



SCANDIA HOUSE

6 ALBEMARLE STREET
MAYFAIR
W1

EXECUTIVE SUMMARY

Rare opportunity to acquire a near vacant Mayfair freehold, perfect for owner occupiers with flexibility for a number of uses.

- Freehold
- Prominently located in Mayfair at the southern end of Albemarle Street, in close proximity to Bond Street and The Ritz
- Exceptionally well connected with Green Park Underground station only 3 minutes walk from the property and the Elizabeth Line at Bond Street also a short walk away
- 10,342 sq ft of commercial accommodation arranged over lower ground, ground and four upper stories split front and back
- Majority vacant with two tenants remaining and providing a passing rent of £230,000 per annum
- Full vacant possession available in September 2026
- The property benefits from prominent retail frontage and provides flexibility for a number of uses including retail, restaurant, gallery, office and a feasibility study for conversion to a private member's club (subject to the necessary consents)

Offers for the freehold interest are invited in excess of £28,000,000 subject to contract, reflecting a capital value of £2,707 per sq ft, exclusive of VAT.





LONDON EYE

HOUSES OF PARLIAMENT

HORSE GUARDS PARADE

BUCKINGHAM PALACE

ST JAMES'S SQUARE

PICCADILLY CIRCUS



ST JAMES'S

ISI
SCANDIA HOUSE

GREEN PARK



GREEN PARK

PICCADILLY

GOLDEN SQUARE

SOHO

BURLINGTON ARCADE

MAYFAIR

REGENT STREET

SAVILLE ROW

BOND STREET

ALBEMARLE STREET

DOVER STREET

BERKELEY SQUARE

ICONIC



LOCATION



LUXURY OF MAYFAIR

Mayfair is internationally recognised for its heritage, commercial prestige, high-end amenity, luxury hotels and distinguished real estate.



As well as the world-class retail offering that Bond Street and Regent Street have to offer, including brands such as Chanel, Louis Vuitton and Patek Philippe, the property also benefits from easy access to a selection of London's most exclusive restaurants, hotels, members clubs and art galleries with Claridge's, Annabel's, The Ritz and The Royal Academy of Arts all within a short walk.

In addition to its illustrious garden squares, Mayfair is surrounded by Royal Parks with Green Park and St James's Park providing the gateway to Buckingham Palace.

THE CAPITAL & BEYOND

A key Mayfair vantage point offering unmatched connectivity with major transport hubs only a short walk away.



TRANSPORT CONNECTIONS

WALK TIMES FROM SCANDIA HOUSE (MINS)

3

Green Park



6

Piccadilly Circus



8

Bond Street



10

Oxford Circus



14

Leicester Square



ELIZABETH LINE TIMES FROM BOND STREET (MINS)

2

Tottenham Court Road



6

Paddington



8

Farringdon



10

Liverpool Street



28

Heathrow Airport





THE BUILDING

Scandia House is a prominent and attractive freehold building at the southern end of Albemarle Street, providing expansive retail frontage below its period façade.



Following bomb damage during WWII the building was redeveloped behind a retained façade in the 1960s. The last major redevelopment was undertaken in 2012 and the building was most recently the home of the Marlborough Gallery.

The double height ground and first storeys provide excellent volume and natural light which provides flexibility for a wide range of uses.

Whilst five storeys high, the 10,342 sq ft property is made up of ground, lower ground and eight well configured upper floors split between the front and rear section of the property, all of which are serviced by a spacious lift.

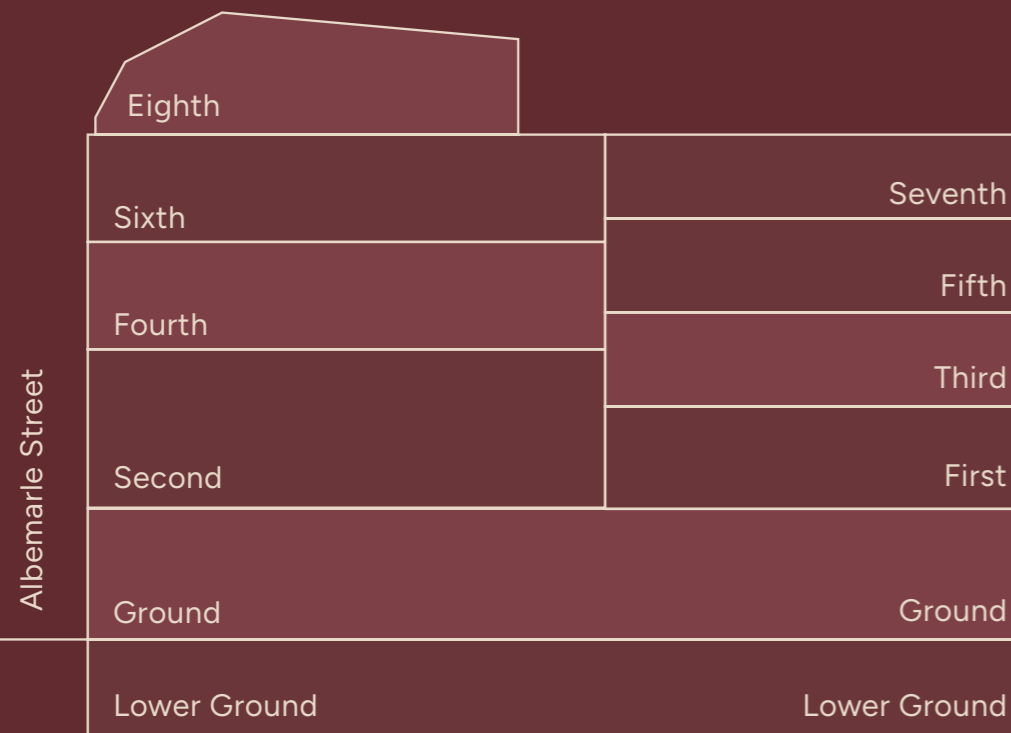
ACCOMMODATION

Floor	GIA sq ft	NIA sq ft
Eighth	1,378	950
Seventh		497
Sixth	2,121	1,019
Fifth	765	529
Fourth		1,126
Third	2,115	513
Second		1,157
First	2,202	414
Ground	2,787	1,933
Lower Ground	3,427	2,204
Total	14,795	10,342

The areas have been verified via an independent measured survey undertaken by Sterling Temple which is assignable to a purchaser.

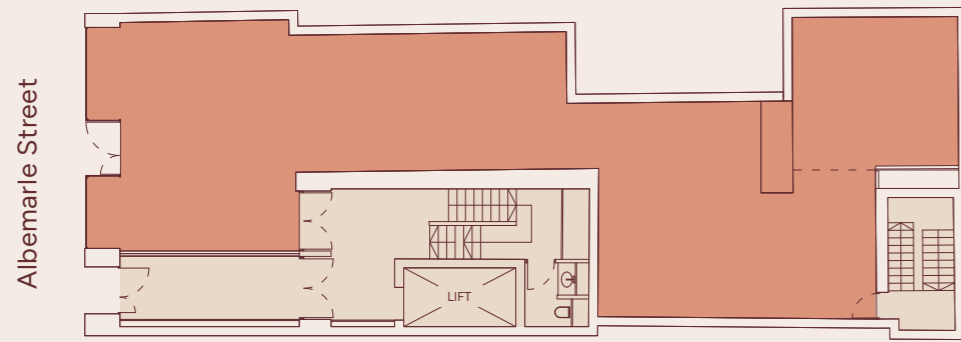


THE BUILDING



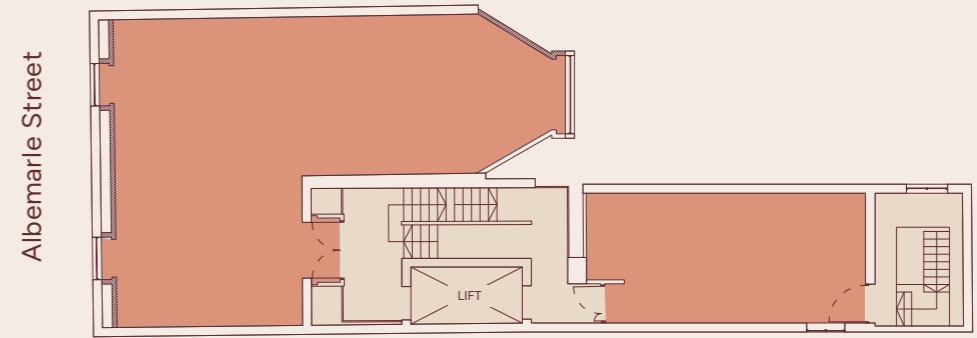
FLOOR PLANS

GROUND FLOOR



SECOND FLOOR

1,157 Sq Ft (NIA)

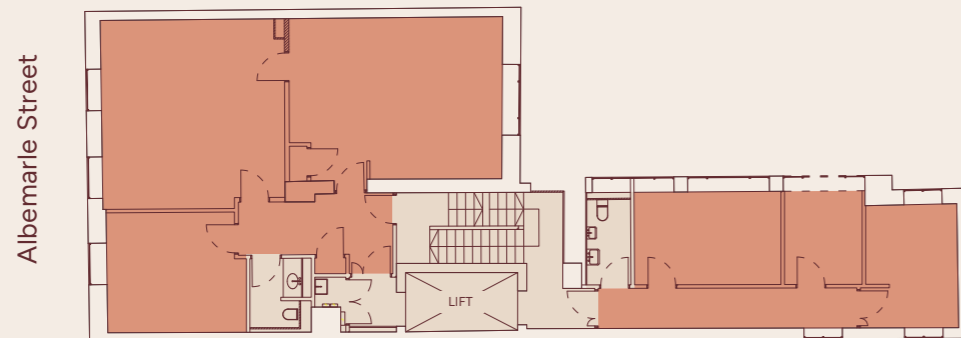


FIRST FLOOR

414 Sq Ft (NIA)

FOURTH FLOOR

1,126 Sq Ft (NIA)

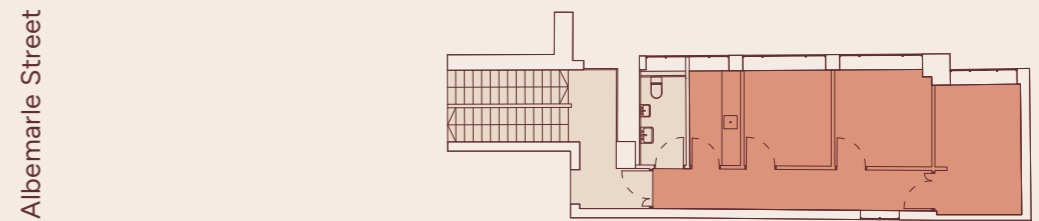


THIRD FLOOR

513 Sq Ft (NIA)

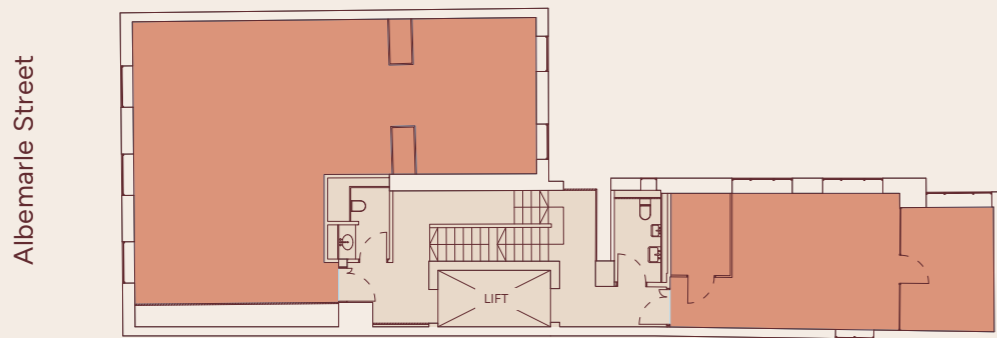
FIFTH FLOOR

529 Sq Ft (NIA)



SIXTH FLOOR

1,019 Sq Ft (NIA)

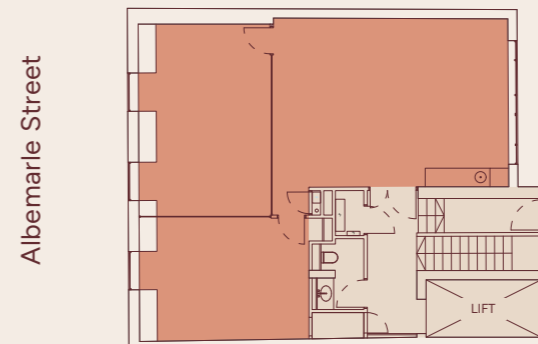


SEVENTH FLOOR

497 Sq Ft (NIA)

EIGHTH FLOOR

950 Sq Ft (NIA)



● NIA
● Core



Plans not to scale,
for indicative purposes only.



TITLE

TENURE

The property is held Freehold, as highlighted in the plan below.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

PLANNING

The property is not listed but is located within the Mayfair Conservation Area.

TENANCY

Two tenants remain in the building across four of the upper floors, providing a passing rent of £230,000 per annum.

Marlborough Fine Art (London) Limited occupy the 3rd and 5th floor on leases expiring on 28/09/2026 and are paying £104,200 per annum.

Europi Property Group Limited occupy the 7th and 8th floor on a lease expiring on 29/09/2026 and are paying £125,800 per annum.

All tenancies are contracted outside the Landlord and Tenant Act 1954.

Full vacant possession is available in September 2026.

THE OPPORTUNITY

Scandia House offers an exciting opportunity to create best-in-class commercial accommodation in the heart of Mayfair with flexibility for a range of uses.

OPTIONALITY INCLUDES:

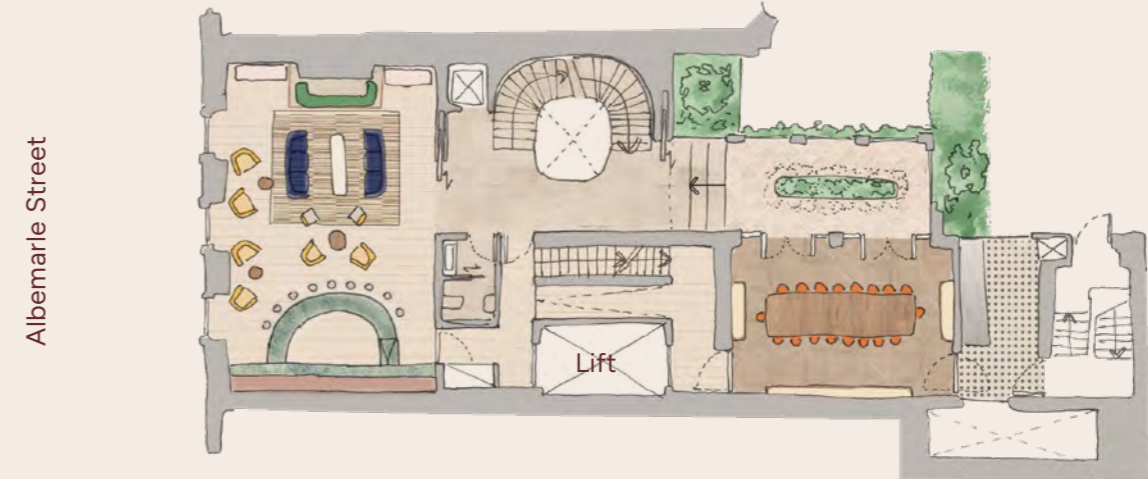
- 1** Refurbishment of the existing building to deliver a flagship gallery with offices above.
- 2** Refurbishment and conversion to alternative retail premises including a luxury store in keeping with the surrounding area or prime restaurant accommodation, with offices above.
- 3** Refurbishment and conversion of the whole building into a high-end private member's club, subject to obtaining the necessary consents. RedBook and Michaelis Boyd have undertaken a feasibility study for such a scheme, which can be found in the data room.

In all eventualities, terracing could be created at first/second floor and roof level. The flat roof at first/second floor level could be converted into a private terrace and a communal roof terrace could be created at the rear of the 8th floor following the consolidation of the existing plant, subject to obtaining the necessary consents.

INDICATIVE FIRST AND SECOND FLOOR HIGHLIGHTING THE POTENTIAL CONVERSION TO A PRIVATE MEMBERS CLUB



INDICATIVE FIRST AND SECOND FLOOR HIGHLIGHTING THE CREATION OF PRIVATE TERRACING



INDICATIVE EIGHTH FLOOR HIGHLIGHTING THE CREATION OF A COMMUNAL ROOF TERRACE



Plans not to scale, for indicative purposes only.

INVESTMENT MARKET EVIDENCE

Investors continue to pay premium pricing for prime West End assets.



22-23 PRINCES STREET, W1

Date Sold	Exchanged Dec 2025
Tenure	Freehold
Size	11,016
WAULT B/E	5.5 / 10.5 yrs
Price	Q.£32,500,000
NIY	Q.3.75%
Cap Val	Q.£2,950 psf



7-8 CONDUIT STREET, W1

Date Sold	Feb 2026
Tenure	Freehold
Size	10,976
WAULT B/E	5.0 / 10.0 yrs
Price	£41,200,000
NIY	4.02%
Cap Val	£3,754 psf



35 BERKELEY SQUARE, W1

Date Sold	Jan 2026
Tenure	Leasehold
Size	7,929
WAULT B/E	VP
Price	£26,250,000
NIY	-
Cap Val	£3,311 psf



16 CONDUIT STREET, W1

Date Sold	Jan 2026
Tenure	Virtual Freehold
Size	4,705
WAULT B/E	1.6 yrs
Price	£13,500,000
NIY	-
Cap Val	£2,869 psf



34 BERKELEY SQUARE, W1

Date Sold	Dec 2025
Tenure	Leasehold
Size	4,255
WAULT B/E	VP
Price	£22,125,000
NIY	-
Cap Val	£5,200 psf



13-14 CURZON STREET, W1

Date Sold	Oct 2025
Tenure	Freehold
Size	12,785
WAULT B/E	10.5 / 11.0 yrs
Price	£35,900,000
NIY	3.34%
Cap Val	£2,808 psf



43-44 ALBEMARLE STREET, W1

Date Sold	Sept 2025
Tenure	Freehold
Size	12,109
WAULT B/E	VP
Price	£33,300,000
NIY	N/A
Cap Val	£2,750 psf



103-105 JERMYN STREET, W1

Date Sold	Apr 2025
Tenure	Freehold
Size	16,637
WAULT B/E	VP
Price	£45,000,000
NIY	N/A
Cap Val	£2,705 psf

FURTHER INFORMATION

PROPOSAL

Offers for the freehold interest are invited in excess of **£28,000,000** subject to contract, reflecting a capital value of **£2,707 per sq ft**, exclusive of VAT.

EPC

EPC B.

VAT

The property is elected for VAT. It is envisaged the sale will be treated as a TOGC.

DATA ROOM

Access to the data room is available on request.

CONTACTS

For further information or to arrange an inspection, please contact:

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