



22 Bruton Street, London WC1

High quality offices available to let next to Berkeley Square | 1,140 sq ft (106 sq m)

allsop

LOCATION

The property is located in the heart of Mayfair on the north side of Bruton Street, next to leafy Berkeley Square. The area is home to a number of world renowned shops, restaurants and luxury hotels.

Transport communications are excellent with Green Park, Bond Street, Oxford Circus and Piccadilly Circus underground stations all within easy walking distance. Bond Street will benefit from Crossrail in 2020.

DESCRIPTION

The available accommodation is on the 3rd floor, providing an opportunity to acquire high quality period office space, benefitting from excellent natural light.

ACCOMMODATION

FLOOR	SQ FT	SQ M
3rd	1,140	106

AMENITIES

- High quality entrance hall
- Passenger lift
- 24 hour access
- Male and female WCs
- Excellent natural light
- Cooling

VIEWING

By arrangement through the joint agents Allsop and Montagu-Evans - Maxim Vane Percy and Alex Kirk - 020 7493 4002.

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LEASE

New lease for a term by arrangement direct from the landlord.

QUOTING RENT

£77.50 per sq ft

RATES

Approx. £30.09 per sq ft.

SERVICE CHARGE

Approx. £12.41 per sq ft.

EPC

E118

