

THE
**BERKELEY
SQUARE**
ESTATE

22 BRUTON STREET
MAYFAIR W1



Third floor to let - 1,319 sq ft (122.6 sq m)

THE REAL ESTATE



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MAYFAIR W1

Third floor to let - 1,319 sq ft (122.6 sq m)

DESCRIPTION

The available accommodation comprises period style offices on the third floor.

LOCATION

The property is located in the heart of Mayfair on the north side of Bruton Street. 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.

SPECIFICATION

- Good natural light
- Automatic passenger lift
- 24-hour access
- Male and female WCs
- Period space

ACCOMMODATION

| | | sq ft | sq m |
|-------------|-------------|-------|-------|
| Third floor | (Available) | 1,319 | 122.6 |

TERMS

The space is available on a lease for a term by arrangement direct from the freeholder.

| | Rent | Service charge | Rates |
|-------------|------------------|----------------|------------|
| Third floor | Upon application | £12.39 psf | £28.10 psf |

Approx 2017/18 all figures are exclusive of VAT.



EPC

The property has an epc rating of E-121.

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