

40 Bruton Street

Mayfair

W1J 6QZ

Superbly Located Mayfair
Office Space

1,449 – 3,225 Sq. Ft

 **JLL** SEE A BRIGHTER WAY



40 Bruton Street

40 Bruton Street is one of the only, modern, purpose-built office buildings with uncompromised floor plates in the epicentre of Mayfair.

Located on the corner of Bruton Street and New Bond Street, the building could not be better located in Mayfair.

Summary

- 6th (1,449 Sq. Ft) and 3rd (3,225 Sq. Ft) available
- Located in the epicentre of Mayfair
- Corner aspect with views over Bond Street, Bruton Street, Conduit Street and Berkely Square
- Double height feature reception
- Large wrap around terrace on the 6th floor
- Air conditioning throughout
- 2 x passenger lifts



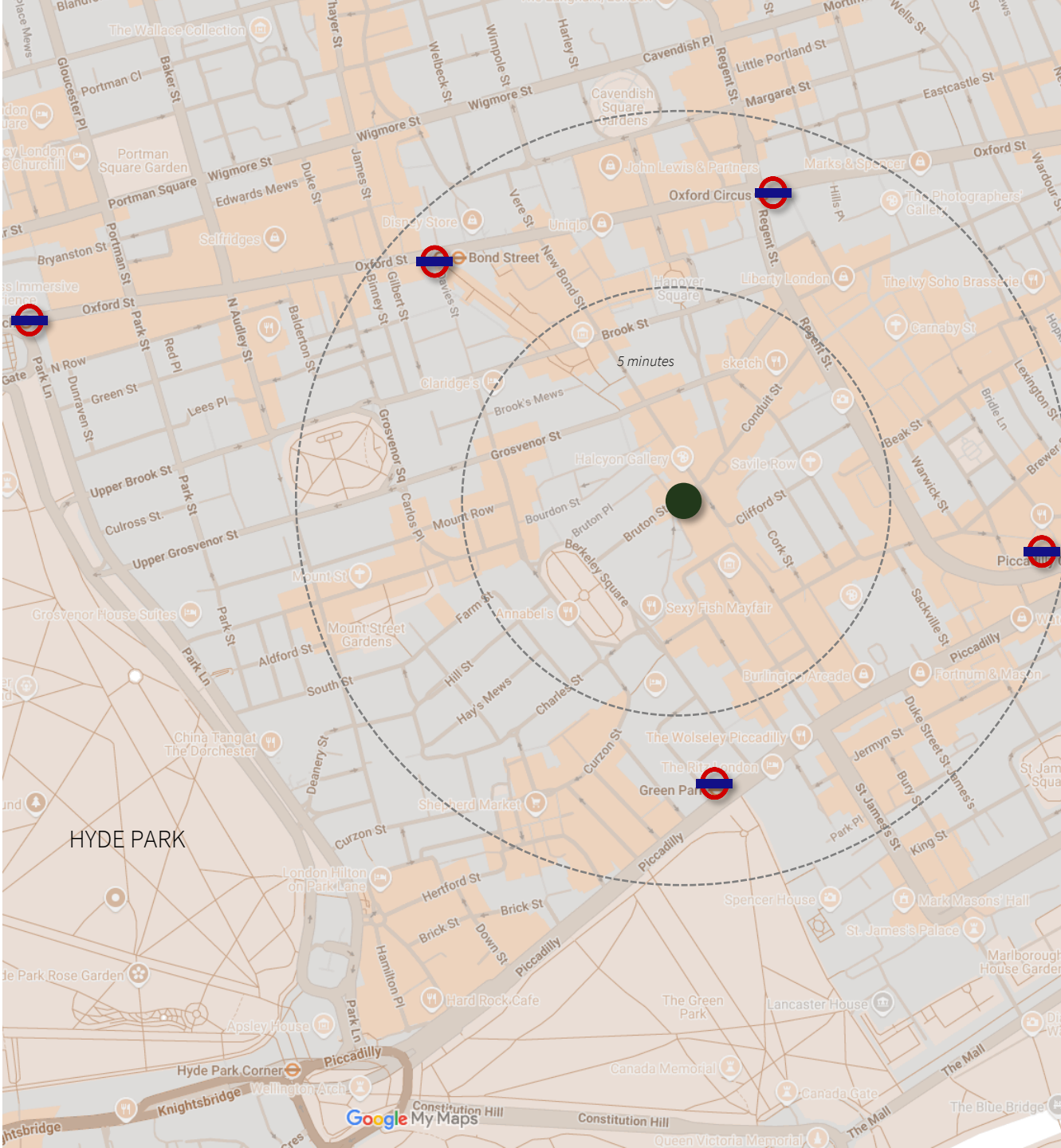
Location

Perfectly located on the corner of Bruton Street and New Bond Street, the building has a perfect location yards away from Berkely Square.

Bond Street (Elizabeth, Jubilee and Central lines) and Marble Arch (Central Line) Underground Stations are nearby, along with Green Park (Picadilly and Victoria Lines); the area offers a wealth of restaurants and shops, with Bond Street and the charming Mount Street on the doorstep.

Key Connections

Tube Station	Walking	Lines
Bond Street	5 minutes	
Marble Arch	5 minutes	
Green Park	10 minutes	



Specification

Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs for each floor
- 2 passenger lifts
- Floor to ceiling glazing
- Building shower/changing room
- Day time manned building reception
- Raised access floor
- Double height reception area
- Wrap around private terrace (6th floor only).



Lease Details

A new (effective) FRI lease direct from the landlord for either floor.

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
6th	1,449	On Application	£24.08	£53.58
3rd	3,225	On Application	£24.08	£53.58

40 Bruton Street / London (6th Floor Images)



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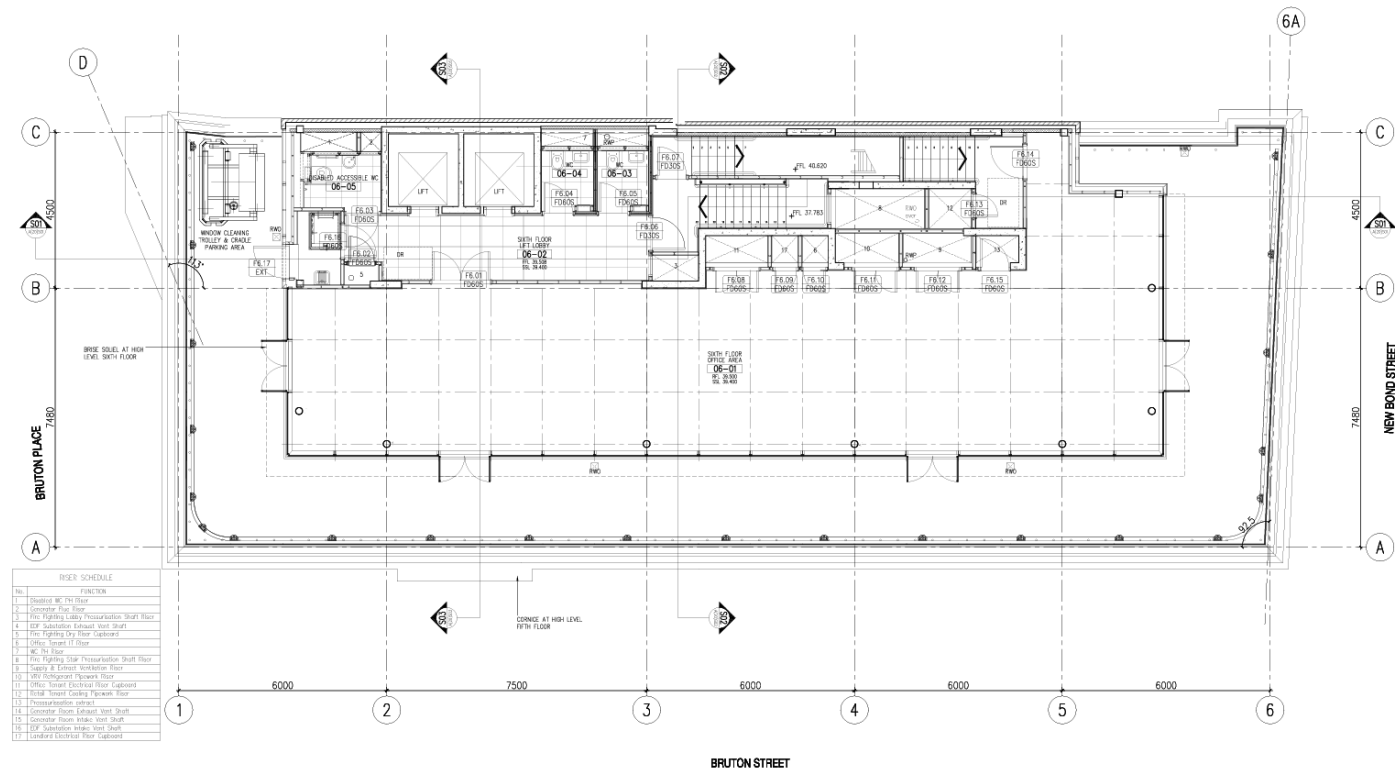
Floorplans

6th Floor

1,449 Sq. Ft

Wrap around private terrace

2 x dedicated WCs





Disclaimer

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