

18 WOODSTOCK ST

LONDON | MAYFAIR W1

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## TIMELESS ELEGANCE MEETS MODERN LUXURY

18 Woodstock Street is a beautifully redeveloped period-style property offering 3,312 sq ft of prime office across three upper floors. Behind its elegant façade lies a modern office environment featuring contemporary finishes like exposed brickwork and state-of-the-art LED lighting. A dedicated entrance enhances the prestige and privacy of the upper office floors, making it a sophisticated workspace in the heart of Mayfair.

Located just steps away from Bond Street Underground Station entrances, 18 Woodstock Street offers unparalleled access to London's finest high-end shopping, exquisite dining, and cultural landmarks. Nestled between Oxford Street and Bond Street, this prime location is surrounded by Mayfair's art galleries, Michelin-starred restaurants, and nearby green spaces, providing the perfect balance of commerce, culture, and leisure in one of London's most desirable districts.

 COPTHALL  
ESTATES



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## THE WORLD'S MOST EXCLUSIVE DISTRICT

As London's most prestigious district, Mayfair is synonymous with exclusivity, luxury and success. Home to some of the world's most high-profile corporate headquarters, hedge funds and private equity firms, it offers businesses the prestige of a globally renowned location. Mayfair is also celebrated for its blend of high-end retail and cultural attractions, alongside tranquil green spaces like Hanover Square, Grosvenor Square and Hyde Park. For companies seeking a prestigious address, 18 Woodstock Street offers an unrivalled opportunity.



Bonhams

CHANEL

LVMH

GROSVENOR

Close Brothers  
Asset Management

PROVIDENCE  
EQUITY PARTNERS

Arcmont  
from nuveen

PERENCO

KKR

TPG  
ANGELO GORDON

EFG

RCM  
EDGE CAPITAL MANAGEMENT

ArcelorMittal

Coller  
Capital

Associated  
British Foods  
plc

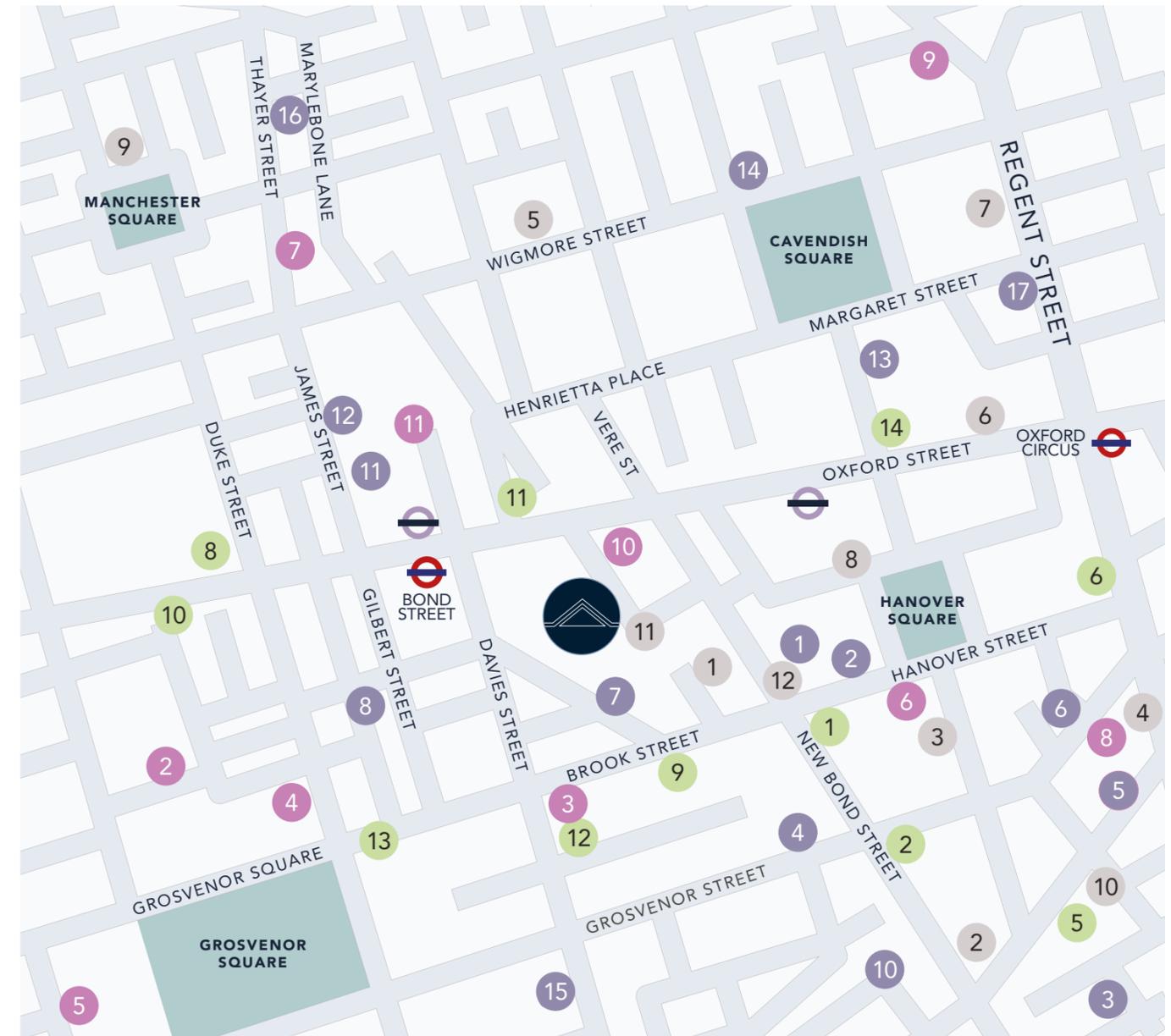
SUMMIT  
PARTNERS

GLENCORE

cerberus

TUDOR

Blackstone



### ENTERTAINMENT/CULTURE

- 1 Eden Gallery
- 2 Halcyon Gallery
- 3 Offer Waterman
- 4 Maddox Gallery
- 5 Wigmore Hall
- 6 Twist Museum
- 7 Regent Street Cinema
- 8 Tape London
- 9 The Wallace Collection
- 10 Sotheby's Auction House
- 11 Bonhams Auction House
- 12 Opera Gallery

### FOOD & BEVERAGE

- 1 WatchHouse Hanover
- 2 The MAINE Mayfair
- 3 The Burlington Arms
- 4 Sparrow Italia
- 5 Sketch
- 6 Pollen Street Social
- 7 % ARABICA London
- 8 Plants by Deliciously Ella
- 9 Flat Iron Soho
- 10 Umu Restaurant
- 11 St Christopher's Place
- 12 Harry's Bar
- 13 Market Halls Oxford Street
- 14 Les 110 de Taillevent London
- 15 Cipriani
- 16 Le Relais de Venise
- 17 Meat Liquor

### HOTELS AND CLUBS

- 1 Courthouse Hotel
- 2 The Beaumont
- 3 Claridge's
- 4 London Marriott Hotel
- 5 The Chancery Rosewood
- 6 Mandarin Oriental Mayfair
- 7 The Mandeville Hotel
- 8 No. 5 Maddox Street
- 9 The Langham Hotel
- 10 The Westbury Hotel
- 11 The Oriental Club

### RETAIL

- 1 Fenwick
- 2 VERSACE
- 3 Sandro
- 4 Hamleys
- 5 Vivienne Westwood
- 6 Apple
- 7 Liberty London
- 8 Selfridges
- 9 Browns
- 10 Adidas
- 11 Disney Store
- 12 Claridge's Shopping Arcade
- 13 Browns Mayfair featuring Vera Wang
- 14 Kurt Geiger

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### CULTURE

For those with a love for the arts, Mayfair is home to a host of renowned galleries and cultural institutions. A short walk from 18 Woodstock Street, you'll find the Wallace Collection, a national museum featuring fine and decorative arts, as well as Sotheby's and Bonhams for world-class auctions. Additionally, the Opera Gallery and Richard Green Fine Art showcase contemporary and classic works, solidifying Mayfair as a destination for art aficionados.

Other cultural highlights include:

- The Fine Art Society
- The Wallace Collection
- Sotheby's Auction House
- Bonhams Auction House
- Opera Gallery



© Sabrina Mazzeo



© Terry Browning



© The Now Time



### SHOPPING

Woodstock Street is surrounded by some of the world's most iconic luxury shopping destinations. New and Old Bond Street is home to global brands like Chanel, Fendi and Stella McCartney, while Oxford Street's Selfridges is just a short stroll away, offering everything from designer fashion to high-end beauty. Nearby, you'll find flagship stores from Vivienne Westwood, Emporio Armani, Mulberry and Hackett, as well as the recently opened boutiques from Bang & Olufsen, Diptyque and George Jensen.

Key shopping destinations include:

- Selfridges
- Claridge's Shopping Arcade
- Browns Mayfair featuring Vera Wang
- Bond Street luxury boutiques like Tiffany & Co., Kenzo and Kurt Geiger



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### SOCIAL

Mayfair is a gastronomic paradise, offering some of London's most exclusive restaurants and member clubs. Within minutes of 18 Woodstock Street, you can experience the culinary excellence of Claridge's, known for its iconic afternoon tea and modern European cuisine, or the innovative fine dining at Sketch and Maze. Nearby, the historic Cipriani brings a taste of Venetian glamour, while Le Relais de Venise offers the best of French cuisine.

In addition, exclusive members' clubs like Home House and The Oriental Club offer sophisticated venues for business meetings or social events, while St Christopher's Place and Marylebone High Street provide a relaxed setting for boutique dining and shopping.

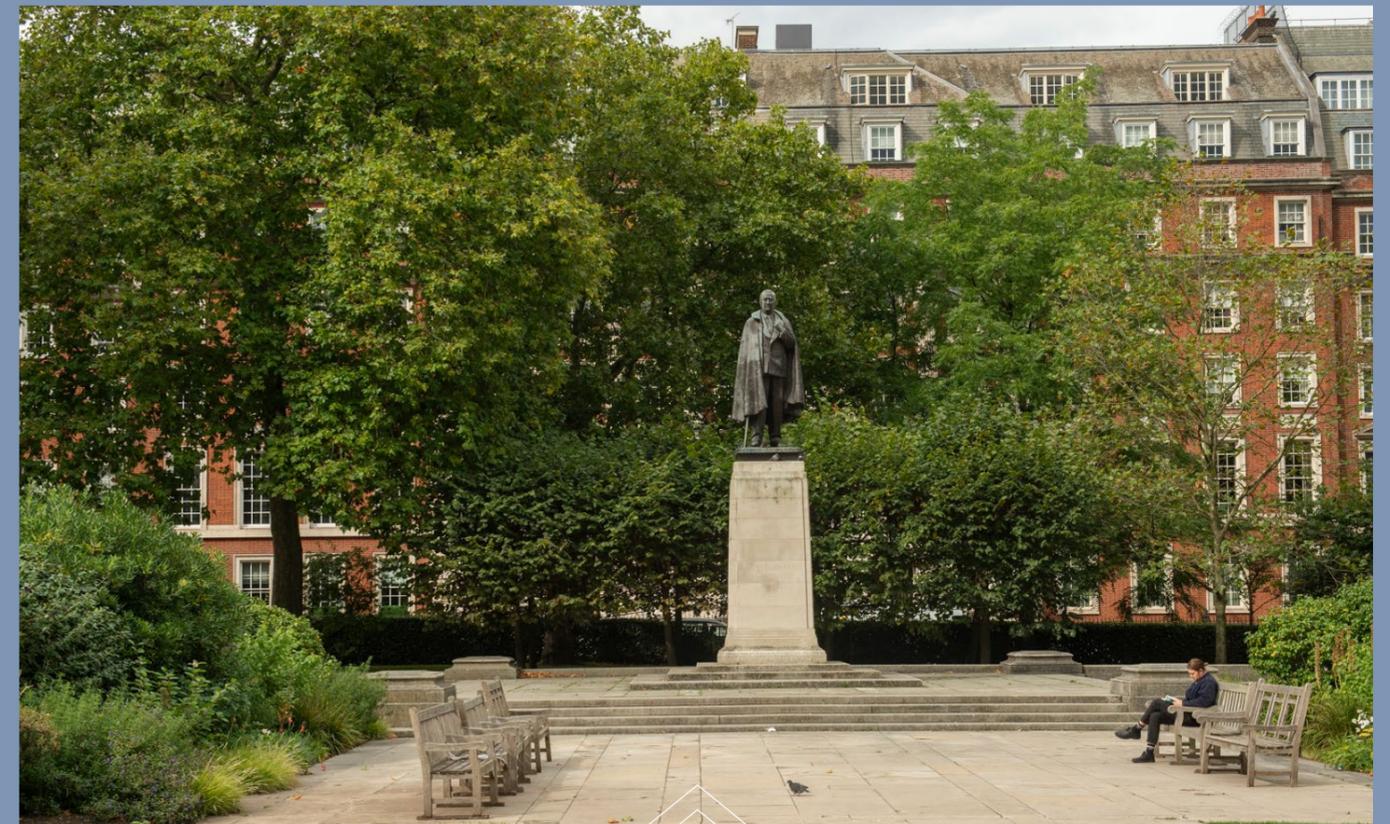


Top dining spots and social clubs include:

- Claridge's
- Sketch
- Cipriani
- Le Relais de Venise
- Meat Liquor
- No. 5 Maddox Street
- The Langham Hotel
- The Westbury Hotel
- Home House Members Club
- The Oriental Club

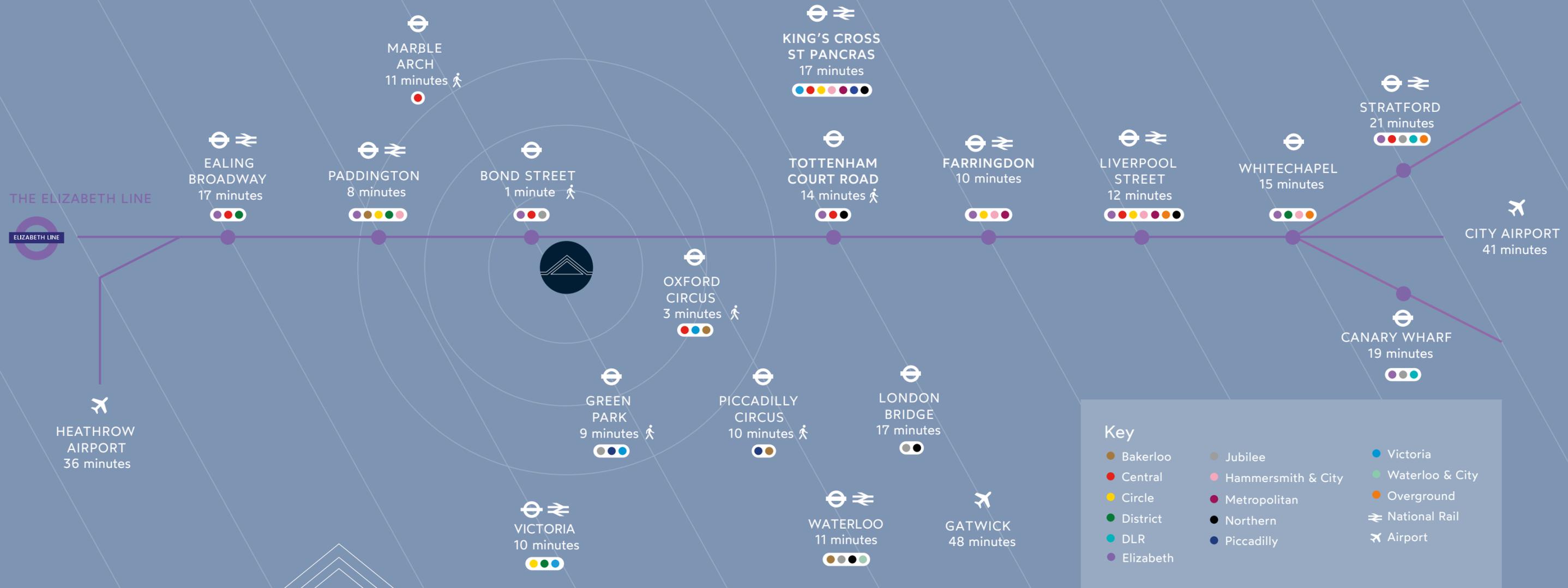
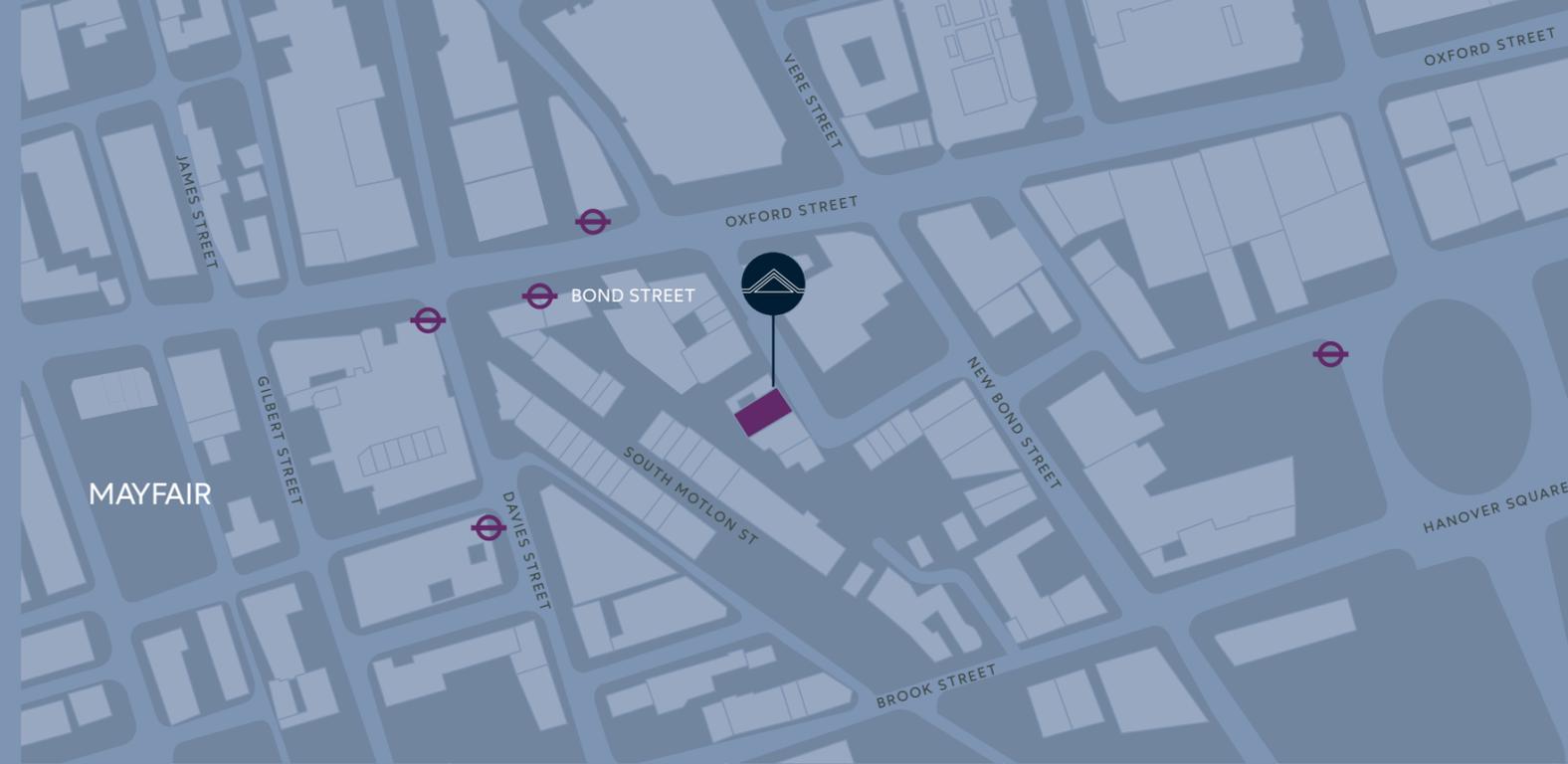
### GREEN SPACES

Despite its central location, 18 Woodstock Street is close to some of London's most serene green spaces. Take a stroll through Hanover Square or Grosvenor Square, or venture a little further to the iconic Hyde Park and Grosvenor Square for a peaceful retreat from the urban buzz. These green sanctuaries offer perfect spots for outdoor meetings or a quiet moment during the workday.



# EFFORTLESS TRAVEL ACROSS THE CITY

18 Woodstock Street offers exceptional connectivity, ensuring fast and easy access across London. Bond Street Station is just a one-minute walk away, offering access to the Central, Jubilee and Elizabeth lines, with the latter providing a direct route to Heathrow Airport in just 36 minutes. Oxford Circus and Marble Arch stations, both within a 10-minute walk, connect to the Bakerloo, Central and Victoria lines, making travel across the city seamless. The arrival of the Elizabeth Line is projected to bring 54 million additional visitors annually, making 18 Woodstock Street a prime destination for business.



**Key**

<span style="color: brown;">●</span> Bakerloo	<span style="color: grey;">●</span> Jubilee	<span style="color: blue;">●</span> Victoria
<span style="color: red;">●</span> Central	<span style="color: pink;">●</span> Hammersmith & City	<span style="color: lightgreen;">●</span> Waterloo & City
<span style="color: yellow;">●</span> Circle	<span style="color: purple;">●</span> Metropolitan	<span style="color: orange;">●</span> Overground
<span style="color: green;">●</span> District	<span style="color: black;">●</span> Northern	<span style="color: grey;">≡</span> National Rail
<span style="color: cyan;">●</span> DLR	<span style="color: darkblue;">●</span> Piccadilly	<span style="color: grey;">✈</span> Airport
<span style="color: purple;">●</span> Elizabeth		

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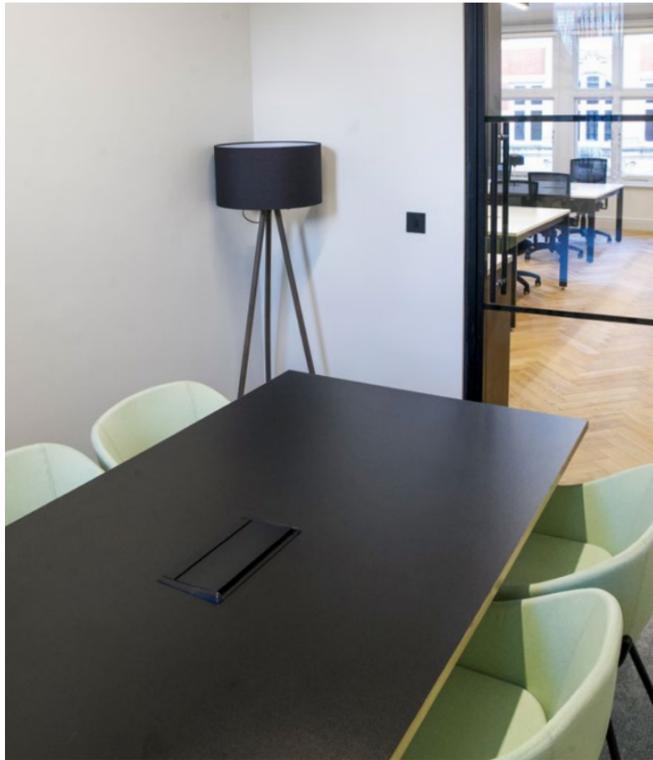
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## BESPOKE WORKSPACE DESIGNED FOR SUCCESS

Designed for modern businesses, the office spaces at 18 Woodstock Street are tailored for those seeking a sophisticated and productive environment. The 1,361 sq ft of office accommodation across the upper floors is finished to the highest standards, combining historic charm with modern convenience. The office floors are flooded with natural light and provide flexible, open-plan workspaces that encourage collaboration. With dedicated access and proximity to world-class amenities, the offices at 18 Woodstock Street deliver a workspace that elevates both productivity and prestige.



FULLY-FURNISHED



DEDICATED MEETING ROOMS



DEDICATED KITCHENS



HIGH SPEED FIBRE IN SITU



24/7 ACCESS



TOILET & SHOWER FACILITIES

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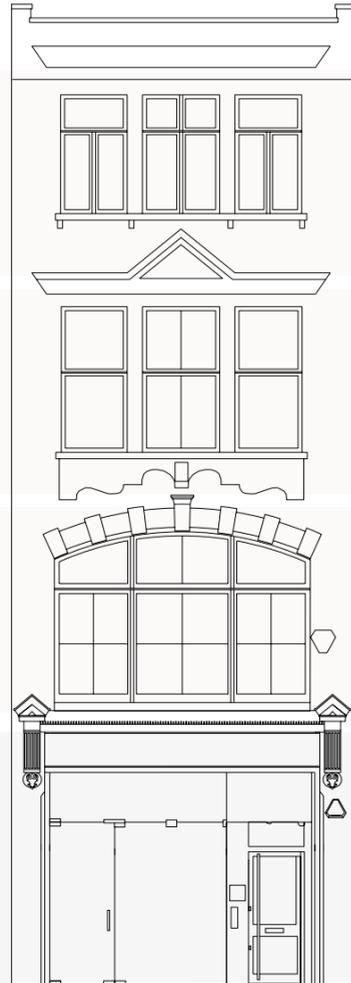


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## OFFICE FLOORS

FLOOR 3



523 sq ft / 48.6 sq m

FLOOR 2

485 sq ft / 45.0 sq m

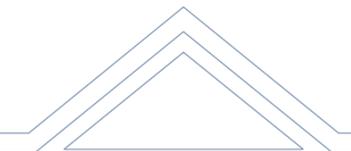
FLOOR 1

462 sq ft / 42.9 sq m

GROUND

**Total 1,470 sq ft / 136.5 sq m**

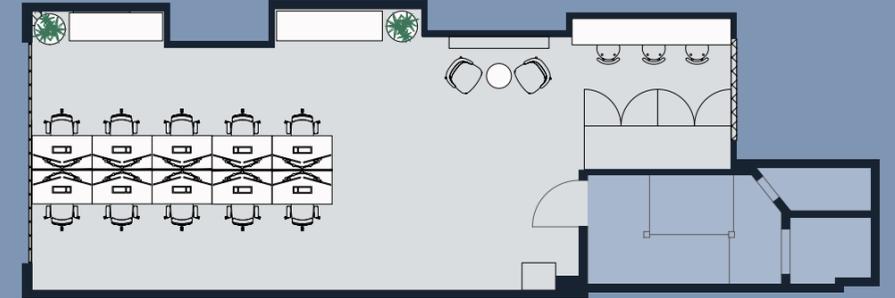
Net internal areas (NIA)



### FLOOR 3

523 sq ft / 48.6 sq m

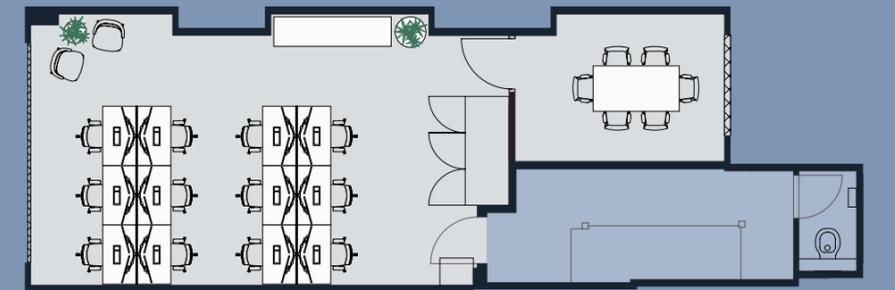
- Up to 10 workstations
- Options for Meeting Room and Breakout spaces
- Dedicated Kitchen



### FLOOR 2

485 sq ft / 45.0 sq m

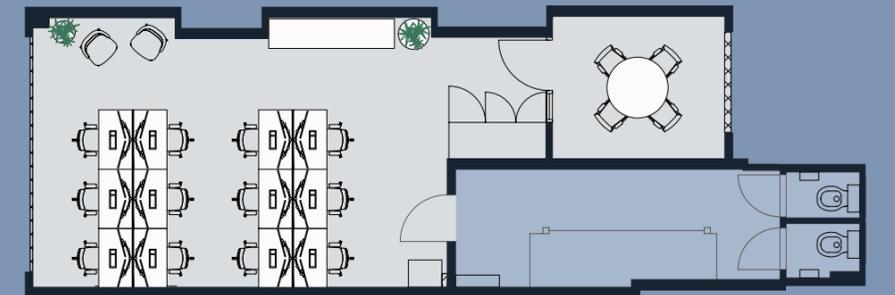
- Up to 12 workstations
- Options for Meeting Room and Breakout spaces
- Dedicated Kitchen



### FLOOR 1

462 sq ft / 42.9 sq m

- Up to 12 workstations
- Options for Meeting Room and Breakout spaces
- Dedicated Kitchen



Floorplans are not to scale, are indicative only and subject to change.

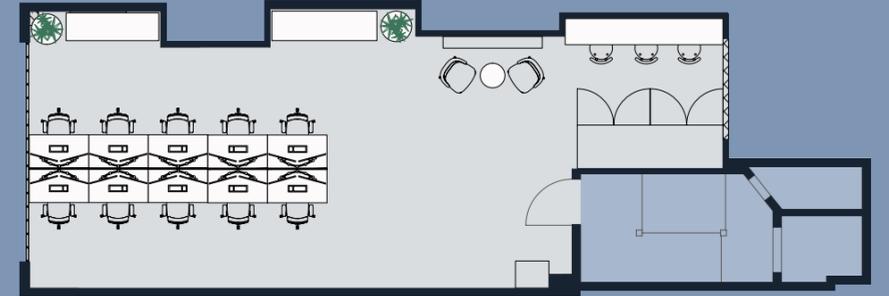


## ALTERNATIVE LAYOUTS

### FLOOR 3

523 sq ft / 48.6 sq m

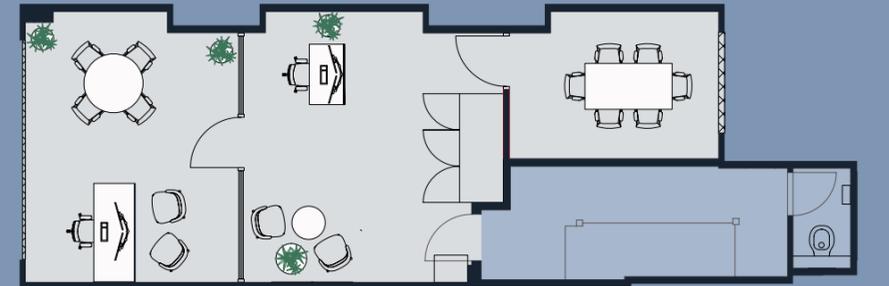
- Up to 10 workstations
- Options for Meeting Room and Breakout spaces
- Dedicated Kitchen



### FLOOR 2

485 sq ft / 45.0 sq m

- Executive office with options for Meeting Room and Breakout spaces



### FLOOR 1

462 sq ft / 42.9 sq m

- Boardroom with Options for Meeting Room and Breakout spaces



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# Let us be your landlord partners

## We own our buildings

- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution
- Access to quality communal amenities across the portfolio

## We manage our buildings

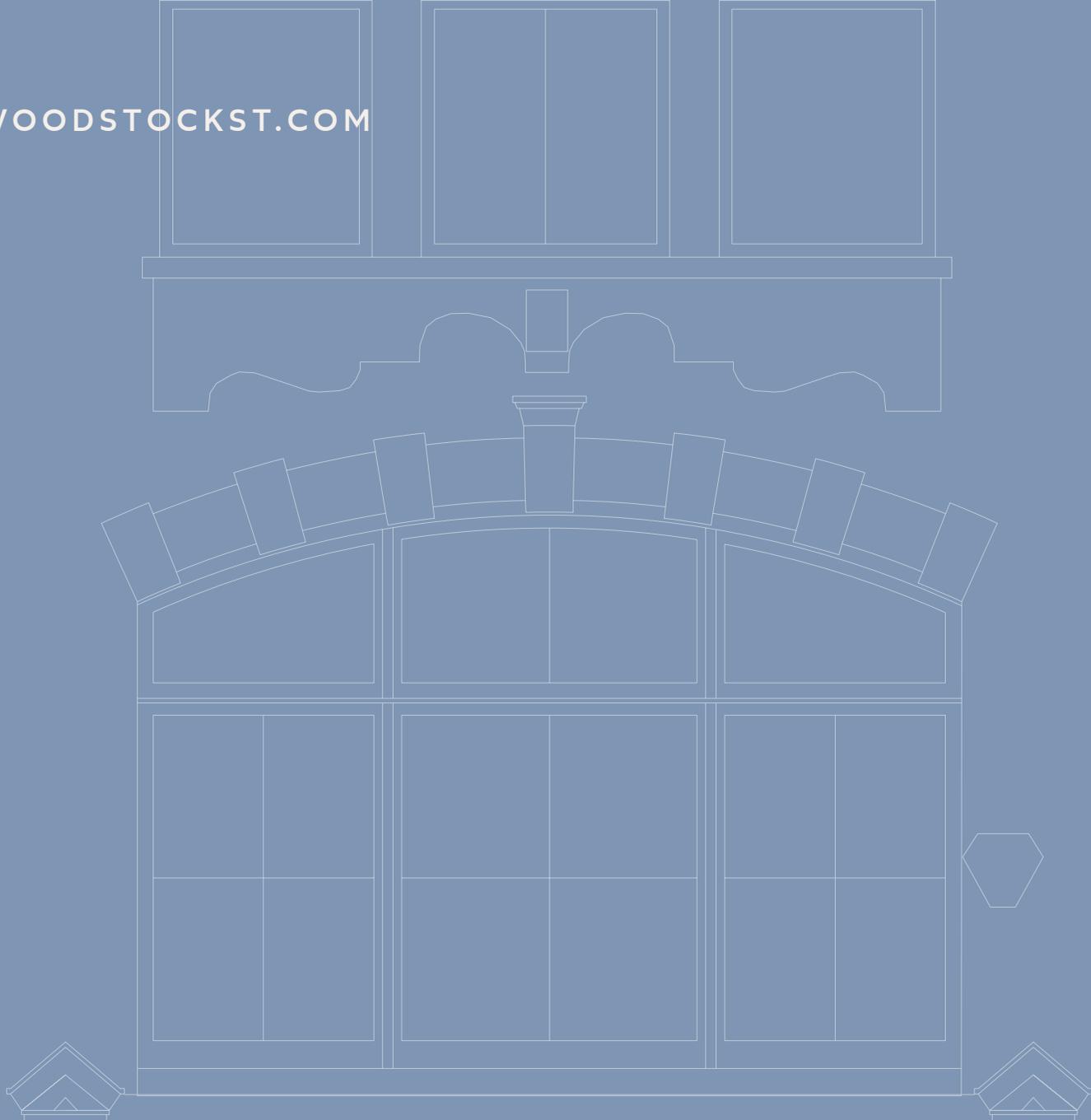
- We can more effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

## We are investors in London real estate

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers and service providers
- All our locations offer high-quality office accommodation tailored to the location in which they sit



18WOODSTOCKST.COM



For more information contact:



Kiri Norton-Brennan  
0203 002 2503  
enquiry@copthallestates.com

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