

THE  
**BERKELEY  
SQUARE**  
ESTATE

26 BRUTON STREET  
MAYFAIR W1



Second floor to let - 1,394 sq ft (129.51 sq m)

THE REAL ESTATE



# 26 BRUTON STREET

## MAYFAIR W1

Second floor to let - 1,394 sq ft (129.51 sq m)

### DESCRIPTION

26 Bruton Street was built in the late 19th Century and comprises a classic Georgian-style building on basement, ground and four upper floors.

The available floor is office accommodation comprising open-plan space arranged over the second floor.

### SPECIFICATION

- Good natural light
- Automatic passenger lift
- Comfort cooled
- 24-hour access
- Kitchenette
- Period space

### 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, Oxford Circus and Piccadilly underground stations all within easy walking distance.

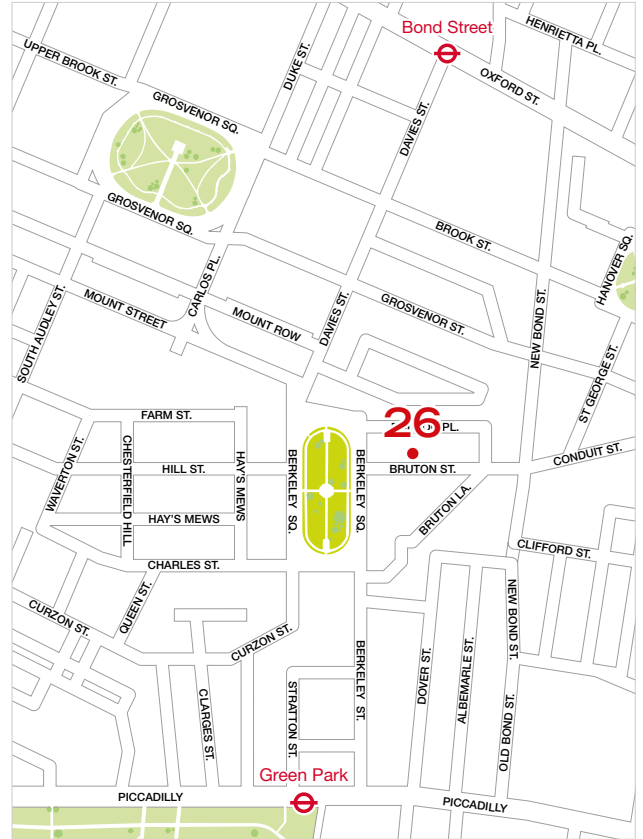
### ACCOMMODATION

		sq ft	sq m
Second floor	Under offer	1,394	129.51

### TERMS

A new lease for a term by arrangement direct from the freeholder.

	Rent	Service charge	Rates
Second floor	£79.50 psf	£11.40 psf	£23.87 psf



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