

THE
**BERKELEY
SQUARE**
ESTATE

34 - 36 BRUTON STREET
MAYFAIR W1



Development proposal – Offices 2,295 - 12,450 sq ft (213 - 1,156 sq m)
Retail 7,310 sq ft (679 sq m)

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DESCRIPTION

The Trehearne Architects designed scheme at 34-36 Bruton Street will transform 3 separate period buildings into a single, efficient, modern office whilst maintaining the original facades which gives Mayfair its unique picturesque quality. The redevelopment will provide circa 14,000 sq ft of modern office accommodation arranged over 4 upper floors with a ground floor reception. The scheme will also provide circa 8,000 sq ft of retail space at ground and lower ground floor levels with the possibility of trading as a retail unit from the first floor subject to the necessary consents.

LOCATION

The property is located on the north side of Bruton Street, close to its junction with Bruton Place. Green Park, Bond Street and Oxford Circus underground stations are within easy walking distance.

ACCOMMODATION

	sq ft	sq m
Fourth floor	2,295	213
Third floor	3,310	307
Second floor	3,325	308
First floor	3,520	327
Total	12,450	1,156
Retail ground floor	4,180	388
Retail lower ground floor	3,130	290
Retail total	7,310	679
Grand total	19,760	1,835

TERMS

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



For retail please contact:

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For offices please contact:

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