



PRESTIGE OFFICE FLOOR

TO LET SHORT OR LONG TERM

25 BRUTON STREET, LONDON W1

SITUATION

The property is situated on the northern side of the thoroughfare close to the junction with Berkeley Square in the heart of Mayfair and is within a short walking distance of Green Park and Bond Street underground stations.

ACCOMMODATION

The entire 2nd floor totalling 1,285 sq ft arranged as an open plan area and 3 offices of varying sizes and kitchenette.

AMENITIES

- AUTOMATIC PASSENGER LIFT
- PERIMETER TRUNKING
- CAT 5 CABLING
- CARPETED
- SUPERB NATURAL LIGHT
- KITCHENNETE

LEASE

Short term to 21st May 2012 or new longer lease by arrangement with the landlord.

RENT

£56,540 per annum exclusive.

RATES

Rates Payable 2011/12 £20.45 p sq ft.

SERVICE CHARGE

Currently £10.70 p sq ft.

POSSESSION

Upon completion of legal formalities.

VIEWING

By appointment through agent.

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