

Office To Let

£79.50 per sq ft

836 sq ft

**23 Bruton Street, London,
W1J 6QF**

Boutique Office with refurbished period style common parts, a moment's walk away from Berkeley Square in the heart of Mayfair.

- Refurbished common parts
- Lift Access
- Period features
- Central Mayfair location
- Shared kitchenette
- New key point...



23 Bruton Street, London, W1J 6QF

Summary

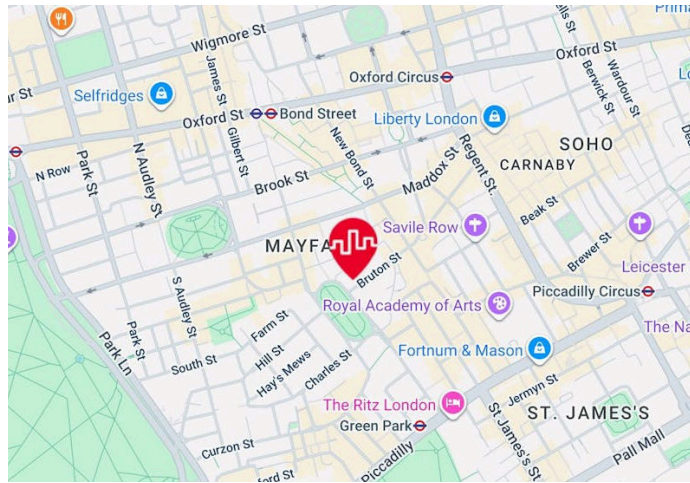
- Rent: £79.50 per sq ft
- Business rates: £34.74 per sq ft
- Service charge: £12.83 per sq ft
- Car parking charge: n/a
- Lease: New Lease

Contact & Viewings

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Description

23 Bruton Street boasts a traditional period façade with similar features throughout the interior. The available space, positioned on the 2nd floor front, comprises 836 sq.ft. and benefits from excellent natural light. The common areas of the building have recently been refurbished, providing an impressive arrival experience for the tenants of the building. Building amenities also include lift access to all floors and two separate staircases as well as a shared kitchen area and W/C facilities.

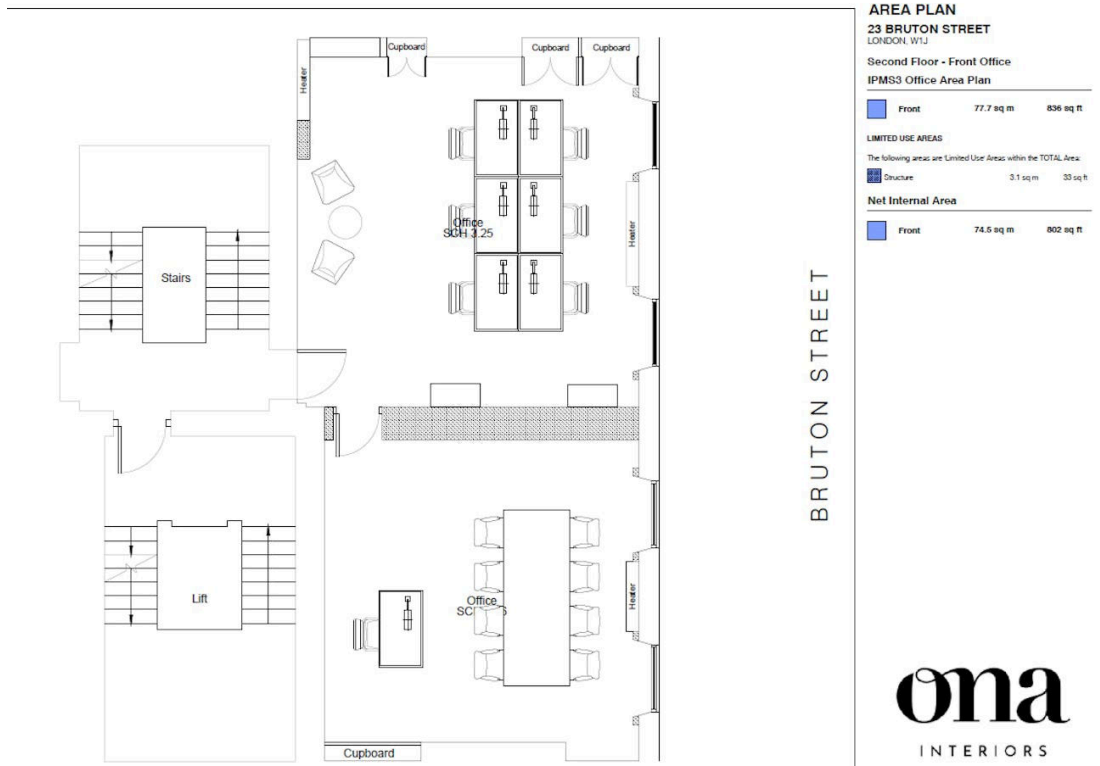
Location

The property is situated on the north side of Bruton Street, opposite Berkeley Square House and just a short walk from Berkeley Square. The surrounding area features a range of high end retailers and restaurants, providing excellent local amenities. The property also benefits from convenient transport links, with Green Park, Bond Street and Oxford Circus stations all within a ten minute walk.

Accommodation

Name	sq ft	sq m	Availability
2nd - Front	836	77.67	Available
Total	836	77.67	

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AREA PLAN
23 BRUTON STREET
 LONDON, W1J

Second Floor - Front Office
IPMS3 Office Area Plan

Front	77.7 sq m	836 sq ft
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LIMITED USE AREAS
 The following areas are Limited Use Areas within the TOTAL Area:

Structure	3.1 sq m	33 sq ft
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Net Internal Area

Front	74.5 sq m	802 sq ft
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BRUTON STREET