

1 Marylebone High Street
London W1U 4LZ
T 020 7009 2300
F 020 7009 2311

office@edwardcharles.co.uk
www.edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

78 Brook Street Mayfair W1



2,170 – 4,366 sq ft Offices To Let

Location:

The building is situated on the north side of Brook Street at the junction with Gilbert Street, close to Grosvenor Square.

Communications are excellent as Bond Street (Jubilee and Central lines), Oxford Circus (Central, Victoria and Bakerloo lines) and Marble Arch (Central line) underground stations are all within a short walk.

Description: This available space has been fully refurbished to an open plan Category A specification that benefits from the following amenities:

- Raised floors
- Passenger lift
- Metal tiled suspended ceiling
- Air conditioning
- Staffed entrance hall
- Demised WC's

Accommodation:

4th Floor	2,170 sq ft	Under Offer
3 rd Floor	2,196 sq ft	Under Offer
Total	4,366 sq ft	

Lease: Available on a new lease for a term by arrangement direct from the Landlord.

Rent: Upon application

Rates: £41.64 per sq ft approx for the year 2014/15

Service charge: £13.02 per sq ft approx

Contact: Strictly via appointment though the sole lettings agents:

Edward Charles & Partners
Sean Cunningham
scunningham@edwardcharles.co.uk
020 7009 2310

Tony Parrack
tparrack@edwardcharles.co.uk
020 7009 2325