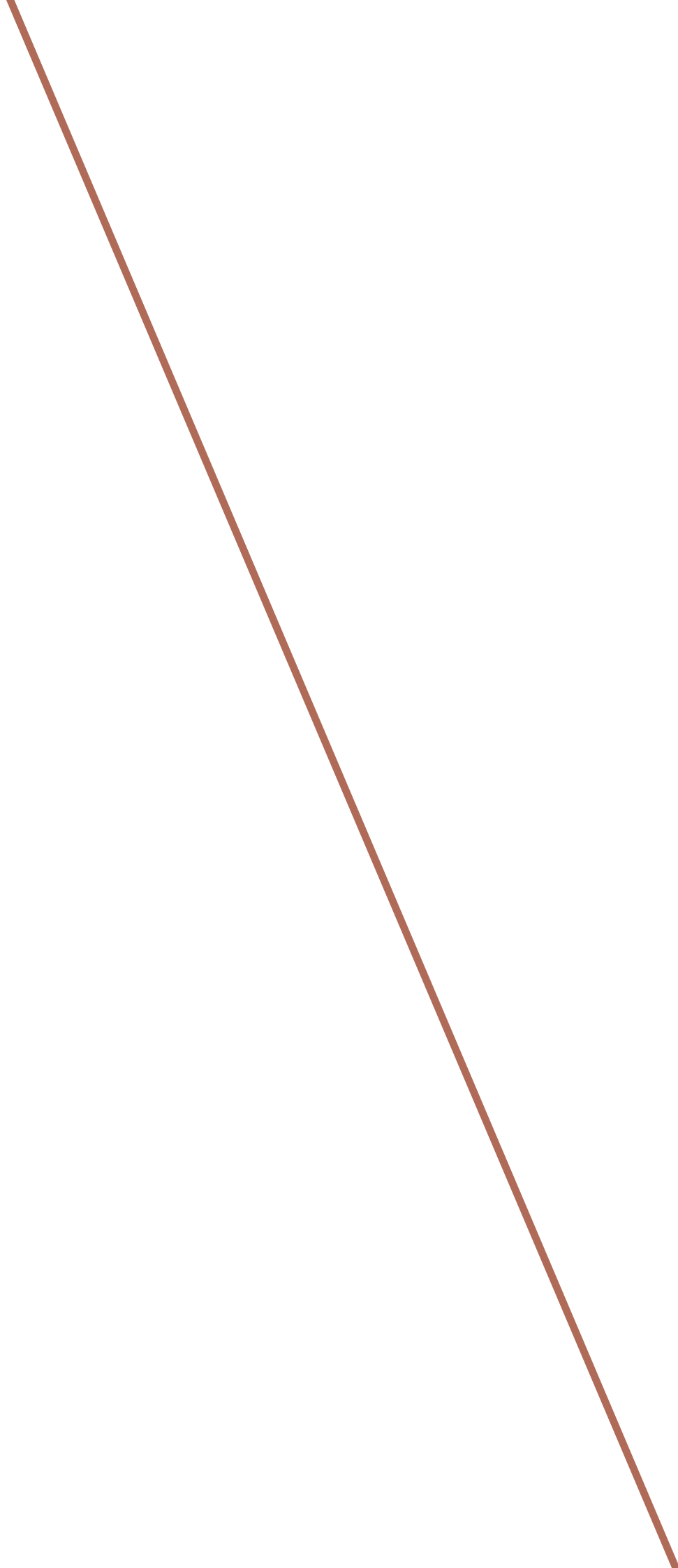


25
SAVILE
ROW



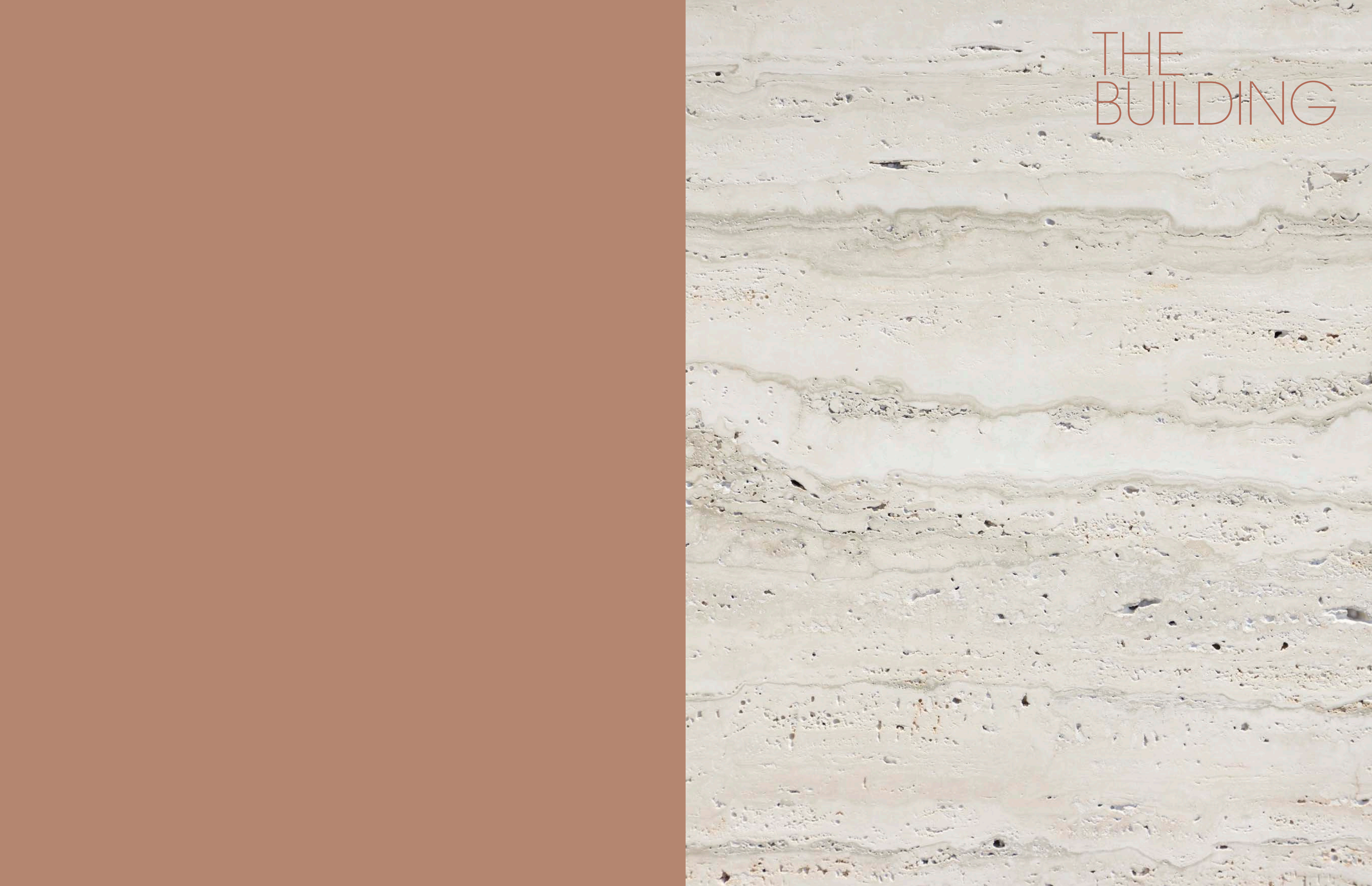
25
SAVILE
ROW

A unique opportunity to relocate to a fully refurbished art deco building.

It embodies many of the qualities the street itself is famous for: timeless style, impeccable craftsmanship and bespoke design. It is calmly understated yet quietly confident, with no need to brag or shout. Behind its pared-back neutrality, enormous skill has been invested into every detail by the architects, Piercy&Company, along with highly skilled artisans.



THE BUILDING

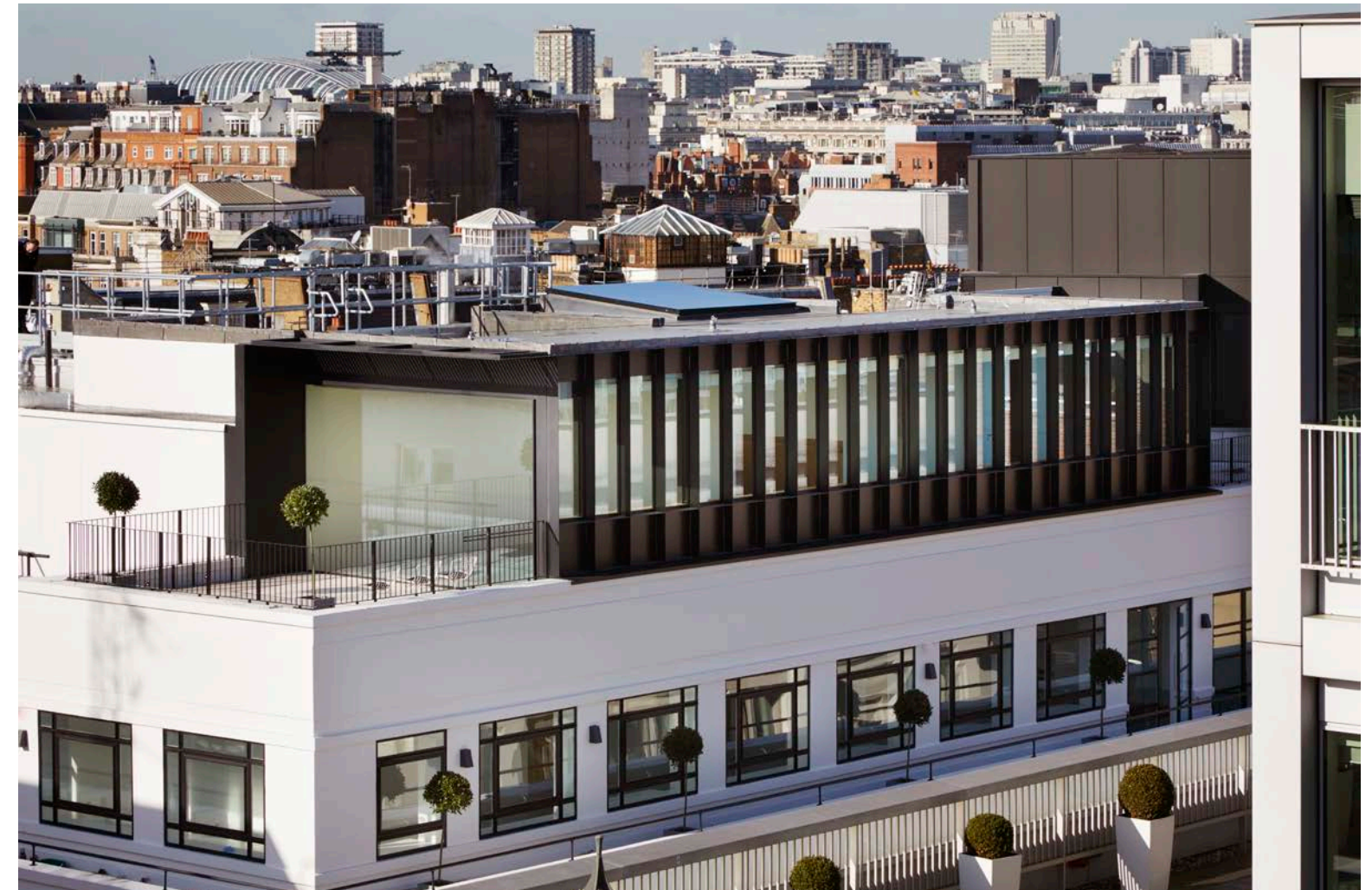




The Space

18,681 sq ft is now available over the third, fourth, fifth and sixth floors. Statement staircases connect the fifth floor to a pair of new bespoke sixth floor penthouse offices offering dramatic views over Mayfair's skyline.

One penthouse has a fully retractable glass wall that opens onto a terrace looking south over Savile Row; the second penthouse and terrace has views down Old Burlington Street to the Royal Academy of Arts.



Elegant space with terraces on every floor
plus stunning new penthouse offices

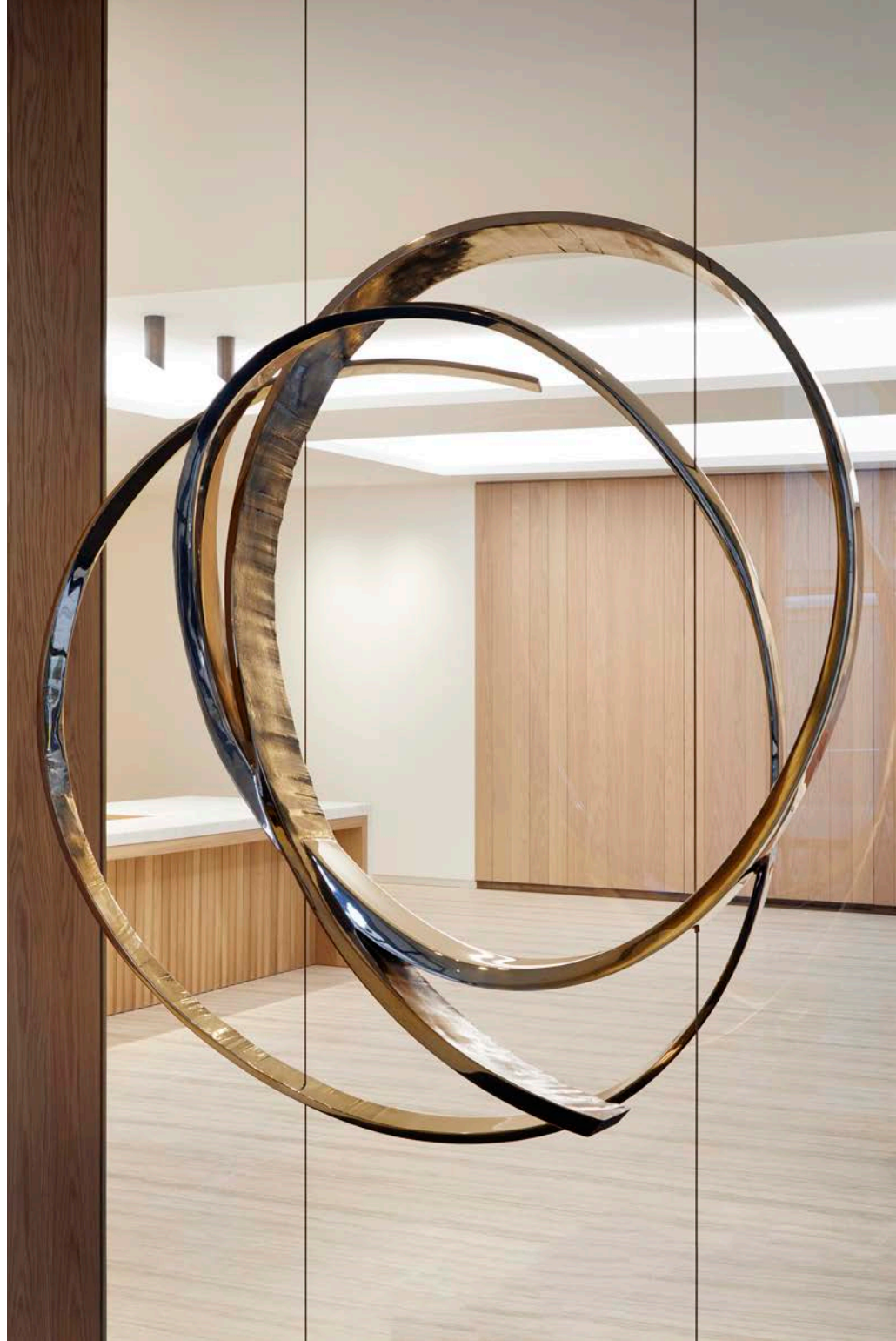


Reception

Visitors cross an elegant travertine floor to reach the beautifully crafted reception desk, a centrepiece of marble and timber. A stunning fluted marble wall creates a backdrop behind the reception desk and there is clever use of a bronze skirting that dresses the column.



A beautiful new reception which is cool yet tactile, minimal yet luxurious



Hugo Dalton
Harmonic, 2017

A sinuous abstract bronze sculpture, by the celebrated British artist Hugo Dalton, is displayed behind a glass wall. This separates the main reception from Derwent London, who are proud to be headquartered in the lower floors of this beautifully designed building.



Fifth floor with bespoke staircase leading to new penthouse office



Staircase detail

The building’s modern-international style appears effortless; in fact, phenomenal attention to detail has gone into its refurbishment. Simple, robust materials — including bronze, oak, glass, travertine, leather, steel and marble — are among those used for the new façade, ground floor reception, lifts, staircases and the penthouses.



Marble and timber
reception desk



Fluted marble wall
on ground floor reception

Materials are intelligently used
and detailed by artisan craftsmen



Staircase detail



WC featuring
Silk Georgette stone



Lifts on ground floor

Each of the available floors is light, spacious and airy, with private outdoor terraces. Inside, each floor boasts a long, open plan vista, with natural light flooding through double glazed Crittall windows. Interior walls have a crisp white finish with subtle detailing that blends the new air conditioning, raised floors, LED lighting, and efficient new services — everything in place for a company to come in and make the space their own.



Bespoke penthouse
sixth floor office

Key Features

- Space available from 5,648 sq ft to 18,681 sq ft
- Option to be self-contained
- Outdoor terraces on all floors; 2,563 sq ft in total
- Bespoke Hugo Dalton artwork
- Beautifully designed dedicated reception
- 3 x 8 person passenger lifts & goods lift
- Four pipe fan coil air conditioning
- 1:8 occupancy density
- 2.8m floor to ceiling height
- Fully accessible raised floors
- Daylight sensitive LED lighting
- Double glazed openable windows
- Glazed penthouse offices on the sixth floor
- Car parking
- Cycle storage with lockers and showers
- 24/7 security
- On-site building manager



Fifth floor, Savile Row elevation

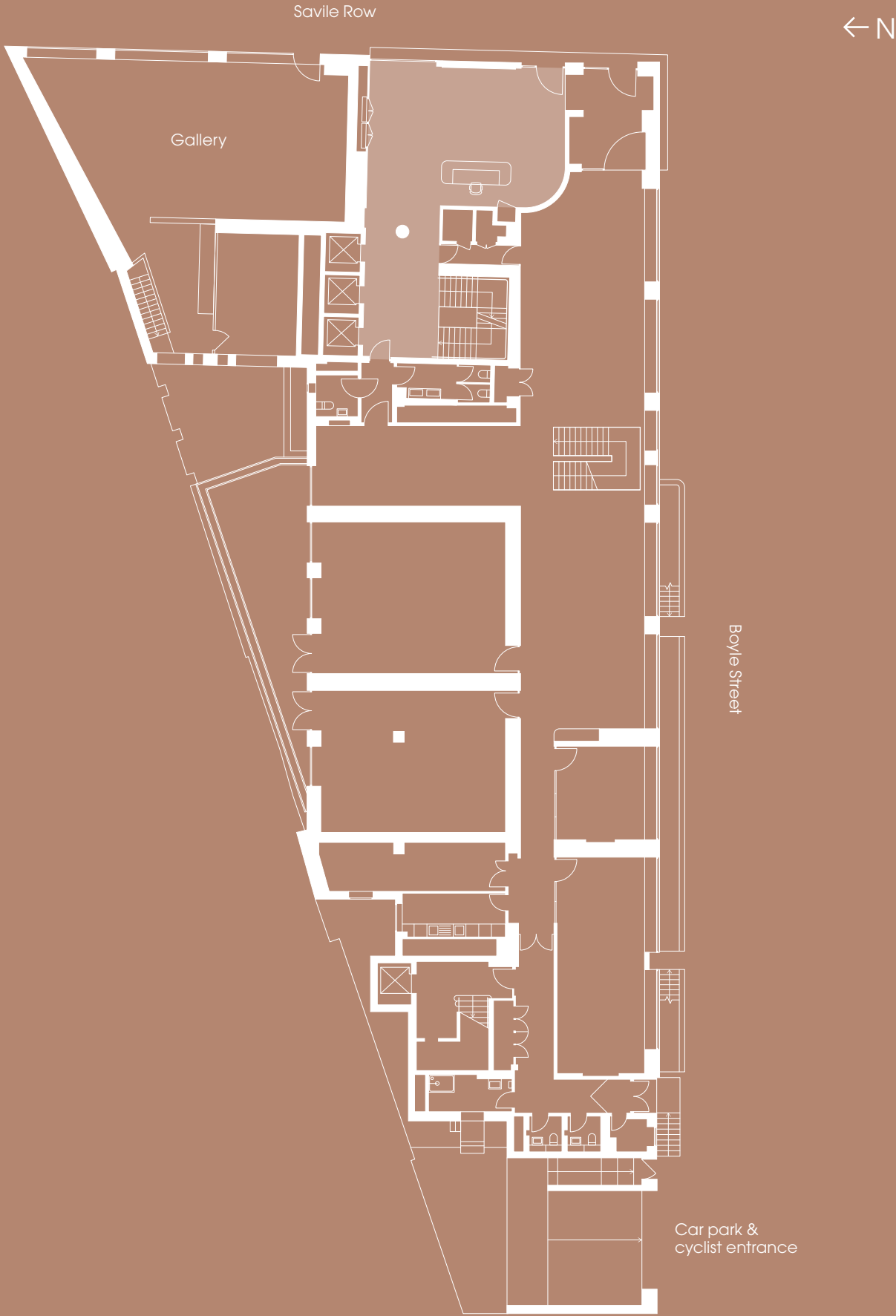
Schedule of Areas

FLOOR
PLANS

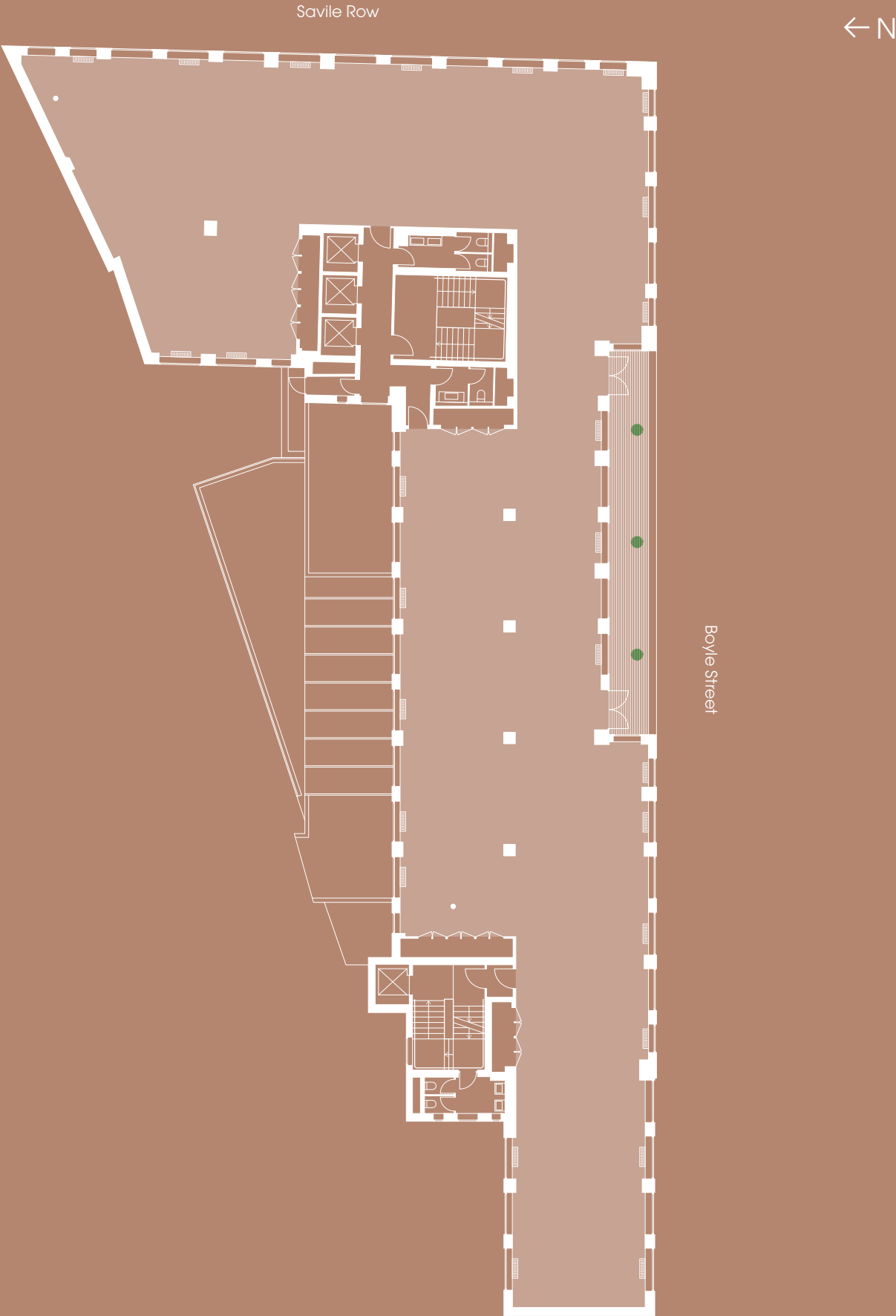
	Floor sq ft	Floor sq m	Terrace sq ft	Terrace sq m
Sixth	1,291	120	515	48
Fifth	4,357	405	1,115	104
Fourth	6,174	574	582	54
Third	6,859	637	351	33
Subtotal	18,681	1,736	2,563	239
Reception	886	82		
Total	19,567	1,818		

IPMS measurements on request

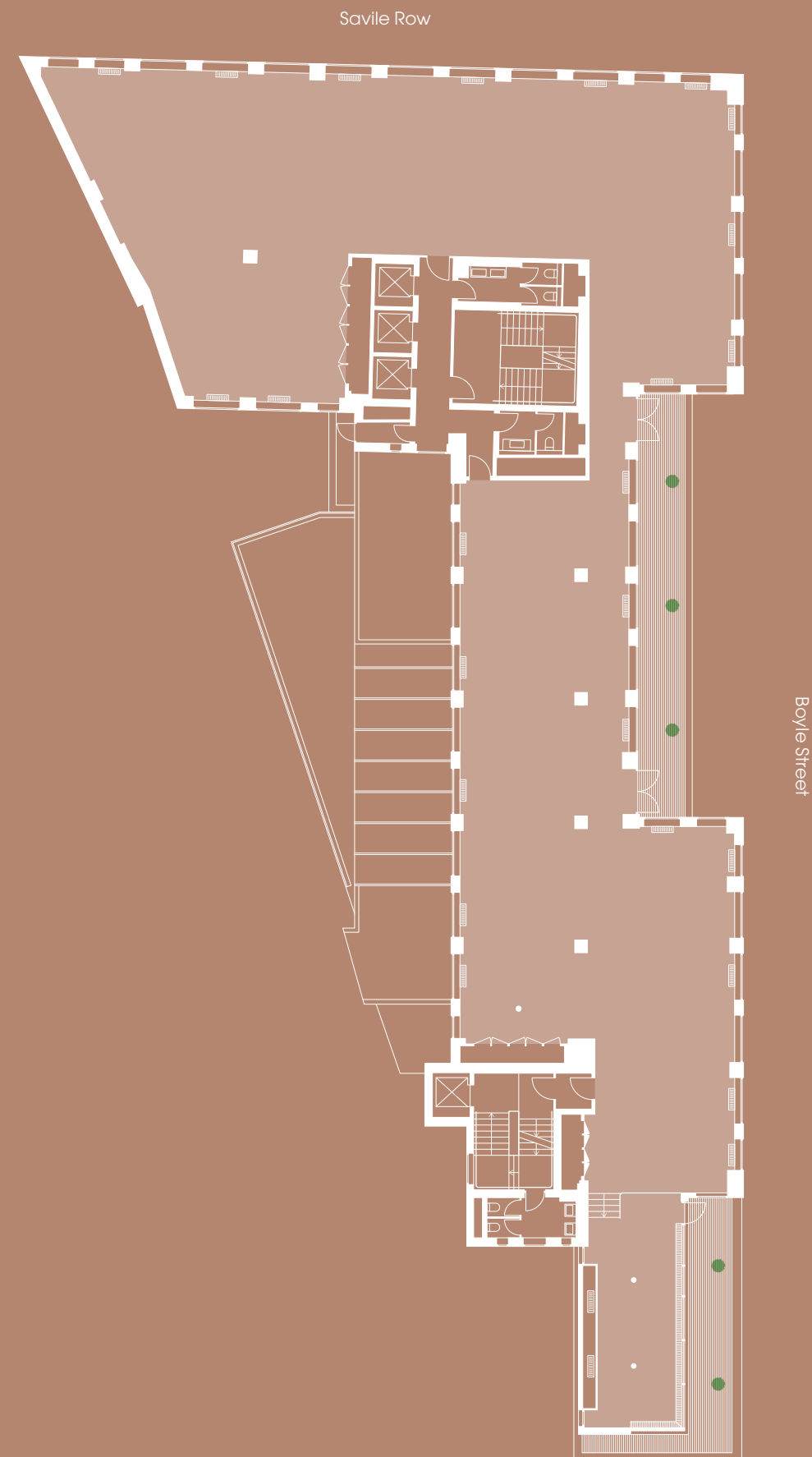
Reception — 886 sq ft (82 sq m)



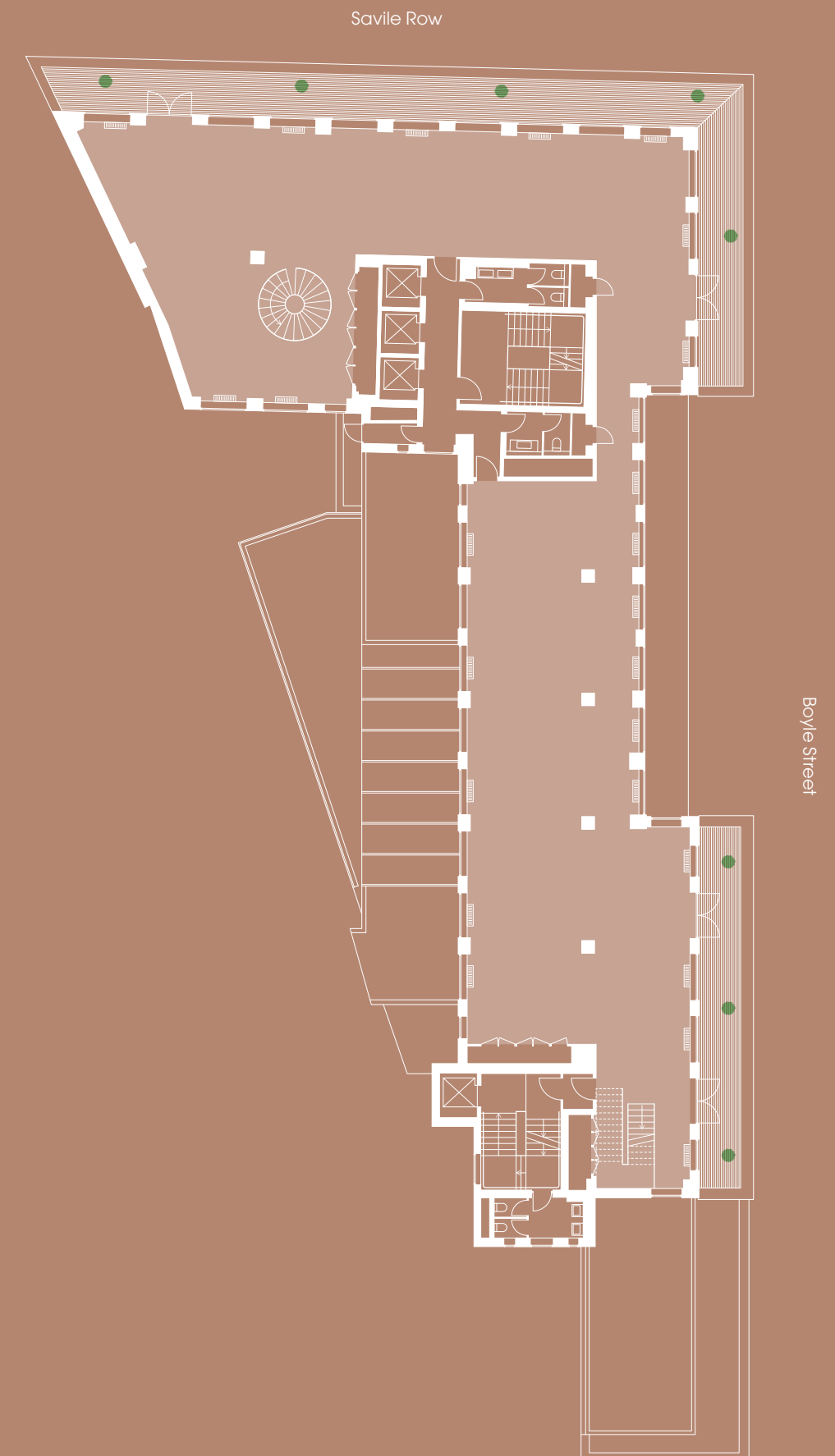
Third Floor — 6,859 sq ft (637 sq m)
Terrace — 351 sq ft (33 sq m)



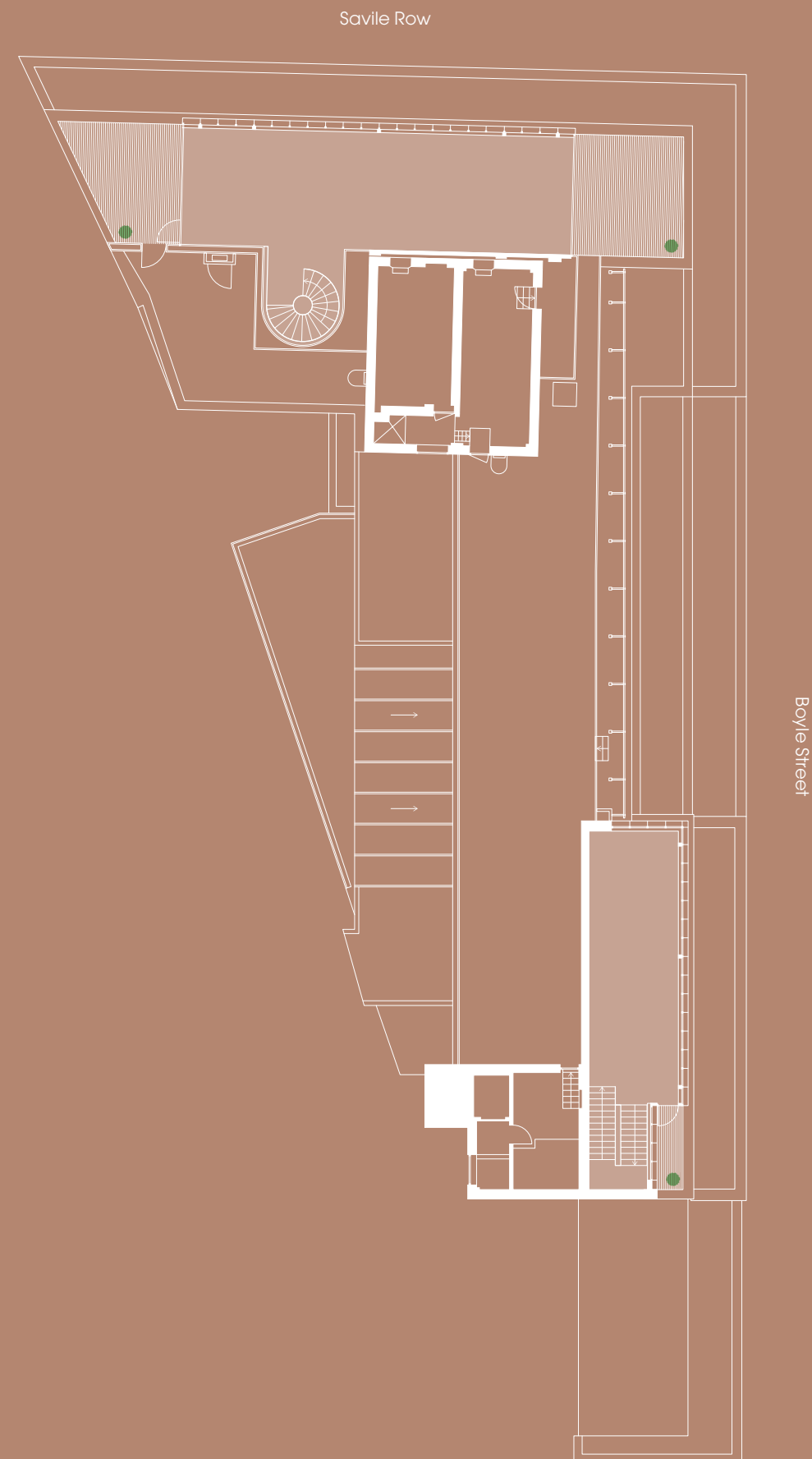
Fourth Floor — 6,174 sq ft (574 sq m)
Terrace — 582 sq ft (54 sq m)



Fifth Floor — 4,357 sq ft (405 sq m)
Terrace — 1,115 sq ft (104 sq m)



Sixth Floor — 1,291 sq ft (120 sq m)
Terrace — 515 sq ft (48 sq m)

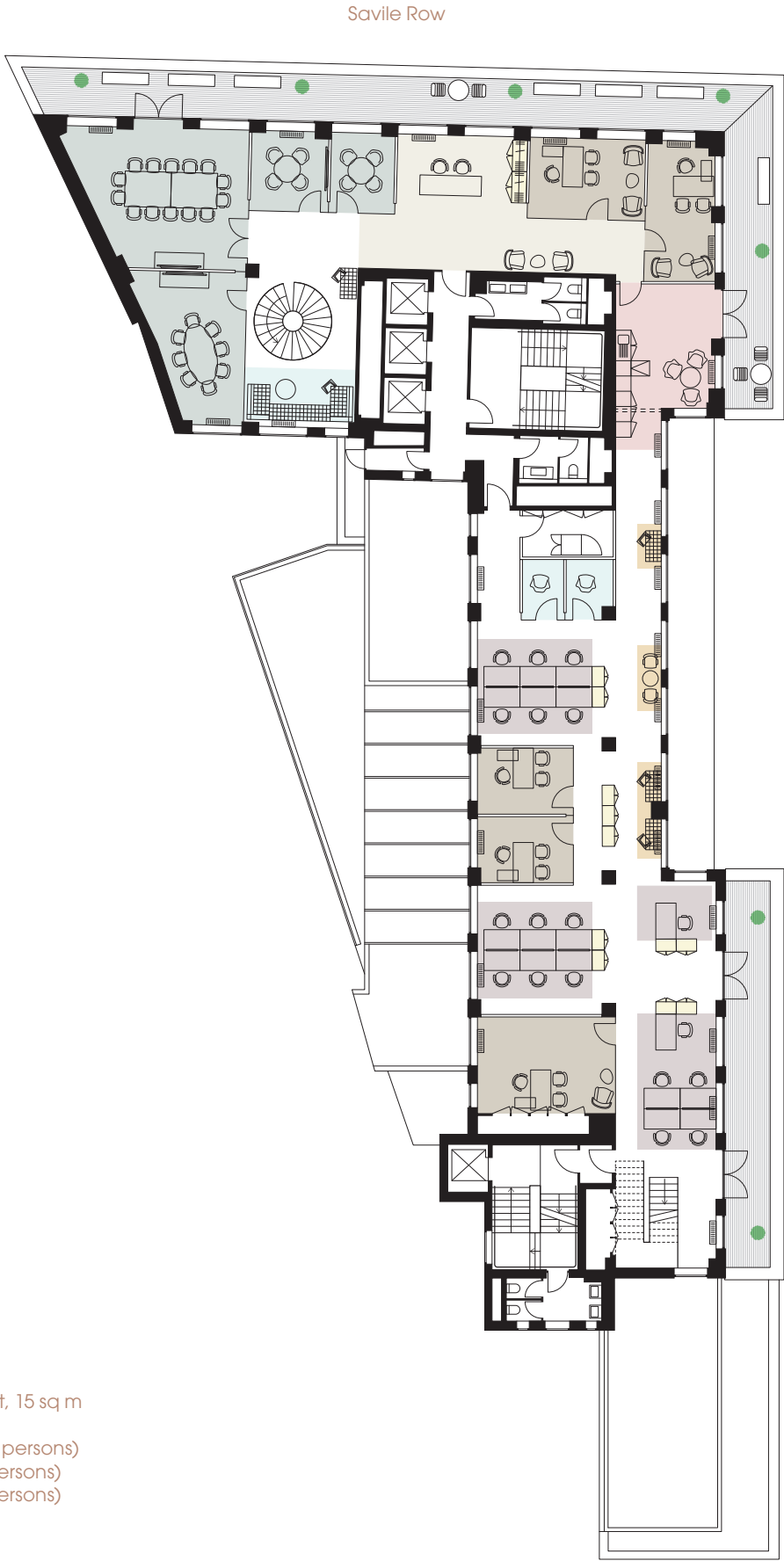


← N

Boyle Street

The Queen's Diamond
Jubilee Galleries 1

Fifth Floor
Financial

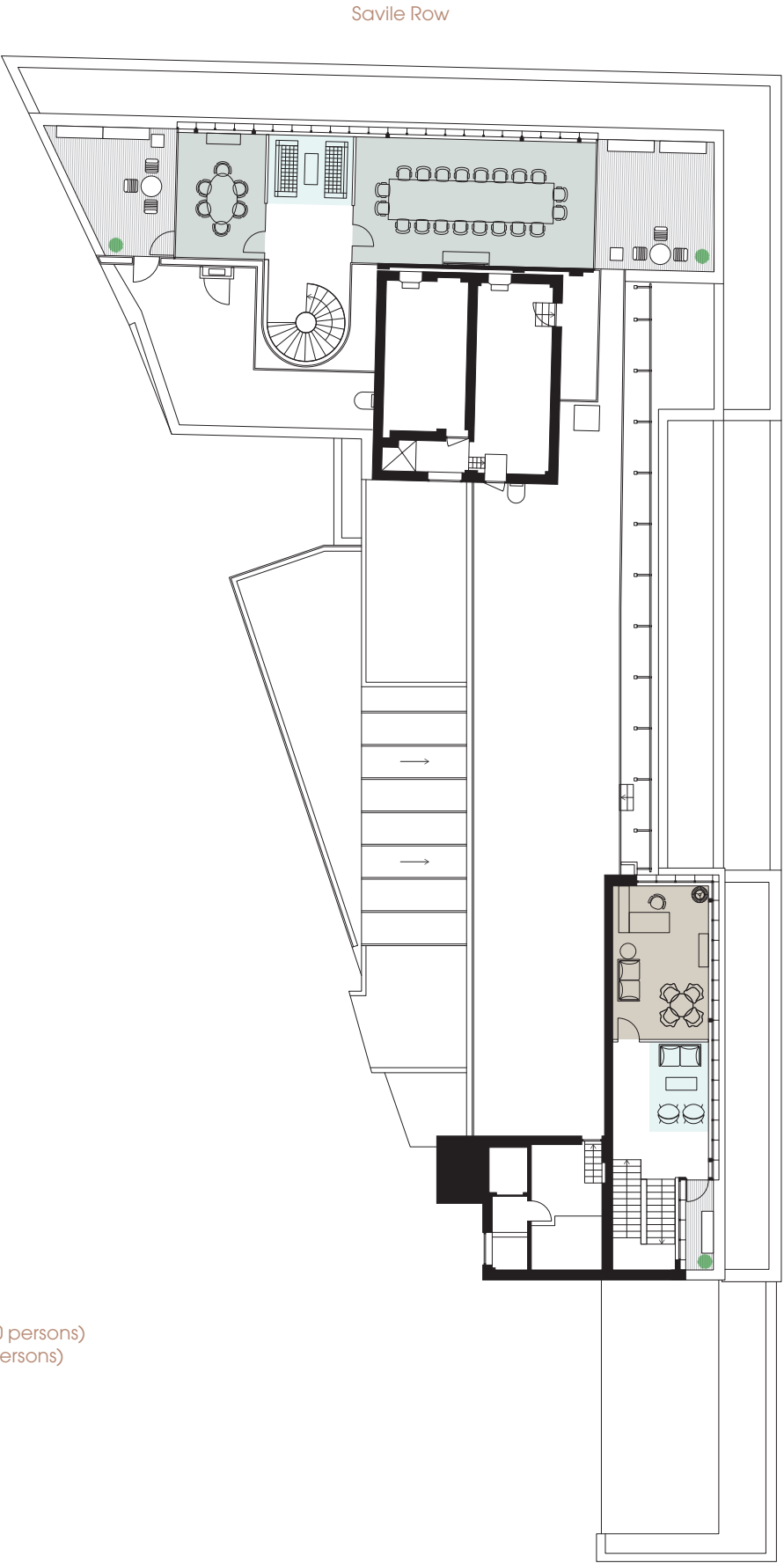


- Reception
- Meeting rooms
- Office
- Open plan desks
- Teapoint
- Collaboration spaces
- Storage & coats
- Quiet area

4,357 sq ft, 405 sq m
Open plan workstations 18
Offices 5
Reception 2
Total headcount 25
Occupier density 1:15 – 161 sq ft, 15 sq m

1 x 14 person meeting room (14 persons)
1 x 8 person meeting room (8 persons)
2 x 4 person meeting room (8 persons)
2 x phone booths

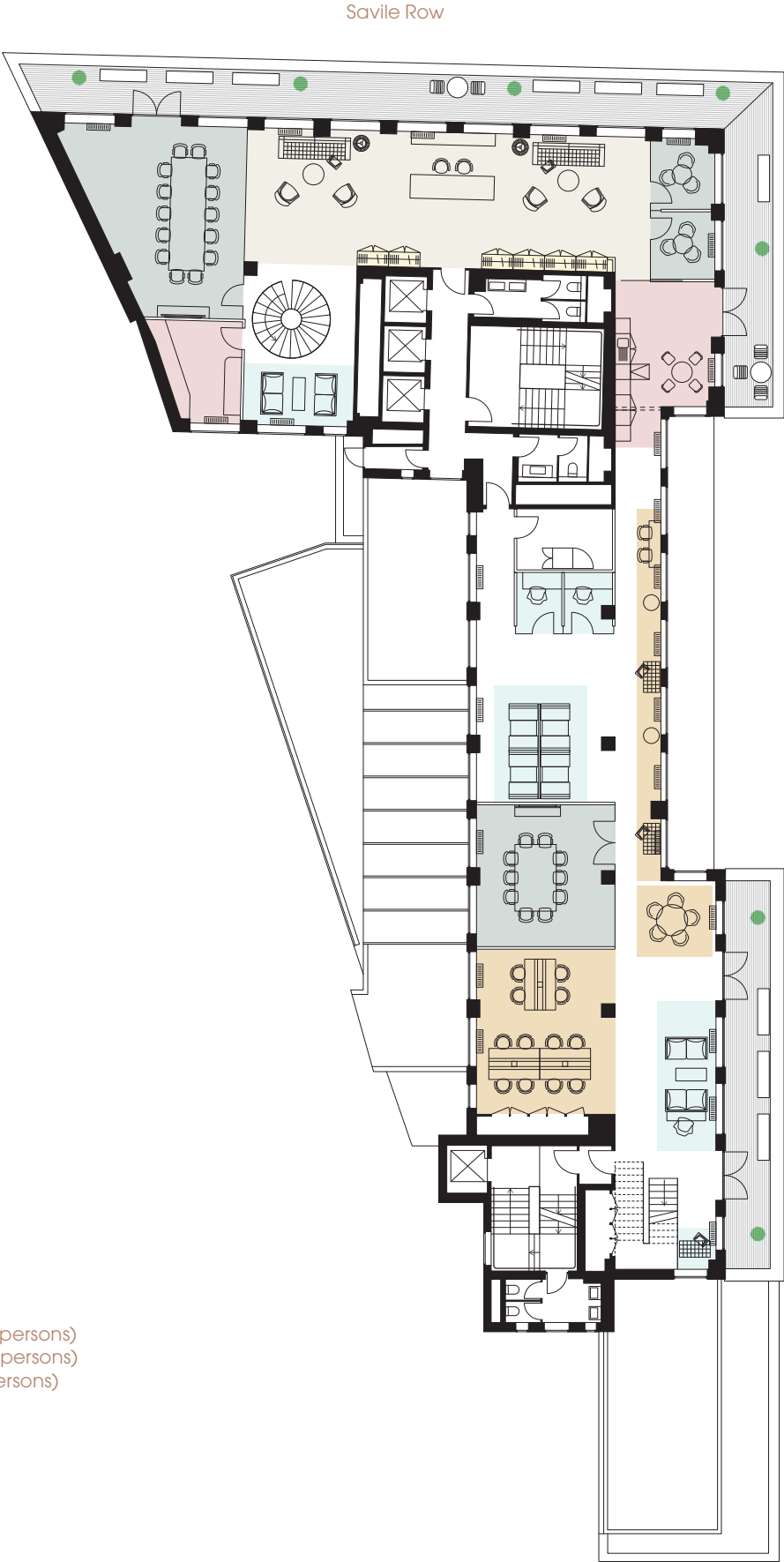
Sixth Floor
Financial



- Meeting rooms
- Lounge area
- Office

1,291 sq ft, 120 sq m
1 x 20 person meeting room (20 persons)
1 x 6 person meeting room (6 persons)

Fifth Floor
Majority Occupier

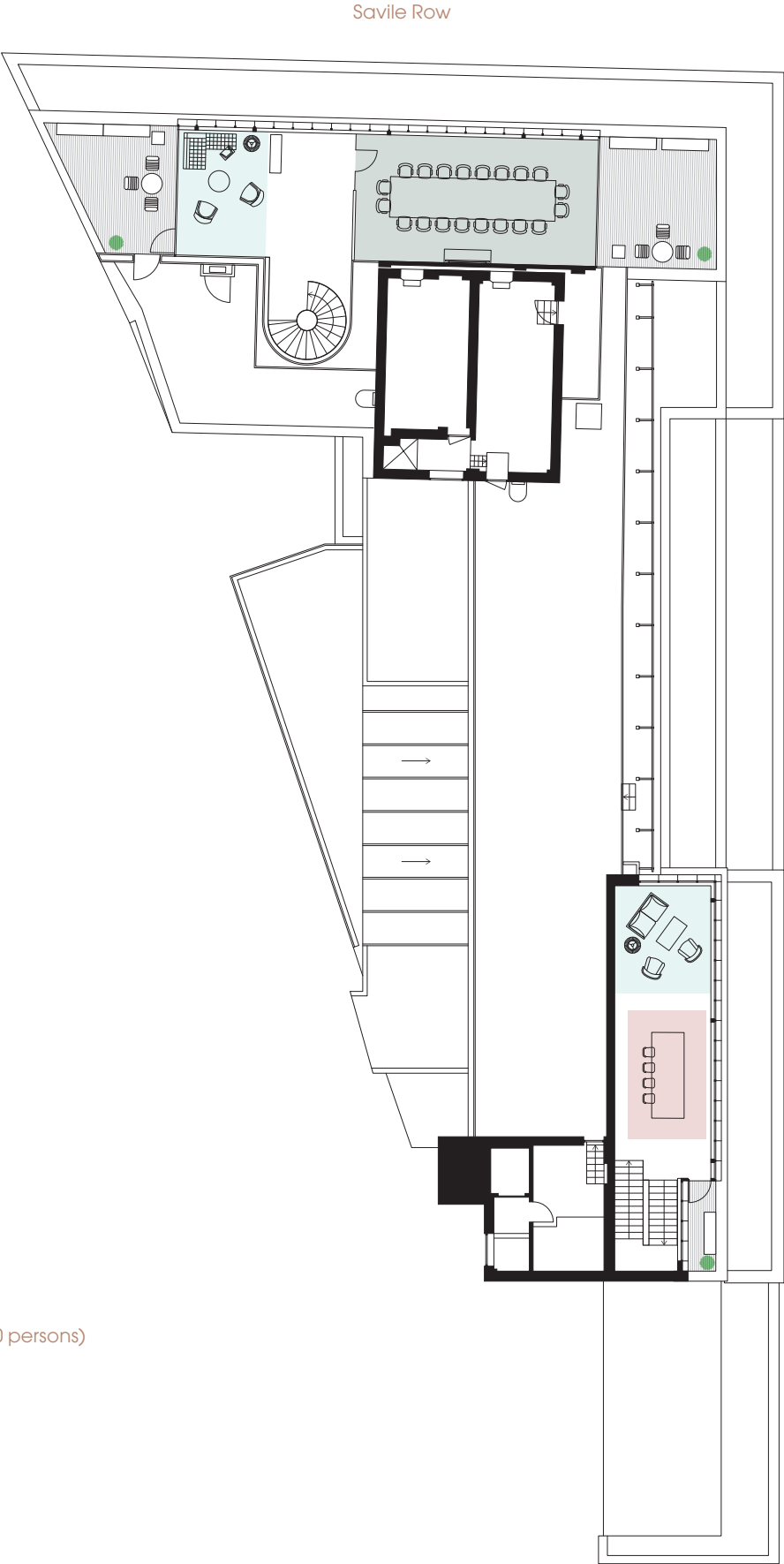


- Reception
- Meeting rooms
- Teapoint
- Collaboration spaces
- Storage & coats
- Quiet area

4,357 sq ft, 405 sq m

1 x 14 person meeting room (14 persons)
1 x 10 person meeting room (10 persons)
2 x 3 person meeting room (6 persons)
4 x meeting booths
2 x phone booths

Sixth Floor
Majority Occupier

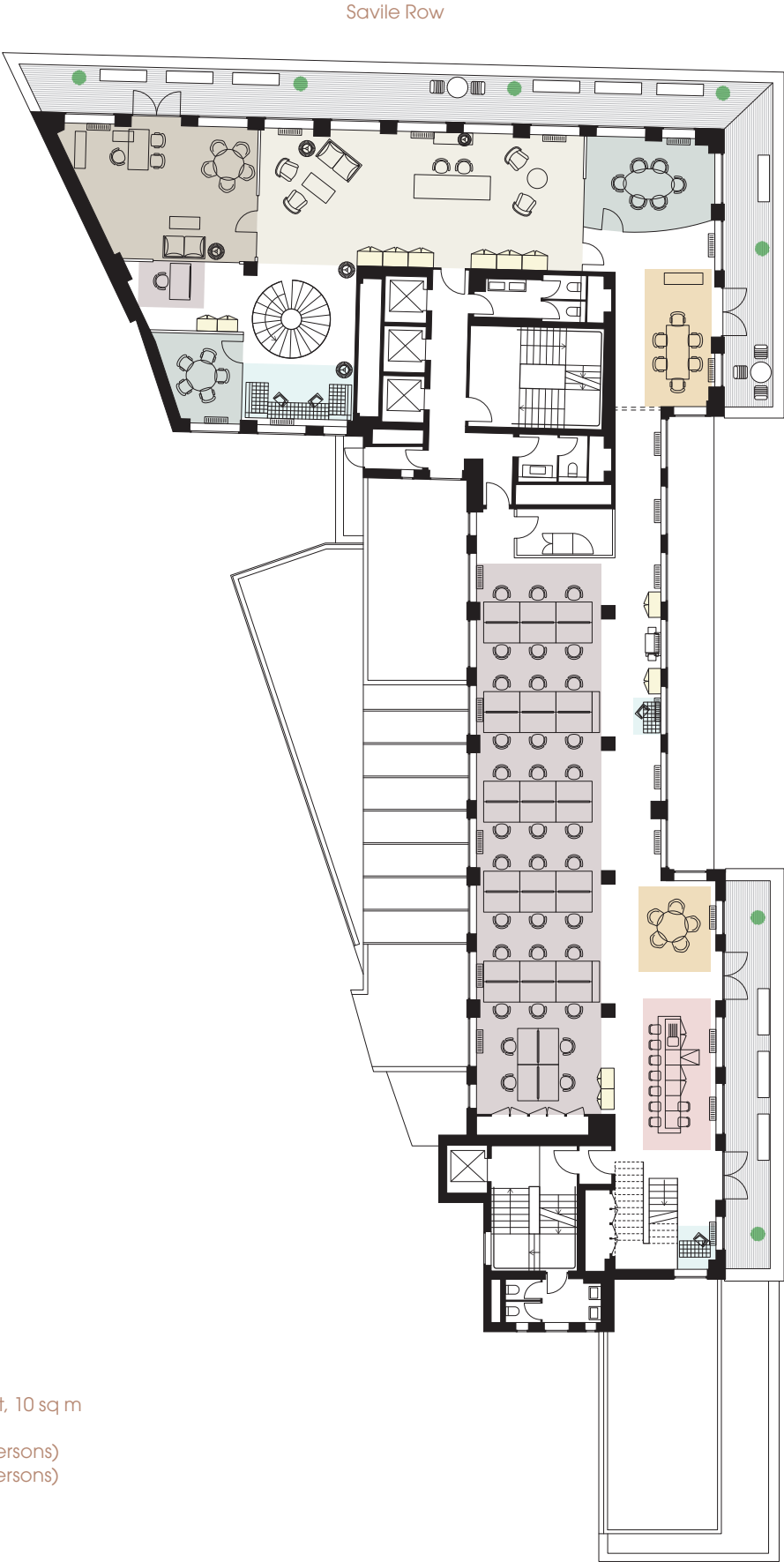


- Meeting rooms
- Teapoint
- Quiet area

1,291 sq ft, 120 sq m

1 x 20 person meeting room (20 persons)

Fifth Floor
Open Plan

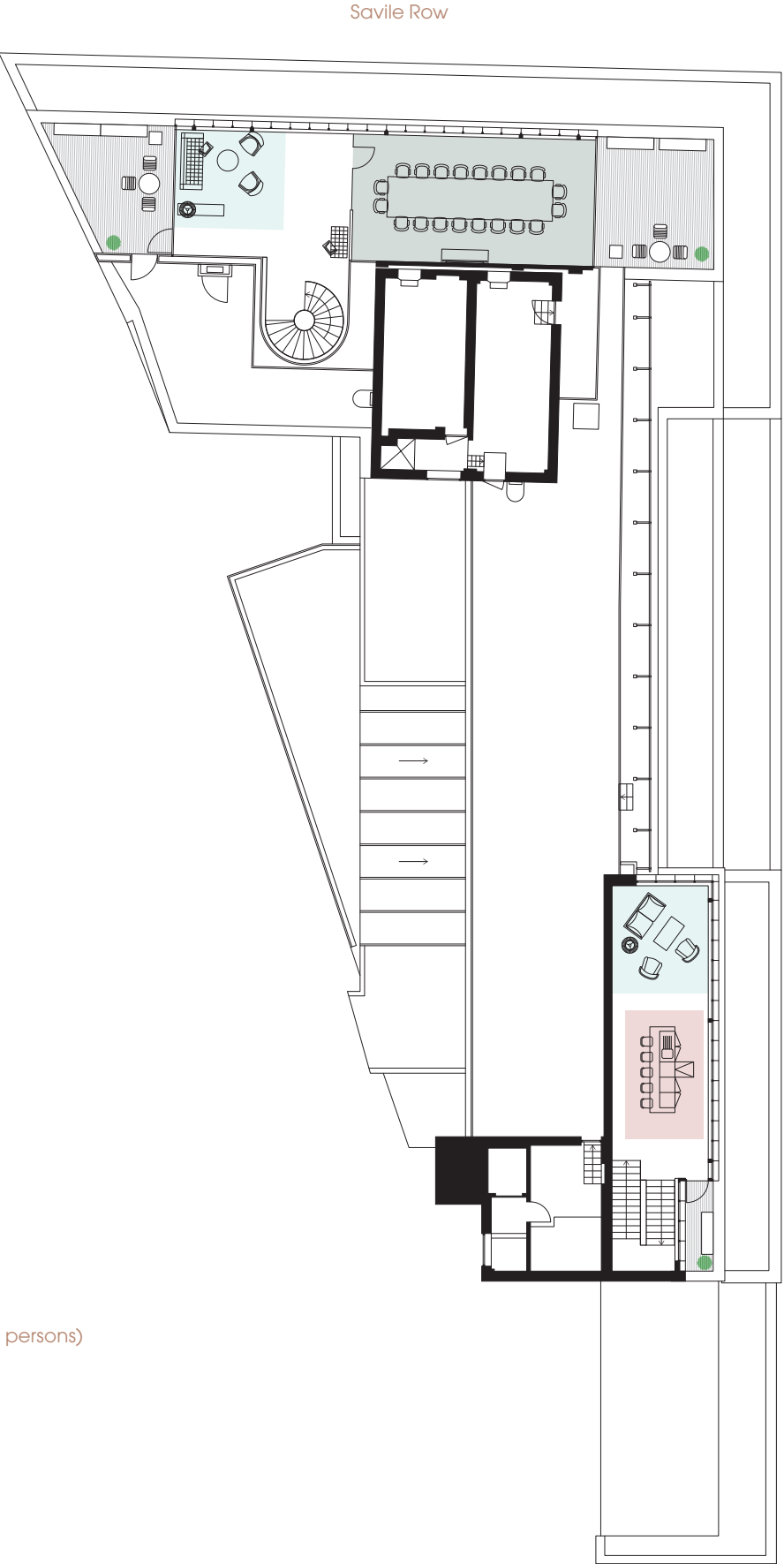


- Reception
- Meeting rooms
- Office
- Open plan desks
- Teapoint
- Collaboration spaces
- Storage & coats
- Quiet area

4,357 sq ft, 405 sq m
Open plan workstations 35
Offices 1
Reception 2
Total headcount 38
Occupier density 1:10 – 107 sq ft, 10 sq m

1 x 5 person meeting room (5 persons)
1 x 6 person meeting room (6 persons)

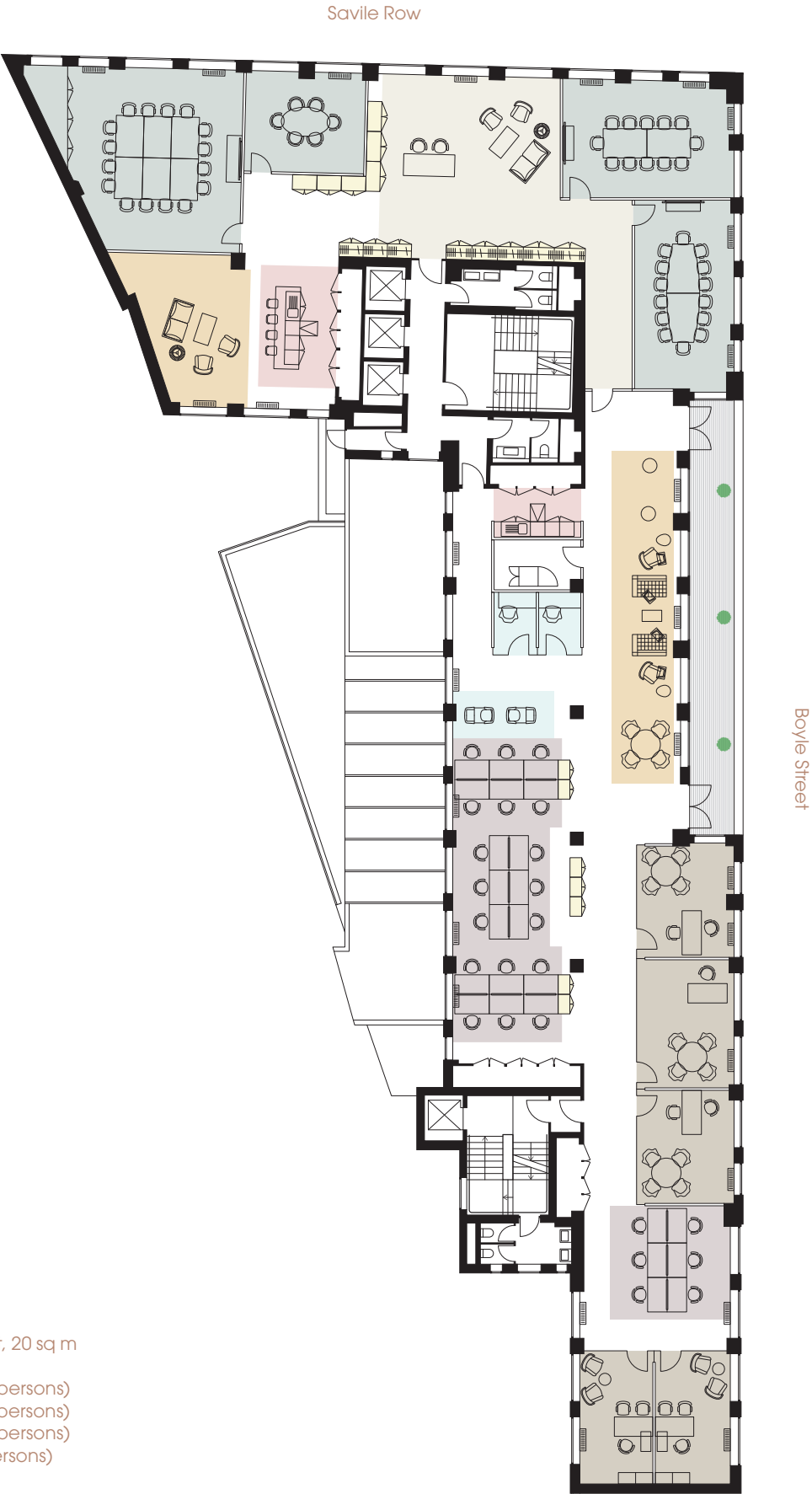
Sixth Floor
Open Plan



- Meeting rooms
- Teapoint
- Quiet area

1,291 sq ft, 120 sq m
1 x 20 person meeting room (20 persons)

Third Floor
Financial



Third floor, Boyle Street elevation

Third Floor
Financial

Savile Row



- Reception
- Meeting rooms
- Office
- Open plan desks
- Teapoint
- Collaboration spaces
- Storage & coats
- Quiet area

6,859 sq ft, 637 sq m
Open plan workstations 24
Offices 5
Reception 2
Total headcount 31
Occupier density 1:20 – 215 sq ft, 20 sq m

1 x 16 person meeting room (16 persons)
1 x 14 person meeting room (14 persons)
1 x 12 person meeting room (12 persons)
1 x 6 person meeting room (6 persons)
2 x phone booths

Boyle Street

Third Floor
Majority Occupier

Savile Row



- Meeting rooms
- Office
- Open plan desks
- Teapoint
- Collaboration spaces
- Storage & coats

6,859 sq ft, 637 sq m
Open plan workstations 80
Offices 1
Total headcount 81
Occupier density 1:8 – 86 sq ft, 8 sq m

1 x 8 person meeting room (8 persons)

Boyle Street

Third Floor
Open Plan

Savile Row



- Reception
- Meeting rooms
- Office
- Open plan desks
- Teapoint
- Collaboration spaces
- Storage & coats

6,859 sq ft, 637 sq m
Open plan workstations 59
Offices 1
Reception 2
Total headcount 62
Occupier density 1:10 – 107 sq ft, 10 sq m

1 x 14 person meeting room (14 persons)
1 x 10 person meeting room (10 persons)
1 x 8 person meeting room (8 persons)

Boyle Street

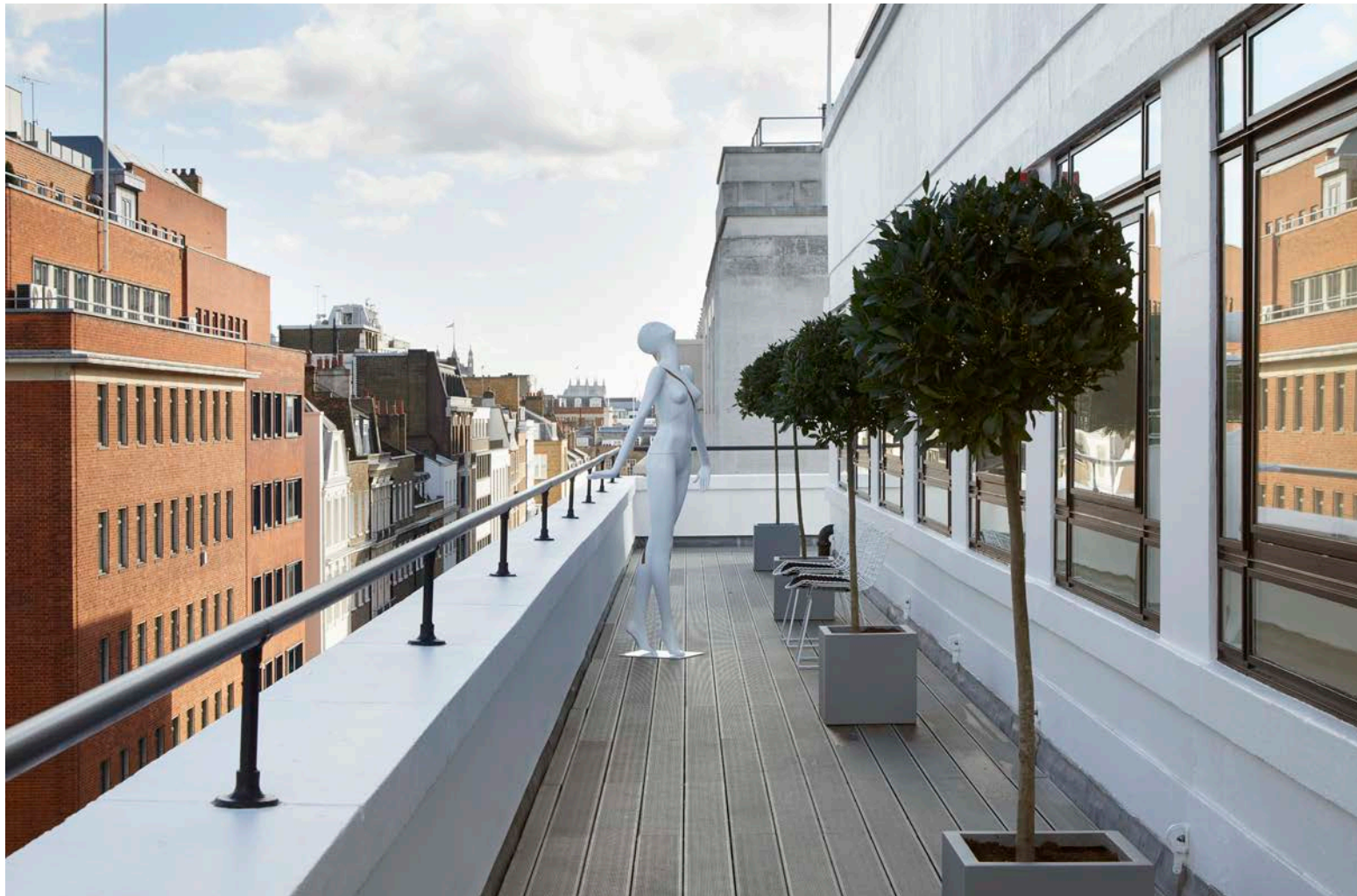
THE LOCATION





Fourth floor, Boyle Street elevation

The History of Savile Row



Fifth floor terrace overlooking Savile Row

Savile Row is the world's most famous street for bespoke tailoring, a byword for style and craftsmanship. It was built in the 1730s on land owned by the Third Earl of Burlington, and named after his wife, Lady Dorothy Savile. Tailors began to set up in this affluent new quarter by the late 18th century — the term “bespoke”, for when cloth for a suit was reserved, originated here. Famous customers have included Lord Nelson, Muhammad Ali, Winston Churchill and every crowned member of the Royal Family since George III. An eclectic mix of famous tailors such as Anderson & Sheppard, H. Huntsman & Sons, Gieves & Hawkes and Henry Poole have made Savile Row their home over the years.

The Royal Geographical Society occupied No 1 Savile Row from 1870–1912, making it synonymous with adventure and travel; No 3 was later home to the Beatles' Apple Corps — the Fab Four played their final gig on the rooftop in 1969. The street's fashion heritage endures and a new generation of tailors, including Richard James, Alexander McQueen and Kathryn Sargent, have kept it cutting edge. Today, more than 100 working tailors and 30 apprentices occupy its workshops, producing more than £20m of bespoke garments annually.

The Surroundings

Located in Mayfair and with west Soho on your doorstep, there is a wealth of places to eat and drink, for every occasion. You don't even have to leave Savile Row to dine in style — Francesco Mazzei's acclaimed modern-Italian, Sartoria, is diagonally opposite. With new bars and restaurants popping up regularly, there is always somewhere exciting to try.

Just across Regent Street is the casual-dining extravaganza Kingly Court, with three floors of funky cafés, diners and restaurants, including foodie favourites Dirty Bones and Rum Kitchen. Dishoom on Kingly Street, twice voted Britain's favourite eaterie, is popular with a young media crowd — as is nearby Berwick Street Market, with its street-food stalls, cafés and record shops. Continue up Kingly Street, turn right and enter the iconic luxury department store Liberty, or browse the world-renowned flagship stores, from Apple to Burberry, that line Regent Street.



Burberry
121 Regent Street



Kingly Court



Liberty
Regent Street



Apple Store
235 Regent Street



Frescobaldi
5 New Burlington Place



Sketch
9 Conduit Street



The Westbury
37 Conduit Street

The newly renovated five-star hotel, The Westbury, is less than a minute away and boasts a Michelin-starred restaurant helmed by the Marcus Wareing protégé Alyn Williams. In Berkeley Square, you can choose from the star-studded, Damien Hirst-decorated Sexy Fish, or the Michelin-starred Benares or Hakkasan. Also nearby is Jason Atherton's celebrated Pollen Street Social, and Hix Mayfair at Browns — London's oldest hotel, renowned for some of the plushest suites in the capital.

For ideas and inspiration, head south down Savile Row to the Royal Academy of Arts, a two-minute stroll away. As with food and drink, you are surrounded by creativity and culture — Gagosian, White Cube, Phillips, Hauser & Wirth, James Hyman and BlainSouthern are among the many nearby art galleries.



Savile Row



Claridge's
Brook Street



The Ivy Soho Brasserie
26-28 Broadwick Street



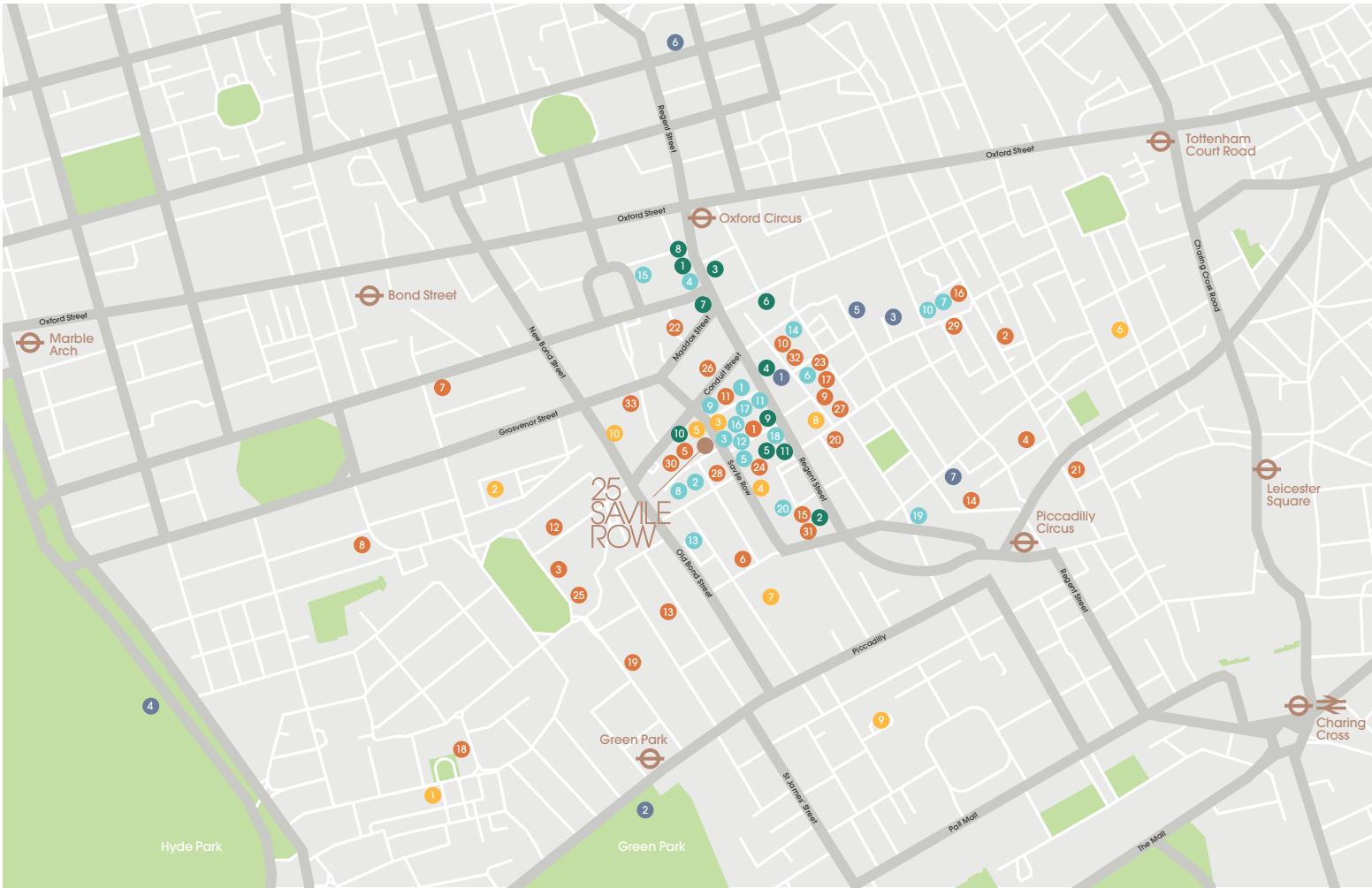
Hauser & Wirth
23 Savile Row



Royal Academy of Arts
Piccadilly



Soho Grind
19 Beak Street



Local Occupiers

- 1 Accel Partners
- 2 AMP
- 3 Angelo Gordon
- 4 Apple
- 5 Ares
- 6 BBH
- 7 BCG Digital Ventures
- 8 The Children's Investment Fund
- 9 Davidson Kempner
- 10 EQT
- 11 Gemfields
- 12 General Atlantic
- 13 HSBC
- 14 Logicor
- 15 Perenco
- 16 Rokos
- 17 Soros
- 18 Tudor Capital
- 19 Twitter
- 20 Tyndaris

Food & Drink

- 1 The Araki
- 2 Berwick Street Market
- 3 Benares
- 4 Bocca di Lupo
- 5 The Burlington Arms
- 6 Cecconi's
- 7 Claridge's
- 8 The Connaught
- 9 Darjeeling Express
- 10 Dishoom
- 11 Ristorante Frescobaldi
- 12 Hakkasan
- 13 Hix
- 14 Dirty Bones
- 15 Heddon Street Kitchen
- 16 The Ivy Soho Brasserie
- 17 Le Bab
- 18 Murano
- 19 Nobu
- 20 NOPI
- 21 The Palomar
- 22 Pollen Street Social
- 23 Rum Kitchen

Wellbeing

- 1 Fitness First
- 2 Green Park
- 3 H2 Bike Run
- 4 Hyde Park
- 5 Marshall Street Leisure Centre
- 6 Psyche
- 7 Third Space

Arts & Culture

- 1 Curzon Mayfair
- 2 Gagosian
- 3 Hauser & Wirth
- 4 James Hyman Gallery
- 5 Ordovas
- 6 Ronnie Scott's
- 7 Royal Academy of Arts
- 8 Sadie Coles
- 9 White Cube
- 10 Sotheby's

Retail

- 1 Apple
- 2 Burberry
- 3 Canada Goose
- 4 Hamleys
- 5 J.Crew
- 6 Liberty
- 7 Michael Kors
- 8 Microsoft
- 9 Ralph Lauren
- 10 Vivienne Westwood
- 11 Watches of Switzerland

Savile Row is ideally located for transport links with the nearest Underground station, Oxford Circus, just three minutes’ walk away. When the Elizabeth Line opens in 2018, it will be possible to leave the office and be at Heathrow in just over half an hour. Almost all the southeast’s main airports are less than an hour away — most of them considerably less. The office is close to a further four Underground stations — Bond Street, Green Park Piccadilly Circus and Tottenham Court Road. Wherever you need to be, you can get there fast.



Nearest Underground stations	
Bond Street	Central, Jubilee
Green Park	Jubilee, Piccadilly, Victoria
Oxford Circus	Bakerloo, Central, Victoria
Piccadilly Circus	Bakerloo, Piccadilly
Tottenham Court Road	Central, Northern

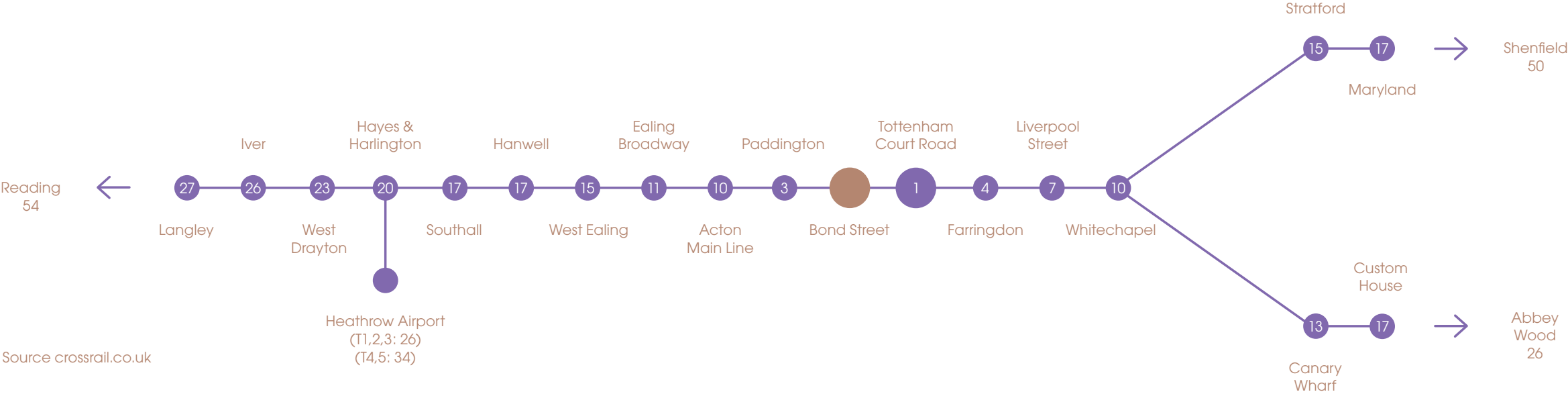
Source tfl.gov.uk

Mainline stations most direct route		
Charing Cross	Bakerloo	1 min
Victoria	Victoria	1 min
Euston	Victoria	3 mins
Waterloo	Bakerloo	4 mins
Marylebone	Bakerloo	4 mins
King’s Cross	Victoria	4 mins
Paddington	Bakerloo	7 mins
Liverpool Street	Central	10 mins

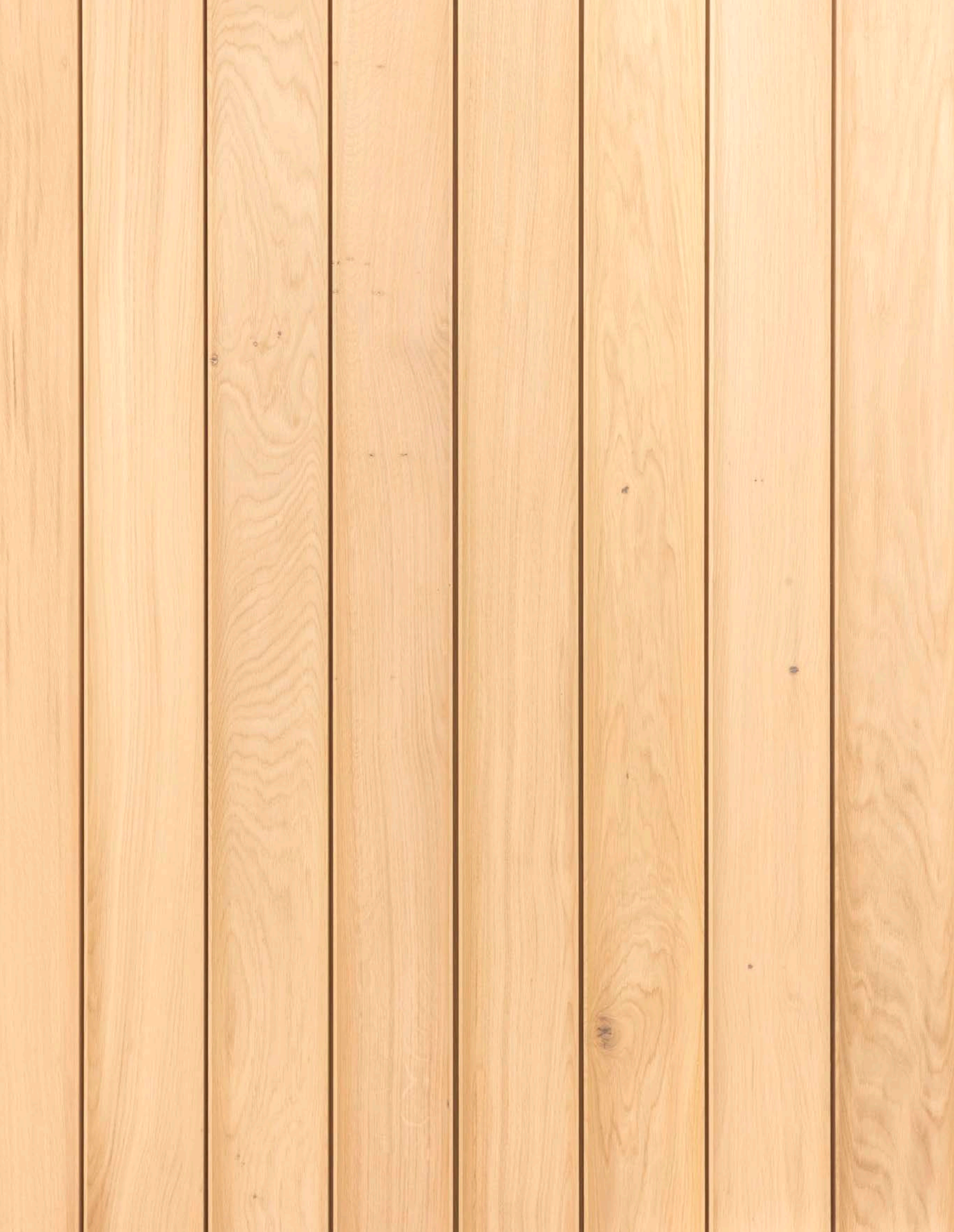
Airports from Oxford Circus	
Heathrow	31 mins
London City	34 mins
Luton	47 mins
Gatwick	52 mins
Stansted	59 mins



Savile Row is ideally located for transport links with the nearest Underground station, Oxford Circus, just three minutes walk away. When the Elizabeth Line opens in 2018, it will be possible to leave the office and be at Heathrow in just over half an hour. Almost all the southeast’s main airports are less than an hour away — most of them considerably less. The office is close to a further four Underground stations — Bond Street, Green Park Piccadilly Circus and Tottenham Court Road. Wherever you need to be, you can get there fast.

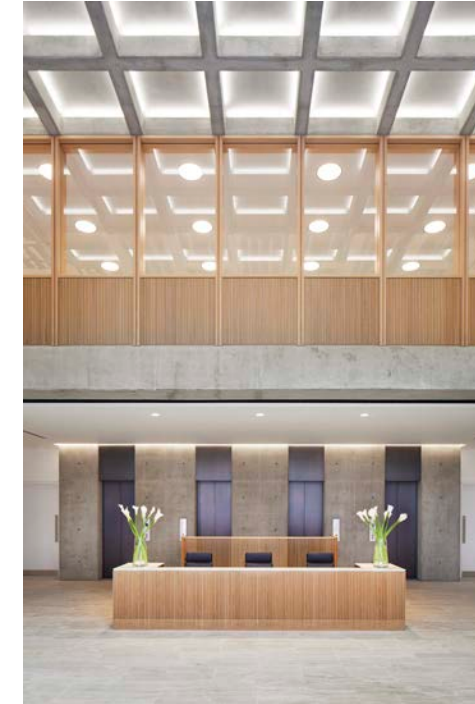


THE TEAM

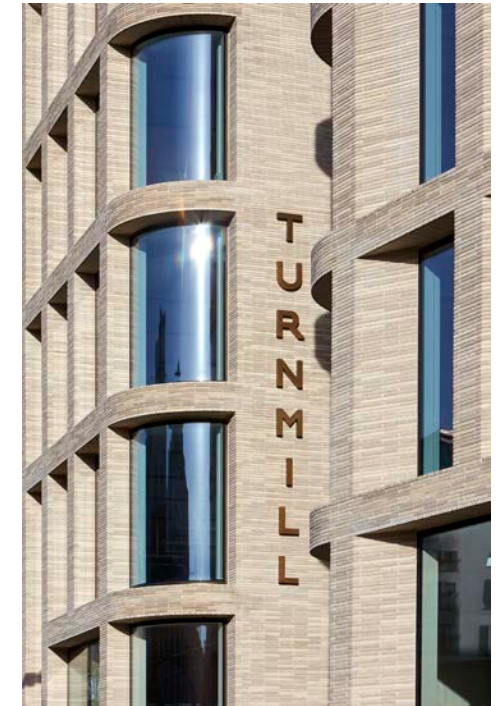


The Architects

If the refurbishment of 25 Savile Row had a motto, it would have perhaps been “humble materials, cleverly used”. That is why the architects Piercy&Company were the ideal collaborators on this project. They had already demonstrated their eye for detail, simplicity of approach and expert material handling on two previous projects with Derwent London: on the award-winning Turnmill and The Copyright Building — their ethos of bespoke craftsmanship was a perfect fit.



The Copyright Building
30 Berners Street W1



Turnmill
63 Clerkenwell Road EC1



25 Savile Row W1
Derwent London reception

Derwent London is a rather different kind of developer — design-led, aiming to provide a demonstrably different and better kind of work place where tenants become long-term partners.

The company now owns a London property portfolio of some 5.5 million sq ft, worth around £4.9 billion. All of our developments are still done on a building-by-building basis, whether it is a light touch conversion, or an all new scheme such as Brunel Building.



Brunel Building, Paddington W2

Size: 243,000 sq ft
Completion: 2019
Architects: Fletcher Priest



Soho Place W1

Size: 285,000 sq ft
Completion: 2021
Architects: AHMM



80 Charlotte Street, Fitzrovia W1

Size: 380,000 sq ft
Completion: 2019
Architects: Make
Tenants include: Arup &
The Boston Consulting Group



White Collar Factory, Old Street Yard EC1

Size: 237,000 sq ft
Architects: AHMM
Completed: 2017
Tenants include: Adobe, AKTII, BGL,
Box.com, Capital One, Egress,
The Office Group, Runpath & Spark44



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WiredScore Certificate
Wired Certified Gold

BREEAM
Very good

Energy Performance Certificate
EPC Rating B

www.25savilerow.com

Artisans

Specialist joinery
Benchmark

Metalwork
Bespoke Architectural Engineering

Leatherwork
Bill Amberg Studio

Travertine
Campolonghi

Shopfront glazing
Capoferri Serramenti

Reception artwork
Hugo Dalton

Specialist glazing
IQ Glass

Reception bench, design
Ian McChesney

Reception bench, production
Benchmark

Specialist stone works
Unique Surfaces

Brochure design
Cartlidge Levene

Building photography
Jack Hobhouse

Location photography
Matt Chisnall

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