

10

BROOK STREET
MAYFAIR

THE BUILDING

Luxury fitted floors, moments from Hanover Square.

Beautifully considered. Perfectly placed.

Following a comprehensive refurbishment, 10 Brook Street now offers two fully fitted office floors, providing 2,460 – 4,953 sq ft of prestigious workspace flooded with natural light and benefiting from generous meeting rooms and breakout spaces.

Situated in a desirable Mayfair location, 10 Brook Street is moments from Hanover Square which provides a tranquil oasis to relax and excellent transport links via the Bond Street Elizabeth Line station.





Indicative Reception CGI

RECEPTION

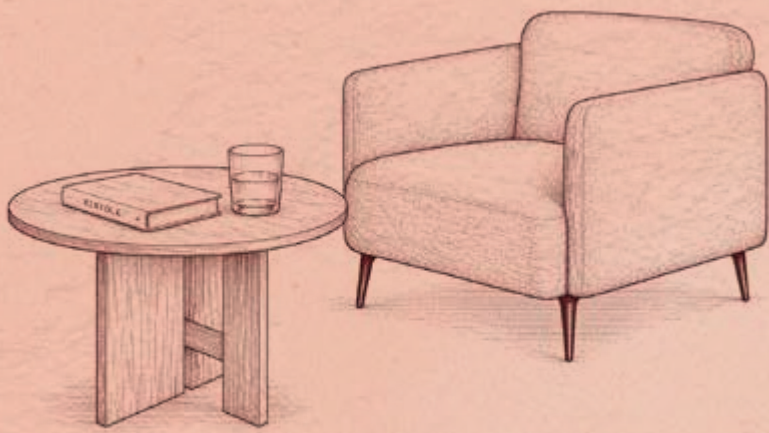
The Art of Arrival.

The newly architecturally-designed reception at 10 Brook Street provides a boutique arrival experience for occupiers and visitors alike, setting the tone for the considered design and exceptional quality found throughout the available floors.

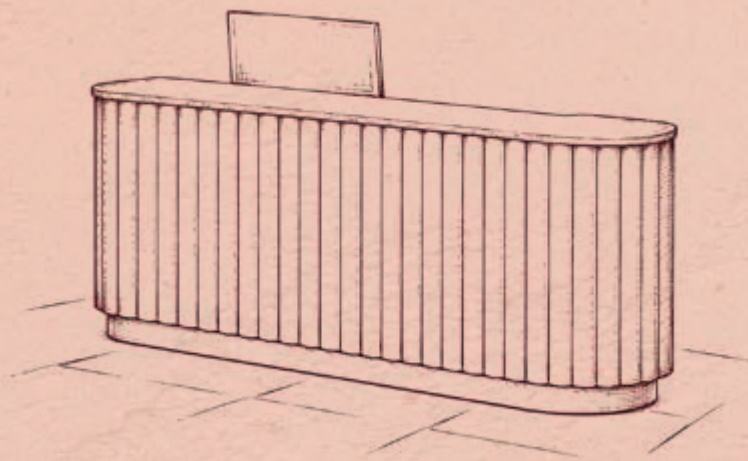


Indicative Reception CGI

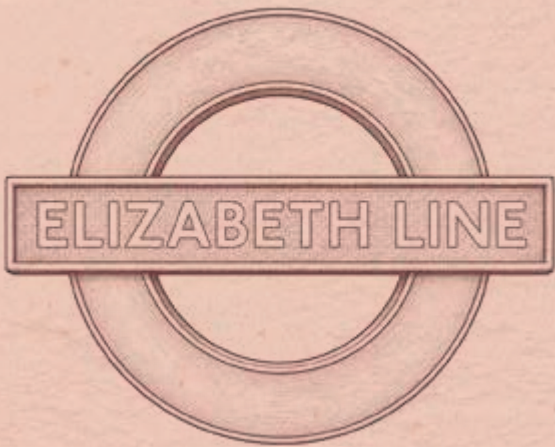
Thoughtfully Curated Throughout.



Premium
Cat A+ floors



Boutique
manned reception



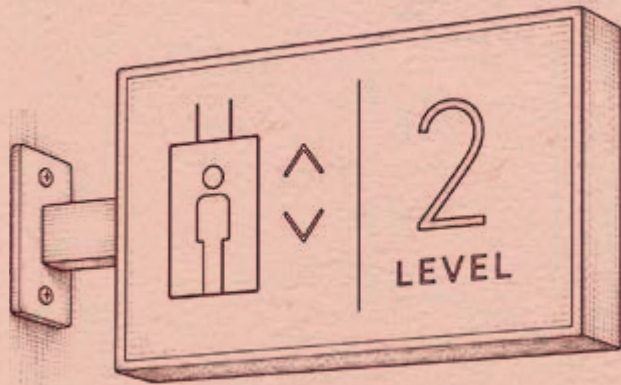
Two minute walk to Bond Street
Elizabeth Line station



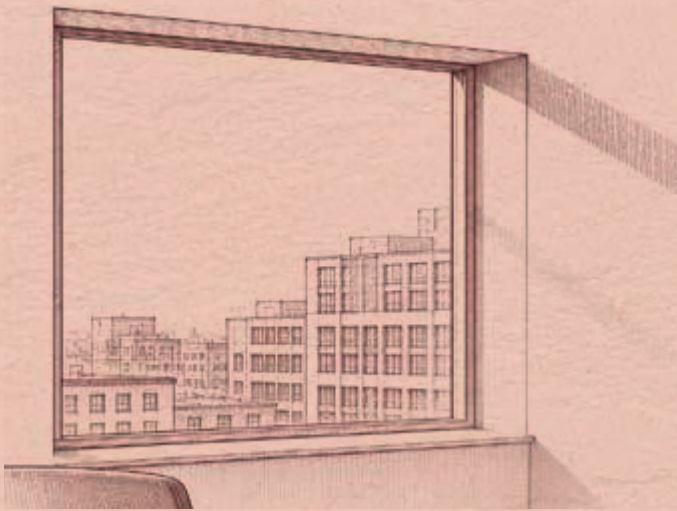
New VRF
air conditioning system



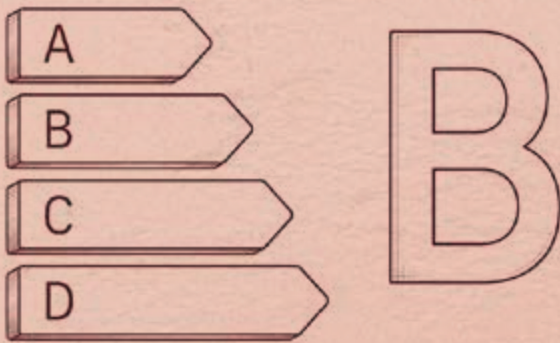
Shower



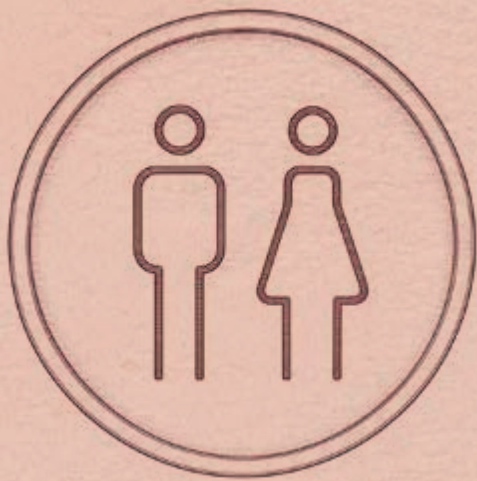
Newly refurbished
8-person passenger lift



Excellent natural light, with full height
windows looking out onto the courtyard.



EPC Rating
'B'



New on floor
WCs



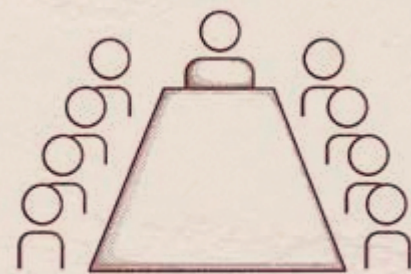
1st floor open plan workspace CGI

First *floor*

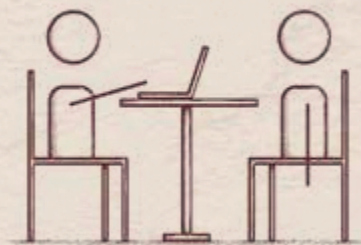
2,493 sq ft



24 open plan workstations



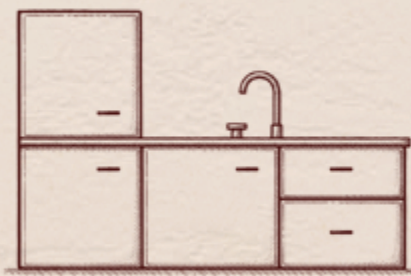
12 person boardroom & 8 person meeting room



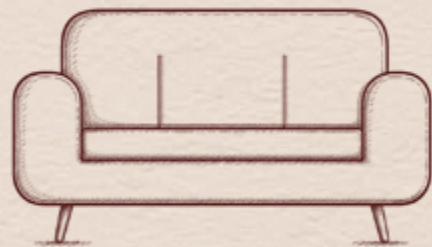
8 person agile seating



1 x Zoom pods



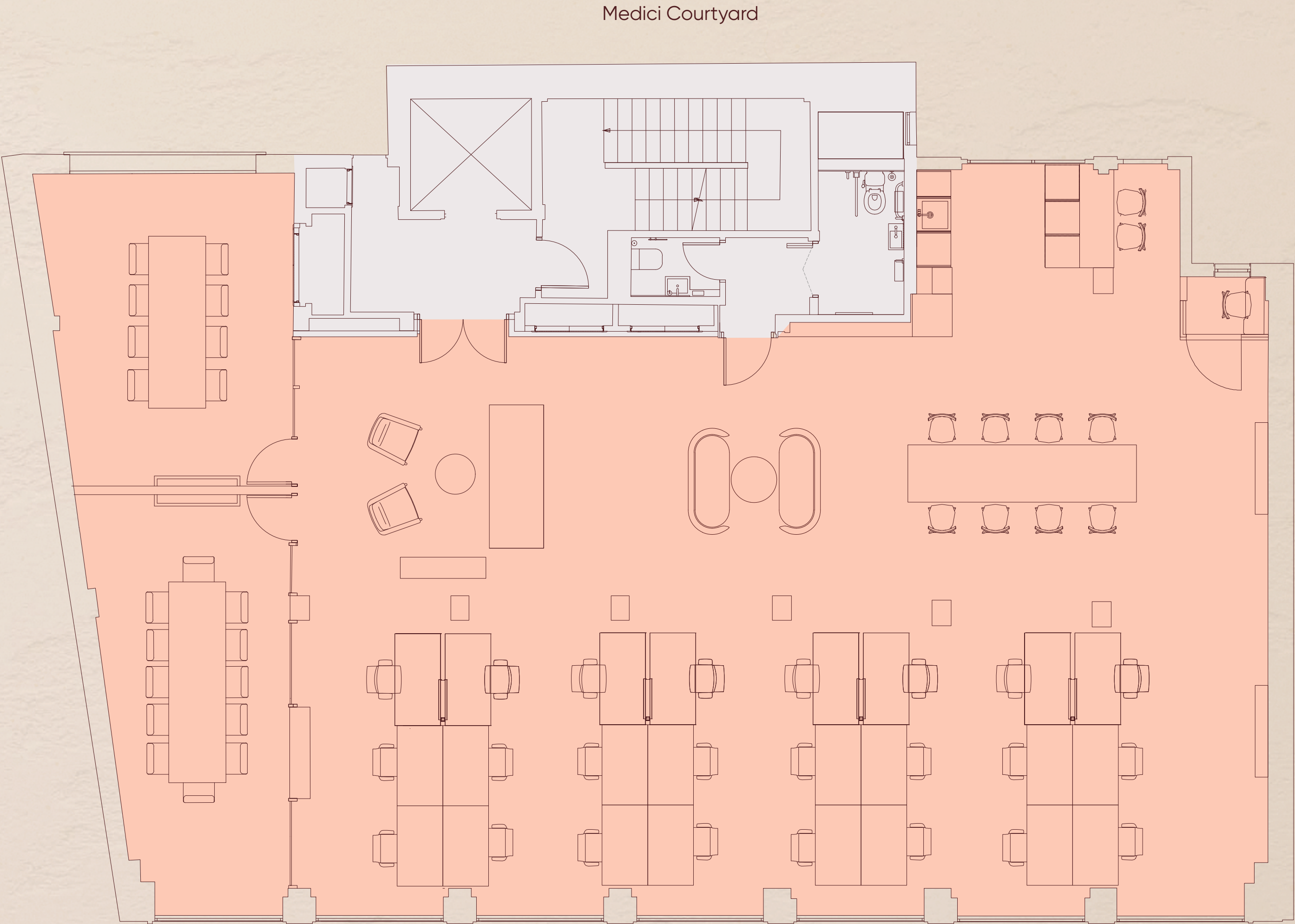
Kitchenette and breakout area



Reception area



Floor plans not to scale, for indicative purposes only.



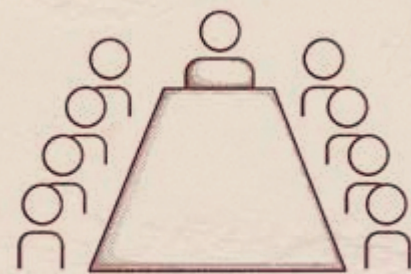
- Office
- Core

Second floor

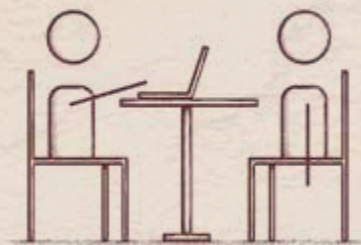
2,460 sq ft



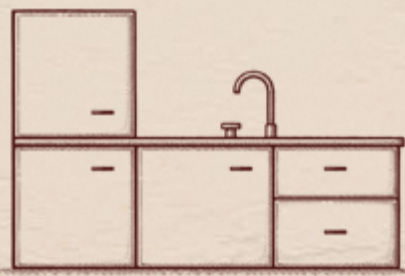
24 open plan workstations



12 person boardroom & 8 person meeting room



8 person agile seating



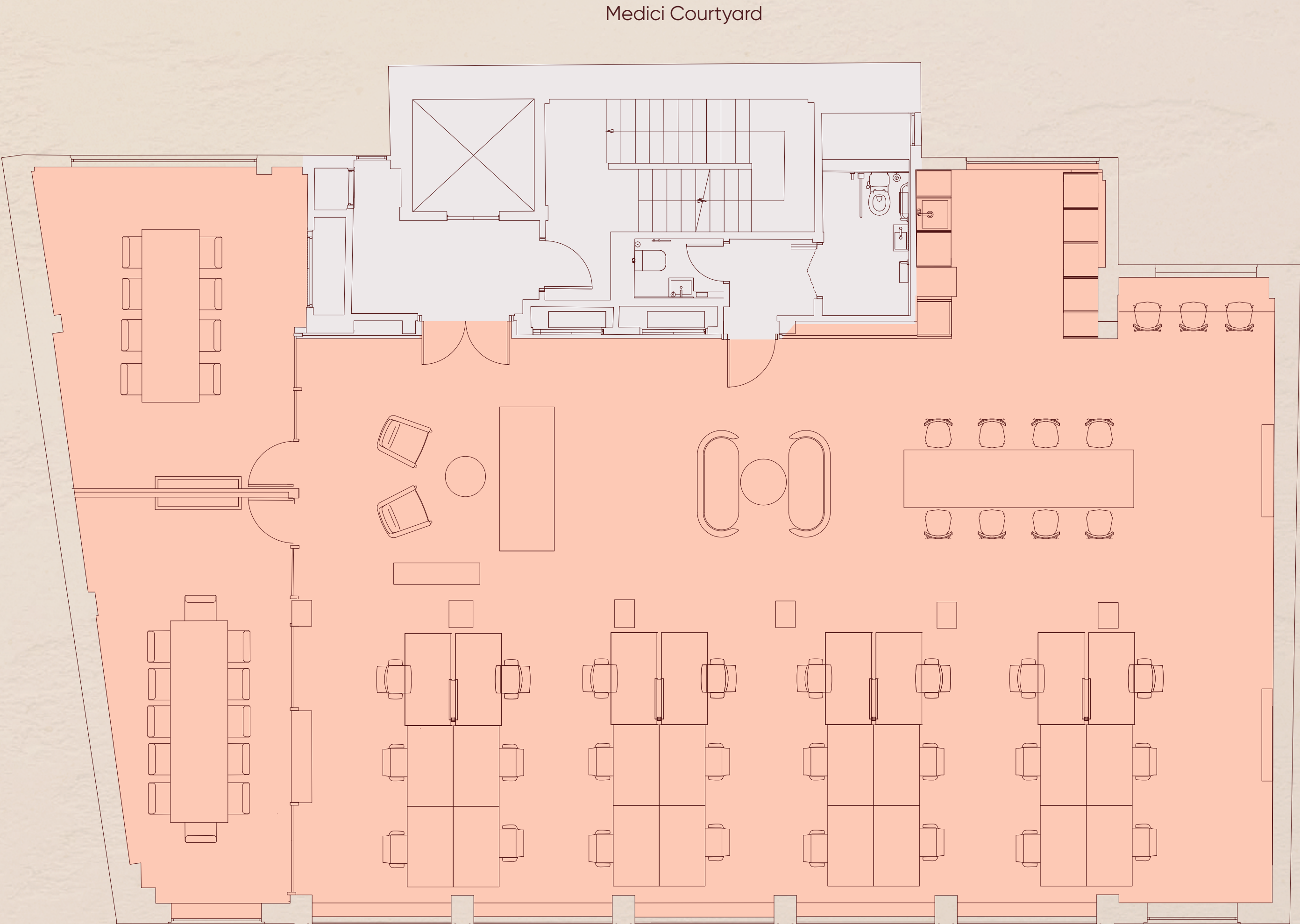
Kitchenette and breakout area



Reception area



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Medici Courtyard

Brook Street

- Office
- Core

LOCATION

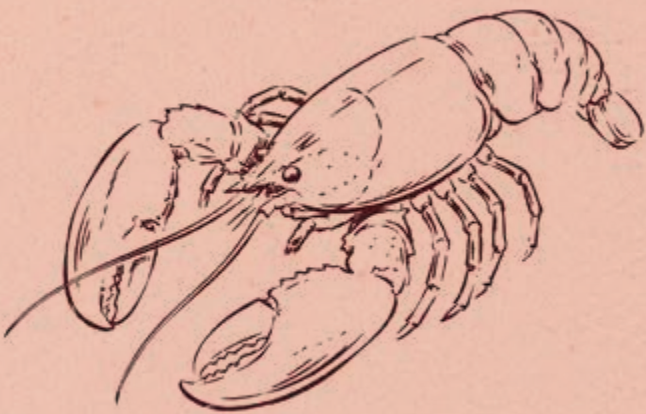
Mayfair.
*The address of quiet
distinction.*



New Bond Street

Luxury Retail

The home of luxury shopping in London. Bond Street is renowned worldwide for its elegant boutiques, iconic maisons, and the world’s most coveted designer brands.



Dining & Drinking

From historic pubs and gastronomic emporiums to elegant cafés and vibrant food halls, Mayfair’s exceptional dining scene caters to every discerning palate.



La Petite Maison



Claridges

Hotels & Leisure

The epitome of timeless elegance and luxury, Claridge’s is a Mayfair institution that continues to define the standard for world-class hospitality in the neighbourhood.





Arts & Culture

Mayfair is where world-class art, heritage and craftsmanship converge, with renowned galleries, private members clubs, and world-famous auction houses shaping its timeless character.



Green Spaces

Hanover Square, Grosvenor Square and Berkeley Square are all within easy reach, offering tranquil green spaces to step away from the desk, escape the bustle and recharge.



Hanover Square



Connectivity

Bond Street station's entrance is just one minute's walk away in Hanover Square providing excellent transport connection across the city, and access to the Elizabeth line. Oxford Circus, Piccadilly Circus & Green Park are also nearby.

The *luxury* of having it all.

Bars & Cafés

1.

WatchHouse Coffee
2.

Lali
3.

The Eagle Bar
4.

Kiss the Hippo Coffee
5.

The Red Room
6.

Mr Fogg's Apothecary
7.

The Barley Mow
8.

Nathalie
9.

The Iron Duke
10.

The Guinea

Restaurants

1.

The Maine
2.

Scott's
3.

Ikeda
4.

Cipriani
5.

Cecconi's
6.

Sparrow
7.

Le Petite Maison
8.

Ambassadors Clubhouse
9.

Lilibet's
10.

Bacchanalia
1.

Claridge's
2.

The Connaught
3.

The Mandarin Oriental
4.

Market Halls
5.

Mercato Mayfair
6.

Selfridges
7.

Hauser & Wirth
8.

The Chancery Rosewood
9.

The Beaumont
10.

The Royal Academy

Station Walk Times (in mins)

2

MINS
Bond Street



5

MINS
Oxford Circus



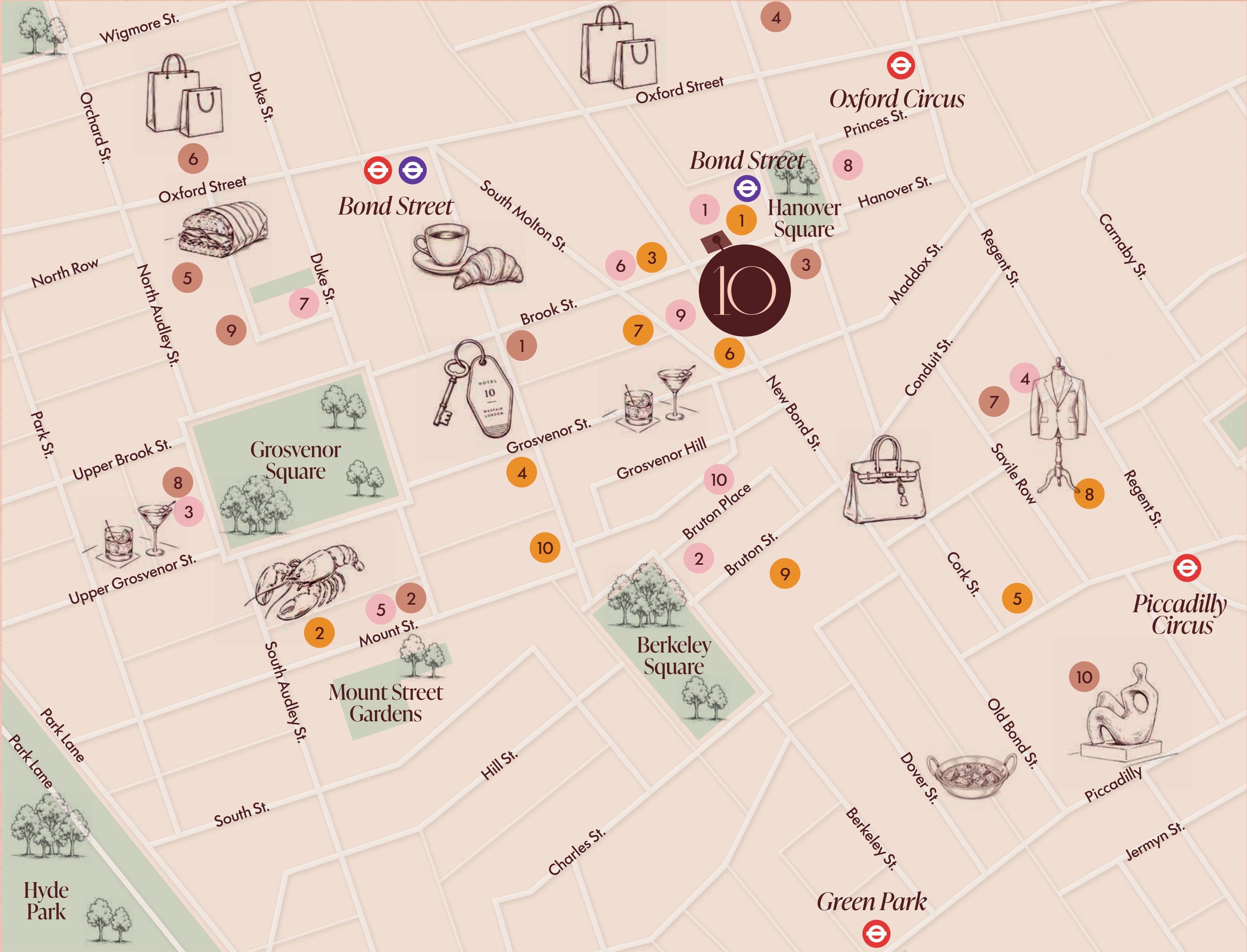
10

MINS
Green Park



10

MINS
Piccadilly Circus



Begin the conversation.

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

RX
LONDON

Terms
Upon application.

Viewings
Strictly through joint
sole letting agents.

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10BROOKSTREET.XXXXX

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2026. Designed & Produced by Cre8te - cre8te.london