

30 Mount Row
Mayfair

*Scale, volume,
purpose.*
An introspective.

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Studio Mackereth Architects took their inspiration for this new gallery 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 gallery has an appropriate grandeur and sits harmoniously within its streetscape.





CGI. Indicative only



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

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

- Purpose built with gallery use in mind
- Large pivot door for deliveries of artworks
- 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

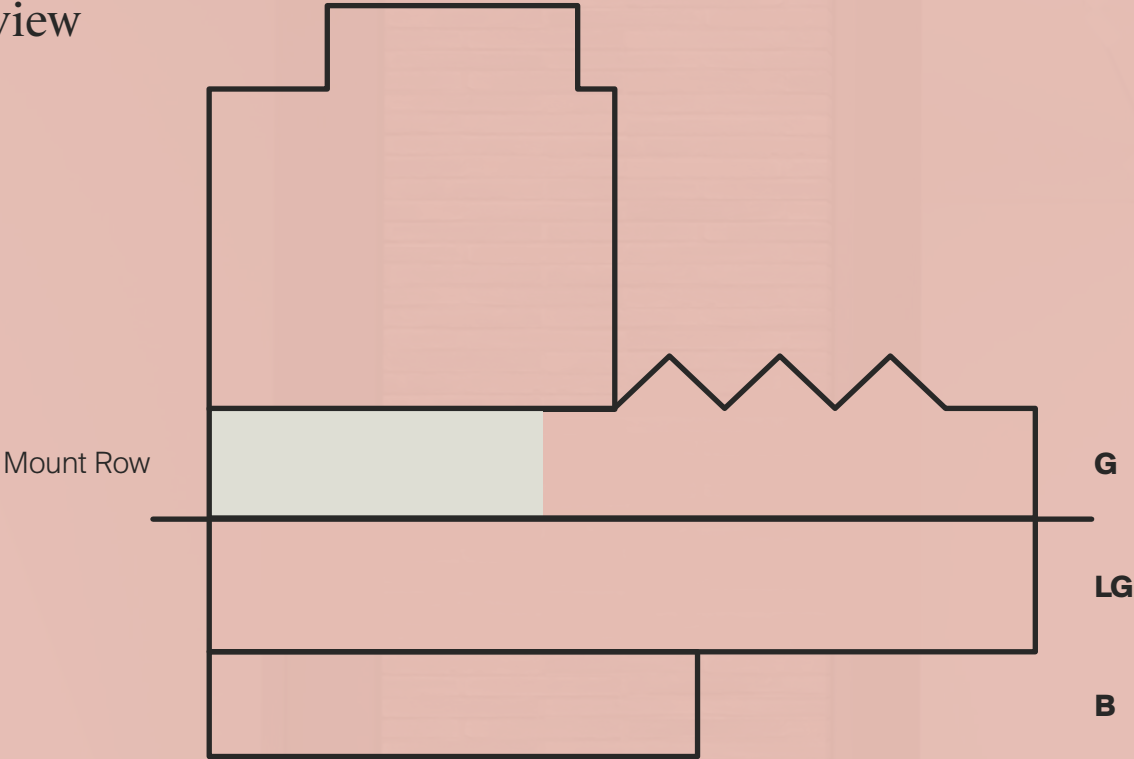
Ground Floor
Front



Ground Floor

Front

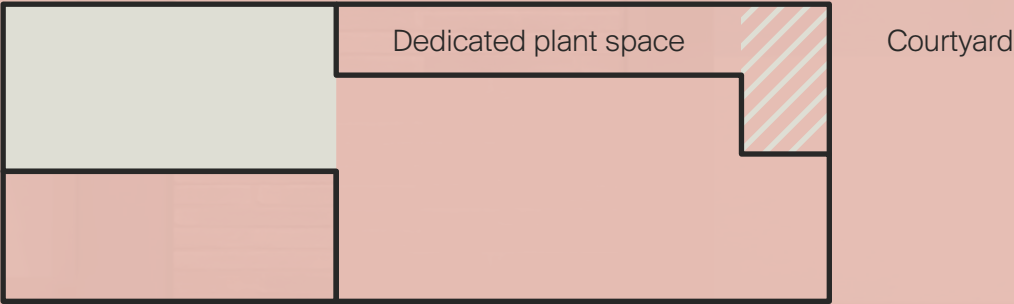
Elevation view



Info

- Light-filled street entrance
- Clear view through to gallery 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



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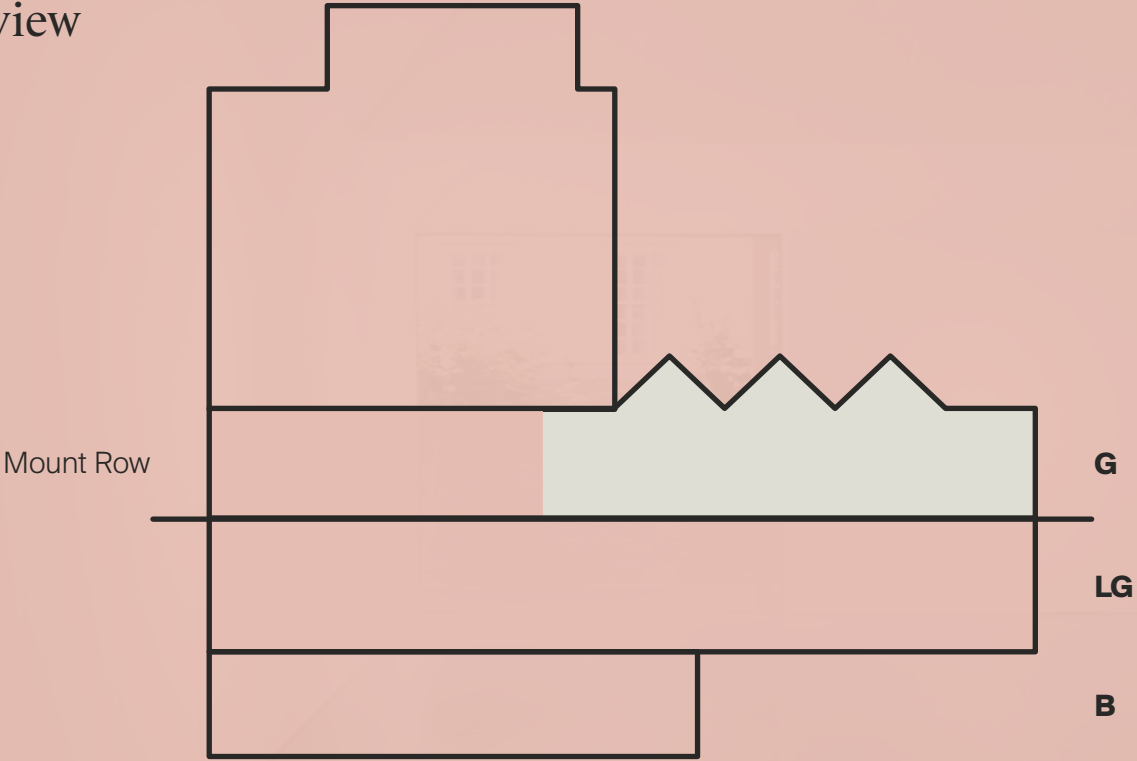
Ground Floor
Rear



Ground Floor

Rear

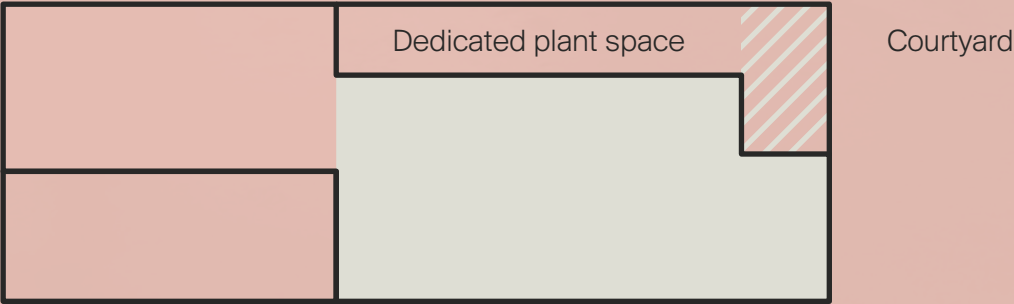
Elevation view



Info

- Column-free design for clear sight lines across exhibition spaces and the potential to feature large sculptural 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 of the gallery

Plan view



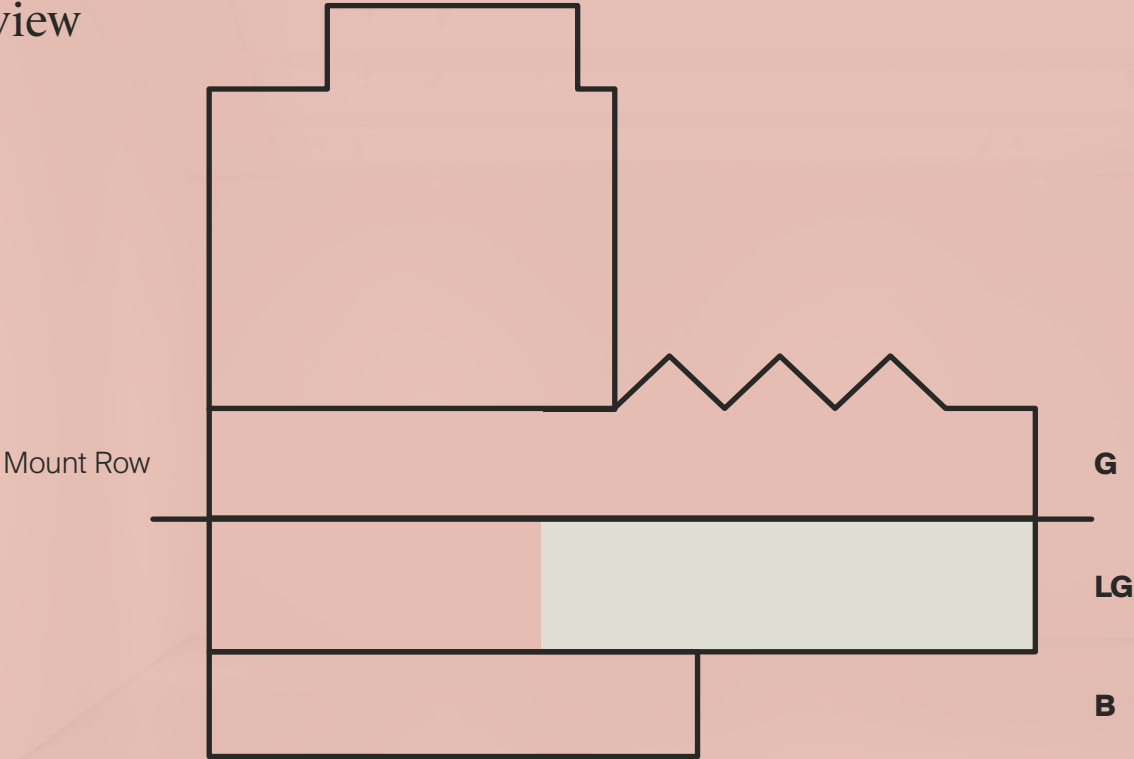
Lower Ground Floor
Rear



Lower Ground Floor

Rear

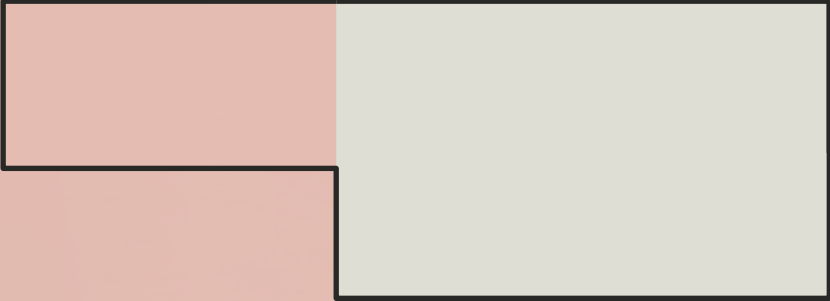
Elevation view



Info

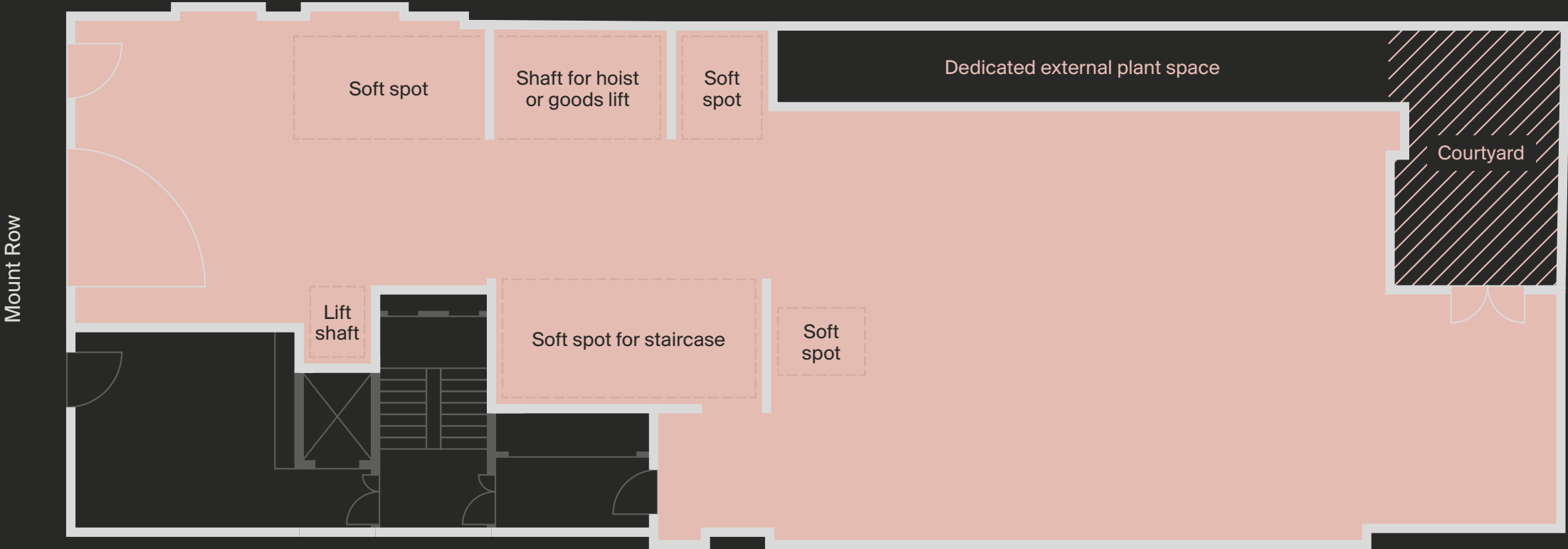
- Column-free design for clear sight lines
- Ceiling height of 4.85m

Plan view



Ground Floor *Plan*

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

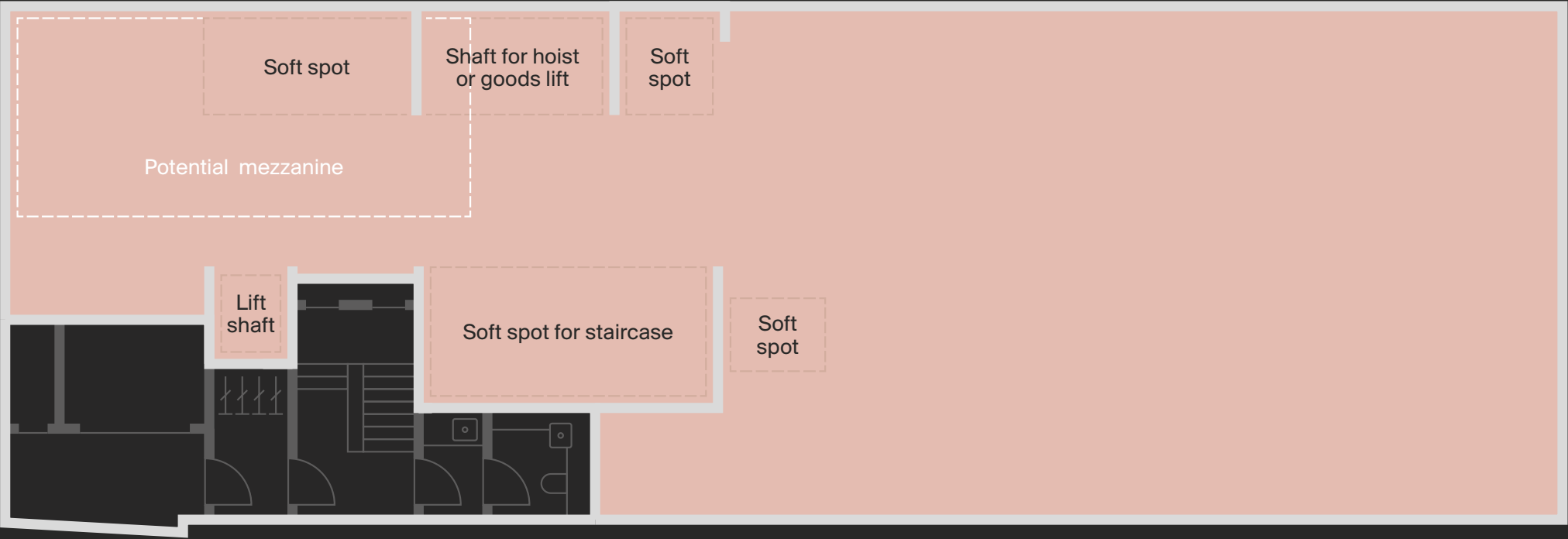


COURTYARD
503 sq ft / 47 sq m
CEILING HEIGHT
Gallery front 3.5m
Gallery rear 4.05m (apex 5.4m)

Lower Ground Floor *Plan*

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

Mount Row



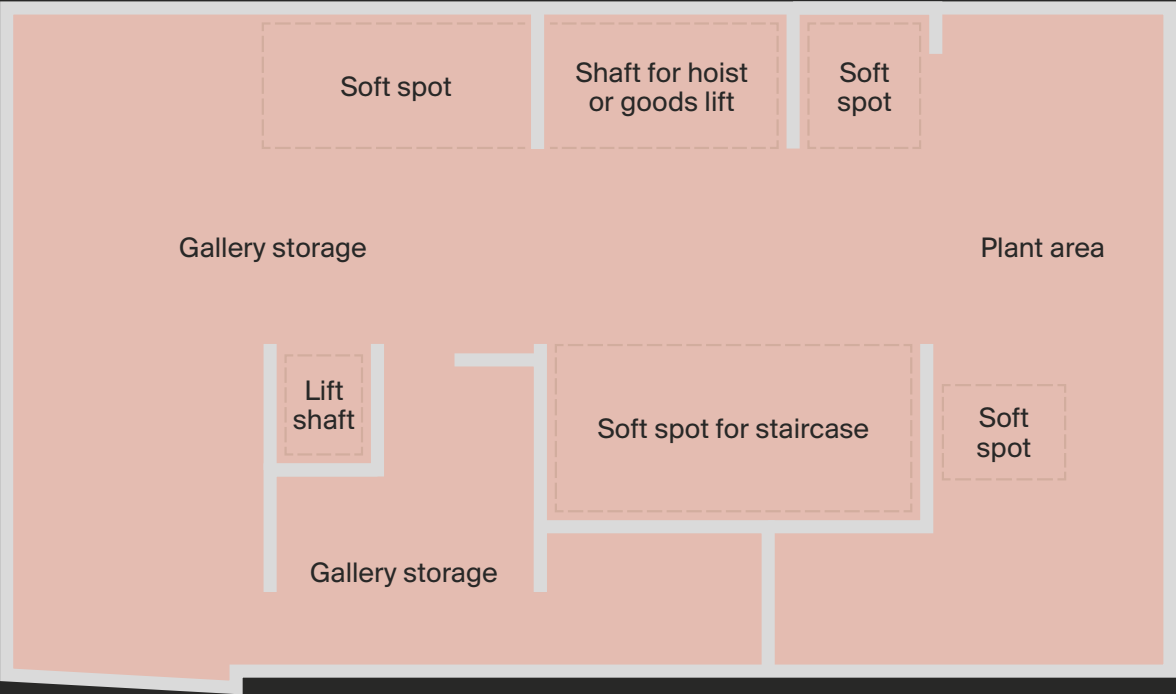
POTENTIAL MEZZANINE
409 sq ft / 38 sq m

CEILING HEIGHT
Gallery front 4.5m (5.2m to structural soffit)
Gallery 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

TERMS OF LEASE

Possession date
Q3 2022

Rent
Upon application

Terms
A new lease is available directly from the landlord.

**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
Gallery front: 3.5m
Gallery rear: 5.4m to the highest point of the apex and 4.05m to lowest point.

Lower Ground Floor
Gallery front: 4.85m max height
Gallery 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.



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Location Map



Hotels & Restaurants

- 1 The Beaumont Hotel
- 2 Claridge's
- 3 The Twenty Two
- 4 St Regis London
- 5 The Chancery Rosewood
- 6 C 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 The Goode Building
- 16 Little House
- 17 The Dorchester



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



Retail Streets

Mount Street

- 1 The Row
- 2 Matches
- 3 Pragnell
- 4 Goyard
- 5 Maison Rabih Kayrouz
- 6 Marni

New and Old Bond Street

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

Albemarle Street

- 15 Garrard
- 16 Paul Smith

Dover Street

- 17 Victoria Beckham
- 18 Acne Studios



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