

THE  
**BERKELEY  
SQUARE**  
ESTATE

25 BRUTON STREET  
MAYFAIR W1



Second floor to let - 1,309 sq ft (121.61 sq m)

THE REAL ESTATE



# 25 BRUTON STREET

## MAYFAIR W1

Second floor to let - 1,309 sq ft (121.61 sq m)

### DESCRIPTION

The available accommodation comprises a period style office on the second floor.

### LOCATION

The property is located in the heart of Mayfair on the North side of Bruton Street, close to its junction with Berkeley Square. The area has an abundance of shopping, restaurants and hotel facilities. Communications 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	1,309	121.61

### TERMS

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

	Rent	Service charge	Rates
Second floor	£77.50 psf	£29,559 pa	£30.31 psf

Approx 2017/18 all figures are exclusive of VAT.



### EPC

The property has an epc rating of TBC.

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