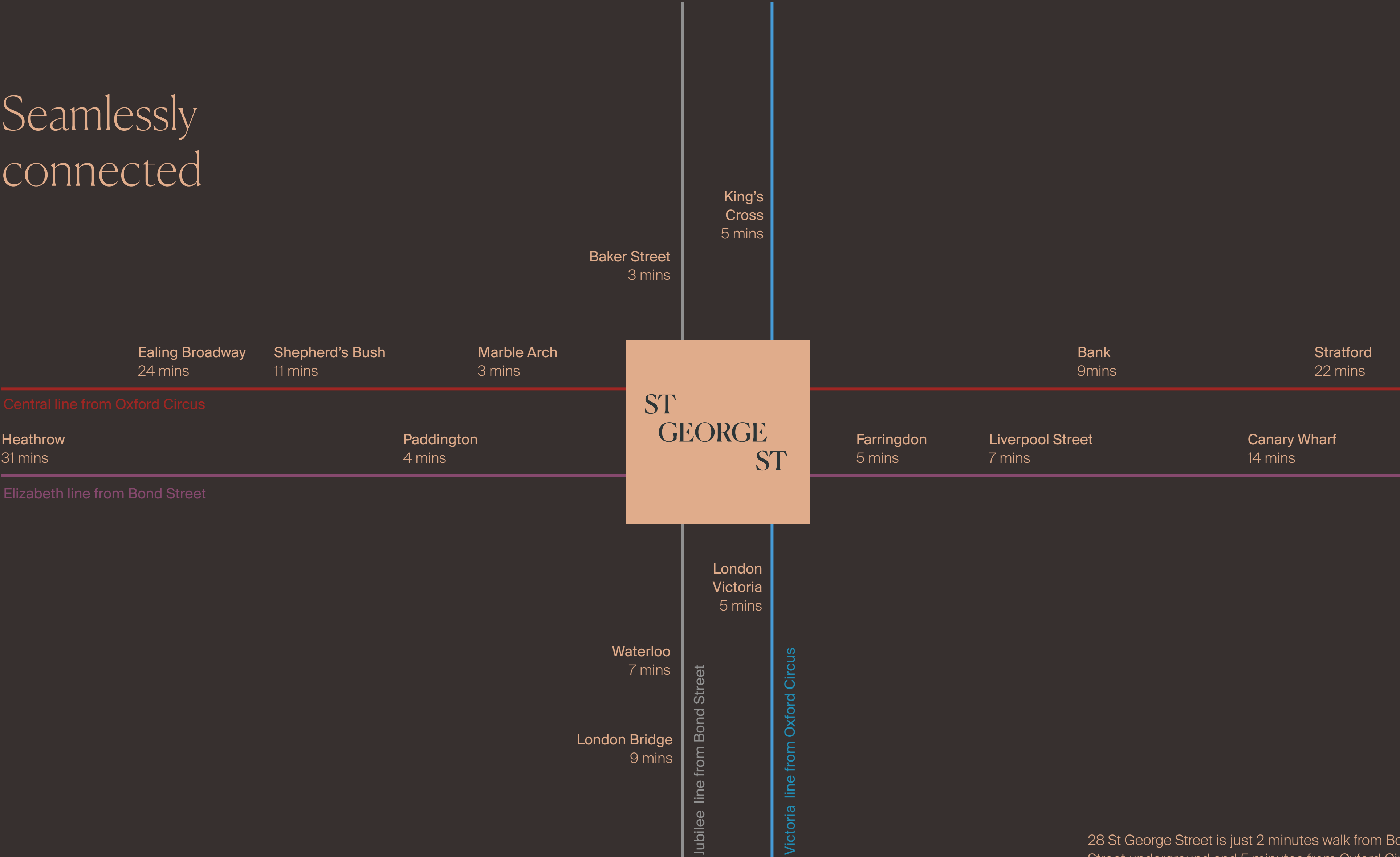
Sustainability

End-of-journey

Location

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28 St George Street is just 2 minutes walk from Bond Street underground and 5 minutes from Oxford Circus.

Contact

The Building

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Connections

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