

## \*\*Fully Fitted Offices in the Heart of Mayfair\*\*

### **15-16 Brook's Mews, W1**

Part 3<sup>rd</sup> Floor: 1,306 sq. ft. (121.32 sqm)

#### Description

The property is in the very heart of Mayfair, tucked behind the iconic Claridge's Hotel, Brooks Mews enjoys a premier position in Mayfair's exclusive W1 District.

The available space comprises the part 3<sup>rd</sup> floor which totals 1,306 sq ft. The space is currently fitted to provide a combination of open plan space, 2 meeting room, small reception area and kitchenette and comms cupboard. The turn-key offering is ready for immediate occupation.

#### Accommodation

**Part 3<sup>rd</sup> Floor – 1,306 sqft (121.32 sqm)**

#### Amenities

Fully Fitted and Furnished;  
Air Conditioning;  
Raised Floors;  
Fibre;  
Sit-Stand desks and Herman Miller Task Chairs;  
2 meeting rooms  
Small Kitchenette;  
1 Passenger Lift;

#### Lease

Sub-lease/Assignment for a term until 9<sup>th</sup> March 2028.

#### Rent Quoting

**£85.00 per sq ft**

#### Rates

**Rates payable estimated at £42.00 per sq ft (tenant to rely on their own enquiries)**

#### Service Charge

**Circa £11.50 per sq ft**

#### Possession

On completion of legal formalities or earlier by arrangement

#### Legal Costs

Each party to bear their own legal costs

#### Viewing

Strictly by appointment through sole agents

