

Nº7

CRAFTED FOR
MAYFAIR



STYLE, CRAFT AND HERITAGE
HAVE DEFINED THE UNIQUE
CULTURE OF MAYFAIR
FOR CENTURIES.

MARKING AN EXCITING
NEW CHAPTER FOR THIS
HISTORIC NEIGHBOURHOOD,
ROMEO LONDON PROUDLY
UNVEILS 55,000 SQ FT
OF WORKSPACE FOR THE
MOST DISCERNING CLIENTELE.

Nº7 OLD PARK LANE,
CRAFTED FOR MAYFAIR.



Nº7

REIMAGINING LUXURY

The comprehensive transformation of Nº7 Old Park Lane delivers a fresh perspective on the Mayfair office experience, creating a space that feels closer to the realms of a luxury hotel. Set within an impressive Mayfair townhouse, it surpasses the exacting standards of a modern workspace, while retaining an authentic symmetry that gives the area its distinctive London charm.

The 55,000 sq ft best-in-class workspace is spread across a selection of beautifully presented floors – the lower ground, ground and eight upper floors, two of which feature private terraces offering exceptional views of London. At every turn, a symphony of rare materials, fine art and bespoke Italian-made interiors invites you to reimagine the limits of luxury.

Completing in spring 2023, the building delivers floors that range from 3,500 sq ft to 6,500 sq ft.



Nº7

THE BEST OF BOTH WORLDS

Enviably positioned in Mayfair and in close proximity to St James's, Belgravia and Knightsbridge, Nº7 Old Park Lane affords privileged access to London's most esteemed district. The building is nestled in a quiet corner of this sought-after neighbourhood, yet enjoys a lively scene of luxury hotels, restaurants and designer boutiques right on the doorstep.





OCCUPIERS

- 1 Evercore
- 2 O&O Software
- 3 RoboCap LLP
- 4 Sun European Partners
- 5 Duriston Partners
- 6 Forsters LLP
- 7 Moore European Capital Management and LaSalle Investment Management
- 8 Blackstone
- 9 Eurazeo
- 10 Melrose PLC
- 11 T.A Associates
- 12 Glencore
- 13 Waypoint
- 14 Northleaf Capital Partners
- 15 Mubadala

RESTAURANTS

- 1 Le Boudin Blanc
- 2 Scott's
- 3 Hide
- 4 Annabel's
- 5 Benares
- 6 Novikov
- 7 Nobu
- 8 Hakkasan
- 9 Cafe Murano
- 10 Sake No Hana

HOTELS

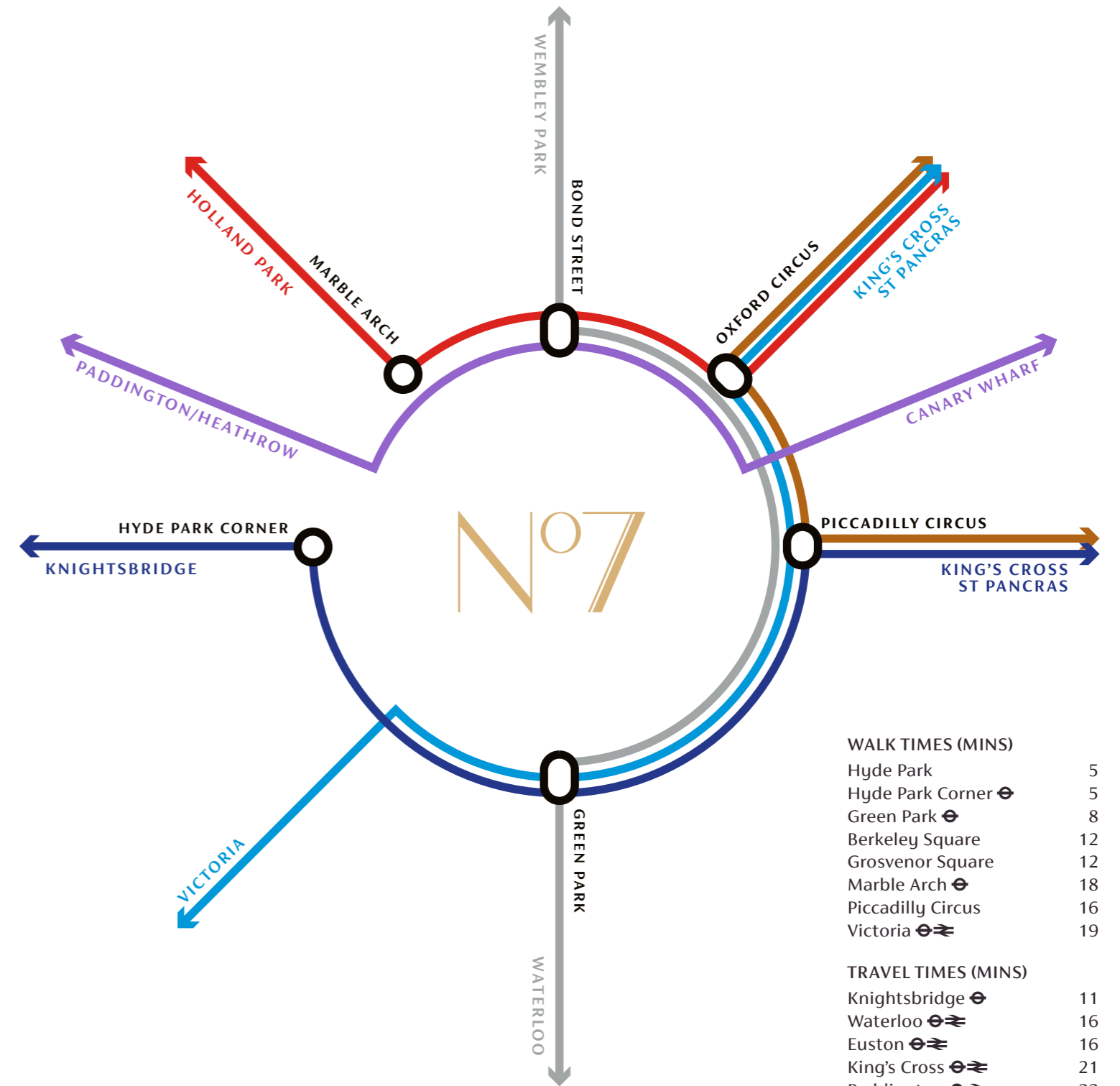
- 1 45 Park Lane
- 2 The Dorchester
- 3 The Hilton
- 4 The Four Seasons
- 5 Intercontinental London
- 6 The Connaught
- 7 Flemings Mayfair Hotel
- 8 The Ritz
- 9 Claridge's

CULTURE

- 1 Phillips
- 2 Clarendon Fine Art
- 3 Stephen Friedman Gallery
- 4 Halcyon Gallery
- 5 Sotheby's
- 6 Royal Academy of Arts

RETAIL

- 1 Christian Louboutin
- 2 Victoria Beckham
- 3 Rolex
- 4 Louis Vuitton
- 5 Gieves & Hawkes
- 6 Vivienne Westwood
- 7 New and Lingwood
- 8 Fortnum & Mason



WALK TIMES (MINS)

- Hyde Park 5
- Hyde Park Corner 5
- Green Park 8
- Berkeley Square 12
- Grosvenor Square 12
- Marble Arch 18
- Piccadilly Circus 16
- Victoria 19

TRAVEL TIMES (MINS)

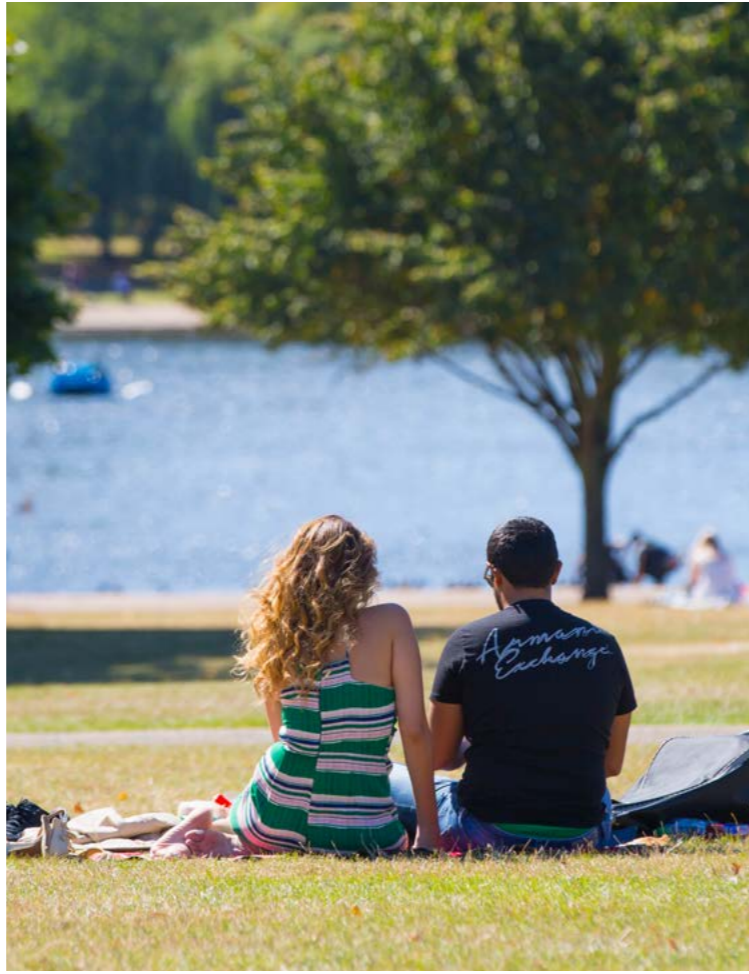
- Knightsbridge 11
- Waterloo 16
- Euston 16
- King's Cross 21
- Paddington 22
- Bank 29
- Liverpool Street 30
- London City 42
- Heathrow 53
- Gatwick 55
- Stansted 68

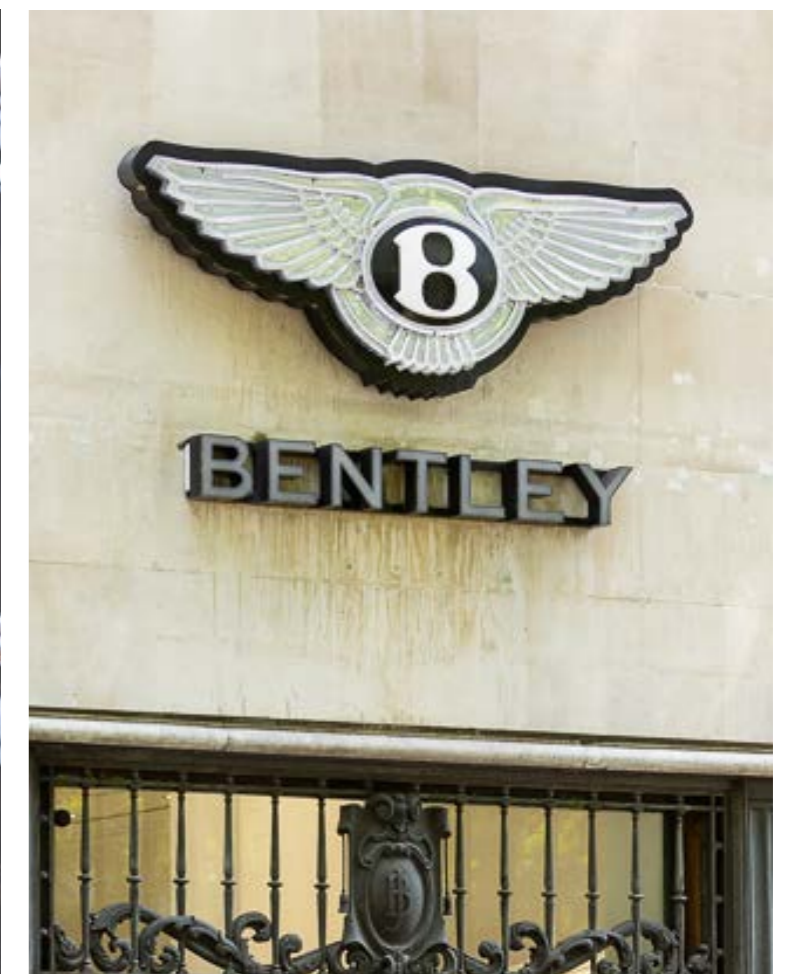
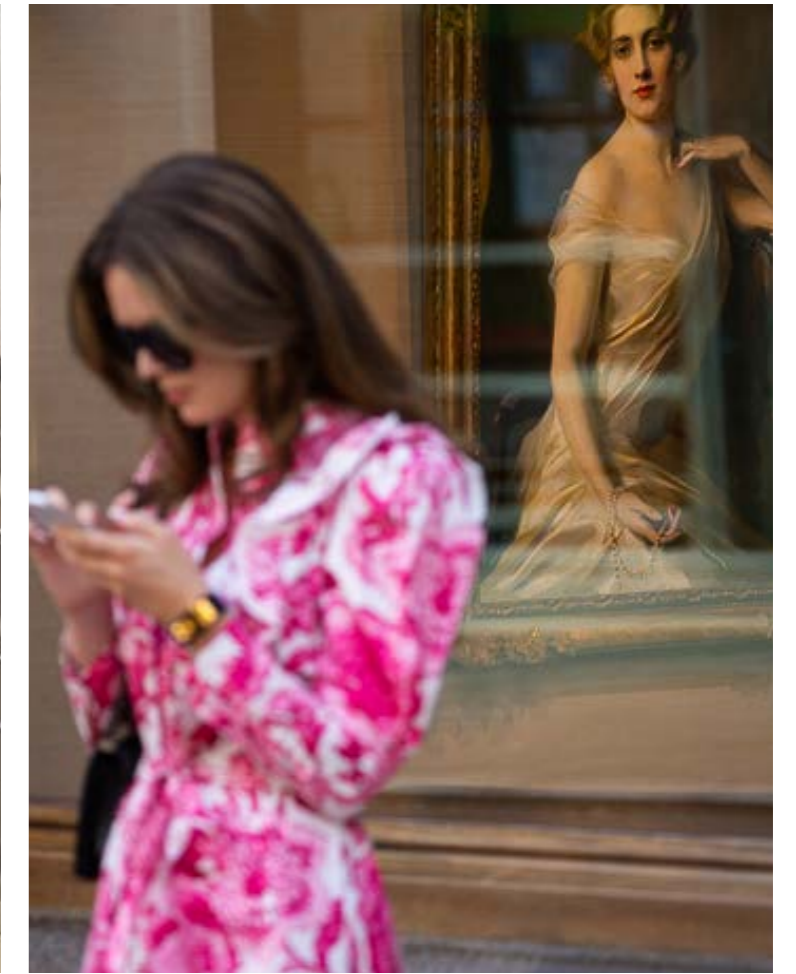


Old Park Lane is a connecting road that links historic Park Lane with buzzing Piccadilly, renowned as a vibrant shopping and theatre destination. It also threads together two of London's most illustrious royal parks - Green Park and Hyde Park.



View of Buckingham Palace from Green Park









Nº7

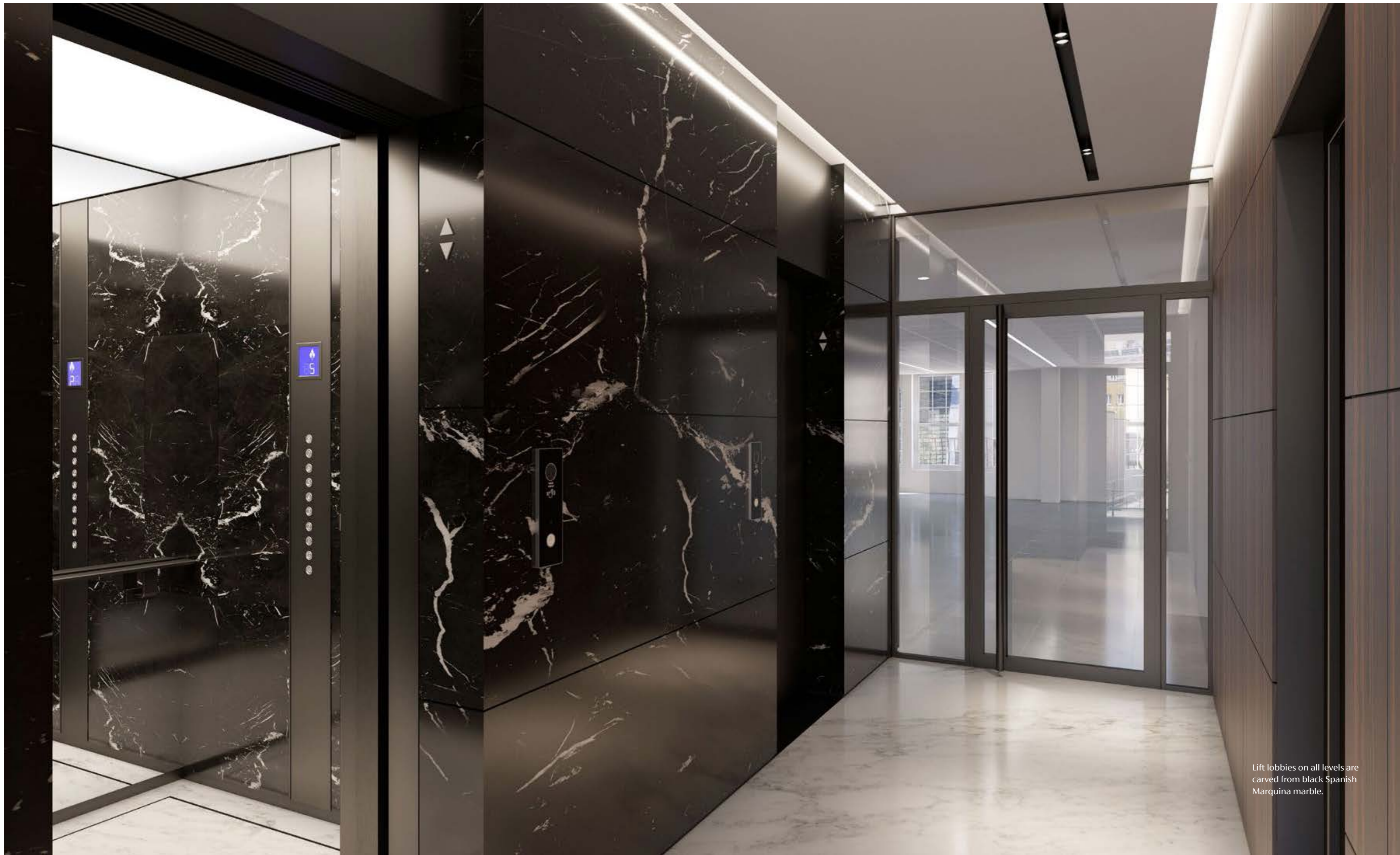
A DESIGN MASTERPIECE

From the moment you step through the doors of Nº7 Nº7 Old Park Lane, you feel a sense of calm and ease, knowing that every convenience is at your fingertips. The arrival experience is modelled on a luxury hotel, with generous proportions and soft lighting, and the quiet murmurs of a waterfall rippling across a wall of textured stone. Inviting yet serene. Luxurious yet discreet.



Materials gleam with modern luxury, from the Spanish Marquina marble lifts to tactile fabrics sourced from designers in northern Italy.

The reception area is dressed in the warm tones of Ammara ebony hardwood, and sparkles with rare Statuarietto white marble from the Carrara quarries of Tuscany. A material as sought-after as its final destination.



Lift lobbies on all levels are carved from black Spanish Marquina marble.



Indicative Cat A view of fourth floor.



Indicative furnished view of fourth floor.



Cat A view of fifth floor looking west toward Old Park Lane



Cat B view of fifth floor looking west toward Old Park Lane



Cat A view of fifth floor looking north west toward Hyde Park

Up on the eighth floor, you'll step into a open floor plan, flooded with natural light. Two private terraces offer captivating views across the north, west and south of London.

A particularly rare and wonderful view comes from the south, across Green Park and St James's towards Westminster.



View of eighth floor with private terrace.



Two private terraces on the eighth floor with views to the north, west and south.



BUILDING SCHEDULE

LEVEL	OFFICE		TERRACES	
	SQ FT	SQ M	SQ FT	SQ M
8	3,436	319	506	47
7	4,818	448	258	24
6	6,174	574		
5	6,547	608		
4	6,447	599		
3	6,533	607		
2	6,538	607		
1	6,523	606		
GROUND	3,941	366		
LOWER GROUND	3,658	340		
TOTAL	54,615	5,074	764	71

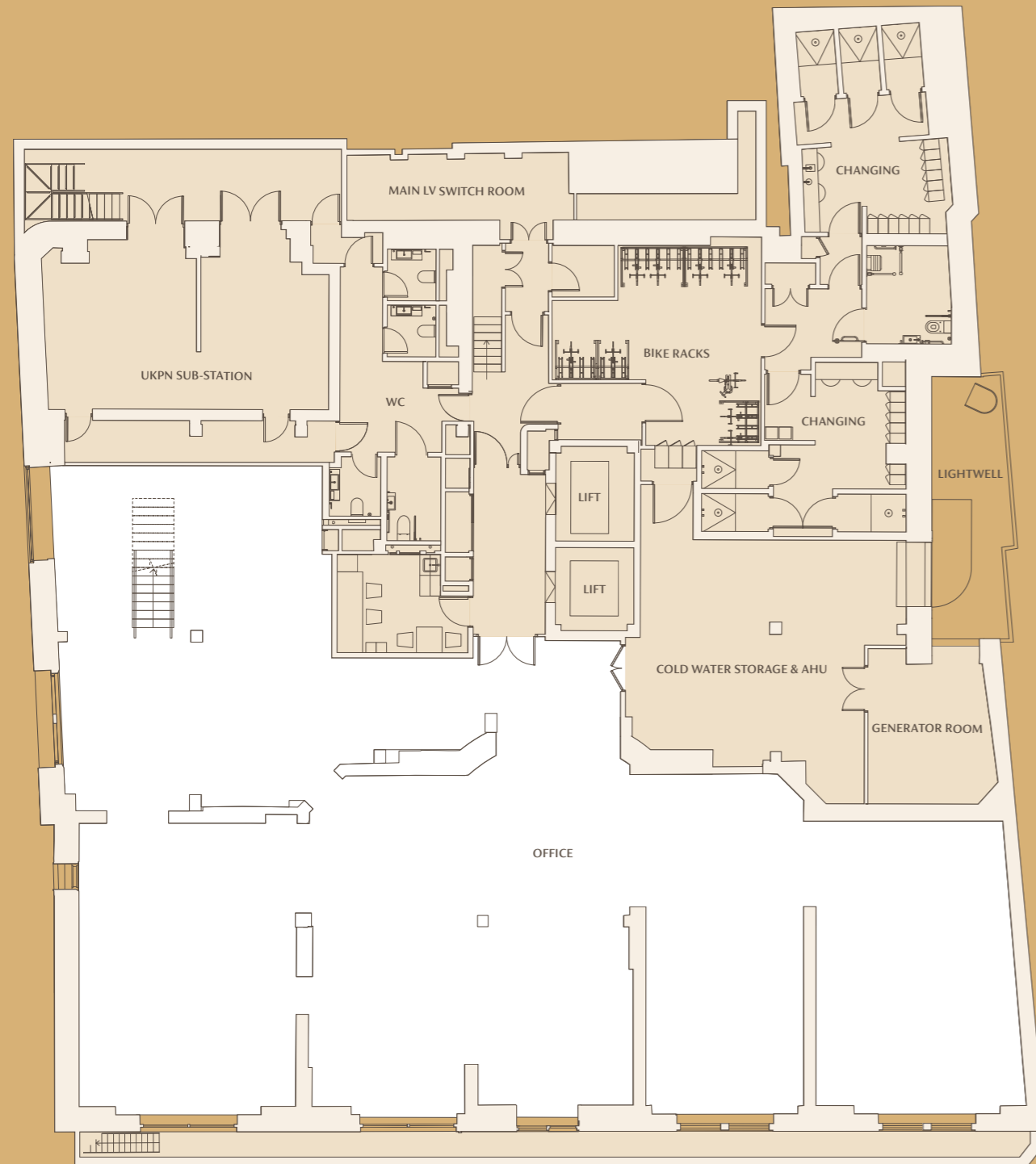
Note: All Net Internal Areas to be independently verified upon completion in accordance with the RICS 'Code of Measuring Practice.'

LOWER GROUND FLOOR

OFFICE 3,658 SQ FT // 340 SQ M

AMENITY 980 SQ FT // 91 SQ M

FM ROOM 108 SQ FT // 10 SQ M

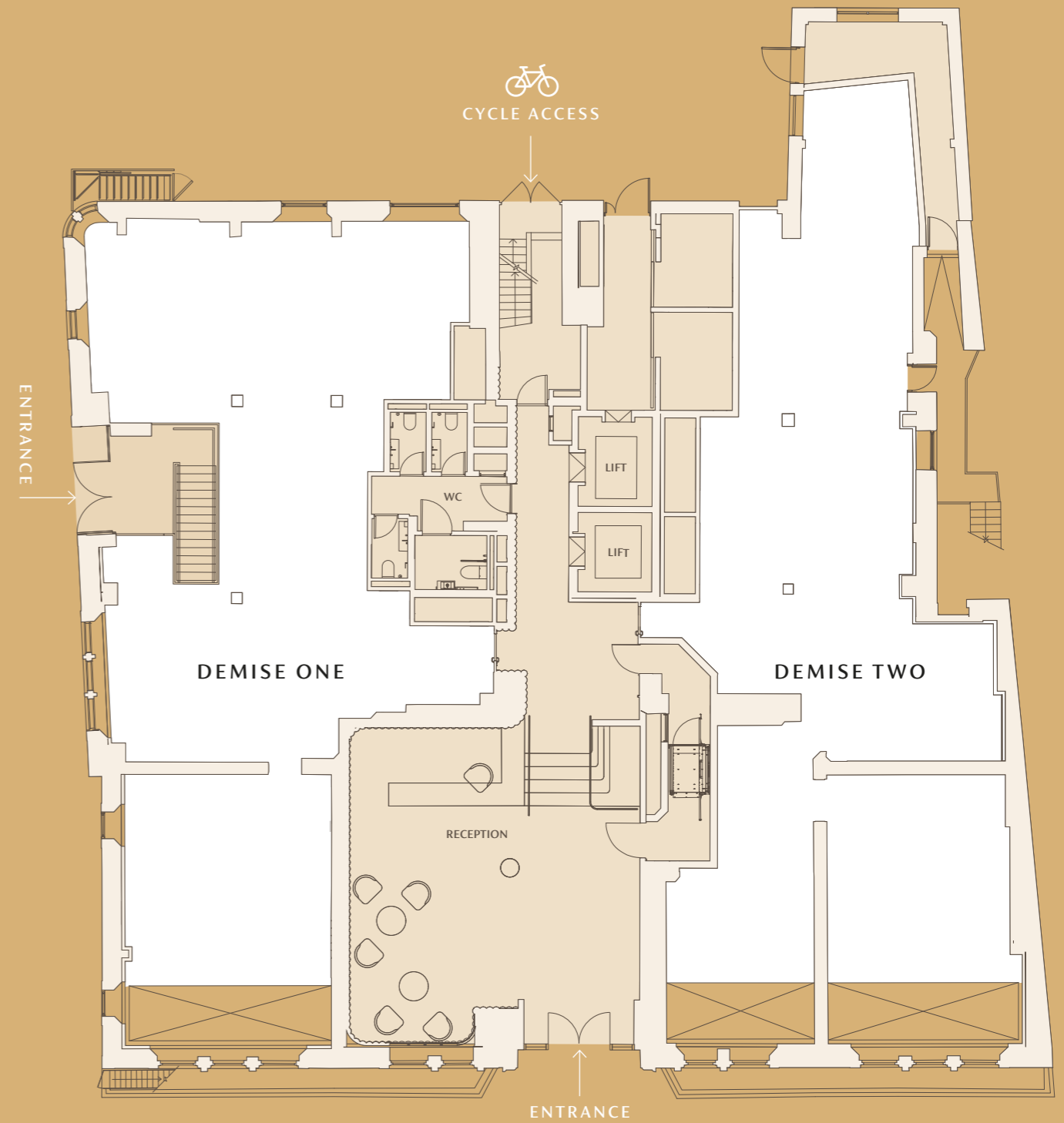


GROUND FLOOR

DEMISE ONE 1,971 SQ FT // 183 SQ M

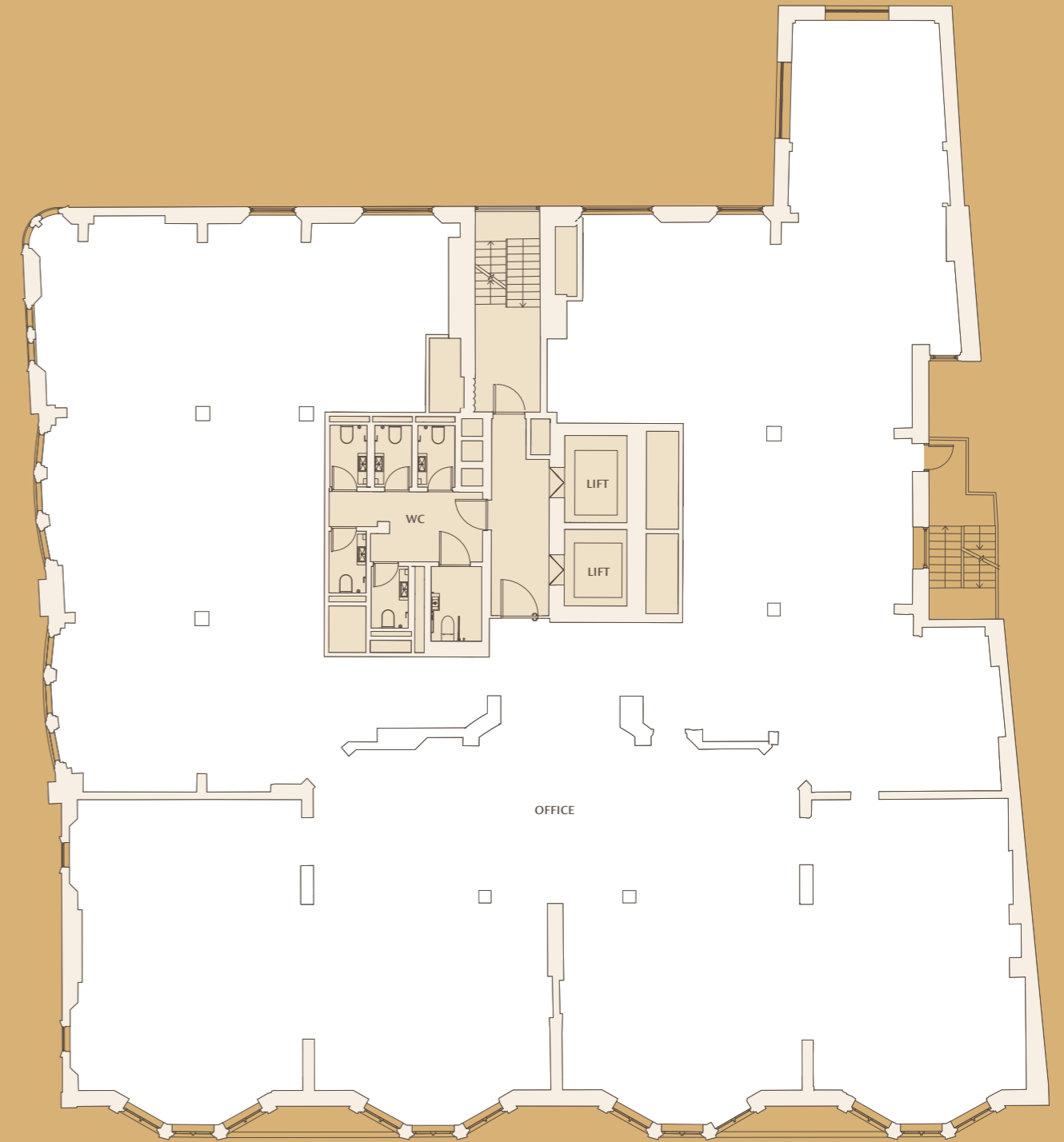
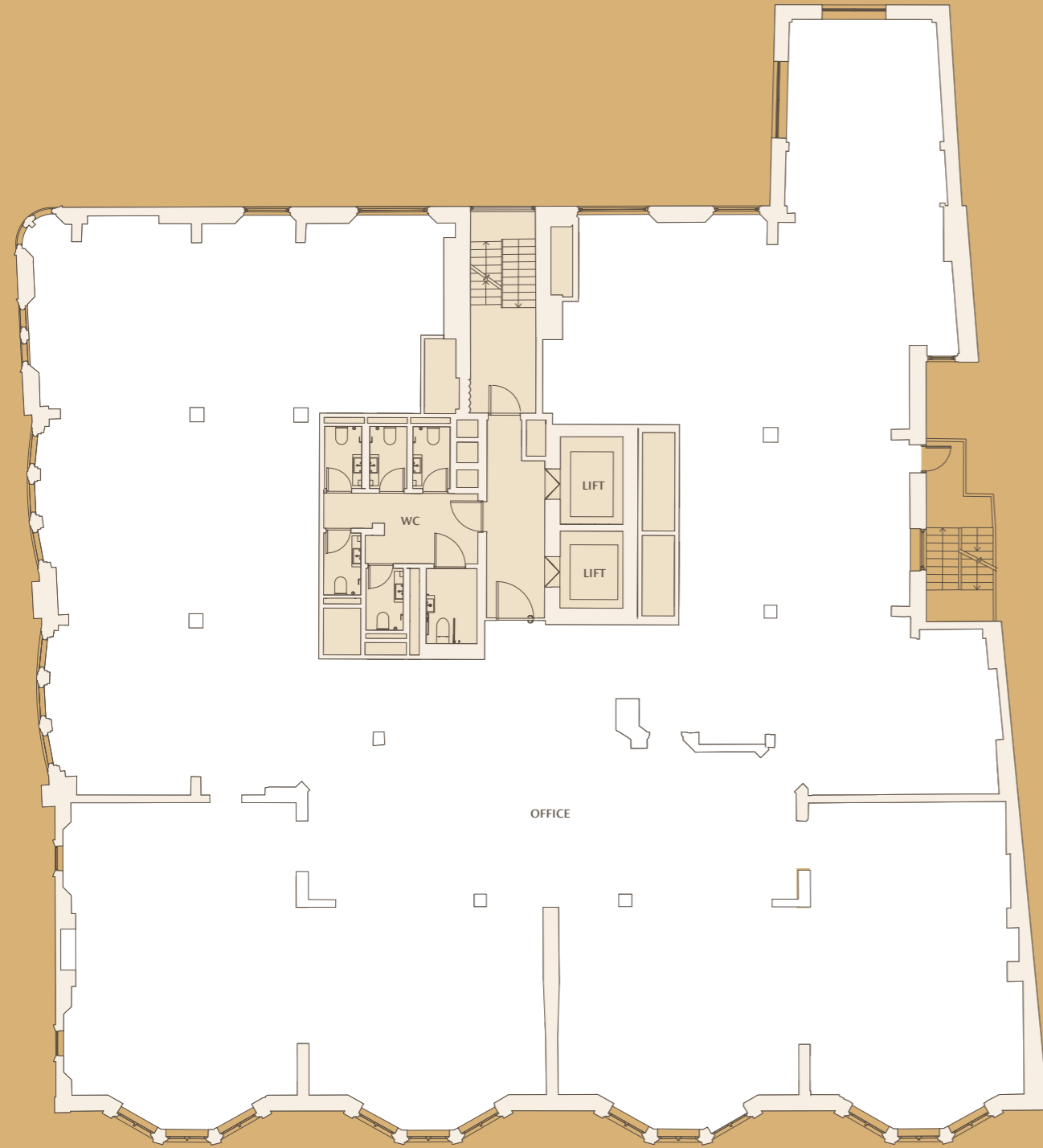
DEMISE TWO 1,971 SQ FT // 183 SQ M

RECEPTION 915 SQ FT // 85 SQ M



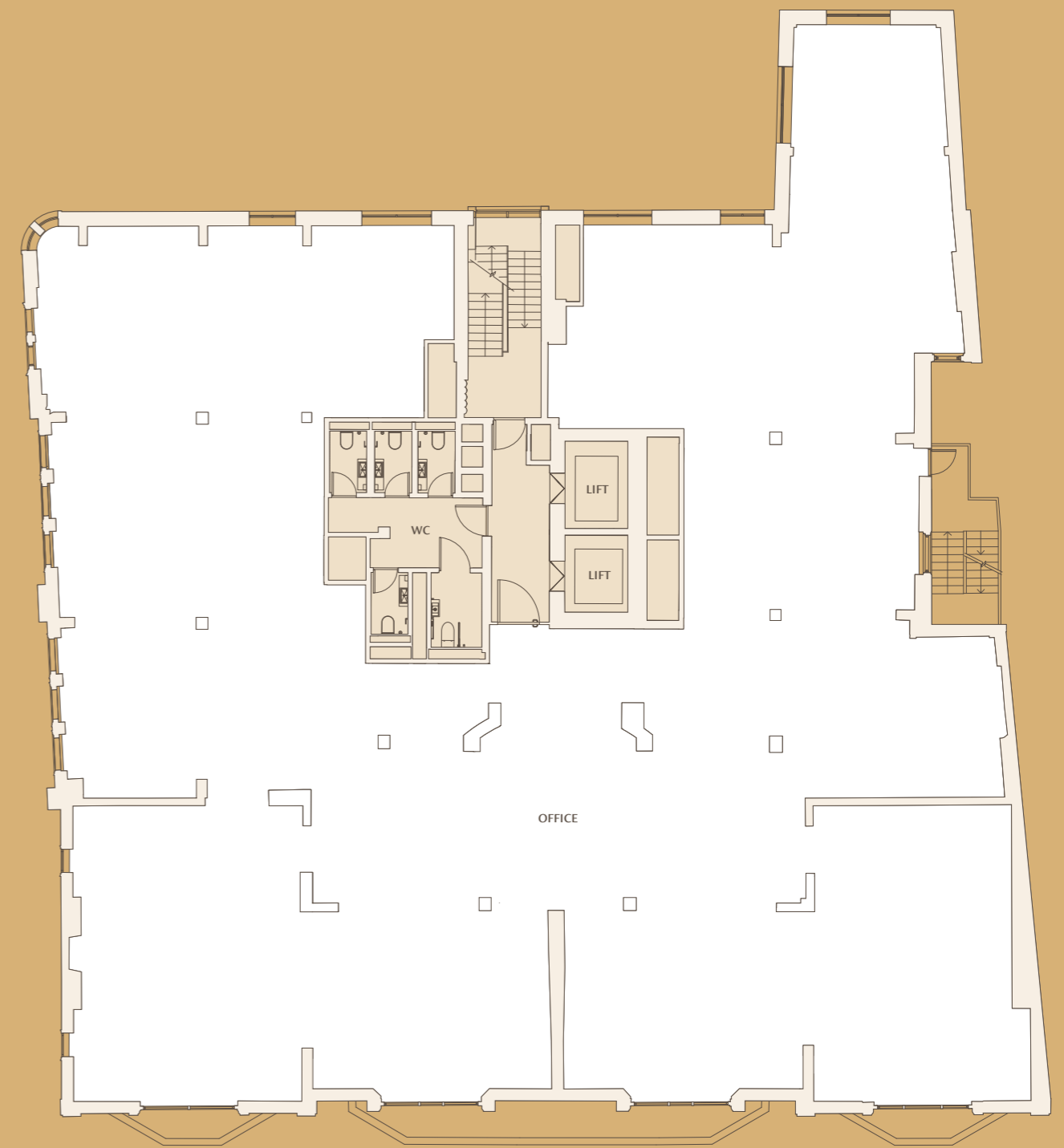
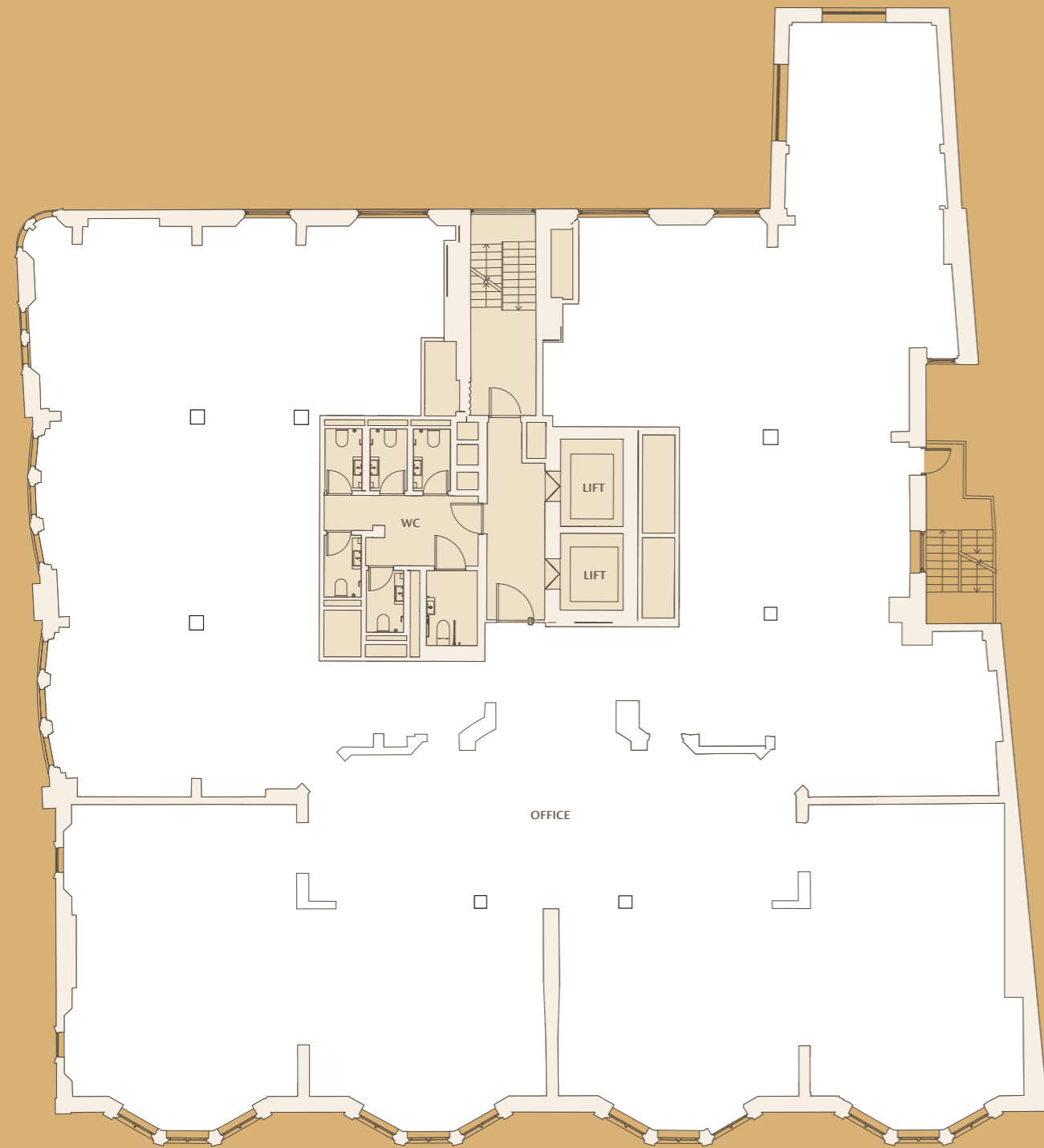
FIRST FLOOR
OFFICE 6,523 SQ FT // 606 SQ M

SECOND FLOOR
OFFICE 6,538 SQ FT // 607 SQ M



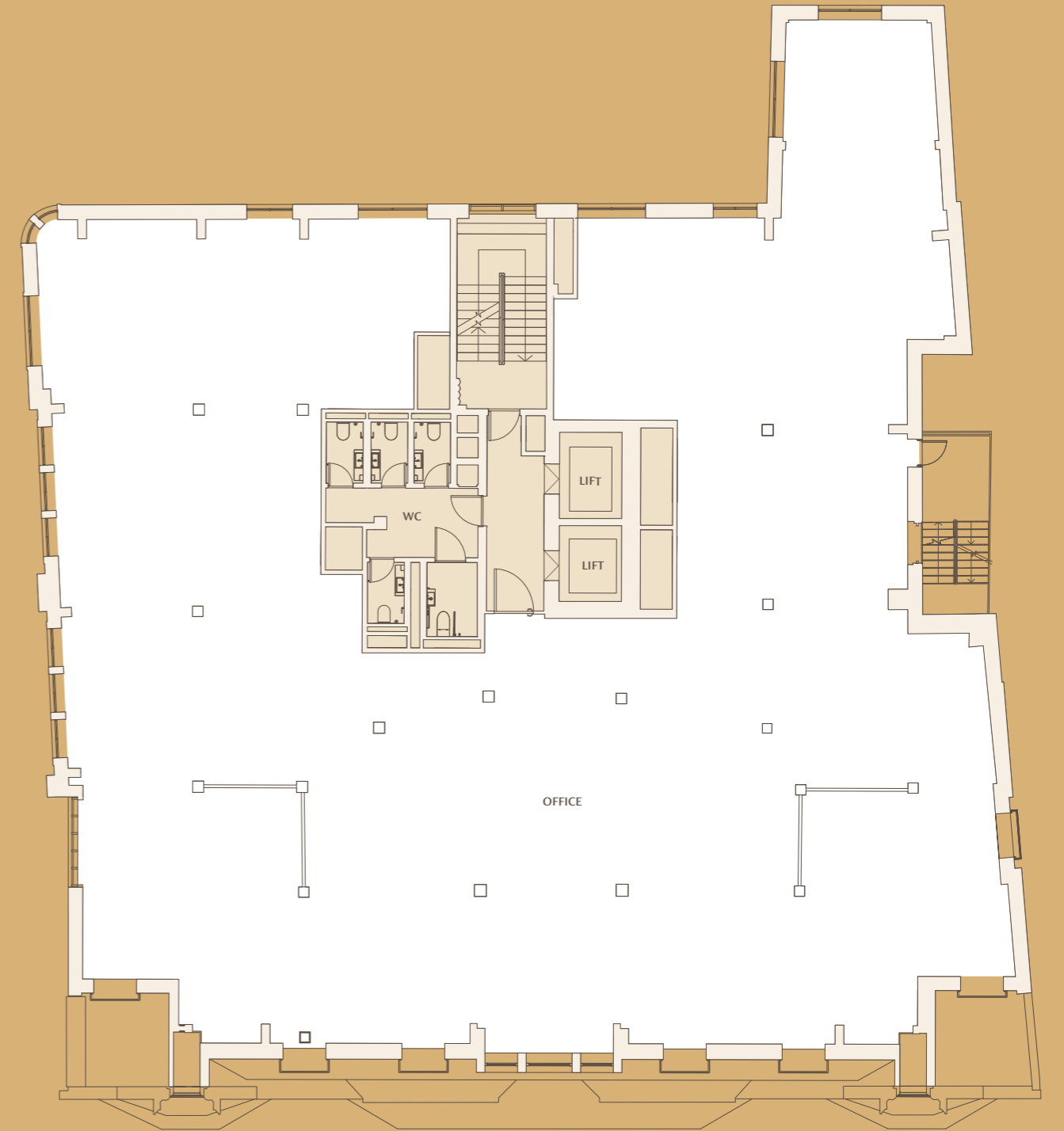
THIRD FLOOR
OFFICE 6,533 SQ FT // 607 SQ M

FOURTH FLOOR
OFFICE 6,447 SQ FT // 599 SQ M



FIFTH FLOOR
OFFICE 6,547 SQ FT // 608 SQ M

SIXTH FLOOR
OFFICE 6,174 SQ FT // 574 SQ M



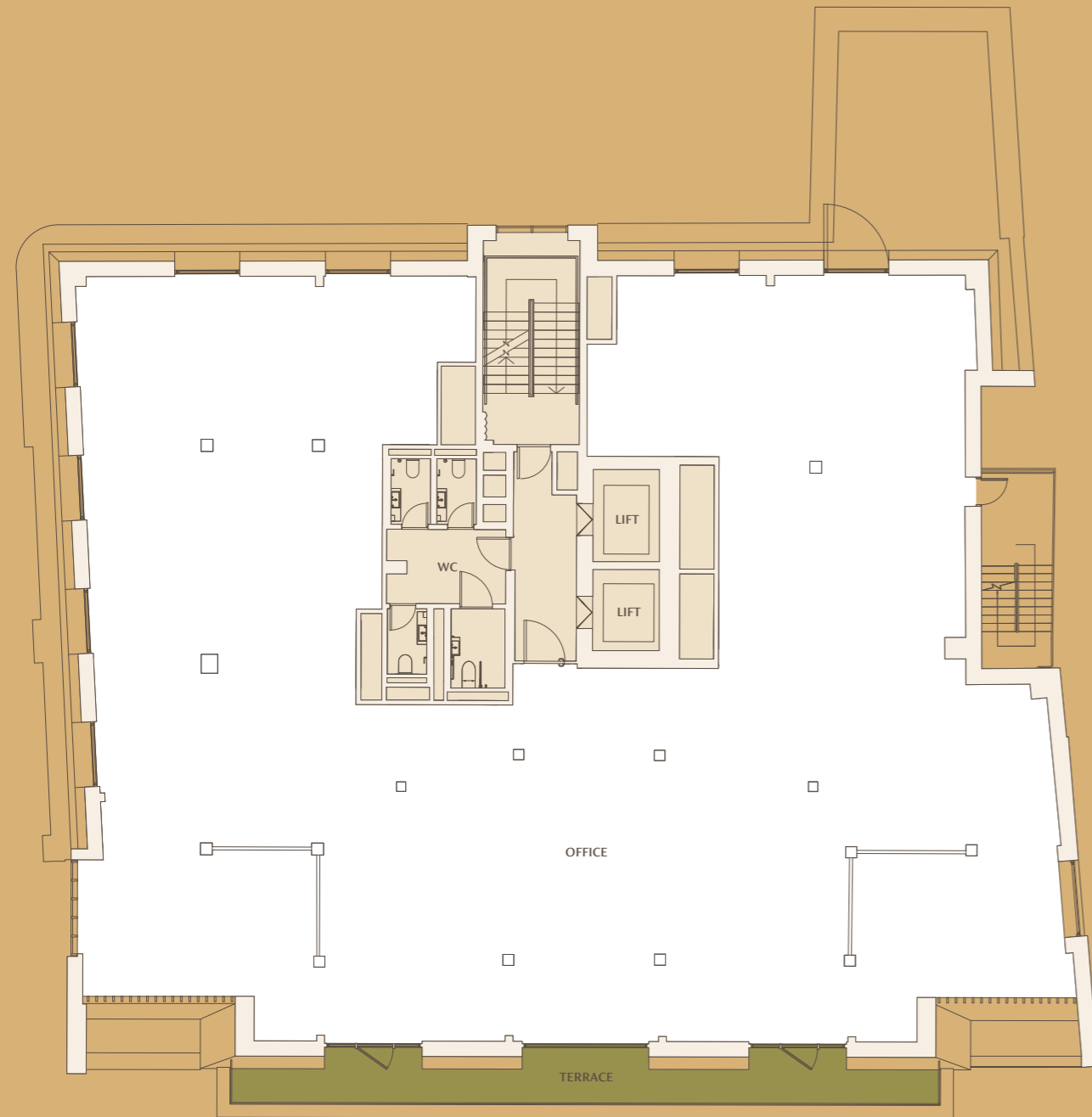
Not to scale
All areas are Net Internal Areas and for identification purposes only



SEVENTH FLOOR

OFFICE 4,818 SQ FT // 448 SQ M

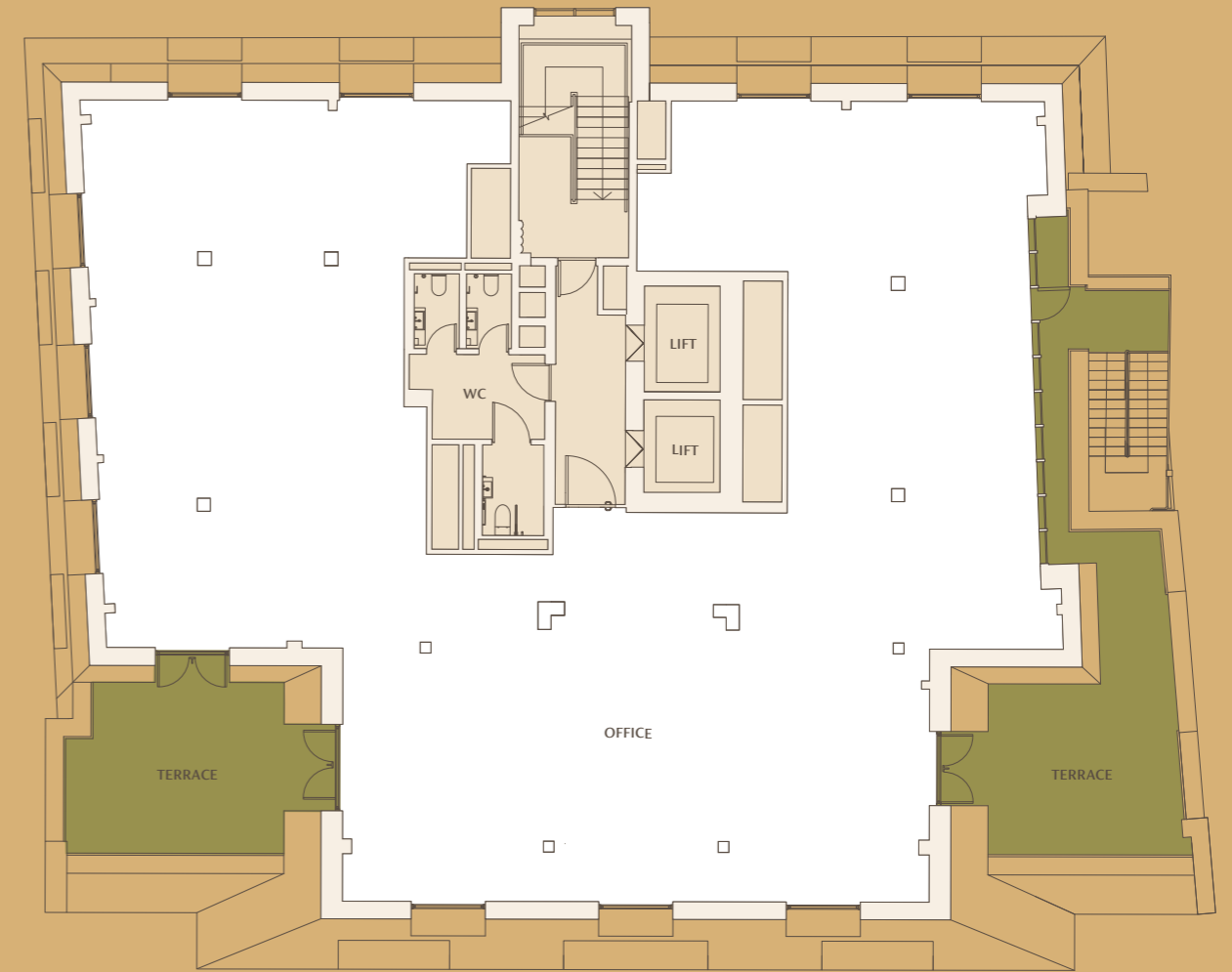
TERRACE 258 SQ FT // 24 SQ M



EIGHTH FLOOR

OFFICE 3,437 SQ FT // 319 SQ M

TERRACE 506 SQ FT // 47 SQ M



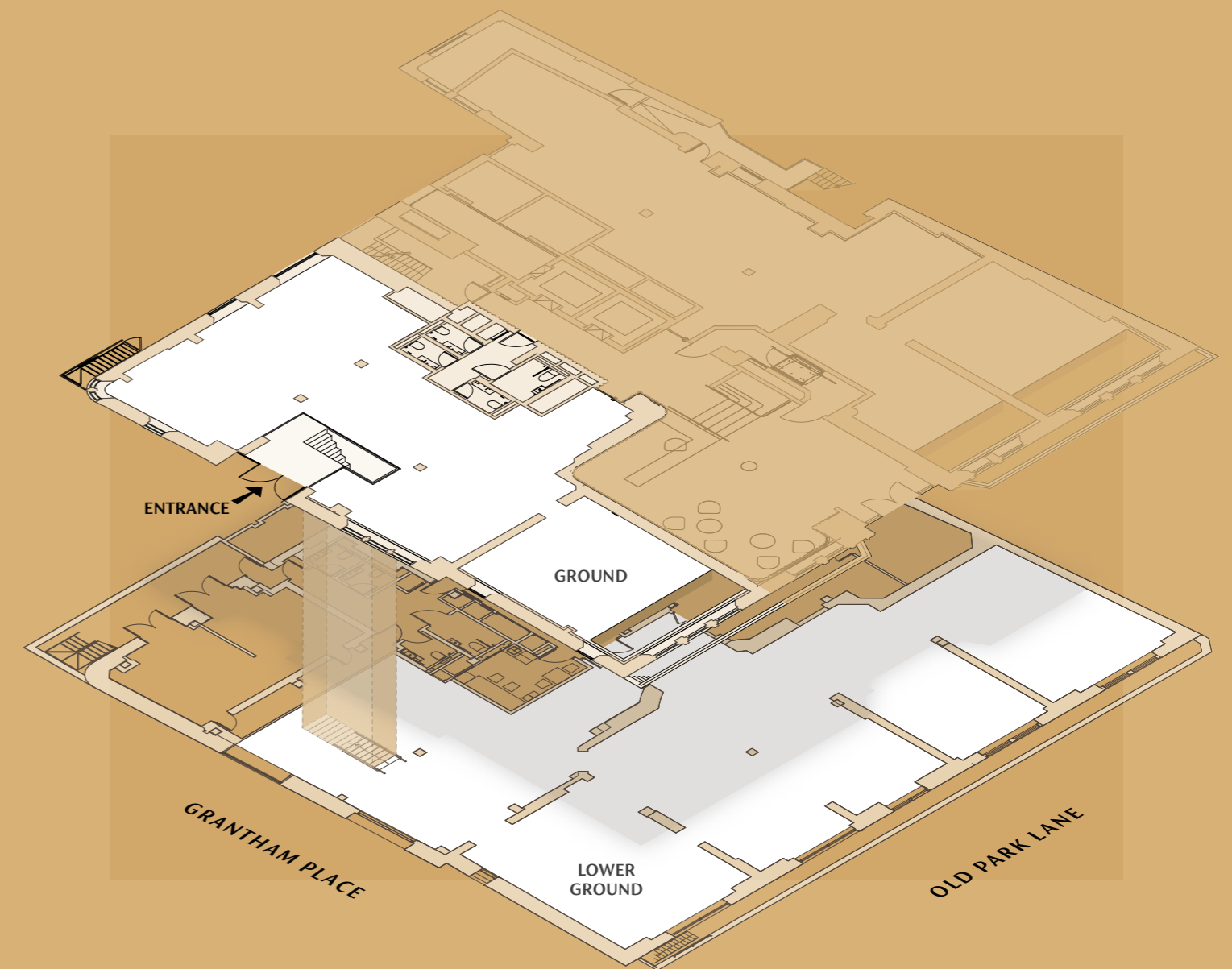


With direct access from the street, the ground and lower ground floors can be interconnected to provide a self-contained unit.

This unit can either stand alone or be connected with N°7 via the common spaces, enabling access to the collective building amenities.

GROUND FLOOR
OFFICE 1,971 SQ FT // 183 SQ M

LOWER GROUND FLOOR
OFFICE 3,658 SQ FT // 340 SQ M

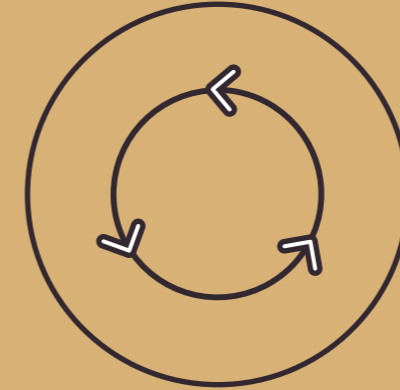


Seamless, intuitive technology creates an environment that inspires focus and clarity, from the exceptional air quality to high-speed fibre connections on each floor. SMART building innovation offers a new level of comfort and practicality.

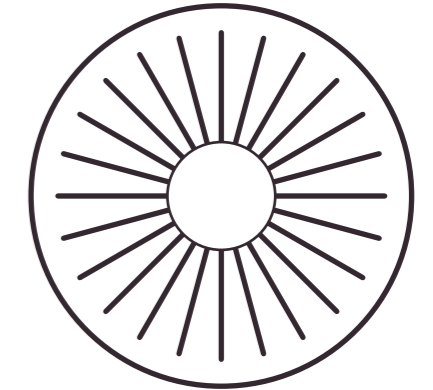
For wellness, no detail has been spared. Bike racks, private lockers, spacious changing rooms and showers offer a warm welcome for active commuters on the lower ground floor, with an experience akin to that of an exclusive Mayfair club. Monogrammed towels and perfumed soaps are on hand to refresh and revive ahead of a rewarding day's work.



SUSTAINABILITY

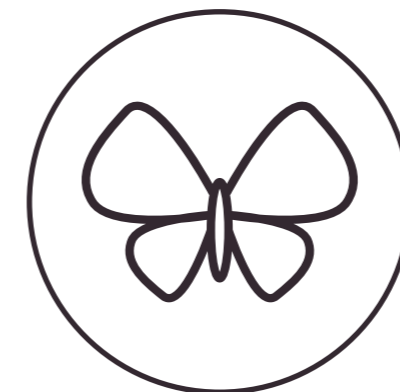


Provision for waste recycling strategy in refuse storage



High efficiency lighting system

- BREEAM – targeted Very Good
- EPC target of B
- Provision for waste recycling strategy in refuse storage
- Sustainably sourced timber and re-used aggregates used whenever possible
- Building envelope design minimises heating, cooling and electrical demand
- High efficiency lighting system design minimises power consumption
- All electric High efficiency heating, cooling and ventilation plant reduces power consumption
- Green roof areas promote biodiversity



Green roof areas promote biodiversity



Sustainably sourced timber

WELLNESS



Six showers plus one unisex accessible shower and drying room



23 cycle racks and nine folding bike lockers



Terraces on the seventh and eighth floors



Curated wellbeing and fitness classes

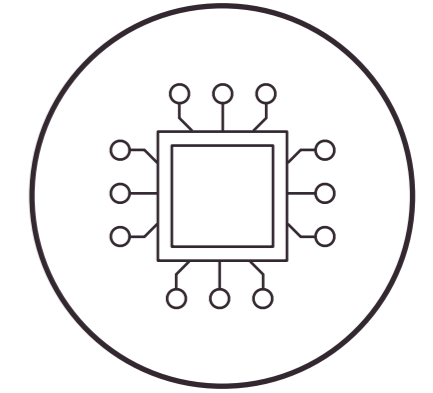
- 23 cycle racks and nine folding bike lockers
- Cycle maintenance station
- Six showers plus one unisex accessible shower and drying room
- Terraces on the seventh and eighth floors with views over Green Park
- Close access to Green Park and Hyde Park
- Curated wellbeing and fitness classes hosted every day

TECHNOLOGY

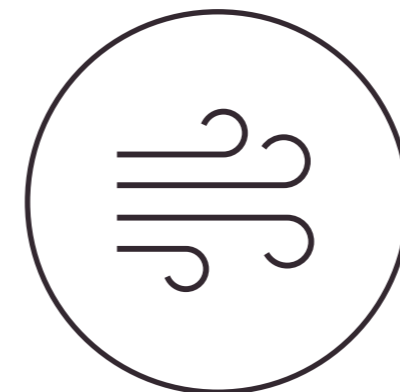
- Refurbishment of a Mayfair townhouse
- VRV air conditioning
- 1:10 occupancy levels
- 150mm minimum clear void below raised access floor tile
- High speed fibre connection to each floor
- Self-contained entrance to Ground and Lower Ground floors
- SMART building enabled



High speed fibre connection
to each floor



SMART building enabled



VRV air conditioning



150mm minimum clear void
below raised access floor tile

OUTLINE SPECIFICATION

1.0 SCOPE OF WORKS

The works comprise the refurbishment of an existing 10 storey office building.

The refurbishment of the offices will be to a ‘Category A’ developer’s finish, to provide high quality fully serviced accommodation, including raised accessed floor and a contemporary, flat plasterboard ceiling with linear surface mounted lights and discrete access panels.

2.0 FLOOR TO CEILING SCHEDULE (APPROXIMATE IN MM)

Note: This schedule gives approximate figures and are subject to construction tolerances.

LEVEL	FLOOR TO CEILING	RAISED FLOOR*	SLAB TO SLAB
8	2,510	150	3,310
7	2,510	150	3,400
6	2,510	150	3,400
5	2,510	150	3,410
4	2,530	150	3,350
3	2,520	150	3,370
2	2,520	150	3,380
1	2,680	150	3,490
Ground	2,650	150	3,480
Lower G	2,100 – 2,370		3,000 – 3,270

*Minimum clear void

3.0 OCCUPANCY

The following design criteria for occupancy of the offices have been adopted:

Means of Escape:	1 person/6m ² net internal space
Indoor Climate:	1 person/8m ² net internal space
Lift:	1 person/10m ² net internal space
WC:	approx 1 per/10m ² net internal space (Aggregated across whole building)

4.0 SANITARY ACCOMMODATION

All WCs are unisex ‘superloos’ and include a DDA accessible cubicle on each floor.

5.0 LIFTS

Two new passenger lifts have been designed to achieve a maximum interval wait time of less than 25 seconds, based on a five-minute handling capacity of 12%. This is based on a population density of 1 person per 10m² at 80% occupancy. Each passenger lift is rated at 13-person 1,000kgs and serve lower ground floor, ground floor and levels 1-8.

The lift car ceilings are formed in a polycarbonate box with concealed LED lighting. Walls are clad in anodized aluminium, PVD finished steel sheets and a mirrored wall to the back of the car. There is a bespoke metal handrail to the back wall across the mirror. The floor is finished in ceramic tiles to match the lift lobby floor finish.

6.0 RECEPTION

6.1 Doors

New double doors leading directly into the reception area.

6.2 Walls

The reception and lift lobby walls are clad in a combination of white Statuarietto and black Marquina marble panelling and Ammara ebony, semi circular timber wall cladding. There are concealed LED cove lights to the reception ceiling and floor, which provide the necessary illumination to the space. A black painted metal picture hanging rail is integrated at high level to the timber wall cladding to allow for future landlord artwork installation.

There is a minimalist water feature installed to the corner of the reception space, with space for a tenant supplied artwork. An existing steel column within the reception space is over-clad in a decorative black marble surround.

6.3 Floor

The reception floor is finished in the same white marble as the walls, but with an anti-slip finish. The seating area of the reception is finished in a Salco Prime oakwood floor.

An aluminium and rubber matwell is provided immediately inside the entrance doors as a continuation of the external matwell below the buildings entrance canopy.

6.4 Reception desk

A purpose designed white marble reception desk is provided to discreetly accommodate all necessary reception controls and a number of building management electrical and security components. On demand integral heating is provided for receptionist comfort. Minimal black metal pendant lights are suspended in a line above the reception desk.

7.0 OFFICE FLOORS

7.1 Floor

The office floors are formed from a fully accessible raised access flooring system of 600mm x 600mm metal encapsulated floor tiles.

7.2 Walls

Emulsion paint wall decoration is provided to core walls, internal and external columns and other exposed walls in office areas. Many of the new steel columns to the interior of the office floor plate at the upper levels are left exposed and are painted with a black, visual grade fire protection paint. The lower levels of the building are dry -lined.

7.3 Ceilings

Fully accessible 600mm x 600mm perforated metal tile suspended ceiling system, with all light fittings and service terminal devices located in a tile between the notional planning modules.

At the perimeter, by the external wall and around the core, a fixed, painted plasterboard margin, bulkhead and fascia is provided as appropriate.

8.0 WCs

8.1 Floors

High quality ceramic tiles.

8.2 Walls

Ceramic wall and floor tiles with concealed access panels to the walls as required.

8.3 Wash hand basin

White solid surface basin on a black marble shelf.

8.4 Pan

Matte black wall mounted WC with concealed cistern and black flush push plate.

8.5 Fittings

Matte black finished taps, traps and click-clacks to the sink.

8.6 Ceiling

Painted plasterboard ceilings with concealed LED cove lighting.

9.0 CORE LANDINGS

9.1 Ceiling and walls

Ceiling and walls to the staircases are painted dry lining, with feature timber wall panelling to match that in the main building reception. Lighting is provided to the stairs by decorative wall mounted LED light fittings.

9.2 Door

The door from the lobby to the main office space is a framed glass single leaf with an adjacent fixed glass panel. The door is power assisted opening.

9.3 Stairs

The main staircase from basement to level 5 is a retained stair, which has been refurbished and over clad in new materials. The stairs from level 5 to level 8 is a new steel construction, to match the style of the original stairs. The main stairs at all levels are clad in white ceramic tile on the treads and risers to match the lift lobbies.

10.0 STRUCTURAL FLOOR LOADINGS

Original design capacity of 2.5kN/m² imposed loading plus 1.0kN/m² for partitions.

11.0 MECHANICAL SERVICES

The following design criteria has been utilised in the design of the base building services.

11.1 External Design Criteria

Summer	= 32.6°C
Winter	= -4°C

11.2 Internal Design Criteria

Internal offices (for purposes of main plant sizing)	
Temperature:	
Summer	24°C +/- 2°C
Winter	20°C +/- 2°C

11.3 Electrical Plant Loads

Lighting:	10W/m ²
Small power:	30W/m ²

11.4 Heat gain from people

Sensible	75 W/p
Latent	55 W/p

11.5 Ventilation Rates

Offices:	12 L/s
WCs:	10 Ac/H

11.6 Internal Noise Levels

Offices:	NR38
WCs:	NR45
Reception:	NR40

11.7 Air Conditioning

Underfloor electric heating is provided to landlord areas, including lift lobbies, WCs and shower rooms.

A VRV heating and cooling system is provided to reception and office areas. Condensers are located within the roof top plant areas, and systems are designed to serve each tenancy off a dedicated condenser. Branch selector boxes are generally located within the WC core, and heating and cooling is delivered to each space by Fan Coil Units (FCU) installed at high level in the ceiling voids. Supply air is via swirl diffusers installed on the back of the perforated ceiling tiles, and return air is via the with acoustic padding removed.

11.8 Ventilation

The building is provided with a constant volume, low level ventilation system. Outside air is delivered to the building by two Air Handling Units (AHUs) with heat recovery and integral heat pumps. Room temperature air is distributed from the AHUs on the roof and in the basement, via ductwork in East and West ventilation risers. The ductwork enters floor voids, which act as plenums and extends through each half office floor to assist equal air distribution across floor plate. Floor air diffusers are installed in the raised floor tiles and can be relocated by tenant if needed. Extract air is via bellmouths at high level in ceiling void.

In office floors provided as shell and core, on floor duct connections are capped.

12.0 PUBLIC HEALTH SERVICES

12.1 Cold Water Service

Cold water storage capacity will be 15 litres per person based on 1/12m².

Storage and subsequent pressure boosting is provided, to allow sufficient pressure to be delivered irrespective of the height of the building, as the water utility company will only guarantee 1bar (10m of water) at the ground floor.

Cold water will be distributed to provide 3 bar pressure at the riser connection on each floor.

12.2 Hot Water Service

Cold water storage capacity will be 15 litres per person based on 1/12m².

Storage and subsequent pressure boosting is provided, to allow sufficient pressure to be delivered irrespective of the height of the building, as the water utility company will only guarantee 1 bar (10m of water) at the ground floor.

Cold water will be distributed to provide 3 bar pressure at the riser connection on each floor.

12.3 Soil and Waste Installation

The building is provided with an independent foul drainage system to serve all sanitary appliances and other drainage outlets, within the core areas and plant room. Foul drainage will be collected from each level and transported via gravity, to connect back to the below-ground drainage system.

As lower ground is below the level of the Sewerage Utility foul drain, items located in the lower ground area that require a drain, will have their waste pumped by a sump pump. Waste water from the sump chamber will be pumped, via a backflow loop, to high-level in the lower ground it will then connect back to the Sewerage Utility by gravity.

Condensate drainage pipework will be installed from the fan coil units to the vertical soil stacks in the risers, through self-sealing trap.

13.0 ELECTRICAL SERVICES

13.1 Electrical Design Criteria

The following allowances have been used within the electrical design:

Tenant's Lighting:	3W/m ² /100 LUX
Small Power – at desk:	25W/m ²
Tenant Mechanical Services	5W/m ²
Small power (at riser)	10W/m ²

13.2 Tenant's Power

Two individually-metered distribution boards are located in the electrical risers of each floor, to supply the floor plate fit-out of lighting, small power and mechanical equipment.

13.3 Tenants' small power

Tenant distribution boards are provided to each tenancy for the installation of tenant supplies by the Cat B fit-out contractor.

Power distribution to the final outlet locations will be via the raised floor void

13.4 Landlords small power

Distribution boards for landlord loads are located throughout the building, local to groups of equipment and sockets, providing power to the auxiliary systems including surveillance cameras, security equipment, fan coil units and items of plant equipment.

All the common areas, corridors and circulation areas will be provided with single switched cleaner's sockets concealed within cleaners cupboards and risers.

13.5 Voice and Data

Incoming ducts have been provided and enter the lower ground floor from the connection to Old Park Lane. A dedicated containment route is provided from the point of entry into the building to the Comms room at lower ground floor.

A Telecom high-speed fibre services has been provided into the telecoms room with a fibre connection provided to each tenant demise. Additional containment has been installed to accommodate alternative telecommunications services.

13.6 Security Systems

A Landlords access control system has been installed to control pedestrian entry and egress from the building and to control the access from common areas to the individual tenancies. Access is controlled by the means of an electronic lock and token reader,

where the system does not allow access to the secure side of the door unless a valid token is presented. The access control system is interfaced with the fire alarm system so that doors on escape routes automatically unlock on activation of the fire alarm

An intruder alarm system has been installed within the building and consist of door contacts on all access-controlled doors and external doors. Dual-technology (PIR and microwave) detectors are located in all areas with external doors or accessible windows, including the reception. Keypads to set/unset the system and the alarm sounder, will be within Reception and at back of house entrance.

Emergency alarm buttons will also be provided at the reception desk, to transmit silent alarms to the third-party monitoring facility when alarm buttons are pressed.

The system has been designed with spare capacity to allow expansion as part of tenant fit-out, and is capable of being configured to meet the combined requirements of the landlord and tenants.

A landlord's CCTV system has been installed to provide surveillance to the building entrances, base of external escape stair, reception, roof terrace access, internal cycle stores and lift lobbies. The system has been designed to capture images for general monitoring and identification of all persons entering any entrance of the building. A PC on the reception desk and within the facilities management room allows users to view live images at any time, with main recording and monitoring in the comms room.

13.7 Lighting

Lighting is designed in accordance with LG7 to 300 Lux

13.8 Emergency Lighting

Emergency lighting and exit signage is provided throughout the common areas and tenancies in accordance with the requirements of BS5266 and BS EN 50172.

13.9 External Lighting

The external light fittings for the building, access ways and pathways shall have a luminous efficacy of at least 50 lamp lumens/circuit Watt when the lamp has a colour rendering index (Ra) greater than or equal to 60. Or 60 lamp lumens/circuit Watt when the lamp has a colour rendering index (Ra) less than 60.

13.10 Fire Alarm System

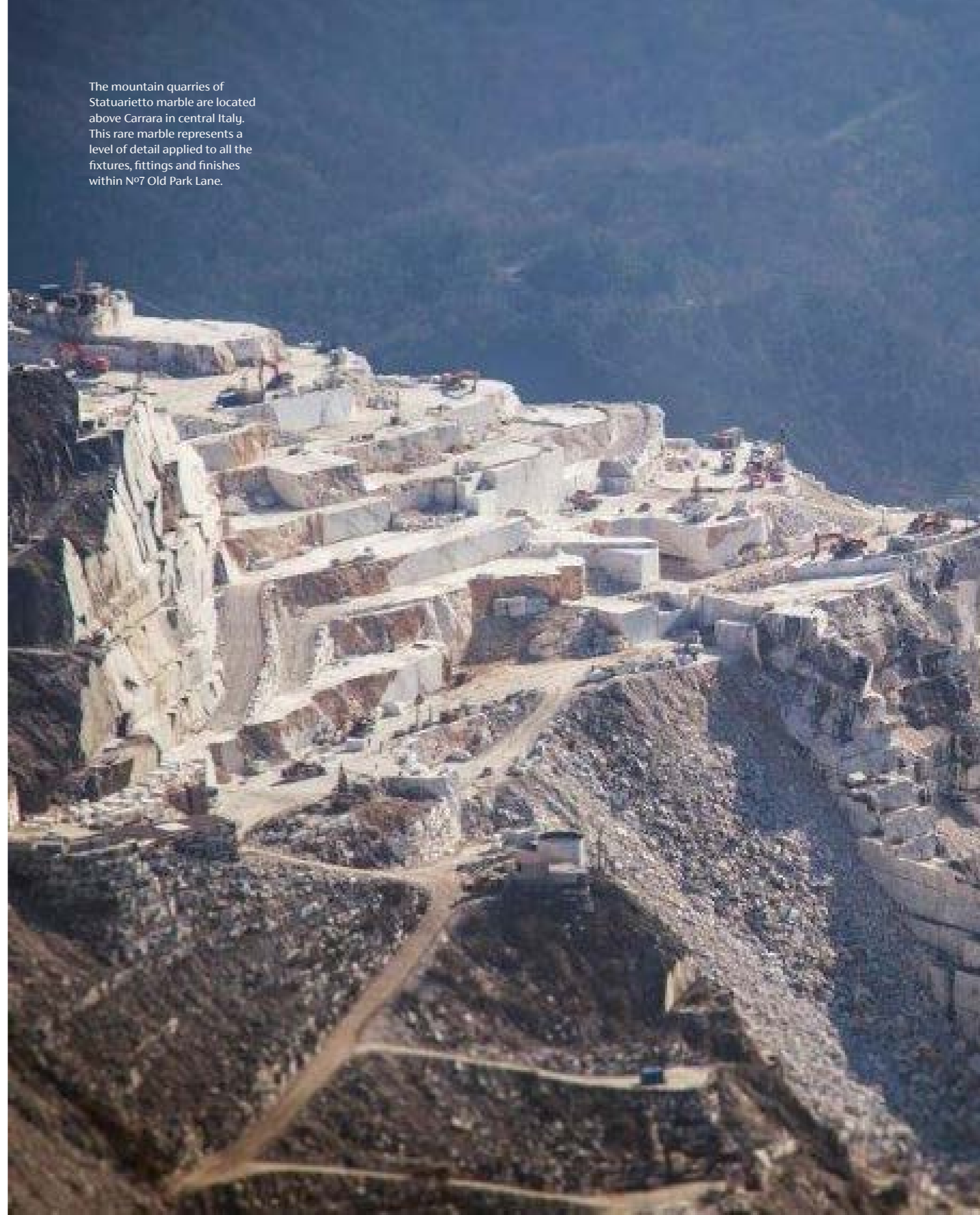
Fire alarm to BS5839-1, classification L2.

14.0 ENVIRONMENTAL FEATURES

The building is certified as BREEAM 'Very Good' and has an EPC rating B' Key features of the sustainability strategy include:

- . Construction waste minimised
- . Provision for waste recycling strategy in refuse storage
- . Sustainably sourced timber and re-used aggregates used whenever possible
- . Building envelope design minimises heating, cooling and electrical demand
- . High efficiency lighting system design minimises power consumption
- . All electric High efficiency heating, cooling and ventilation plant reduces power consumption
- . Green roof areas promote biodiversity

The mountain quarries of Statuarietto marble are located above Carrara in central Italy. This rare marble represents a level of detail applied to all the fixtures, fittings and finishes within N°7 Old Park Lane.





N°7

SETTING NEW STANDARDS

Romeo London is an Italian family business, whose rich heritage lies in luxury hospitality across Europe. For the first time, the family brings its expertise to London's Mayfair, where a contemporary workspace meets the classical charm and bespoke care of a luxury hotel.

Developer
Romeo London Limited

Architect
Buckley Gray Yeoman

Structural Engineer
Waterman Structures

M&E Consultant
Hoare Lea

Contractor
Gilbert Ash

Planning Advisor
DP9

Quantity Surveyor
Quartz

Project Services
Quartz Project Services



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The image features a dark, textured background with a marbled pattern. A prominent, dark, diagonal band runs from the top-left towards the bottom-right. The overall appearance is that of aged, stained paper or parchment.

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