

A UNIQUE FREEHOLD OPPORTUNITY



14
CAVENDISH
SQUARE

W1

LONDON W1G 9DB



14 CAVENDISH SQUARE FACADE
SEEN FROM CAVENDISH SQUARE

2/27

14 CAVENDISH SQUARE

SIR JONATHAN HUTCHINSON
1733-1803
14 Cavendish Square
London W1G 7AN

CAVENDISH SQUARE W1
City of Westminster

1

DEAN'S MEWS W1



14 CAVENDISH SQUARE FACADE
SEEN FROM CAVENDISH SQUARE

INVESTMENT SUMMARY

- 14 Cavendish Square presents a rare opportunity to purchase a remarkable and historic Central London freehold.
- The building, built by the Earl of Oxford in 1770, is Grade II* Listed.
- Situated in prime Marylebone, home to many prestigious companies and global occupiers.
- Excellent transport connections within walking distance of numerous underground and Elizabeth Line Stations.
- Headquarters building totalling 8,333 sq ft NIA situated over lower ground, ground and three upper floors.
- Office and residential use. Could be suitable for medical or private members club, subject to obtaining the necessary planning permission.
- To be sold with full vacant possession.
- Offers invited.

REGENT STREET

BOND ST / HANOVER SQ

OXFORD STREET

JOHN LEWIS

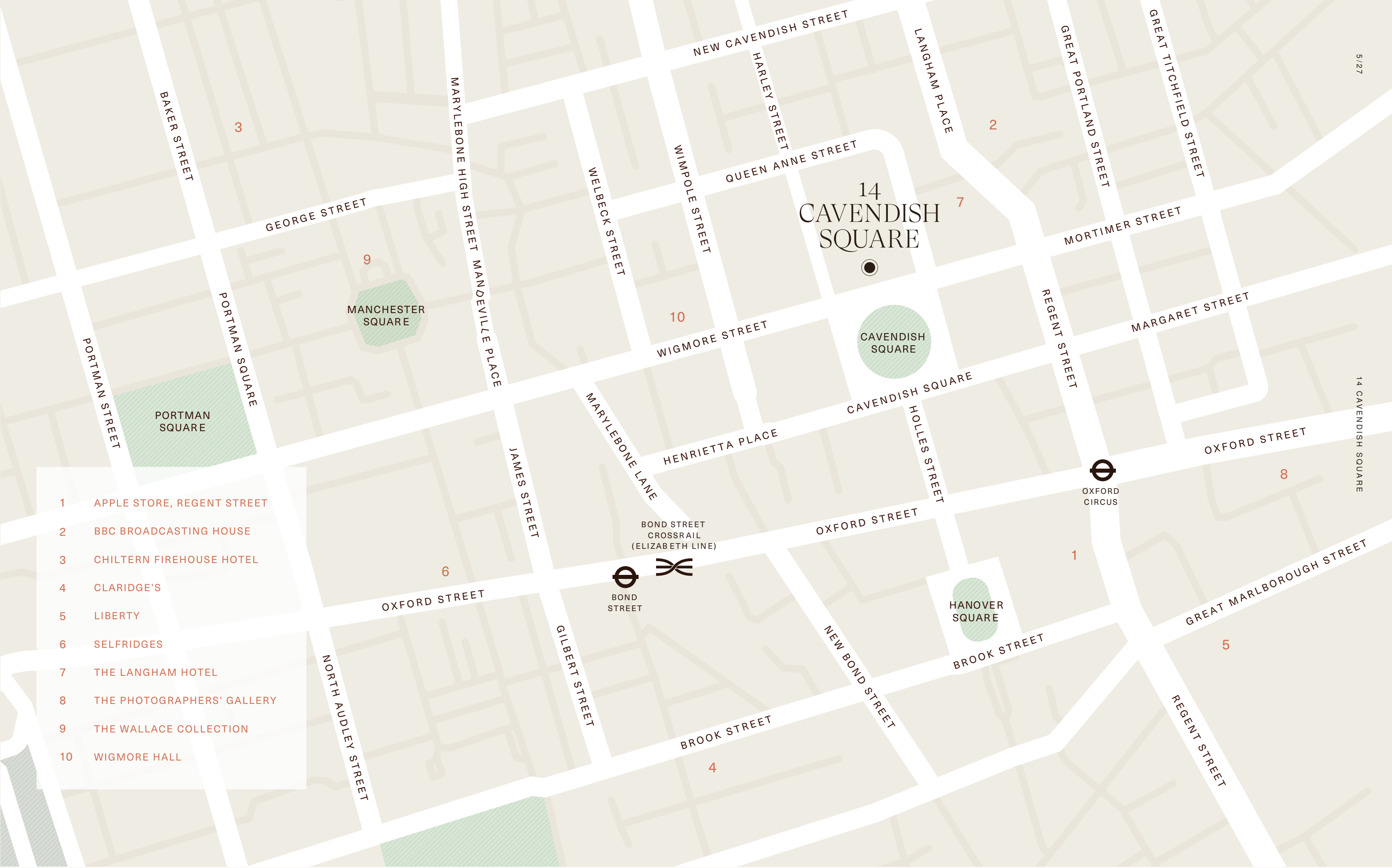
SELFRIDGES

CAVENDISH SQUARE

14 CAVENDISH SQUARE

HARLEY STREET





- 1 APPLE STORE, REGENT STREET
- 2 BBC BROADCASTING HOUSE
- 3 CHILTERN FIREHOUSE HOTEL
- 4 CLARIDGE'S
- 5 LIBERTY
- 6 SELFRIDGES
- 7 THE LANGHAM HOTEL
- 8 THE PHOTOGRAPHERS' GALLERY
- 9 THE WALLACE COLLECTION
- 10 WIGMORE HALL

14
CAVENDISH
SQUARE

CAVENDISH
SQUARE

HANOVER
SQUARE

MANCHESTER
SQUARE

PORTMAN
SQUARE

BOND STREET
CROSSRAIL
(ELIZABETH LINE)

BOND
STREET

OXFORD
CIRCUS



FIRST FLOOR FRONT OFFICE
PHOTOGRAPH



ARCHITECTURAL FEATURES
ORIGINAL PALLADIAN FACADE LEFT
CIRCULAR WINDOW SET WITHIN
THE PEDIMENT ABOVE
CARVED LIMESTONE DETAILING RIGHT



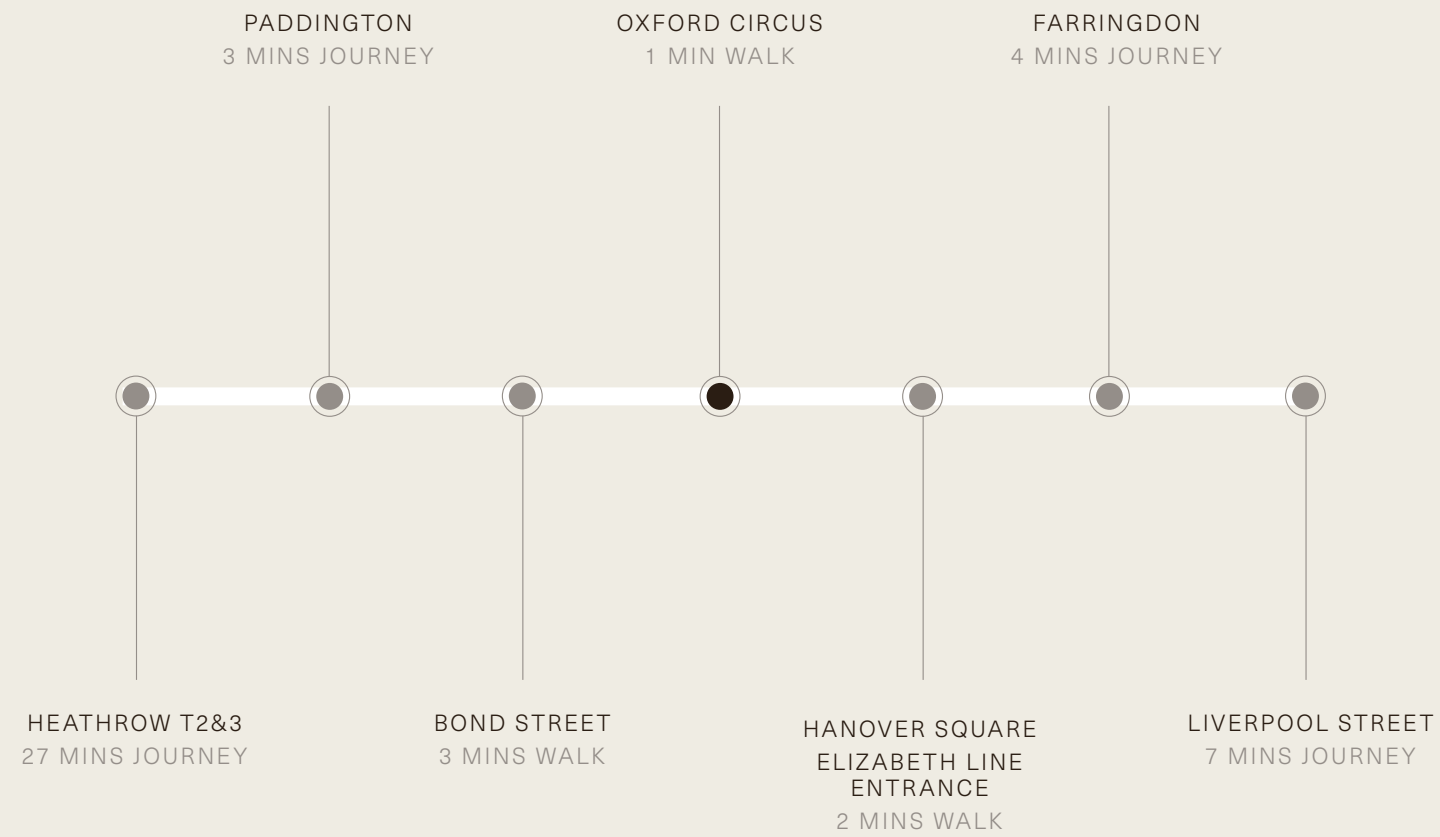
CULTURED & CONNECTED

14 Cavendish Square is particularly well located. It borders Mayfair and Marylebone, Fitzrovia and Soho, and can claim culturally esteemed institutions as its neighbours: Wigmore Hall and The Wallace Collection; Chiltern Firehouse Hotel and Claridge's Hotel; Liberty and Selfridges.



CHILTERN FIREHOUSE HOTEL TOP RIGHT
THE WALLACE COLLECTION BELOW LEFT
CLARIDGE'S HOTEL BELOW RIGHT





TRANSPORT WALKING TIMES

The building is within light walking distance of both Bond Street and Oxford Street underground stations, as well as the new Crossrail Bond Street Station that will serve the Elizabeth Line.



FUTURE FOCUSED LOCATION





Currently home to an underground car park servicing Cavendish Square, the Square itself is set to be transformed with a £200 million subterranean redevelopment by the Reef Group.

Housing wellness and healthcare facilities, alongside shopping and leisure spaces, the four storey underground development will transform the space into “one of London’s premier public destinations for businesspeople, visitors and local residents to enjoy”.

This, alongside the further redevelopment of neighbouring buildings, is set to convert the immediate area into an ultra-contemporary hub for business, finance, design, medicine, and high-end retail.



CAVENDISH SQUARE
PROPOSED REDEVELOPMENT
REEF GROUP VISUALISATIONS
II & III



Cavendish Square, one of London's grandest Georgian squares, is perfectly placed for Mayfair and Marylebone, Soho and Bloomsbury, with Harley Street running north towards Regent's Park, and Oxford Street just to the south.

London's garden squares are its greatest architectural legacy. A living record of London's history, 14 Cavendish Square spans the story of modern London, from the early eighteenth century to the present day.

LITHOGRAPHS OF
CAVENDISH SQUARE,
1813 BELOW
PHOTOGRAPH OF NO.
14 CAVENDISH SQUARE
AND JACOB EPSTEIN'S
MADONNA AND CHILD
(1950-52) RIGHT



BUILT HISTORY



The building was developed as one of four houses by Sir George Foster Tufnell in 1770, and was built in two pairs, each boasting a grand order of Corinthian pilasters beneath matching pediments. Together they form one of London's great architectural façades.

Having sustained bomb damage during the Second World War, the rear of the buildings were carefully rebuilt in the early 1950s, during which they were connected

by a graceful arch over Dean's Mews which runs between them. One of the city's finest public sculptures, Jacob Epstein's *Madonna and Child* (1950-52), was commissioned to adorn the archway.

Plans have recently been approved for the modern car park under the Square to undergo a £200 million redevelopment into a luxury shopping and wellness centre, continuing its history into the twenty-first century.



1770



2025

PERIOD DETAILING

The elegance of the building's period front rooms lies not just in their perfect proportion, but also in the fine workmanship of the details.

Period plaster cornices, carved marble and timber fireplaces, panelled and original plaster walls possess an authenticity that cannot be recreated.

ARCHITECTURAL FEATURES

CARVED MARBLE FIREPLACE LEFT
ORIGINAL CORNICE DETAILING RIGHT
STAIRCASE VISUALISATION ABOVE





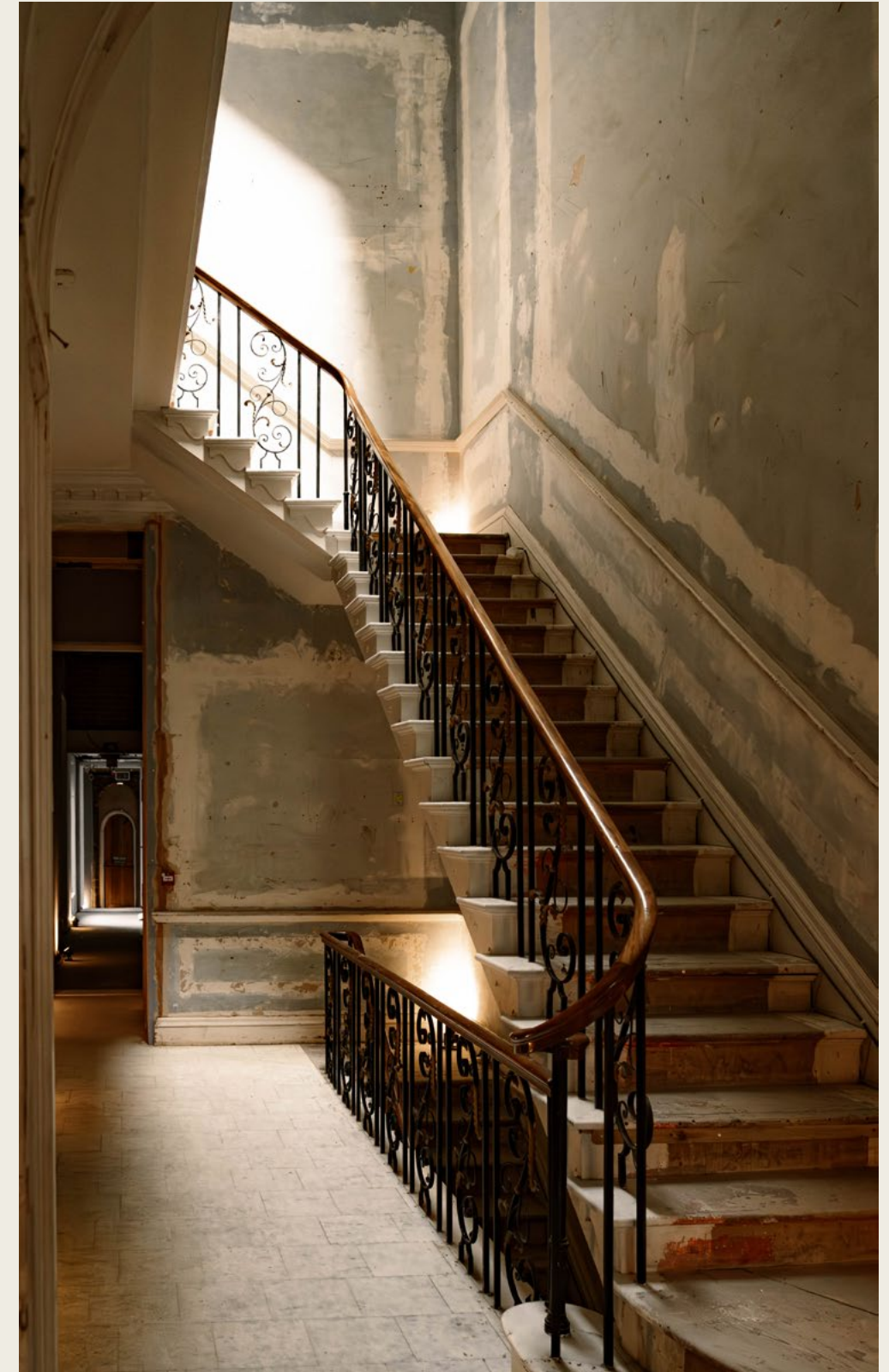
The grand front room on the First Floor, the piano nobile of the building, enjoys ceiling heights in excess of four meters, providing the room with its perfect proportions.

Centred around three windows overlooking the square, as well as a carved fireplace, it would make an impressive executive office or boardroom.

GEORGIAN PROPORTION



PHOTOGRAPHS OF CURRENT BUILDING
FIRST FLOOR FRONT OFFICE BELOW
VIEW TO CAVENDISH SQUARE GARDENS ABOVE
GRAND CENTRAL STAIRCASE RIGHT



OUTDOOR WORKING

14 Cavendish Square offers three outdoor spaces:

A central courtyard, between the main building and the rear Mews, providing calming views and natural light via tall sash windows to both the Lower Ground and Ground Floors.

The First Floor rear terrace, shown here in CGI, is ideal for outdoor meetings and summer drinks.

A fully glazed accessible lightwell around the main stair skylight on the top floor.



FIRST FLOOR TERRACE
VISUALISATION

18/27

14 CAVENDISH SQUARE





VAULTED LIFT LOBBY
VISUALISATION

POWDER ROOM
VISUALISATION

A commitment to quality and sophisticated design runs throughout the proposed scheme, in a palette of natural materials, tactile and expressive of quality.



For 14 Cavendish Square, architect Walker Bushe's commitment to elegant and sustainable modern architecture has been coupled with William Smalley's refined sensibility. Together, they have produced a scheme of works which will revitalise the listed building.

In the scheme, an elegance of line provides continuity between the Georgian original, the 1950s reconstruction, and modern insertions.

Shallow domed lift lobbies are planned for all five floors, finished in Venetian plaster in flattering natural tones.



SPECIFICATION

DESIGN OCCUPANCY LEVELS

All levels: Maximum workplace density of 1 person per 8 sq m of net internal area

MEANS OF ESCAPE

All levels: Maximum workplace density of 1 person per 7 sq m of net internal area

FLOOR TO CEILING HEIGHTS

Lower ground floor:	2.4–2.6m
Ground floor:	2.6–3.8m
First floor:	3.6–4.2m
Second floor:	2.6–3m
Third floor:	2.4m

FLOOR LOADINGS

Uniformly Distributed Load
in all office areas: 2.5 kN/ sq m

MECHANICAL SERVICES

3 pipe VRF inverter heat recovery system for heating and cooling offices
Mechanical fresh air supply and extract systems serving part office areas

Toilet extract ventilation systems

Automatic controls

Electric heating to landlord's and common areas

COOLING LOADS

Lighting: 10w / sq m
Small power in office areas: 25W / sq m
Small power in meeting rooms: 1000W

TENANT FACILITIES

Bike store x 15 bicycles

2 No Tea points per floor with hot and cold water supply

OFFICE LIGHTING

Only high efficiency LED lighting compliant with CIBSE Lighting, Guide LG 7

350-400 lux maintained luminance at offices

VERTICAL TRANSPORTATION

1 x 7 person/525 Kg lift operating at 1m/s to serve all office levels
Lift is gearless with auto-dial communication system and voice annunciation system

TOILET, SHOWER AND CHANGING FACILITIES

2 No Showers on Lower Ground Floor
2 No WC per floor
Disabled WC on Ground Floor

TELECOMS INSTALLATIONS

Combined access control and video door entry system with colour video intercom unit, card/fob reader and video door release handset

CCTV covering main entrance and street light well

Intruder alarm system

Disabled WC alarm

Conduits/wireways to allow future tenant installation for: door access control equipment; video entry equipment; CCTV cameras to all main and secondary entrances/exits; CCTV to tenant office doors

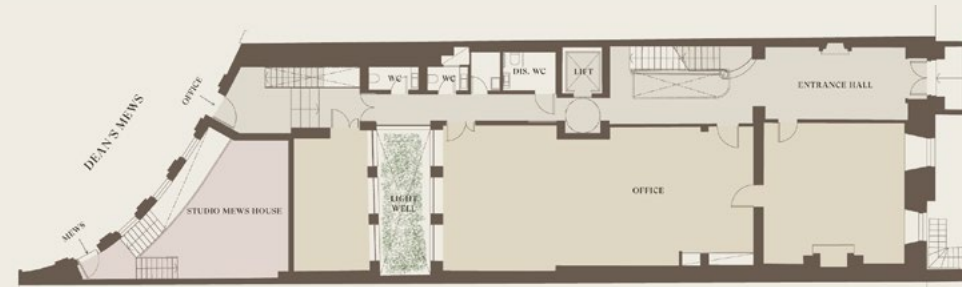
ACCOMMODATION

FLOOR	NIA (SQ FT)	NIA (SQ M)	GIA (SQ FT)	GIA (SQ M)
LOWER GROUND	1,421	132	3,320	309
LOWER GROUND MEWS	598	55.6		
GROUND	1,480	137.5	2,840	274
GROUND RECEPTION	352	32.7		
GROUND MEWS	231	21.5		
FIRST	1,436	133.4	2,012	187
SECOND	1,463	135.9	2,027	188
THIRD	1,352	125.6	1,646	153
TOTAL	8,333	774.2	11,843	1,100

LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

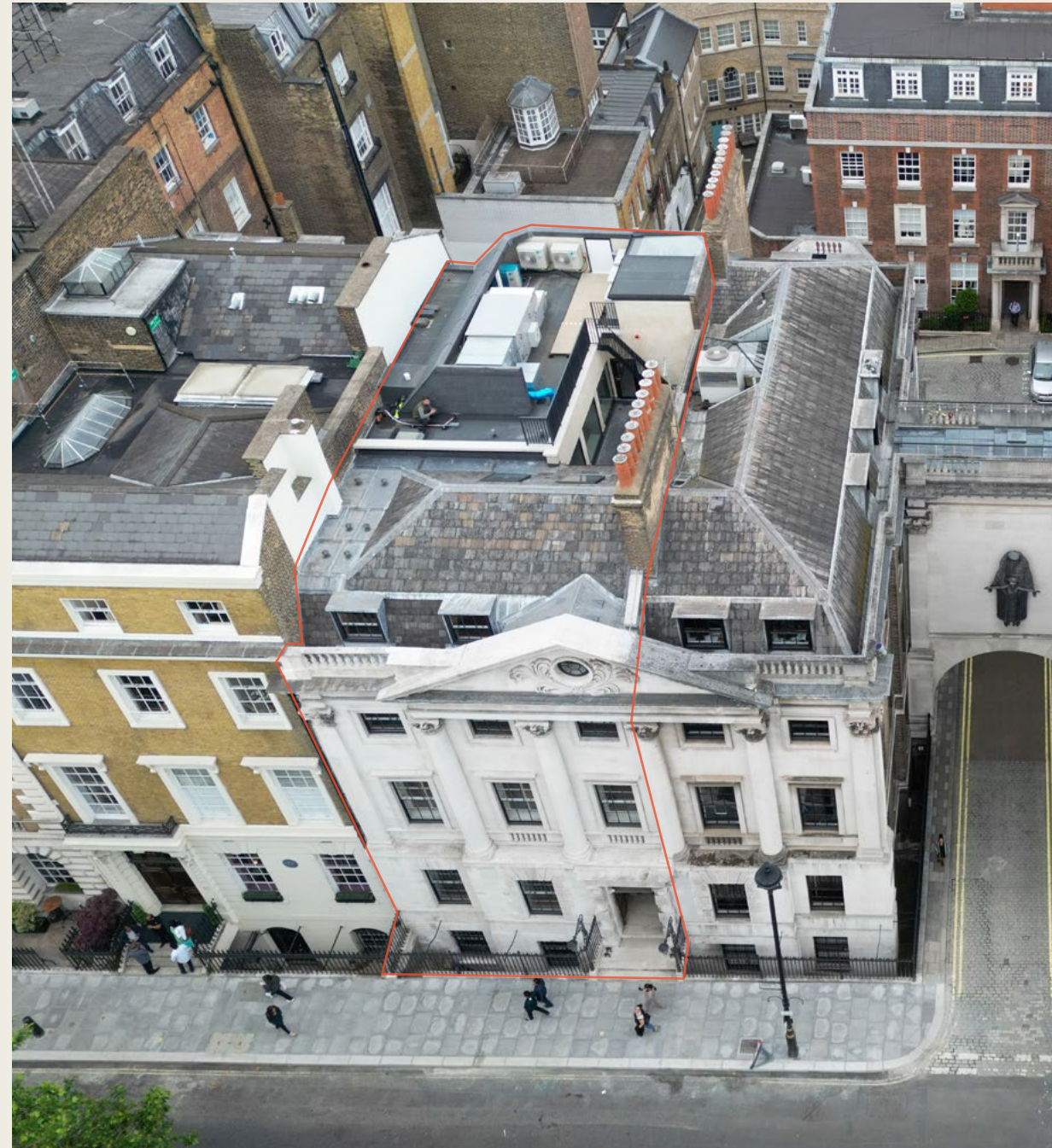


TENURE

The property is held freehold.

TENANCY

The property is to be sold with full vacant possession.



MARKET COMMENTARY

- Prime Marylebone freehold situated in iconic London square.
- Prime West End real estate continues to be attractive to the domestic and international market.
- Strong rental growth experienced for best in class assets.
- Marylebone enjoys strong occupational demand with a severe lack of supply.

OCCUPATIONAL MARKET

Date	Address	Tenant	Size	Rent	Lease (yrs)
Q2 2023	7 Cavendish Place	Various	1,830–2,154 sq ft	£145–150 psf	5
Q1 2024	74 Wigmore Street	Crypto traders	3,630 sq ft	£110 psf	10 (5)
Q1 2024	74 Wigmore Street	PAM	5,845 sq ft	£110 psf	10 (5)
Q2 2024	134 Wigmore Street	Airfinity	1,919 sq ft	£185 psf	2
Q2 2024	33 Welbeck Street	Finance co	1,440 sq ft	£110 psf	5 (3)

INVESTMENT MARKET

Date	Address	Purchaser	Size	Sale Price	Transaction
Q1 2022	12 Upper Grosvenor Street	Undisclosed Private	5,803 sq ft	£21.75m (£3,717 psf)	Long Leasehold
Q2 2022	4 Stratford Place	Al Rayan Bank	9,818 sq ft	£23.6m (£2,403 psf)	Freehold
Q2 2022	6 Queen Street	Undisclosed Private	4,629 sq ft	£17m (£3,672 psf)	Freehold
Q2 2023	31 Old Burlington Street	Manolo Blahnik	9,452 sq ft	£30.5m (£3,227 psf)	Freehold
Q3 2023	31a St James's Square	Armenian Embassy	5,130 sq ft	£14.2m (£2,768 psf)	Freehold
Q3 2023	11-15 Farm Street	Chanel	5,586 sq ft	£16m (£2,864 psf)	Freehold
Q1 2024	32 Brook Street	Private	19,994 sq ft	£62.5m (£3,125 psf)	Freehold
Q1 2024	14-15 Conduit Street	Zima Capital	15,889 sq ft	£36.7m (£2,309 psf)	Freehold
Q1 2024	33 Sackville Street	Ayre Group	3,280 sq ft	£7.75m (£2,363 psf)	Freehold
Q2 2024	94-96 Wigmore Street	Private overseas	11,439 sq ft	£18m (£1,573 psf)	Freehold
Q2 2024	18-20 Grafton Street	LetterOne	5,803 sq ft	£100m (£4,871 psf)	Freehold

DATA ROOM

Access to the data room is available upon request.

AML

Satisfactory anti money laundering and compliance information of the purchaser will be required.

Jacob Epstein's *Madonna and Child*, 1950-52 was commissioned to hang over Dean's Mews facing Cavendish Square. It was cast from no.14's recovered roofing lead as a result of bomb damage to the building's rear, sustained during the Second World War.



JACOB EPSTEIN *MADONNA AND CHILD*, 1950-52
CAST IN LEAD



PROPOSAL

Offers invited.

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LP LEWIS & PARTNERS

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

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