



One New Burlington Place



1 New Burlington Place
Mayfair, W1

Located on the west side of Regent Street in Mayfair, One New Burlington Place lies at the heart of the underground network, offering easy access to the Central, Jubilee, Piccadilly and Victoria Lines and in the future, Crossrail.

For more information:

CBRE

Andrew Gibson
T 020 7182 2162
M 07866 602 381
andrew.gibson@cbre.com

Adam Cosgrove
T 020 7182 2447
M 07500 872 851
adam.cosgrove@cbre.com

JLL

Paul Grindal
T 020 7087 5768
M 07920 231 659
paul.grindal@eu.jll.com

Hunter Booth
T 020 7399 5162
M 07710 965 693
hunter.booth@eu.jll.com

Following a number of successful lettings to Accel Partners, Hikma Pharmaceutical and Davidson Kempner Capital Management, only 29,000 sq ft of best in class, column free, office space remains available. Accessed via a beautifully detailed oak lined lobby area, we can offer offices ranging from 4,500 sq ft through to 17,000 sq ft.

4x 16 person passenger lifts

4,000 sq ft reception area, with additional landscaped courtyard

Sustainability features including 100% LED lighting, triple skin facade, solar panels, geothermal heat system, rainwater harvesting and greywater recycling

4 pipe fan coil air conditioning

118 cycle spaces with mechanic room

Dedicated cycle lift to cycle facilities

Gym quality changing rooms with 13 showers & 94 ventilated lockers

BREEAM Excellent / EPC A rating

Whole building 48hr generator backup

Dedicated goods lift

Openable windows

150mm raised floor and ceiling height of 2.70m



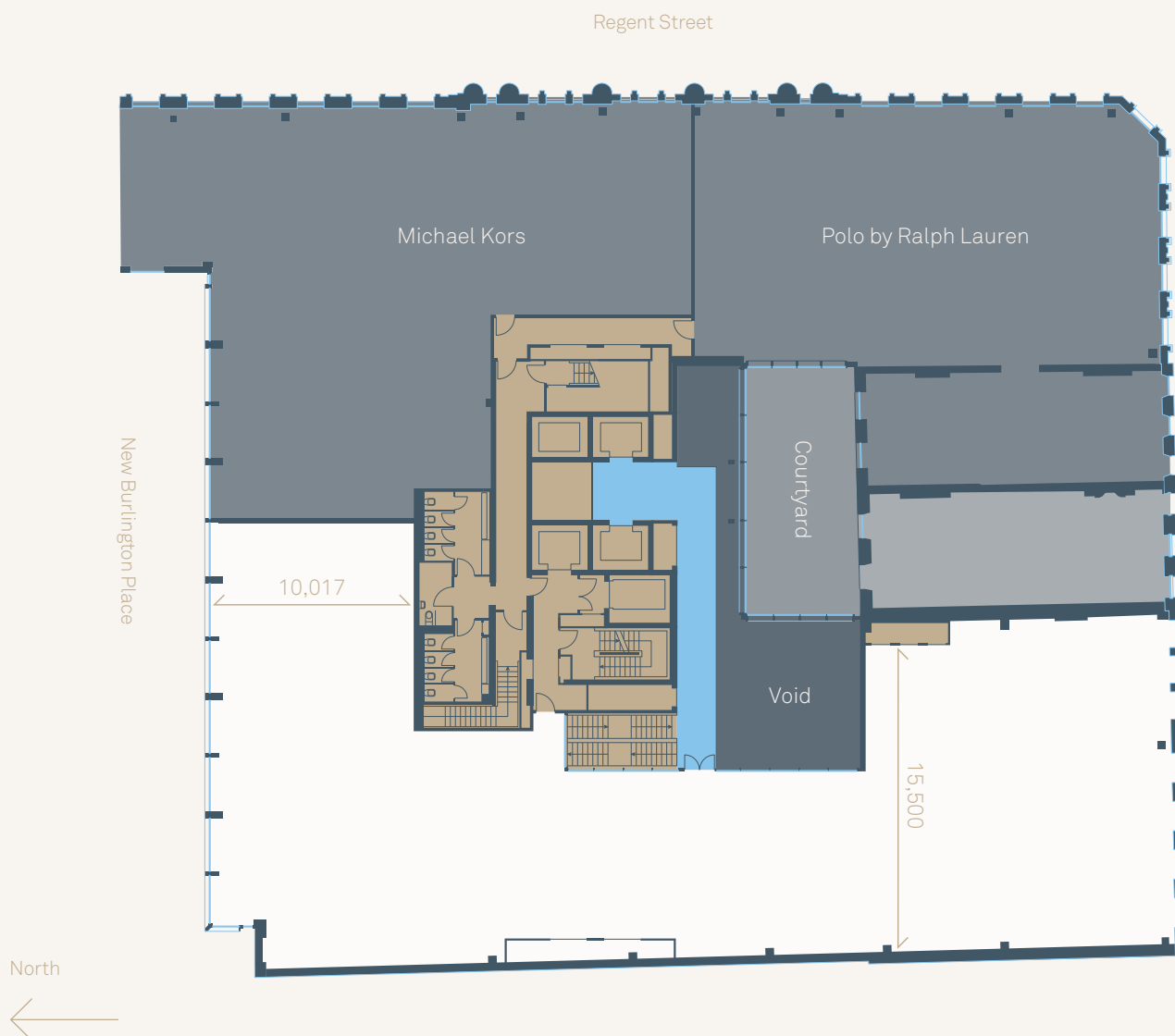
exemplar

Level 1

Area
701 sq m / 7,535 sq ft



One New Burlington Place



Level		ft ²	m ²
6	Accel Partners		
5	Hikma Pharmaceuticals		
4 (Tenant 1)	Under offer		
4 (Tenant 2)	Available	4,521	420
3	Davidson Kempner Capital Management		
2	Available	17,080	1,587
1	Available	7,535	701
Total		29,136	2,708

Terms	
Quoting Rent	from £105 psf
Rates	Est £48 per sq ft (2015/2016)
Service Charge	Est £13.35 (2016)

Approximate net internal areas
IPMS measurements are available upon request.

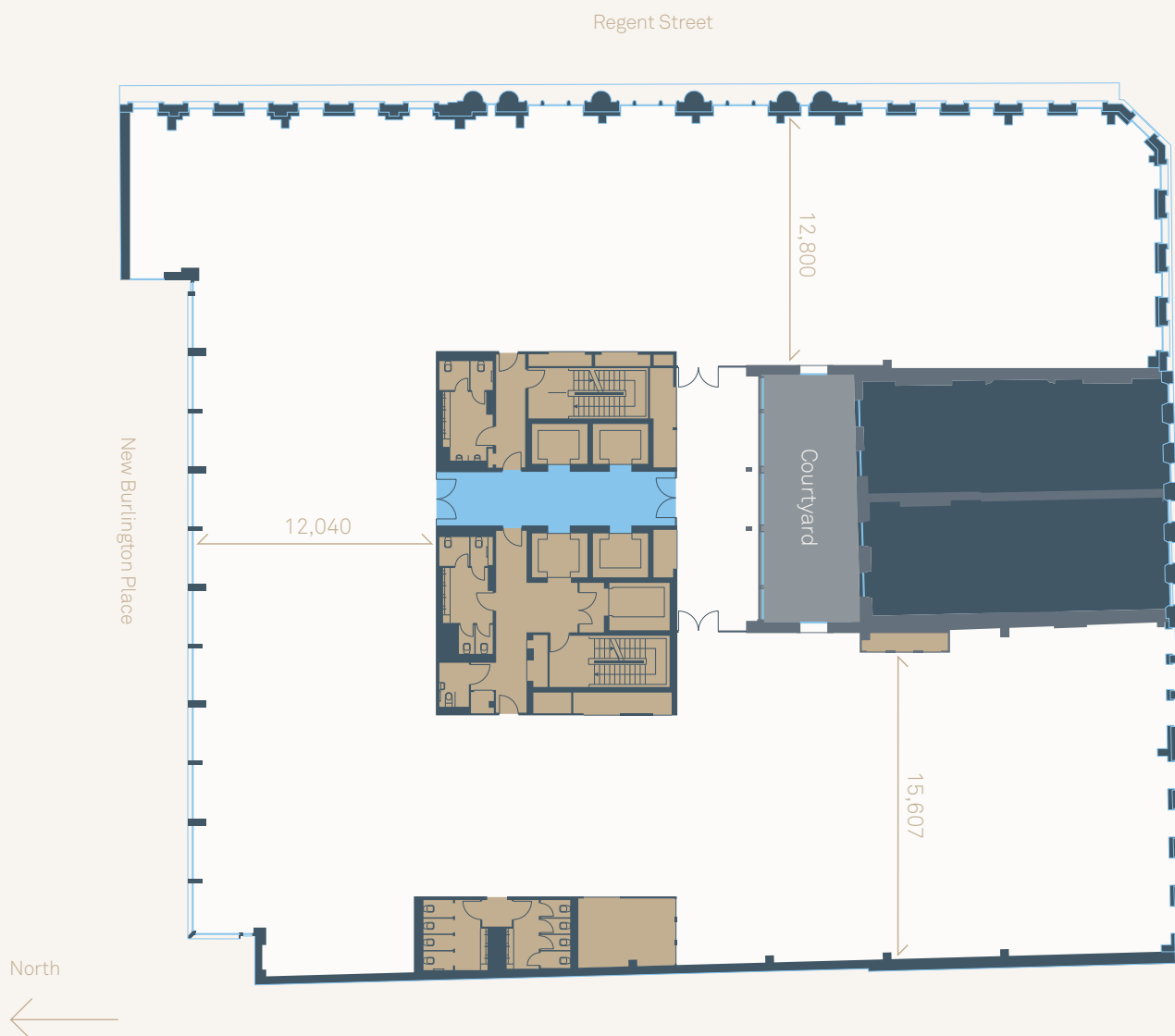
Level 2

Area

1,587 sq m / 17,080 sq ft



One New Burlington Place



Level		ft ²	m ²
6	Accel Partners		
5	Hikma Pharmaceuticals		
4 (Tenant 1)	Under offer		
4 (Tenant 2)	Available	4,521	420
3	Davidson Kempner Capital Management		
2	Available	17,080	1,587
1	Available	7,535	701
Total		29,136	2,708

Terms	
Quoting Rent	from £105 psf
Rates	Est £48 per sq ft (2015/2016)
Service Charge	Est £13.35 (2016)

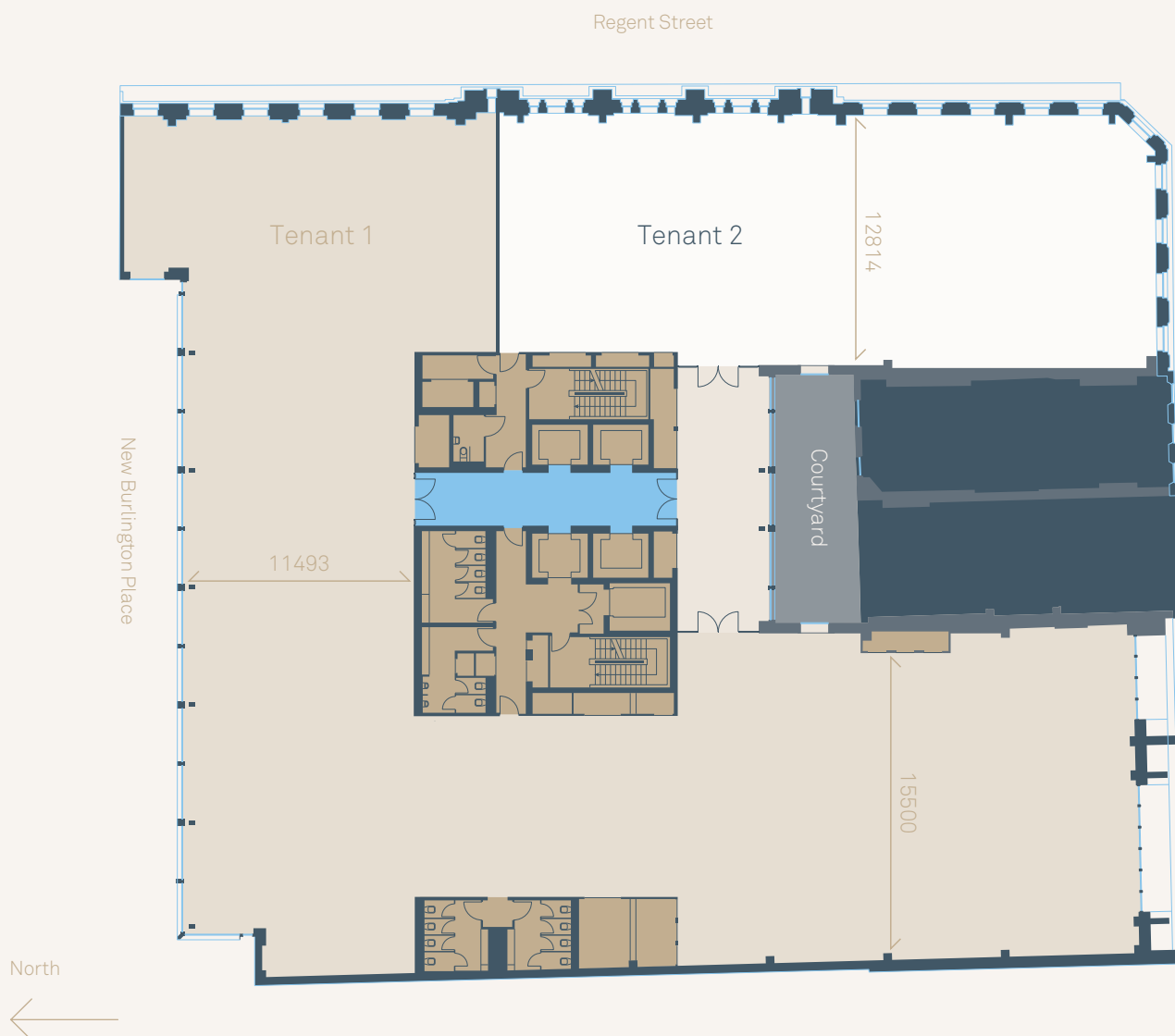
Approximate net internal areas
IPMS measurements are available upon request.

Level 4 (Tenant 2)

Area
420 sq m / 4,521 sq ft



One New Burlington Place



Level		ft ²	m ²	Terms
6	Accel Partners			Quoting Rent from £105 psf
5	Hikma Pharmaceuticals			Rates Est £48 per sq ft (2015/2016)
4 (Tenant 1)	Under offer			Service Charge Est £13.35 (2016)
4 (Tenant 2)	Available	4,521	420	
3	Davidson Kempner Capital Management			
2	Available	17,080	1,587	
1	Available	7,535	701	
Total		29,136	2,708	

Approximate net internal areas
IPMS measurements are available upon request.