

THE
**BERKELEY
SQUARE**
ESTATE

29 BRUTON PLACE
MAYFAIR W1



Second floor office in highly sought-after Mayfair mews location

THE REAL ESTATE



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DESCRIPTION

The available accommodation will comprise newly refurbished office space on the second floor with raised floors, suspended ceilings and air-conditioning. The office benefits from excellent natural light through large windows overlooking Bruton Place.

SPECIFICATION

- Open-plan
- Air-conditioning
- Raised floor
- Suspended ceiling
- 24-hour access
- Superb natural light
- Kitchenette

LOCATION

The property is located in the heart of Mayfair on the south side of Bruton Place. 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

Floor		sq ft	sq m
Second	(under offer)	898	83.4

TERMS

A new lease outside the Landlord & Tenant Act 1954 Part II (as amended) is available lease direct from the freeholder for a term by arrangement.

	Rent	Service charge	Rates
Second floor	£65.00 psf	£10,040 pa*	£23,550 pa*

*Approximately for 2013/14



EPC

The property has an epc rating of E.

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