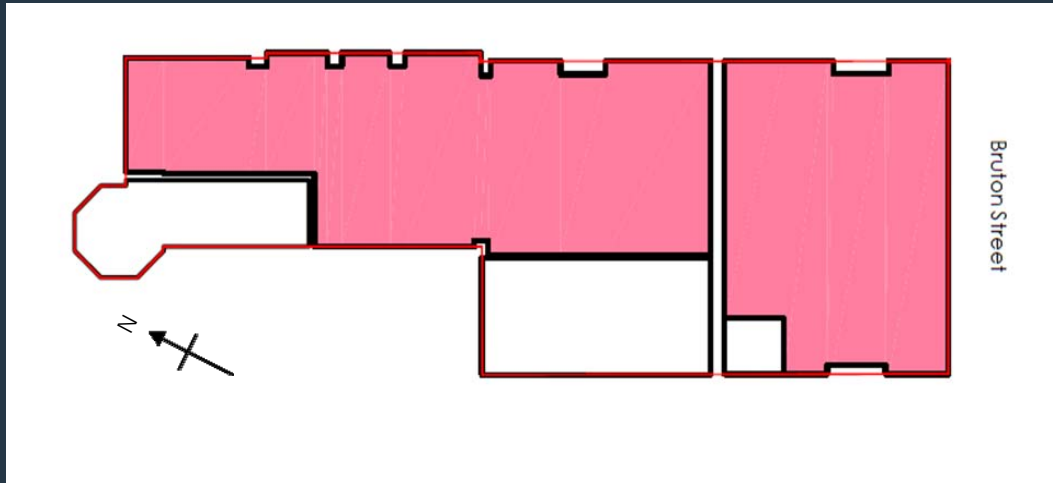


## Offices to let

26 Bruton Street  
Mayfair  
W1

3rd floor  
1,164 sq ft





3<sup>rd</sup> Floor, 26 Bruton Street. Indicative floor plan

## Location

The property is located in the heart of Mayfair on the north side of Bruton Street. The area has an abundance of shopping, restaurants and hotel facilities. Transport connections are excellent with Green Park, Bond Street, Oxford Circus and Piccadilly underground stations all within easy walking distance.

## Description

26 Bruton Street was built in the late 19th Century and comprises a classic Georgian-style building on basement, ground and four upper floors. The available floor is office accommodation comprising open plan space arranged over the third floor.

## Rent

£77.50 psf per annum, exclusive of VAT.

## Lease

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

## Availability

Floor	Area sqft	Status
3rd	1,164	Available

For further information please contact:

## Rates

Approximately £35.80 psf for 2017/2018.

## Service Charge

Approximately £25,873 per annum exclusive of VAT for 2017/2018.

## EPC Rating

E—102.

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