



23 Bruton Street, Mayfair W1J

MODERN OFFICE SUITE TO LET
836 SQ FT

LOCATION

The property is situated on the north side of Bruton Street, opposite Berkeley Square House and just a short walk from Berkeley Square. The surrounding area features a range of high end retailers and restaurants, providing excellent local amenities. The property also benefits from convenient transport links, with Green Park, Bond Street and Oxford Circus stations all within a ten-minute walk.

DESCRIPTION

23 Bruton Street boasts a traditional period façade with similar features throughout the interior. The available space, positioned on the 2nd floor front, comprises 836 sq.ft. and benefits from excellent natural light. The common areas of the building have recently been refurbished, providing an impressive arrival experience for the tenants of the building. Building amenities also include lift access to all floors and two separate staircases as well as a shared kitchen area and W/C facilities.

SPECIFICATION

- Air conditioning
- Bespoke lighting
- Raised flooring
- 1 x passenger lift
- Shared kitchenette

FLOOR AREA

DESCRIPTION	FLOOR AREA (SQM)	FLOOR AREA (SQ FT)
2 nd Floor - Front	77.67	836

TERM

New lease terms are available direct from the Landlord.

RENT

£79.50 per sq ft

BUSINESS RATES

£27.01 per sq ft

SERVICE CHARGE

£12.83 per sq ft (approximate)

EPC

Available upon request.

VIEWING

By appointment through the sole agents, Newmark Gerald Eve LLP, or via joint agents Levy Real Estate LLP.



For further information please contact:

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