

## 21 BRUTON STREET, MAYFAIR, LONDON W1J

Office to let - 563 sq.ft to 1,135 sq.ft



### DESCRIPTION

The available accommodation comprises a period style office, set within an attractive Georgian townhouse.

### LOCATION

The property is located in the heart of Mayfair on the north side of Bruton Street, a short walk from Berkeley Square. The area has an abundance of shopping, restaurants and hotel facilities. Transport connections are excellent with Green Park, Bond Street (Elizabeth Line 2020) and Oxford Circus underground stations all within easy walking distance.

### HIGHLIGHTS

- Accommodation comprises high quality period style office
- Lift access
- Excellent Natural Light
- 24 hour access
- Views of Berkeley Square

### AVAILABILITY

**2<sup>nd</sup> Floor – 563 sq ft**

**1<sup>st</sup> Floor – 572 sq ft**

### TERMS

Available on a sublease for a term by arrangement.

#### Rent:

£75,000 per annum per floor

#### Service Charge:

£7,500 per annum per floor

#### Rates:

2<sup>nd</sup> Floor – £29.55 per sq.ft

1<sup>st</sup> Floor - £29.55 per sq.ft

### CONTACT

For further information or to arrange a viewing:

**Maxim Vane Percy: 020 7866 7628**

[maxim.vanepercy@montagu-evans.co.uk](mailto:maxim.vanepercy@montagu-evans.co.uk)

**Alex Kirk: 0203 962 6453**

[alex.kirk@montagu-evans.co.uk](mailto:alex.kirk@montagu-evans.co.uk)

**Megan Davies: 07341114753**

[megan.davies@montagu-evans.co.uk](mailto:megan.davies@montagu-evans.co.uk)

## PHOTOS

