

## 25 Upper Brook Street, London W1

Refurbished Period Offices With Impressive  
Outdoor Terrace

Ground Floor - 1,425 sq ft (132m<sup>2</sup>)

*Flexible terms from one year upwards*



- Plug + play options available
- Professional manned reception
- Air conditioning
- G Network fibre installed
- Short-form leasing
- Large terrace

## 25 Upper Brook Street, London W1

### Location

The property is situated on the north side of the thoroughfare between Park Lane and Grosvenor Street in the heart of Mayfair.

Marble Arch (Central line) and Bond Street (Central and Jubilee lines) underground stations are within a short walk with several public car parks nearby.

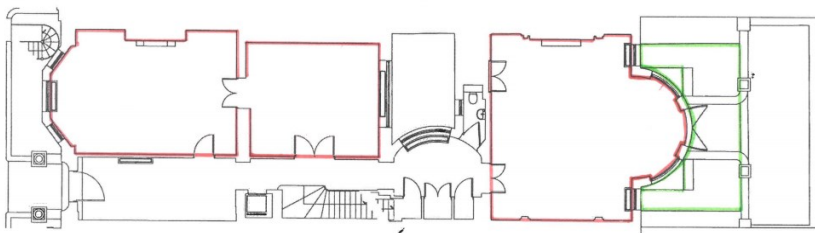
### Description

The accommodation is split between two equally proportioned rooms laid out as an open plan office suite at the front, overlooking Upper Brook Street, and a stunning boardroom with contemporary wooden floors at the rear with access out onto an attractive outdoor garden-patio area.

The accommodation benefits from high ceilings, heritage features, parquet floor in part and excellent natural light throughout.



<b>Rent</b>	£85.00 per sq ft on the basis of a 5-year lease; flexible leases / furnishings can be priced according to the requirement.
<b>Business Rates</b>	£38.83 per sq ft (2020/21)
<b>Service Charge</b>	Fixed at £13.50 per sq ft, to increase annually in line with RPI.
<b>Total</b>	<b>£195,695.25 per annum</b>



\* plan not to scale

For further information or to arrange a viewing please contact the sole agents:

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07/21

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