

Caleus secures planning consent for market leading Mayfair office scheme

1 year ago



Caleus has achieved planning permission for 19 – 24 Dering Street, W1, to create a best in class, highly sustainable, office scheme between Hanover Square and Bond Street.

With work due to commence in 2025, the deep retrofit will reuse the original building foundations and structure to the 3rd floor. With a new façade and core as well as four additional floors, the building will offer a total of 33,000 sq ft of prime office and retail space. Both the 6th and 7th floors will have terrace space totalling c. 2,700sq ft, with the large 7th floor communal terrace being fully serviced, with lift access from all floors and sweeping views over Mayfair.

The Piercy & Co designed scheme aims to deliver prime Grade-A office space with strong amenities, including a generous ground floor reception, rooftop event space, as well as cycle storage and end-of trip facilities. Caleus is targeting the highest sustainability standards including: BREEAM Outstanding, NABERS 5*, WELL Platinum, and Net Zero in operation.

[Savills](#) and Edward Charles have been appointed as joint leasing agents on the scheme, which will be available for occupation in 2027.

Anthony Golosetti, of Caleus, comments: “We are delighted to have secured planning consent for our development plans at Dering Street. The scheme aims to deliver super-prime office and flexible space with ceiling heights up to 3m. As whole life carbon considerations and sustainable design are of utmost importance to us, Dering Street targets minimal operational and embodied carbon.”

Freddie Corlett, a director in the Central London office leasing team at Savills, adds: “The core West End

office market has seen a surge of activity since the pandemic, primarily driven by the financial sector. A limited number of new schemes in the development pipeline – a result of a tough planning landscape and rising construction costs – combined with strong take up, will lead to further supply shortages and strong rental growth. Being awarded planning consent for Dering Street is all the more important as we will be delivering the quality of building both needed and desired by core occupiers.”

Photo credit: Savills