

THE
**BERKELEY
SQUARE**
ESTATE

14-16 BRUTON PLACE
MAYFAIR W1



Offices to let - 2,390 sq ft (222.04 sq m)

THE REAL ESTATE



14-16 BRUTON PLACE

MAYFAIR W1

Offices to let - 2,390 sq ft (222.04 sq m)

DESCRIPTION

The available accommodation comprises office space on the third floor which includes existing fit-out, raised floors, suspended ceilings, air-conditioning and a shower. The office benefits from excellent natural light through large windows overlooking Bruton Place.

SPECIFICATION

- Central Mayfair location
- Existing fit out
- 24-hour access
- Shower
- Kitchen
- 8-person passenger lift

LOCATION

The property is located in the heart of Mayfair on Bruton Place. The area has an abundance of shopping, restaurants and hotel facilities. Transport connections are excellent with Green Park, Bond Street and Oxford Circus underground stations all within easy walking distance.

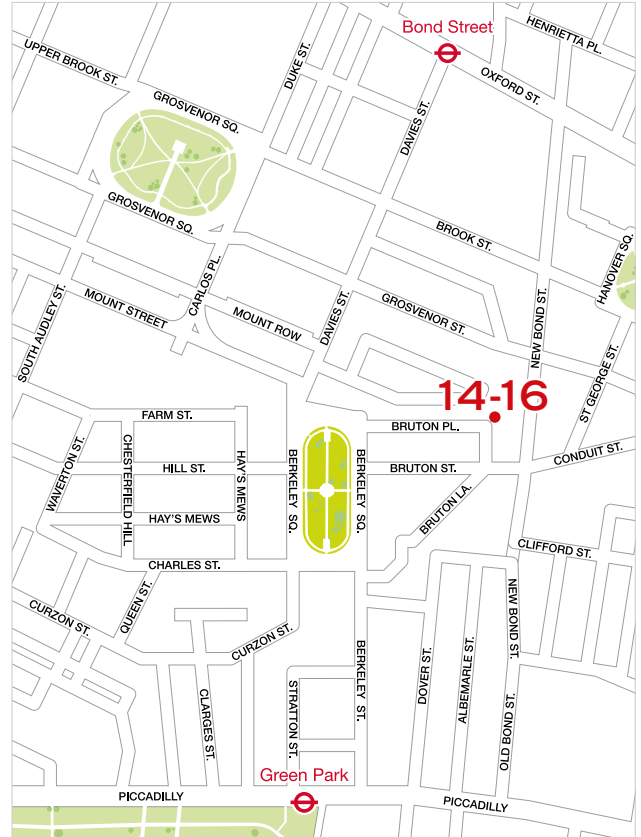
ACCOMMODATION

Floor		sq ft	sq m
Third	Under offer	2,390	222.04

TERMS

Flexible lease available direct from the freeholder for a term by arrangement.

	Rent	Service charge	Rates
Third	£77.50 psf	£14.03 psf	£36.02 psf



EPC

The property has an epc rating of E-118.

Maxim Vane Percy

mvp@gva.co.uk

020 7911 2771

Alex Kirk

alex.kirk@gva.co.uk

020 7911 2774

Daniel Tiernan

daniel.tiernan@gva.co.uk

020 7911 2055

GVA
An **APLEONA** company

GVA is a trading name of GVA Grimley Ltd who for themselves, for any joint agents and for the vendors or lessors of this property whose agents they give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- all rentals and prices are quoted exclusive of VAT

taylorreid design +44 (0) 20 7355 2500