

OFFICE TO LET

25 BROOKS MEWS, W1K 4DZ

1,890 Sqft.

DESCRIPTION

The office benefits from a self-contained ground floor entrance with excellent natural light.

They are fitted to a high specification and provide any tenant to benefit from a prestigious Mayfair address.

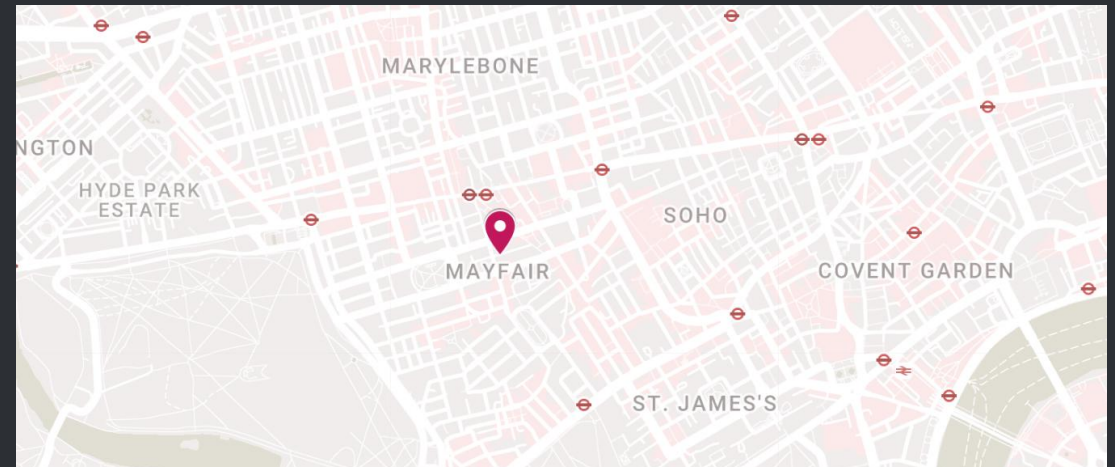
SPECIFICATION AND AMENITIES

- Air conditioning
- Underfloor trunking
- Demised WCs
- Own front door
- Good natural light
- Quiet mews location

LOCATION

25 Brook's Mews, W1K 4DZ, is located in the heart of Mayfair, London, one of the city's most prestigious neighbourhoods. The area is characterised by luxury boutiques, fine-dining restaurants, and high-end galleries. Brook's Mews is a charming, narrow street tucked away from the bustling thoroughfares, offering a more intimate and exclusive feel.

Nearby, you'll find iconic landmarks like Bond Street, renowned for its designer shops and jewellers, and Grosvenor Square, a tranquil garden square surrounded by historic architecture. The area exudes sophistication and is popular among affluent shoppers, professionals, and tourists seeking the quintessential Mayfair experience.



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1,890 Sqft.

SCHEDULE OF AREAS

Floor	Sqft.	Sq. m
1 st Floor	1,191	110.65
Ground Floor	700	65.03

LEASE OPTIONS

A lease until May 2027 with a break in Jan 2026, alternatively a new lease is available directly from the Landlord

FINANCIALS

Rent: £167,700 per annum

Rates: Estimated £25.00 per sqft.

S/C: Approx. £5.00 per sqft.

VIEWINGS

Strictly by appointment through SHB

YOUR SHB CONTACTS



Simon Blair

CEO

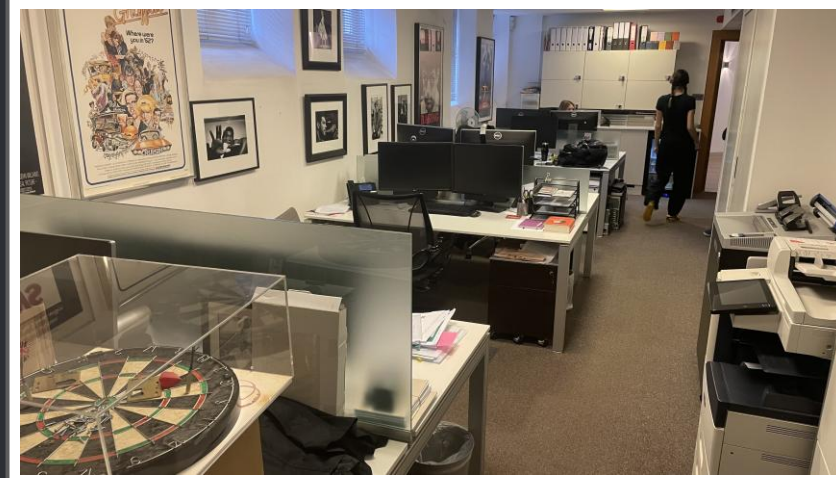
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