

THE
**BERKELEY
SQUARE**
ESTATE

42 BRUTON PLACE
MAYFAIR W1



Self-contained office building in highly sought-after Mayfair mews location

THE REAL ESTATE



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MAYFAIR W1

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DESCRIPTION

The property is of art deco style and of brick construction beneath a part mansard and flat roof, and comprises a mews building.

Self-contained office accommodation is provided on basement, ground and three upper floors. The offices benefit from suspended ceilings and good natural light.

LOCATION

The property is situated on an attractive terrace of mews buildings on the north side of Bruton Place, close to the junction with Berkeley Square.

Green Park, Bond Street, and Oxford Circus Underground Stations are within easy walking distance, providing access to the Victoria, Central, Bakerloo, Jubilee, and Piccadilly lines. Numerous bus routes operate along Piccadilly, Oxford Street, Park Lane and Regent Street.

ACCOMMODATION

Floor		sq ft	sq m
Third	under offer	388	36.1
Second	under offer	559	51.9
First	under offer	577	53.6
Ground	under offer	422	39.2
Lower ground	under offer	705	65.5
Total		2,651	246.3

Please note all areas are subject to check measurement

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
Entire building	TBC	TBC	£44,510*

*Figures above are estimated for the year 2013/14



EPC

The property has an epc rating of G.

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