

## 40 Bruton Street, London W1

Fitted Grade A Mayfair Office To Let

2nd Floor - 3,225 sq ft (299.60m<sup>2</sup>)



- Exceptional Grade A office building
- Fitted out
- Furniture available
- Air conditioning
- Raised floor
- Fitted kitchen
- Showers in building
- Excellent natural light

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### Location

40 Bruton Street is located on the north west corner of Bruton Street and New Bond Street in the heart of Mayfair. Green Park (Jubilee, Piccadilly and Victoria lines) and Bond Street (Central and Jubilee lines) are within close walking distance.

### Lease

Available by way of an assignment of the lease expiring June 2021 outside the Landlord And Tenant Act 1954. Our client will consider alternative methods of disposal of their interest.

A new lease direct from the Landlord may also be available.

### Rent

The passing rent is £361,200 per annum (£112.00 per sq ft).

### Rates

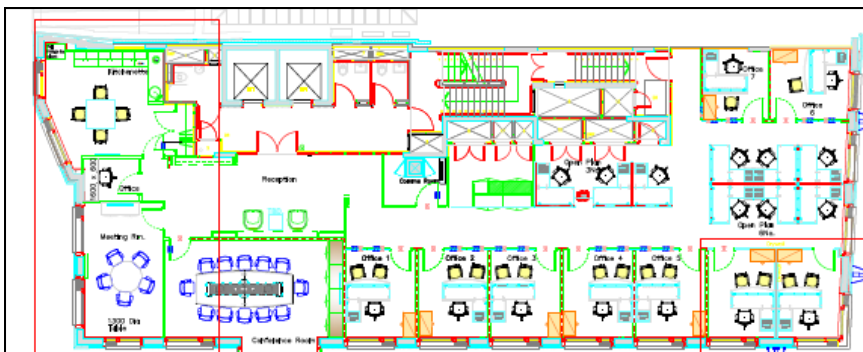
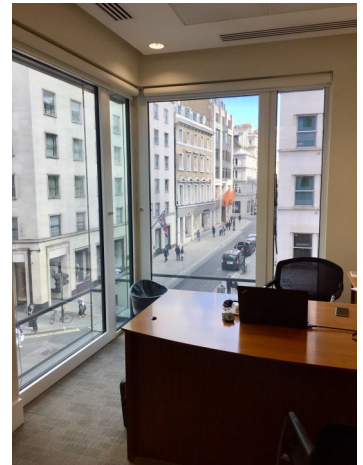
£48.25 per sq ft. Interested parties are invited to make their own enquiries with Westminster.

### Service Charge

Currently running at £13.14 per sq ft.

### Energy Performance

B-41



Plan not to scale. For indicative purposes only.

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

Crossland Otter Hunt

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