

## 86 Brook Street London W1K 5AY

3rd Floor - 1,759 sq ft (163.4 m<sup>2</sup>)



- Refurbished
- Air conditioning
- Raised floor
- Plaster ceiling
- Demised kitchen
- Demised WCs
- Passenger lift
- Smart reception with commissionaire
- Showers, changing facilities and bicycle racks

## 86 Brook Street, London W1

### Location

The building is prominently located on the corner of Brook Street and Binney Street, a few metres away from Grosvenor Square. Bond Street underground station is situated a short walk away, providing excellent access to The City and West London via the Central line and Canary Wharf, London Bridge and North West London via the Jubilee line.

### Description

The available office is located on the 3rd floor (1,759 sq ft) and is accessed by way of an automatic passenger lift. The office provides open plan refurbished accommodation, with demised WC's and a kitchen.

The floor is currently fitted out and provides open plan for 28 desks, with two meeting rooms and kitchen. Being the top floor with a significant number of windows, the natural light is very good. There are showers, changing facilities and bicycle racks in the basement.

### Lease

A new lease is available direct from the landlord.

### Rent

£77.50 per sq ft.

### Rates

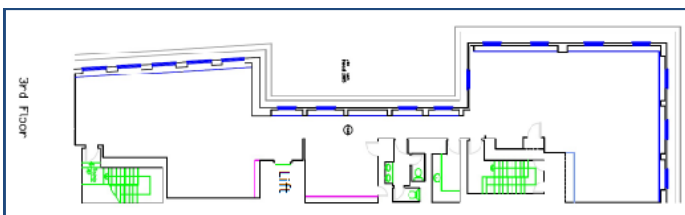
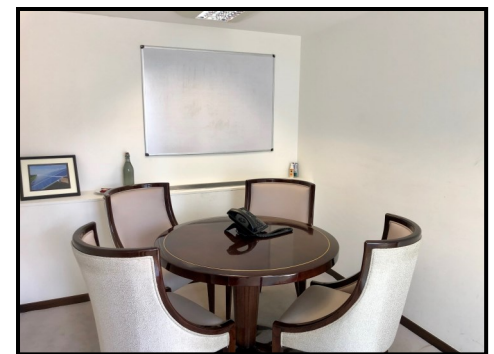
RV £101,000 / £29.46 per sq ft.

### Service Charge

Circa £17.70 per sq ft.

### Energy Performance

E - 106



For further information  
or to arrange a viewing,  
please contact sole agents:

**Crossland Otter Hunt**  
Bryan Pontifex - [bryan@coh.eu](mailto:bryan@coh.eu)  
Phil Frenay - [phil@coh.eu](mailto:phil@coh.eu)

06/19