



31 MADDOX ST W1

MAYFAIR

10,963 sq ft of high-quality, newly refurbished office space with private terraces

31 MADDOX ST

PREMIUM QUALITY, MODERN DESIGN

Offering 10,963 sq ft of high-quality, newly refurbished office accommodation arranged across seven floors in the heart of Mayfair.

The building provides an exceptional working environment with a stylish reception area and private terraces on the 1st, 4th and 5th floors. Occupiers also benefit from new end-of-trip facilities, including secure bicycle parking and shower facilities, designed to support modern workplace needs.



Exterior



Ground floor reception



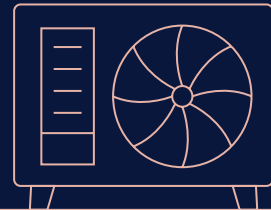
Ground floor reception



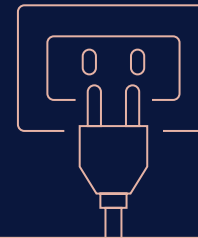
HIGHLIGHTS



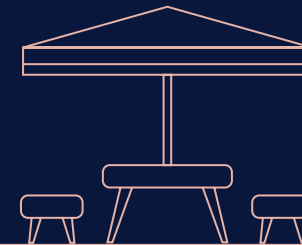
STYLISH RECEPTION AREA



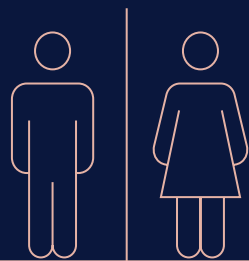
VRF AIR CONDITIONING



FULL ACCESS METAL TILE
RAISED FLOORS



TERRACES ON 1ST,
4TH AND 5TH FLOORS



MALE AND FEMALE WCS
ON EACH FLOOR



NEW END-OF-TRIP
FACILITIES WITH BICYCLE
PARKING & SHOWERS



BREEAM RATING - VERY GOOD



EPC RATING B

AVAILABILITY

FLOOR	SQ FT	SQ M	TERRACE
5TH	1,179	109.5	✓
4TH	1,954	181.5	✓
3RD	2,054	190.8	-
2ND	2,035	189.1	-
1ST	2,011	186.8	✓
GROUND	267	24.8	-
LOWER GROUND	1,463	135.9	-
TOTAL	10,963	1018.5	



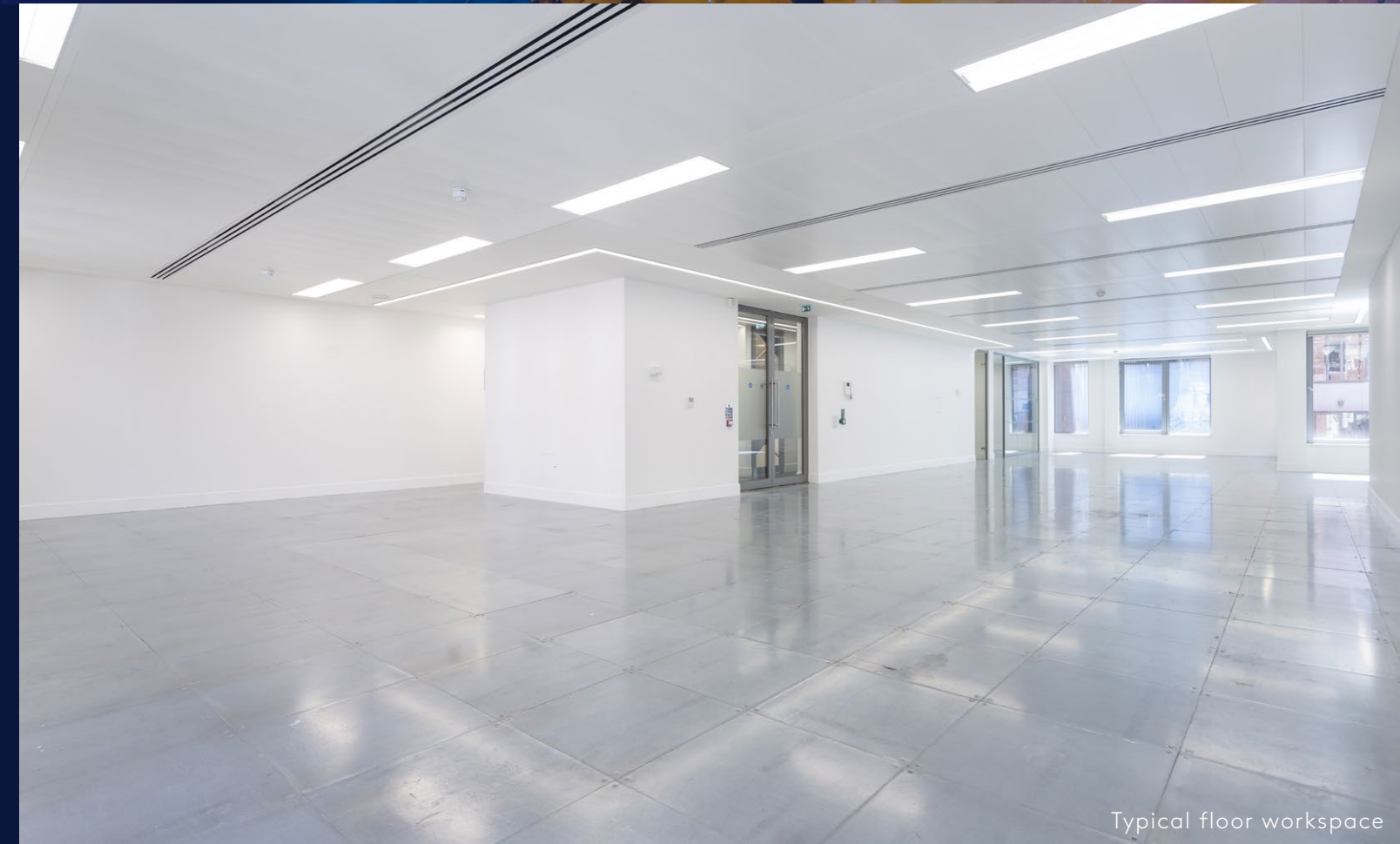
1st floor workspace and terrace



View from 5th floor window



View from 5th floor terrace



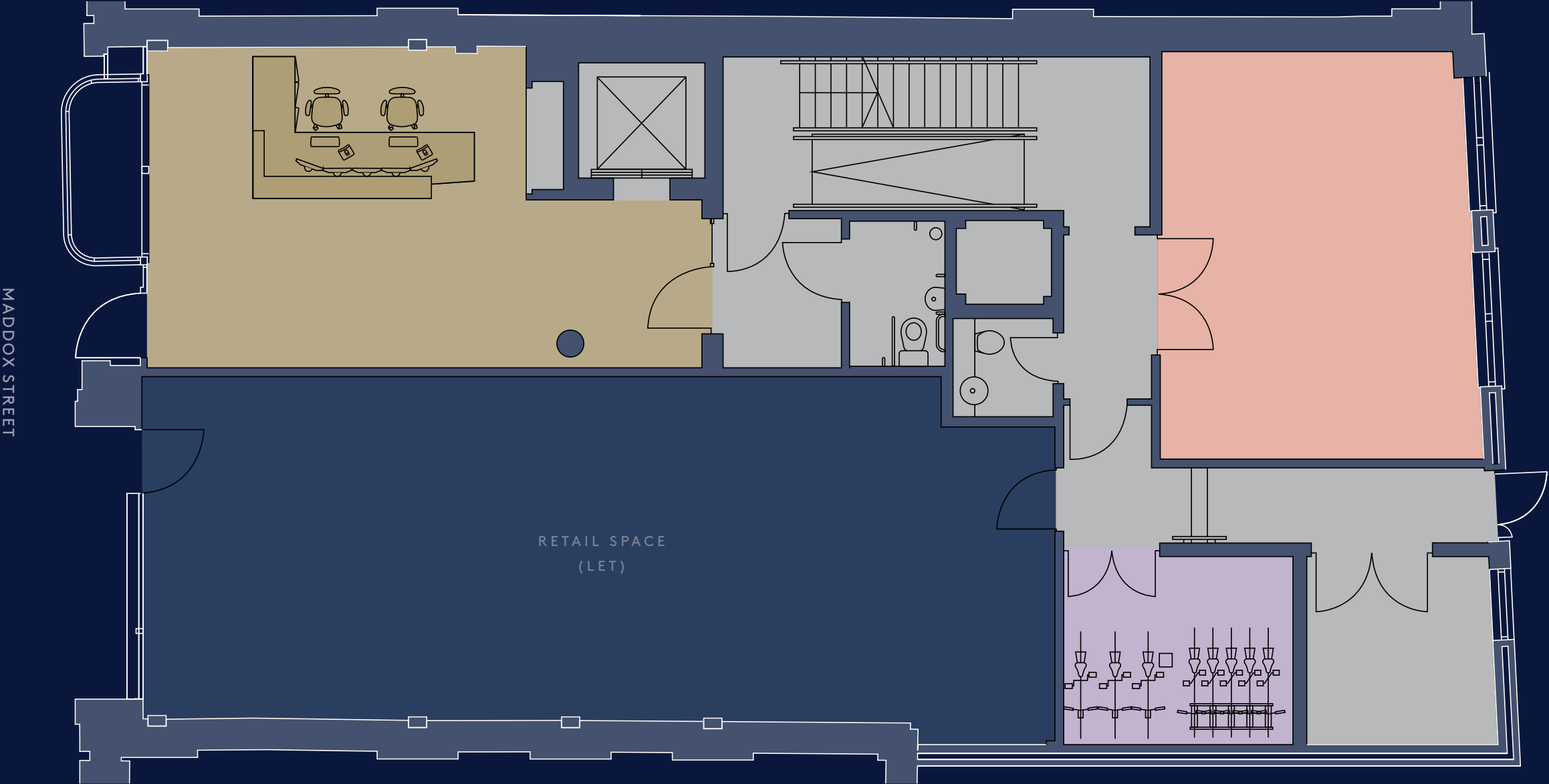
Typical floor workspace



Showers and changing rooms

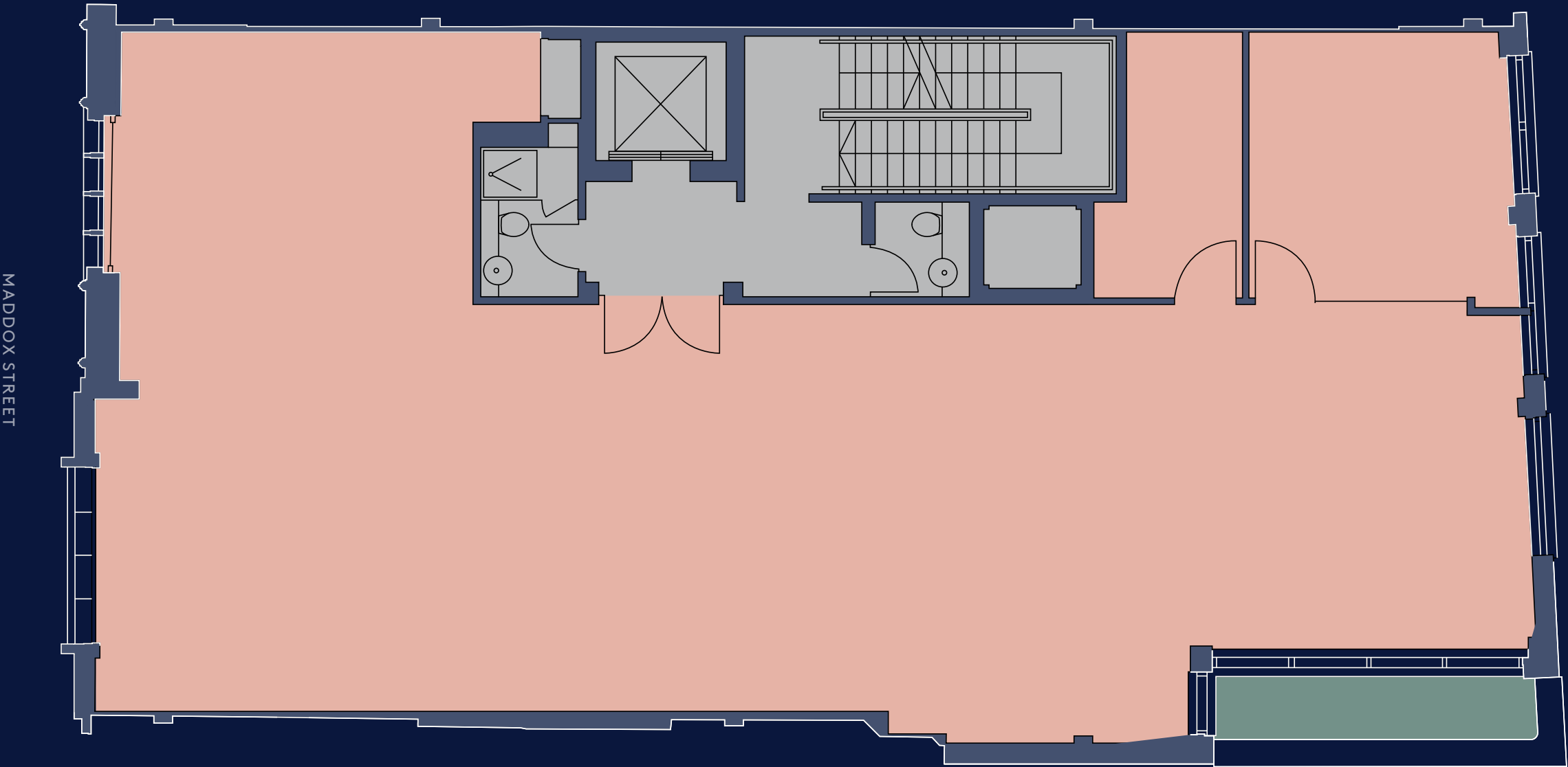
GROUND FLOOR

267 SQ FT / 24.8 SQ M



1ST FLOOR

2,011 SQ FT / 186.8 SQ M

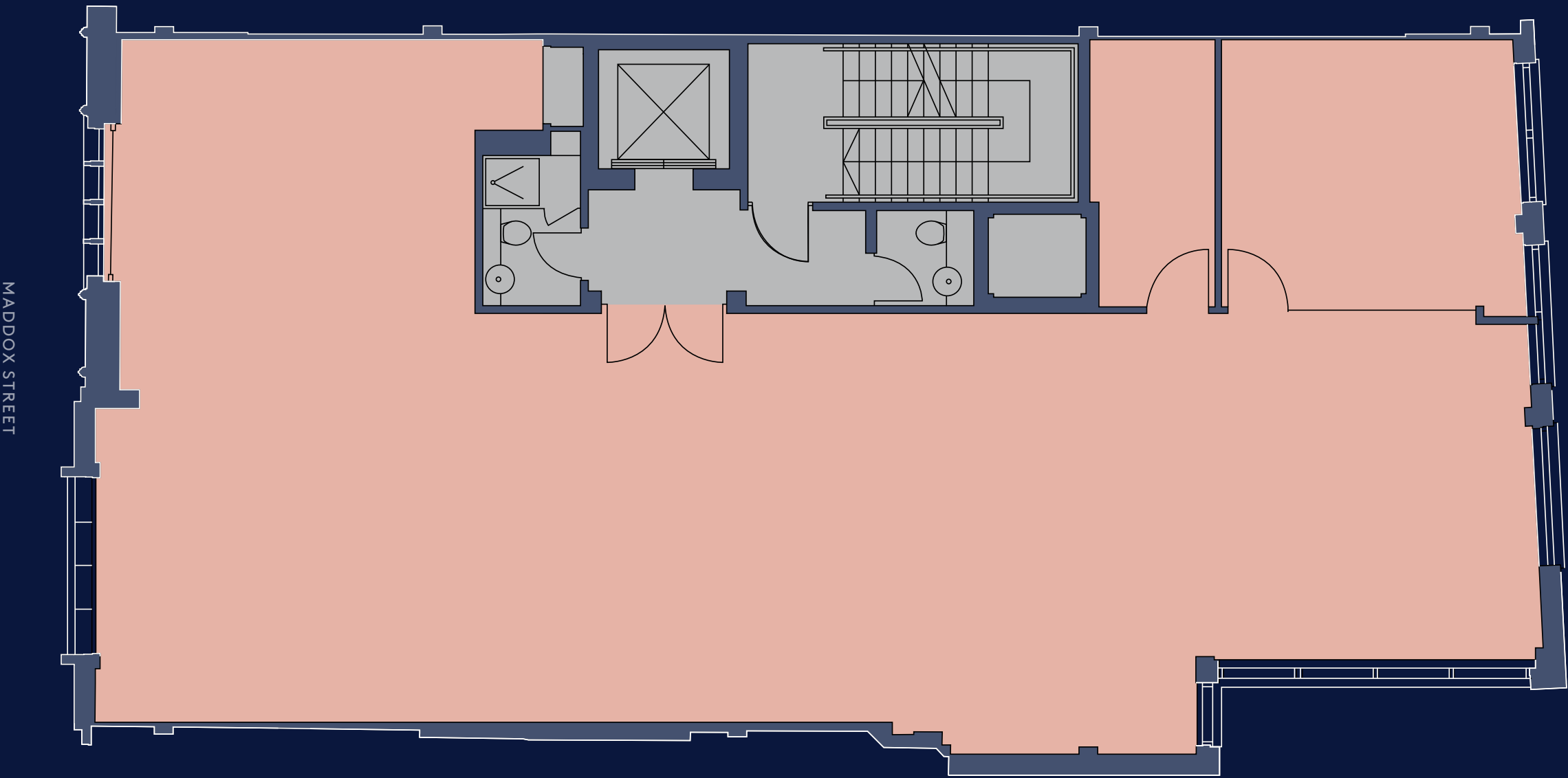


Office Space Terrace Core



2ND FLOOR

2,035 SQ FT / 189.1 SQ M

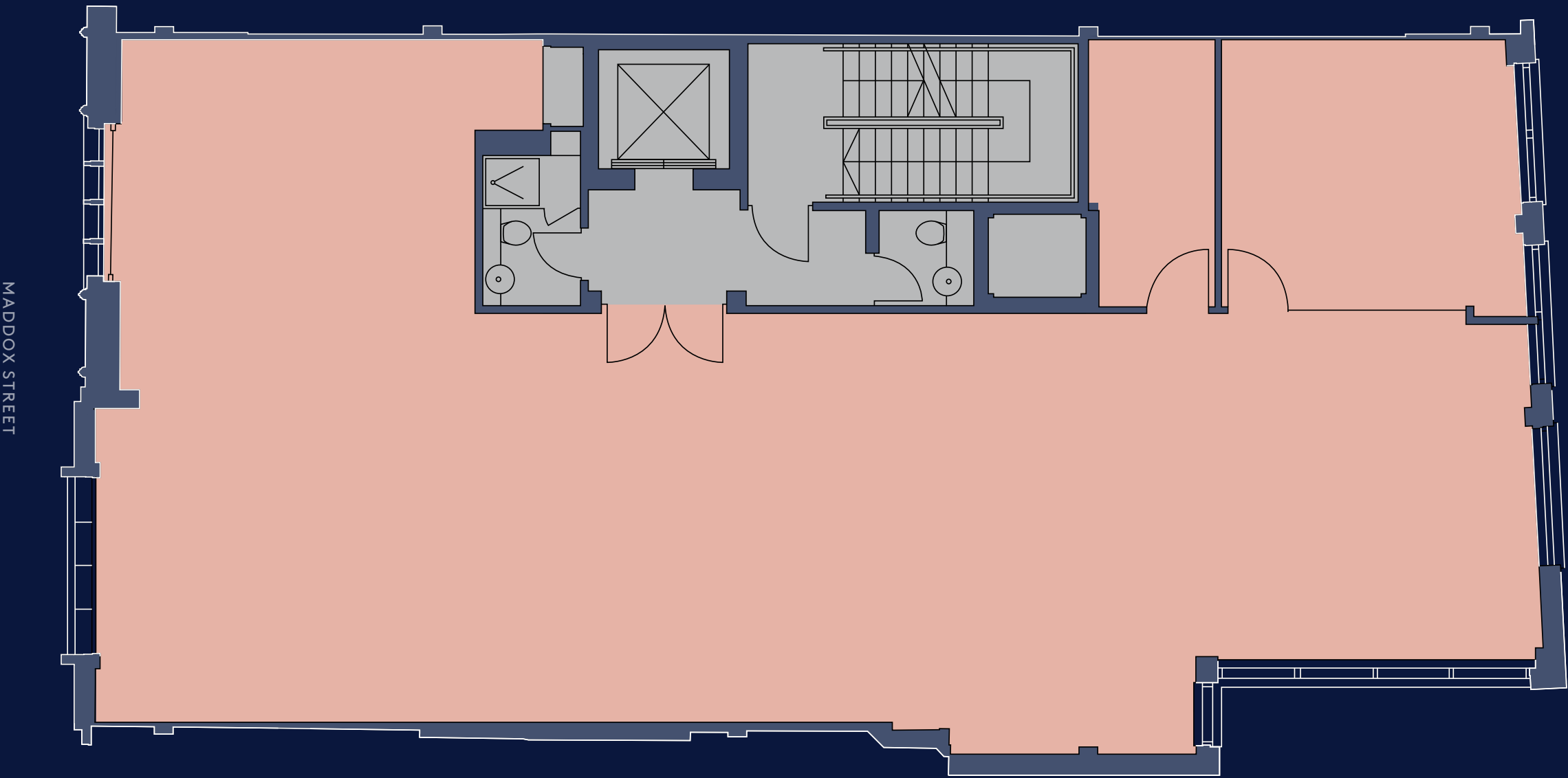


Office Space Core



3RD FLOOR

2,054 SQ FT / 190.8 SQ M

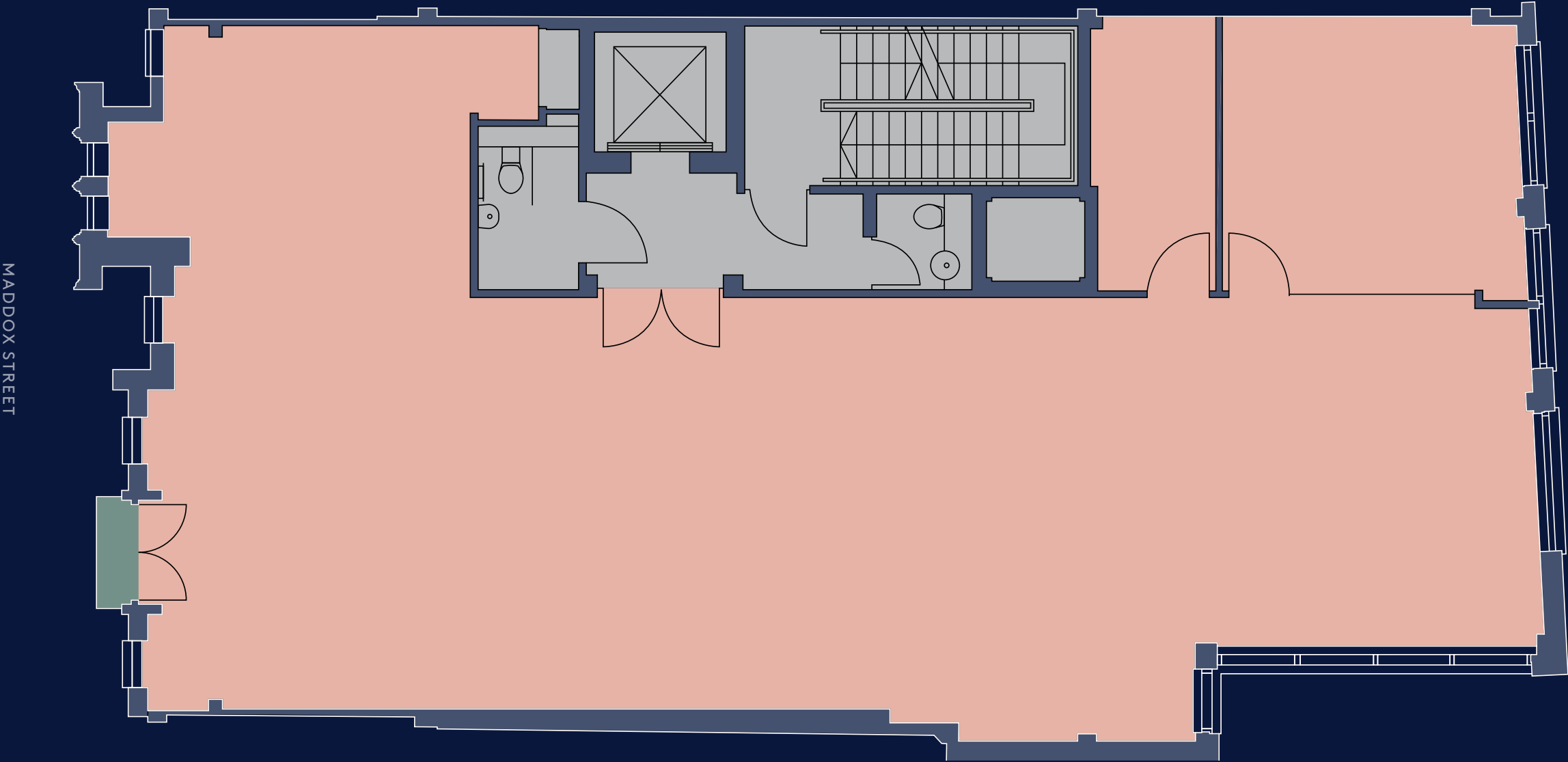


Office Space Core



4TH FLOOR

1,954 SQ FT / 181.5 SQ M



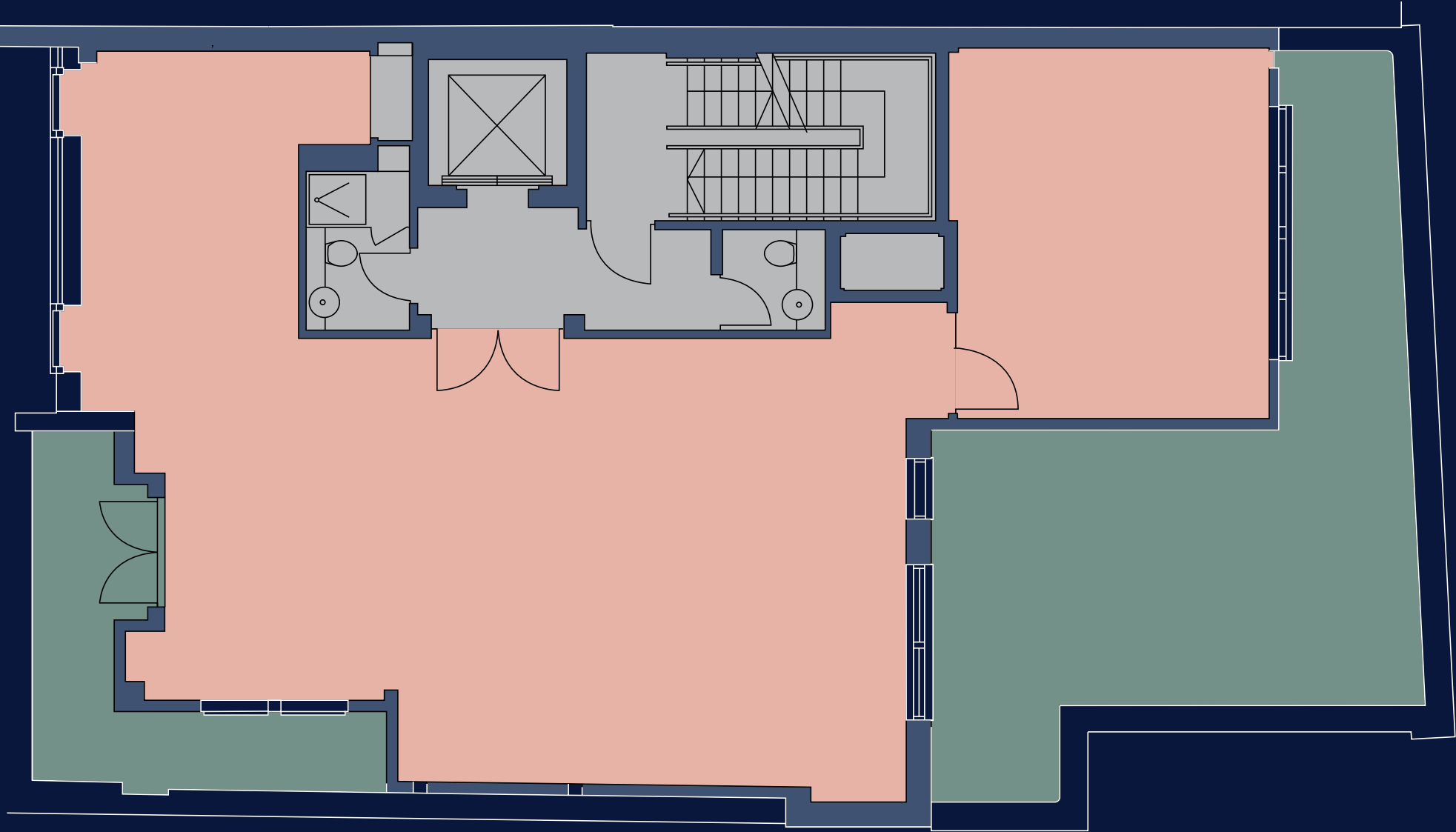
Office Space Terrace Core



5TH FLOOR

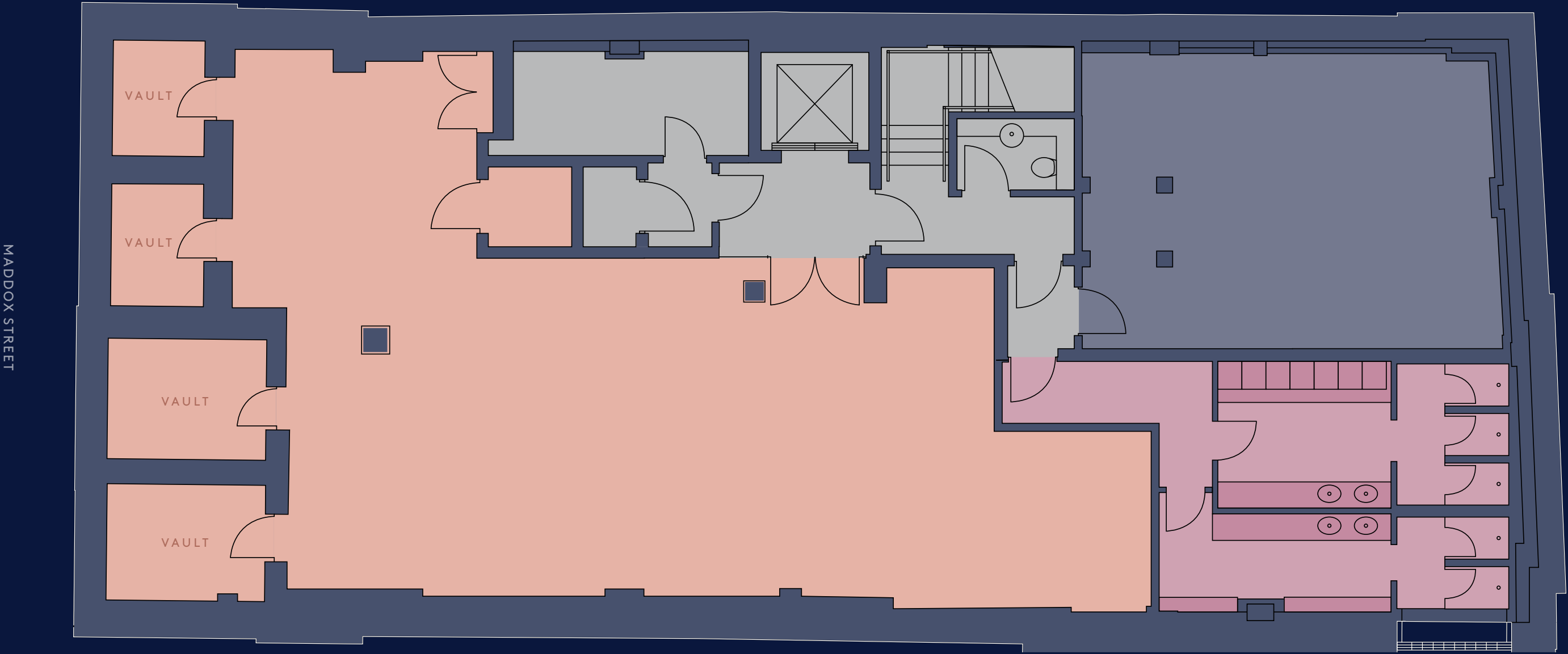
1,179 SQ FT / 109.5 SQ M

MADDOX STREET



LOWER GROUND FLOOR

1,463 SQ FT / 135.9 SQ M



31 MADDOX ST



Hanover Square



WORLD-CLASS AMENITIES

Located in the heart of Mayfair, 31 Maddox Street is surrounded by an outstanding range of amenities, including renowned restaurants, cafés and luxury hotels, making it ideal for client meetings and staff wellbeing. Bond Street, Regent Street and Oxford Street are all within walking distance, while excellent transport links via Oxford Circus and Bond Street stations provide easy access across London. Together, these amenities reinforce Mayfair's reputation as one of the capital's premier business destinations.



WatchHouse



LOCAL AMENITIES

BARS

- 1. The Donovan Bar
- 2. Nipperkin
- 3. Secret Garden
- 4. Coach & Horses
- 5. The Windmill
- 6. Cahoots
- 7. Disrepute
- 8. Bonds
- 9. Claridge’s Bar
- 10. Mr Fogg’s Apothecary

MEMBERS CLUB

- 1. Annabel’s
- 2. Maison Estelle
- 3. Savile Club
- 4. HAY HILL
- 5. Soho Mews House
- 6. Oriental Club

HOTELS

- 1. Brown’s
- 2. Mandarin Oriental Mayfair
- 3. Claridge’s
- 4. The Connaught

GYMS

- 1. Fitness Lab
- 2. V Health Club
- 3. Barry’s
- 4. Fitness First
- 5. 1Rebel

RESTAURANTS

- 1. Sketch
- 2. The Maine
- 3. Kingly Court
- 4. Fonda
- 5. Heddon Street Kitchen
- 6. IGNI
- 7. Hakkasan
- 8. Benares
- 9. Sexy Fish
- 10. Amazónico
- 11. Dover Street Counter
- 12. Sparrow Italia
- 13. Ikeda
- 14. Il Gattopardo
- 15. Mister Nice
- 16. Bacchanalia
- 17. Marjorie’s
- 18. Aqua Kyoto
- 19. Alta
- 20. Dishoom
- 21. WatchHouse
- 22. Grilandia
- 23. Chez Rose
- 24. Toum
- 25. Lexpress Coffee
- 26. Goodman
- 27. Temaki
- 28. Ergon Deli

31 MADDOX ST W1
MAYFAIR

RX
LONDON

allsop

JACK MOATES
jack.moates@rx.london
07494 232 394

PAUL SMITH
paul.smith@rx.london
07711 468 891

RICHARD TOWNSEND
richard.townsend@allsop.co.uk
07787 153 408

JEMIMA MITCHELL
jemima.mitchell@allsop.co.uk
07391 407 816

TED PARR
ted.parr@rx.london
07985 697 304

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. July 2026

Marketing: Stuart Chapman Design