

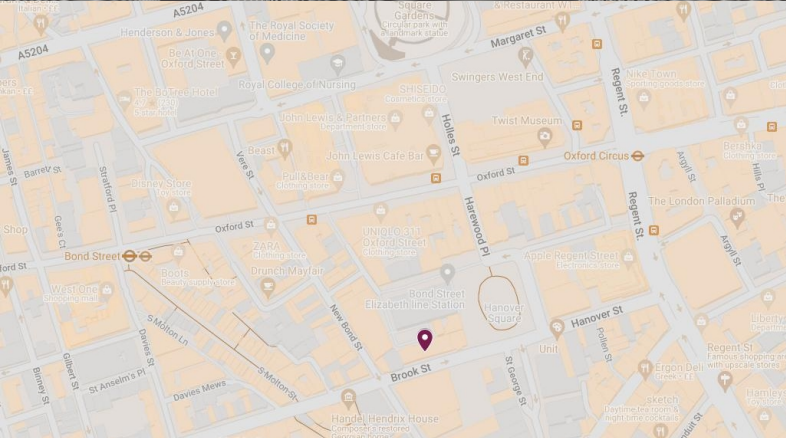


6 Brook Street, Mayfair W1S 1BB

TO LET

Newly Refurbished Mayfair Office

**597 Sq Ft
(55 Sq M)**



LOCATION

Brook Street is located in the heart of Mayfair, moments from Bond Street underground station, which benefits from the Elizabeth Line providing easy access to the City of London. Mayfair is known for its blend of luxury, high-end hotels, designer boutiques, and cultural landmarks. The subject is located near Hanover Square and Cavendish Square which offers open green space.

DESCRIPTION

6 Brook Street is a period building spanning lower ground, ground and four upper floors, fully refurbished with a welcoming entrance and modern communal areas. The 1st floor offers 597 sq ft of newly refurbished office space with ample natural light, LED lighting, new air conditioning, and a kitchenette. The space benefits from an EPC B rating and is also available open plan, ready for tenant personalisation or fully fitted.

- ✓ Available fully fitted or open plan
- ✓ Excellent natural light
- ✓ Passenger Lift
- ✓ EPC B
- ✓ Kitchenette
- ✓ 24/7 access



ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st Floor	597	55
Total	597	55

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

£44.36 Per Sq Ft

EPC B - 47



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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