

30 Mount Row  
Mayfair

*Scale, volume,  
drama.*  
An experience.

8,730 sq ft  
purpose-built gallery / luxury retail /  
showroom / concept store space to let







*Scale, volume, drama.*  
*An experience.*

Studio Mackereth Architects took their inspiration for this new gallery / retail building at 30 Mount Row from the immediate context and rich building heritage of old Mayfair. A subtle reinterpretation of many of these traditional architectural details that embellish the period façades of the surrounding buildings, combined with a contemporary look, dramatic form and a simple palette of materials has ensured this new space has an appropriate grandeur and sits harmoniously within its streetscape.





The oversized pivoting glass door at street level frames a tempting glimpse of the striking garden and rear pavilion that sits behind the main building. Here, the sheer scale of the space is striking. A faceted bronze origami-style folding roof provides a clever structure that enables clear, uninterrupted floors and voluminous space.

The architectural design has been tailored to suit the needs of a gallery, luxury retail, showroom or concept store with walls, floors and ceilings across the levels built to withstand large loads to enable easy access and the display of oversized heavy display pieces.

- Purpose built with gallery, luxury retail, showroom or concept store use in mind
- Large pivot door for deliveries of display pieces
- Column-free, voluminous space
- Outside courtyard area
- Wall and ceiling construction allows for load-bearing installations
- Storage space at basement level
- Easy access from Mount Row





Ground Floor  
*Front*





Ground Floor  
*Front*

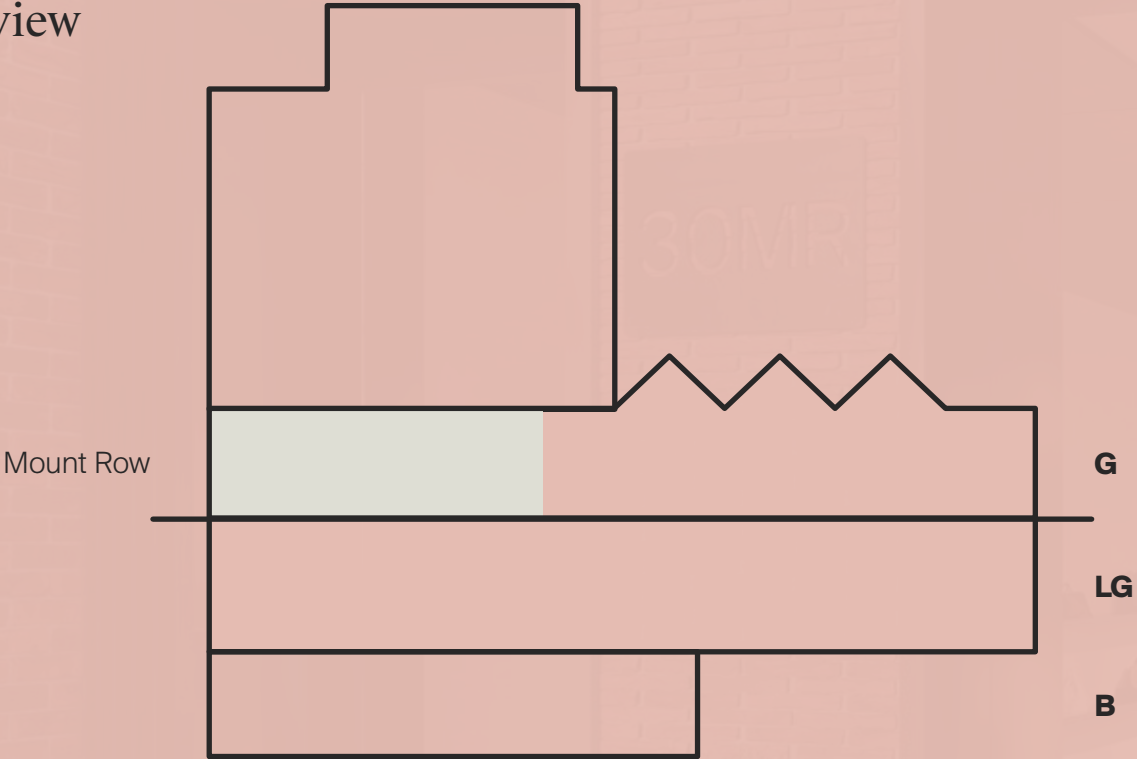




# Ground Floor

## Front

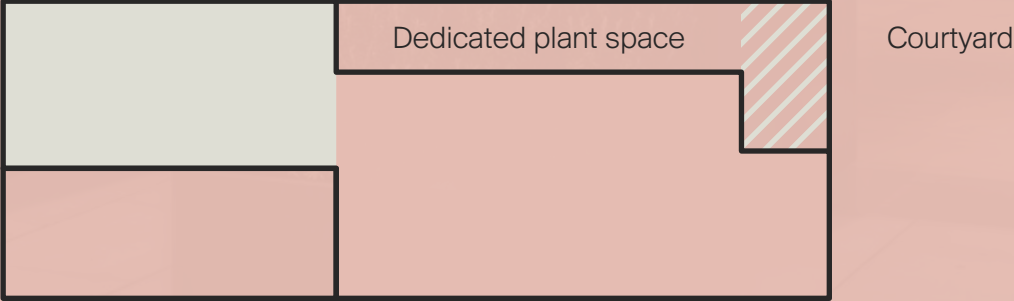
Elevation view



Info

- Light-filled street entrance
- Clear view through to display space at rear
- Ceiling height of 3.5m
- Soft spot to create 9.3m double-height space between floors
- Direct view through to external courtyard

Plan view





Ground Floor  
*Rear*





Ground Floor  
*Rear*





Ground Floor  
*Rear*

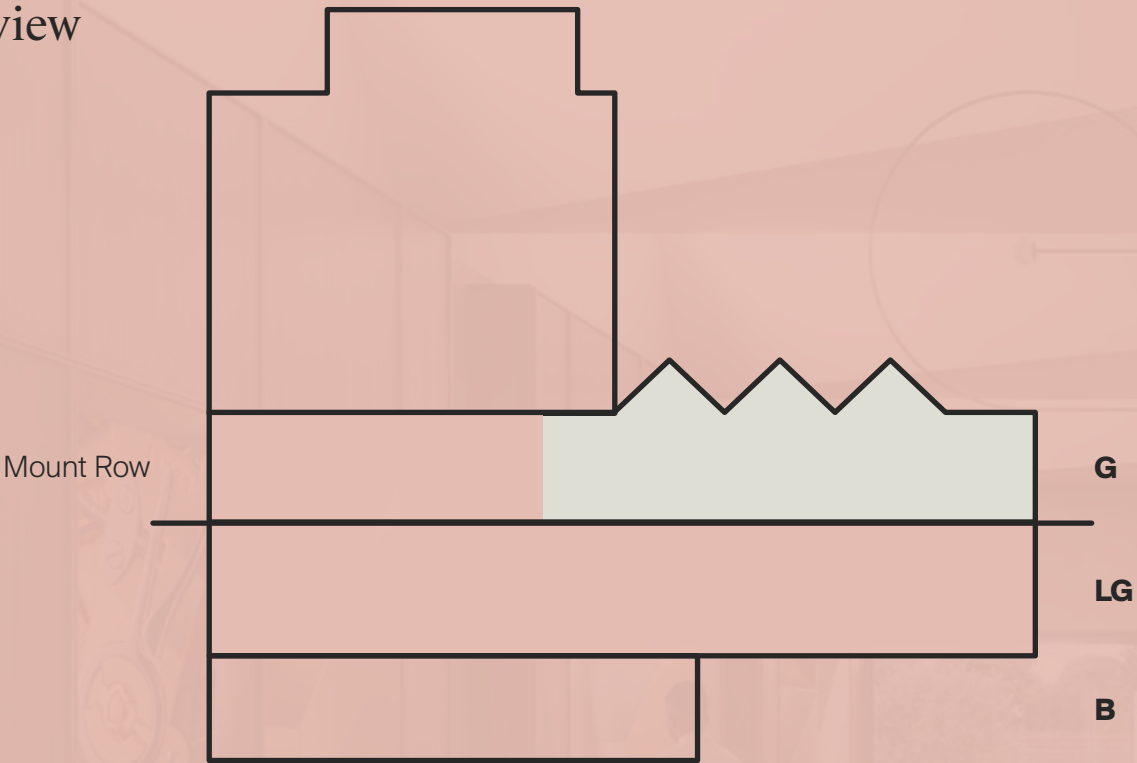




# Ground Floor

## Rear

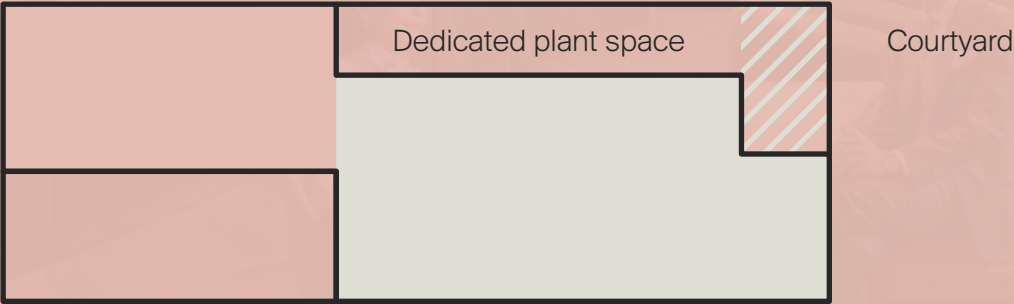
Elevation view



Info

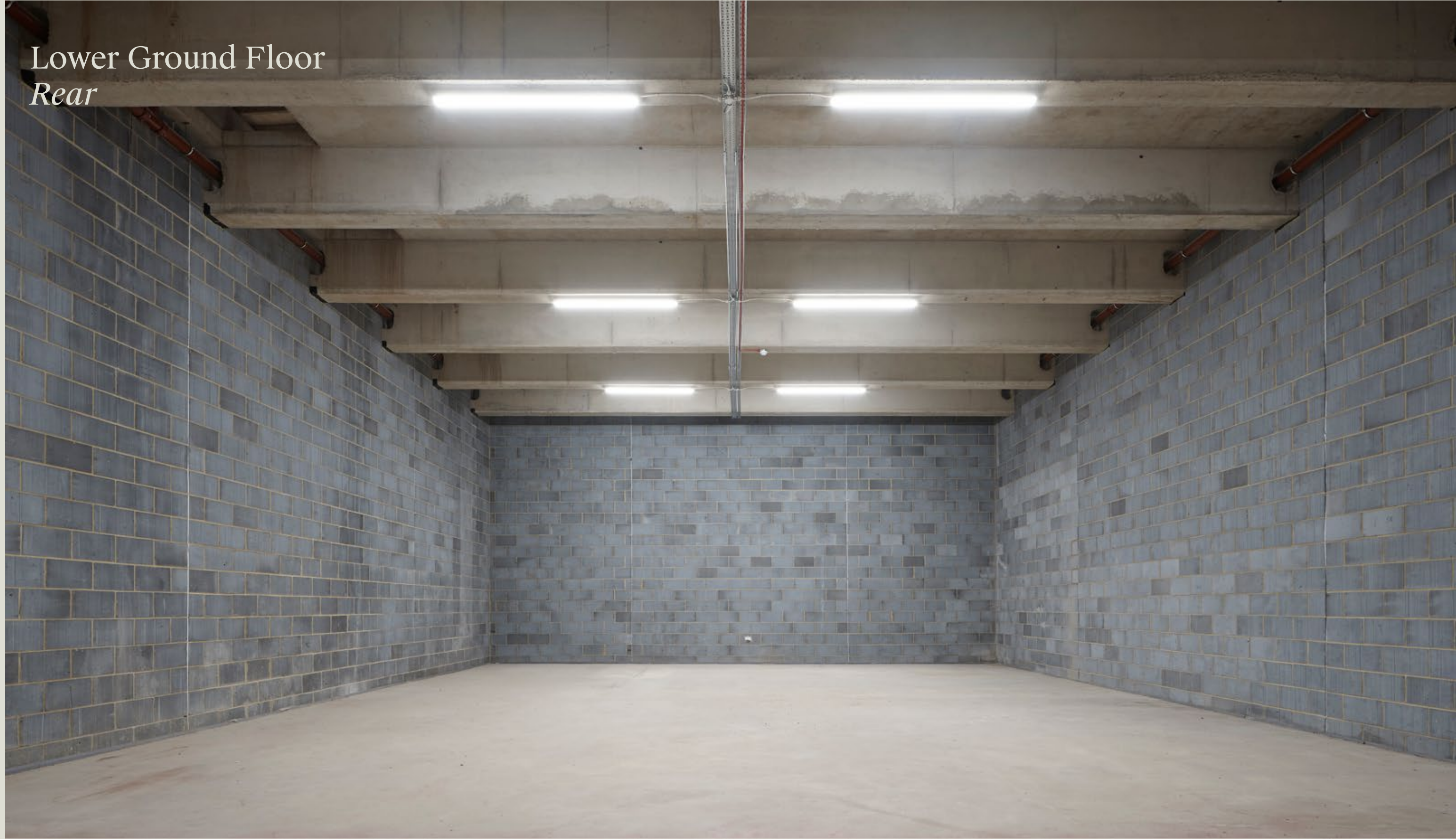
- Column-free design for clear sight lines across spaces and the potential to feature large display pieces
- Faceted ‘origami’ ceiling with bronze cladding with a maximum height to apex of 5.4m
- Walls and ceiling construction allows for load-bearing installations
- Open courtyard to the rear

Plan view





# Lower Ground Floor *Rear*





Lower Ground Floor  
*Rear*

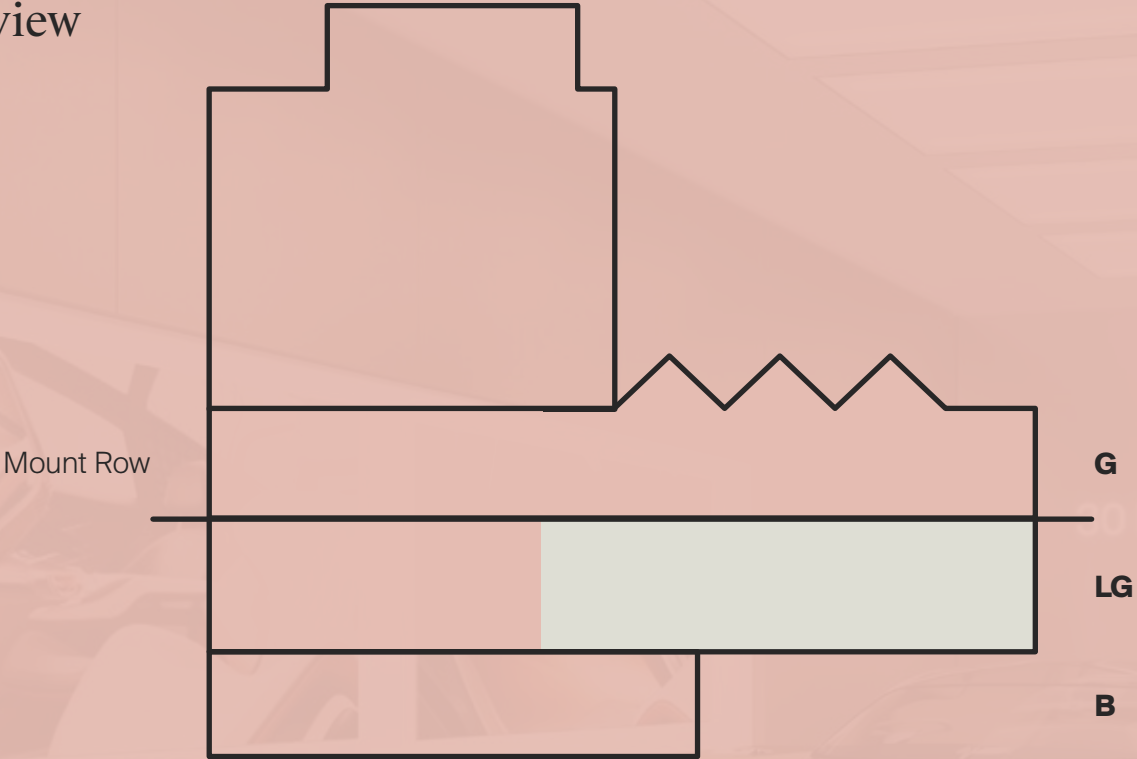


30 Mount Row



# Lower Ground Floor *Rear*

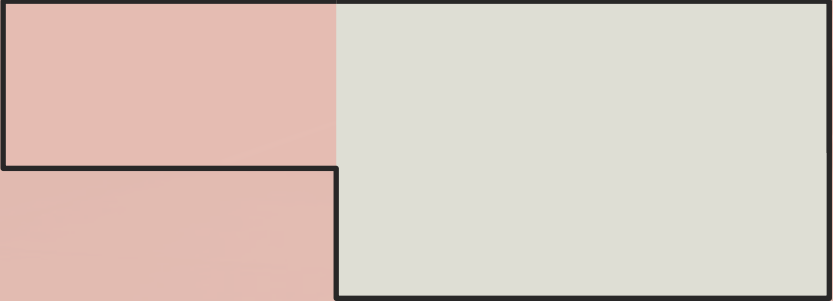
Elevation view



Info

- Column-free design for clear sight lines
- Ceiling height of 4.85m

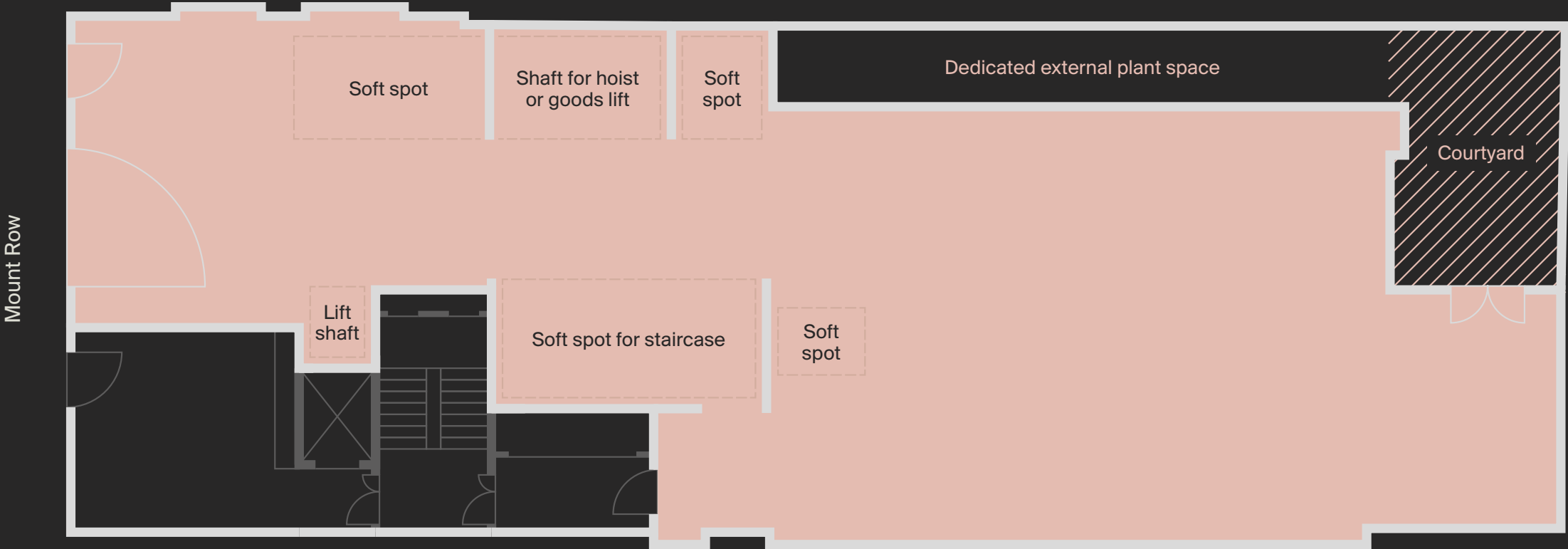
Plan view





# Ground Floor *Plan*

Gross internal area (GIA)  
2,943 sq ft  
273 sq m



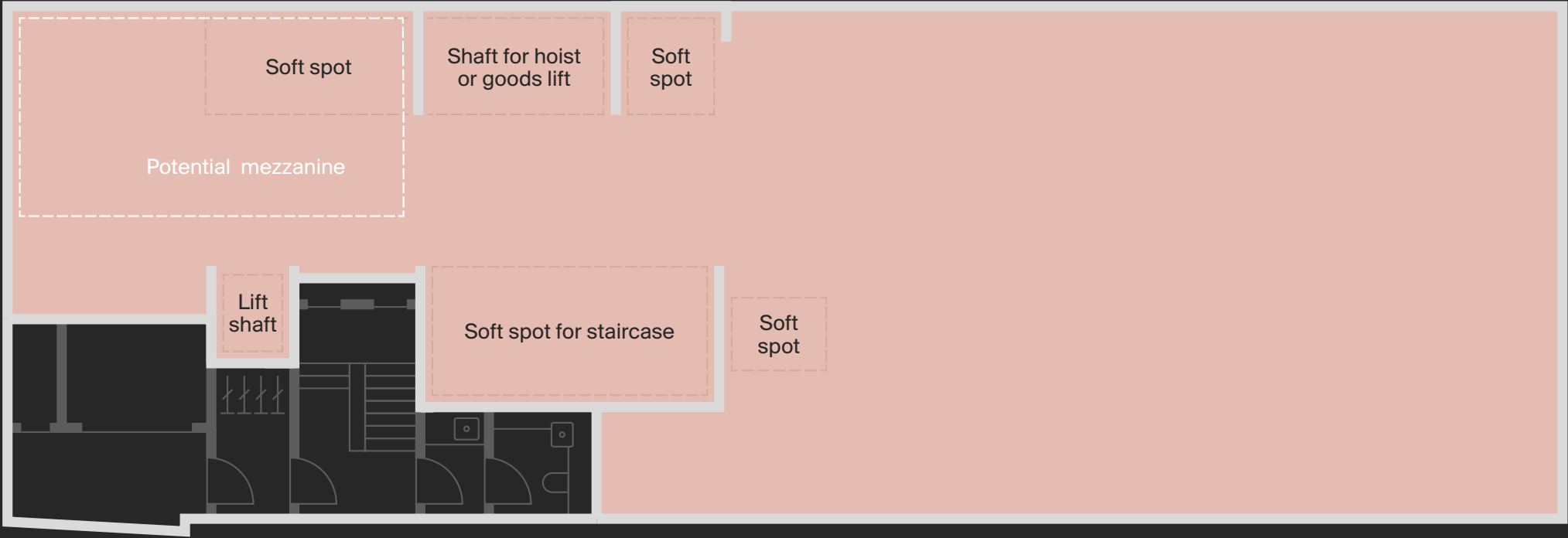
**COURTYARD**  
503 sq ft / 47 sq m  
**CEILING HEIGHT**  
Front 3.5m  
Rear 4.05m (apex 5.4m)



# Lower Ground Floor *Plan*

Gross internal area (GIA)  
3,148 sq ft  
293 sq m

Mount Row



**POTENTIAL MEZZANINE**  
409 sq ft / 38 sq m

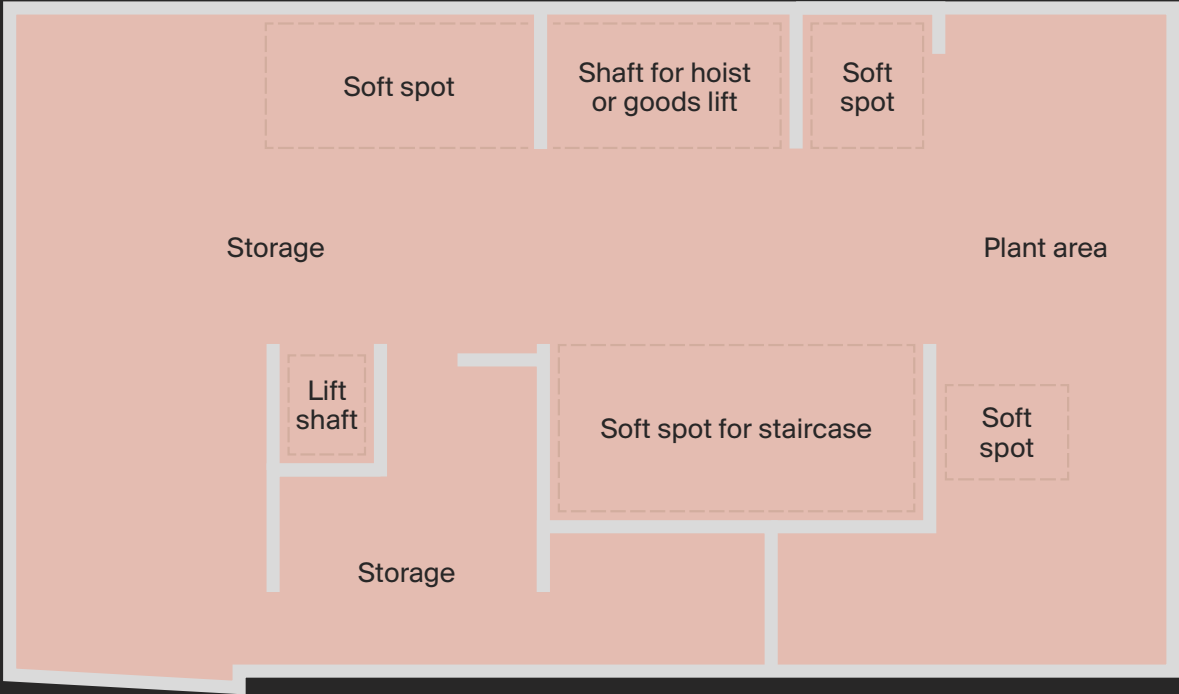
**CEILING HEIGHT**  
Front 4.5m (5.2m to structural soffit)  
Rear 4.85m  
Potential mezzanine 2.3m



# Basement *Plan*

Gross internal area (GIA)  
2,136 sq ft  
198 sq m

Mount Row



CEILING HEIGHT  
3.1m to structural soffit



# Specification

**MECHANICAL  
AND ELECTRICAL**

All to be provided by the incoming tenant.  
Designated external plant space.

**Air handling**

To be provided by tenant.  
Air handling options have been developed  
and are available upon request.

**Power**

200A 3 Phase UKPN service head provided.

**FLOOR LOADINGS**

7.5kN/m² to ground and lower ground floor.

**CEILING HEIGHTS**

**Ground Floor**

Front: 3.5m  
Rear: 5.4m to the highest point of the apex  
and 4.05m to the lowest point.

**Lower Ground Floor**

Front: 4.85m max height  
Rear / Offices: 5.2m  
Potential mezzanine 2.3m

**Basement**

Plant / Storage:  
3.1m to structural soffit.

**BASIC FINISHES**

Shell and core provision of unit. Internal block  
work finishes throughout. Final finishes to be  
provided by tenant.

**ROOF SPECIFICATION**

Steel frame with bronze cladding  
to external faces.

**SOFT SPOTS**

Allowances have been made in the structure  
for alternative positions for staircases, goods  
lift, hoist and passenger lifts to be installed  
by the incoming tenant. Technical details  
available on request.

**SHOP FRONT**

Provided by landlord in accordance with the  
planning permission 16/01024/FULL granted  
on 29 April 2016.

**POINT LOADS**

10Kn point loads in the roof structure above  
the ground floor to enable heavy works of art  
to be hung.

**TERMS OF LEASE**

**Possession date**

Available now

**Rent**

Upon application

**Terms**

A new lease is available directly from the landlord.







# Location Map



## Hotels & Restaurants

- 1 The Beaumont Hotel
- 2 Claridge's
- 3 The Twenty Two
- 4 St Regis London
- 5 The Chancery Rosewood
- 6 Cipriani London
- 7 Alfred Dunhill at Bourdon House
- 8 Bacchanalia
- 9 The Connaught Hotel
- 10 Scott's
- 11 The Audley
- 12 The George Club
- 13 Annabel's
- 14 Harry's Bar
- 15 Little House
- 16 The Dorchester
- 17 Gymkhana
- 18 Humo
- 19 Taku
- 20 Socca
- 21 Mount St Restaurant



## Galleries

- 1 Pace
- 2 Bonhams
- 3 Hauser & Wirth
- 4 Sotheby's
- 5 Gagosian
- 6 Hamiltons Gallery
- 7 Sadie Coles HQ
- 8 Stephen Friedman Gallery
- 9 Phillips
- 10 Sprüeth Magers
- 11 Galerie Thaddaeus Ropac
- 12 Simon Lee Gallery
- 13 Timothy Taylor
- 14 Goodman Gallery
- 15 Cardi Gallery
- 16 26 Cork Street



## Retail Streets

- ### Mount Street
- 1 The Row
  - 2 Pragnell
  - 3 Goyard
  - 4 Maison Rabih Kayrouz
  - 5 Marni

### New and Old Bond Street

- 6 Hermès
- 7 Louis Vuitton
- 8 Bvlgari
- 9 Alexander McQueen
- 10 Tiffany & Co.
- 11 Globe-Trotter
- 12 Prada
- 13 Saint Laurent
- 14 Burberry

### Albemarle Street

- 15 Garrard
- 15 Paul Smith

### Dover Street

- 17 Victoria Beckham
- 18 Acne Studios



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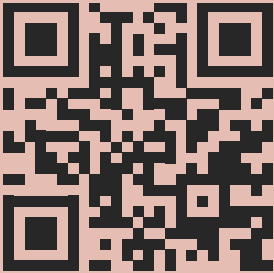


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