



6,394 - 8,956 sq ft To Let

14 Old Park Lane, London, W1K 1ND

Self contained prominent E Class restaurant/bar opportunity

Superb clear leisure premises available without premium

- Large corner window frontages
- Self-contained accommodation
- 3 prominent frontages
- Considerable parking spaces available by arrangement
- Shell & core condition
- Prime Mayfair restaurant/bar

Overview.

Self contained prominent E Class restaurant/bar opportunity

Location.

14 Old Park Lane is located in Mayfair, central London's most exclusive district, and lies on the east side of Old Park Lane, adjacent to its junction with Brick Street, approximately 80 yards south of the Hilton Hotel. Situated in a highly sought after and discreet position, this south west corner of Mayfair boasts the largest concentration of globally renowned restaurants, private clubs and hotels in the UK. Close by are the London Hilton, Dorchester, Intercontinental, Four seasons, The Grosvenor House and The Lanesborough Hotels. The Hard Rock Café on Piccadilly and Shepherds Market with its shopping, convenience, restaurants and public house facilities are all a short distance away together with Mayfair's Georgian squares, Royal Palaces and parks such as Berkeley Square, Grosvenor Square, Hyde Park and Green Park.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground*	6,394	594.02	Available
Basement	2,562	238.02	Available
Total	8,956	832.04	

*The Ground floor can be let without the basement to provide a total net internal area of 6,394 sq ft

* The Basement is strictly unavailable in isolation

Synergy with Casino

The first floor is occupied by the new Metropolitan Casino. For the Ground and Basement, our Clients are seeking an operator who works in synergy with the casino and vice versa.

There will be access between the Casino and the new tenant/operator through the casino reception.

Rent £1,000,000 per annum

Business Rates Upon Enquiry

Car Parking Available by separate arrangement

Terms.

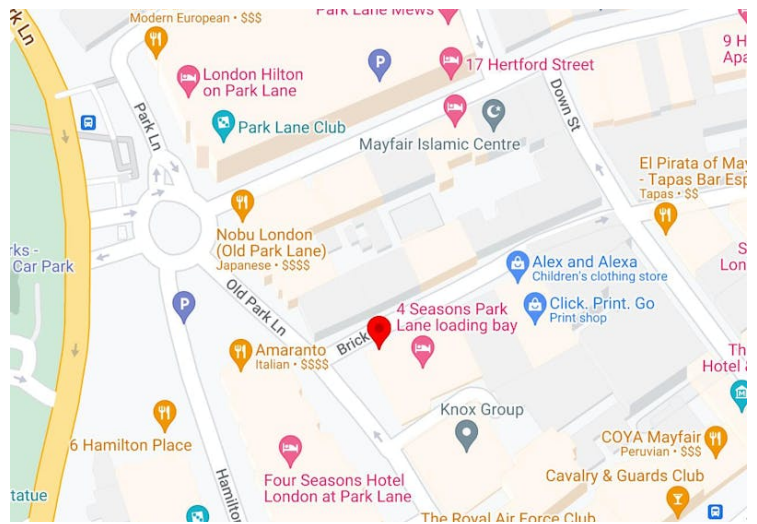
The premises are available by way of a sub-lease for a Term expiring 31st May 2037, Outside the Landlord and Tenant Act

Contacts.

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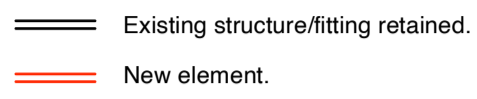
The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 21/10/2023



KEY TO DEMISE



KEY TO WORKS



NOTE:

This drawing has been prepared from existing unchecked survey information provided by the client. All dimensions are to be checked on site and any discrepancies reported to the designer prior to proceeding. Figured dimensions where given are to take precedence over scaled or site dimensions.

The layout/design proposals indicated in this drawing have been developed by Steelman Partners and this drawing is for execution and co-ordination purposes only.

OM 1 2 3 4 5 6 7 8 9 10



REVISION	DATE	DESCRIPTION
A	29 Mar' 2022	Add SG Proposed Layout. Add GF Service Riser.
B	31 Mar' 2022	Remove door to small void off Reception Lobby as SP comments.
C	04 April 2022	Add subdivision works to west end of demise.
D	06 May 2022	Cloaks Room size & shape amended. External dwarf walls cut short to allow for Entrance Arch pilinths. Ramp added within server room.
E	27 May 2022	Add Interview space off Reception.
F	30 May 2022	Modify Server Room Access as Client Instruction.
G	25 July 2022	Adjust Reception, Cloaks, and Server Room as Client instruction.
H	08 Aug 2022	Adjust revolving door position to suit site dims, reduce pass doors and adjust Reception Desk position to suit.
I	12 Aug 2022	Adjust Server Room access. Increase Tenant B area.
J	27 Sept 2022	Remove nib by Server Room access and adjust Tenant B line.

DESIGN AT SOURCE
INTERIOR DESIGN & ARCHITECTURE

Tel: +44 (0) 138 676 0044 E-mail: hello@designatsource.com
Design At Source, 2-4 High Street, Evesham, Worcestershire, WR11 4JL

CLIENT: Metropolitan Gaming

JOB TITLE: 14, Old Park Lane

DRAWING TITLE: Proposed Ground Floor Plan

JOB NO: 2151

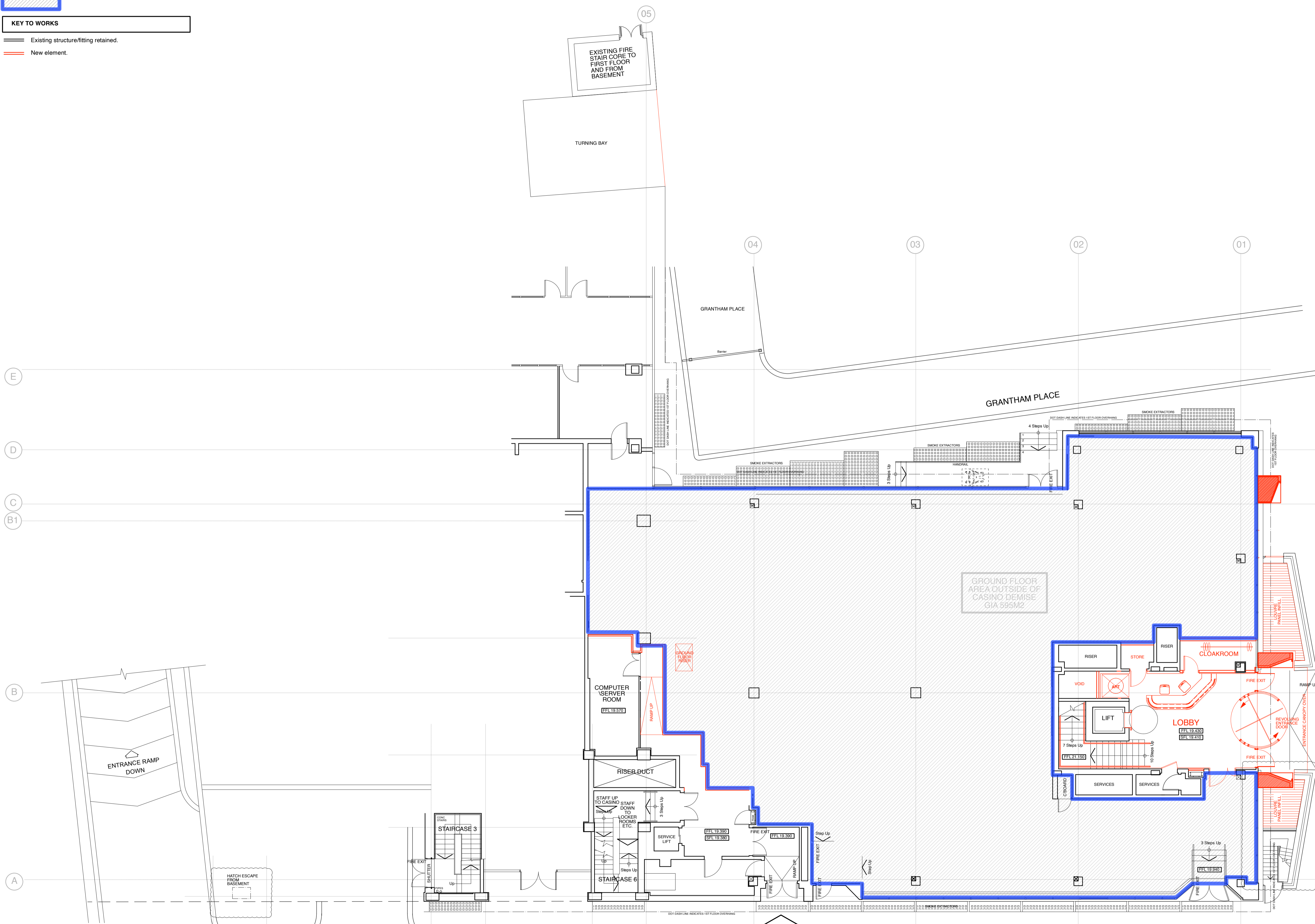
DRAWING NO: 05 SCALE: A1 1:100 A3 1:200

REVISION J DATE: March 2022

DRAWN BY: JEG CHECKED BY: AGB

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FOR INFORMATION



14 OLD PARK LANE
PROPOSED GROUND FLOOR PLAN



KEY TO DEMISE

Tenant B demise (not Casino space)

KEY TO WORKS

Existing structure/fitting retained.

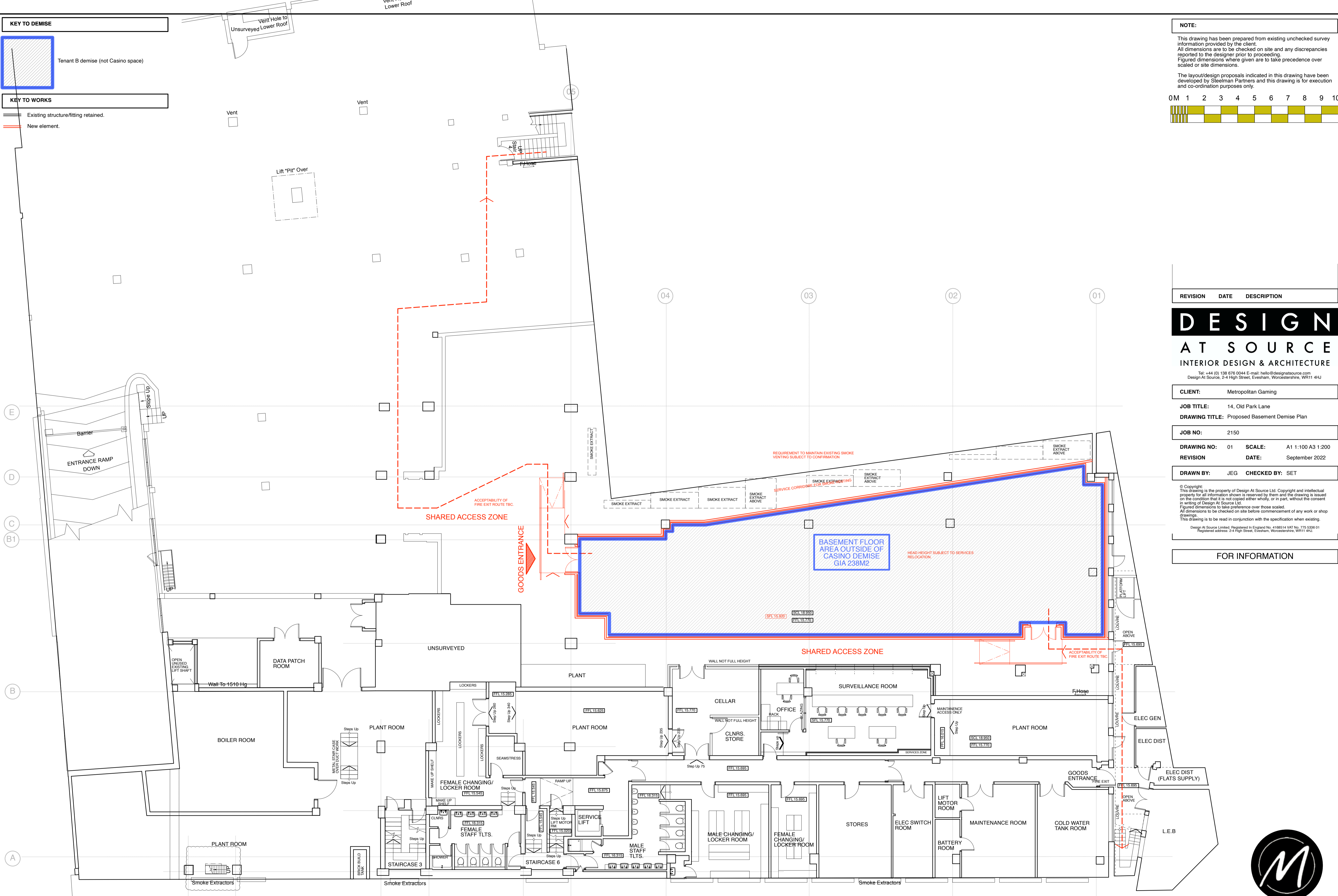
New element.

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0M 1 2 3 4 5 6 7 8 9 10



REVISION	DATE	DESCRIPTION
DESIGN		
AT SOURCE		
INTERIOR DESIGN & ARCHITECTURE		
<small>Tel: +44 (0) 138 676 0044 E-mail: hello@designatsource.com Design At Source, 2-4 High Street, Evesham, Worcestershire, WR11 4HJ</small>		
CLIENT:	Metropolitan Gaming	
JOB TITLE:	14, Old Park Lane	
DRAWING TITLE:	Proposed Basement Demise Plan	
JOB NO:	2150	
DRAWING NO:	SCALE:	A1 1:100 A3 1:200
REVISION	DATE:	September 2022
DRAWN BY:	CHECKED BY:	JEG SET

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FOR INFORMATION

14 OLD PARK LANE
PROPOSED BASEMENT DEMISE PLAN

