



Fitted out offices in Prime Mayfair Location

## 63 Brook Street

Mayfair, W1



**BNP PARIBAS  
REAL ESTATE**

5,007 sq ft First Floor Office Available TO LET

To request a viewing call us on 0207 338 4000

For more information visit <https://www.realla.co.uk/m/45047-63-brook-street-63-brook-street>

Alex Walters  
[alex.walters@realestate.bnpparibas](mailto:alex.walters@realestate.bnpparibas)

Percy Clarke  
[percy.clarke@realestate.bnpparibas](mailto:percy.clarke@realestate.bnpparibas)

## 63 Brook Street

Mayfair, W1

To request a viewing call us on 0207 338 4000



63 Brook Street's enviable dual-aspect position on the corner with Davies Street and the courtyard to the rear, ensures office space filled with natural light.

63 Brook Street is a purpose built modern office development behind a retained period facade. Brook Street links the leafy Grosvenor Square with the new developments and retail opportunities of Hanover Square and Bond Street.

### Highlights

- Manned reception
- 2 x passenger lifts
- Currently fitted out
- Corner aspect
- Prominent Mayfair location
- Great address
- Air-conditioning
- Bicycle storage

### Property details

Rent	£95.00 psf
Est. S/C	£14.09 psf
Est. rates payable	£48.66 psf
Building type	Office
Planning class	B1
Secondary classes	B1
Size	5,007 Sq ft
VAT charges	VAT is charged in addition
Lease details	A new lease available direct from the Landlord

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Planning usage	Status
1st	Floor	5,007	£95.00	£14.09	£48.66	£789,854.25	B1	Available

\* All sizes NIA

### More information

<https://www.realla.co.uk/m/45047-63-brook-street-63-brook-street>

### Contact us

BNP Paribas Real Estate (West End Office Leasing)

13 Hill Street, London W1J 5LQ

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

0207 338 4000

[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)

[linkedin.com/company-beta/963211/?pathWildcard=963211](https://www.linkedin.com/company-beta/963211/?pathWildcard=963211)

@BNPPRE\_UK

Alex Walters

BNP Paribas Real Estate

+44 020 7318 5043

[alex.walters@realestate.bnpparibas](mailto:alex.walters@realestate.bnpparibas)

Percy Clarke

BNP Paribas Real Estate

+44 20 7318 5019

[percy.clarke@realestate.bnpparibas](mailto:percy.clarke@realestate.bnpparibas)

Chris Beevor

BNP Paribas Real Estate

020 7318 4727

[chris.beevor@realestate.bnpparibas](mailto:chris.beevor@realestate.bnpparibas)

By arrangement through sole letting agents

21/01/2020&nbsp;Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2017