

**SELF-CONTAINED OFFICE TO LET | 1,058 sq ft**



### Location

The property is situated on the north side of Brook Street close to the junction with New Bond Street. Bond Street Underground station (Central & Jubilee and shortly the Elizabeth line) is just a short walk away. There are also numerous bus routes that operate along Oxford Street.

Located in the heart of Mayfair, the property benefits from all the amenities that this prestigious area has to offer.

### Description

20 Brook Street comprises 3 self-contained upper floors that have been beautifully refurbished with a large kitchenette and excellent natural light.

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	304	28
2 <sup>nd</sup> Floor	303	28
1 <sup>st</sup> Floor	451	42
<b>TOTAL (approx.)</b>	<b>1,058</b>	<b>98</b>

\*Measurement in terms of \*NIA

### Mayfair


Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

### Ray Walker, Partner

 020 7025 1399

Joint Agents: Hanover Green, 020 3103 6400

### Georgia Mason, Agency Surveyor

 020 7025 8945

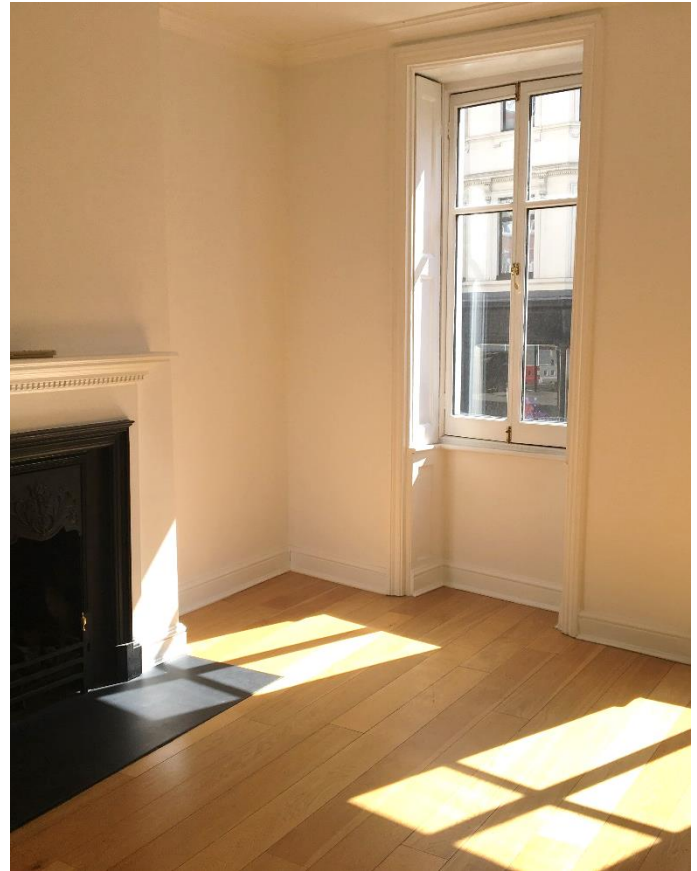
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract September 2018**

**20 Brook Street, Mayfair,  
London, W1K 5DE**



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## Terms

Tenure:	Leasehold
Lease:	A flexible lease by arrangement.
Rent:	£79.50 psf pax
Rates:	Estimated at £28.50 psf pa
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Self-contained
- Recently refurbished
- Private entrance
- Kitchenette
- Excellent location
- Good natural light
- Skylights on 1<sup>st</sup> and 3<sup>rd</sup> floors
- Fibre enabled
- Air conditioning
- WC
- Period features

### Ray Walker, Partner

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