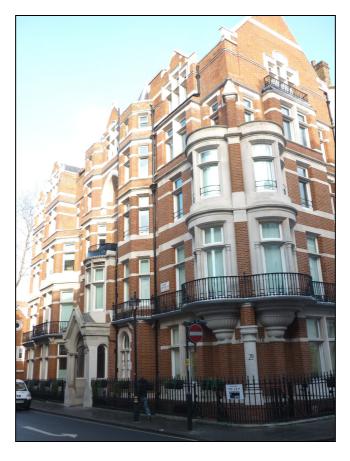
1 Marylebone High Street London W1U 4LZ T 020 7009 2300 F 020 7009 2311

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



## 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
Air conditioning

Passenger lift
Staffed entrance hall

Metal tiled suspended ceiling
Demised WC's

**Accommodation:** 4th Floor 2,170 sq ft **Under Offer** 

3<sup>rd</sup> 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 Tony Parrack

<u>scunningham@edwardcharles.co.uk</u> <u>tparrack@edwardcharles.co.uk</u>

020 7009 2310 020 7009 2325