



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.**

836 sq ft

(77.67 sq m)

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

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Summary

Available Size	836 sq ft
Rent	£79.50 per sq ft
Rates Payable	£27.01 per sq ft
Rateable Value	£43,500
Service Charge	£12.83 per sq ft
Car Parking	N/A
EPC Rating	Upon enquiry

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.

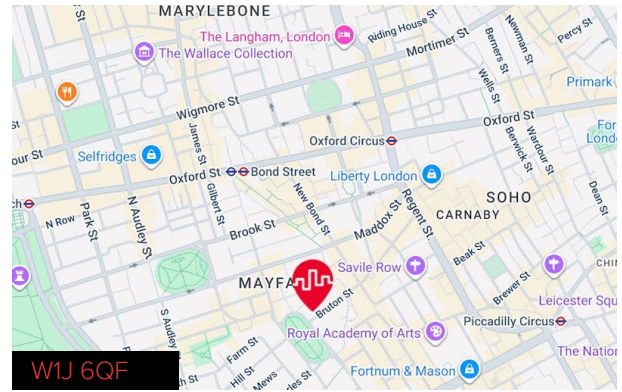
Location

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

The accommodation comprises the following areas:

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



Viewing & Further Information

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