

# 86 Brook Street, London W1 High Quality Mayfair Office 2nd Floor - 2,291 sq ft (213m²) Fitted Out



- Fitted out
- Air conditioning
- Raised floor
- Metal tile suspended ceiling
- Demised WCs
- Passenger lift
- Smart reception with commissionaire
- Showers, changing facilities and bicycle racks

## West End Office To Let



# 86 Brook Street, W1

### Location

This prominent corner building is located at the junction 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 corner office is located on the 2nd floor (2,291 sq ft) and is accessed by way of an attractive manned reception and passenger lift.

There are showers, changing facilities and bicycle racks in the basement.

### Lease

A new lease is available direct from the landlord.

### Rent

To be confirmed.

### **Rates**

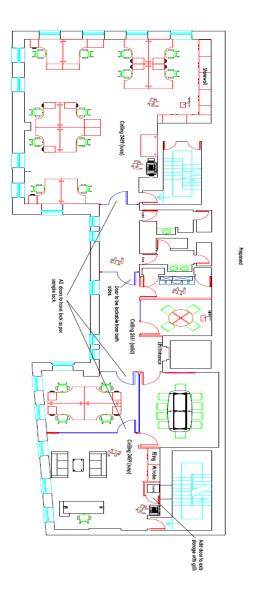
£38.55 per sq ft.

### **Service Charge**

£18.91 per sq ft.

### **Energy Performance**

**TBC** 



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

### **Crossland Otter Hunt**

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