

THE  
**BERKELEY  
SQUARE**  
ESTATE

33 BRUTON STREET  
MAYFAIR W1



Second floor - 1,155 sq ft (107.30 sq m)

THE REAL ESTATE



# 33 BRUTON STREET

## MAYFAIR W1

Second floor - 1,155 sq ft (107.30 sq m)

### DESCRIPTION

The available accommodation comprises a refurbished office on the second 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, Oxford Circus and Piccadilly 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
Second floor	1,155	107.30

### TERMS

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

	Rent	Service charge	Rates
Second floor	£82.50 psf*	£9.97 psf**	£21.52 psf**

\*exclusive of VAT  
\*\* approx 2016/2017

### EPC

The property has an epc rating of E-102.



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