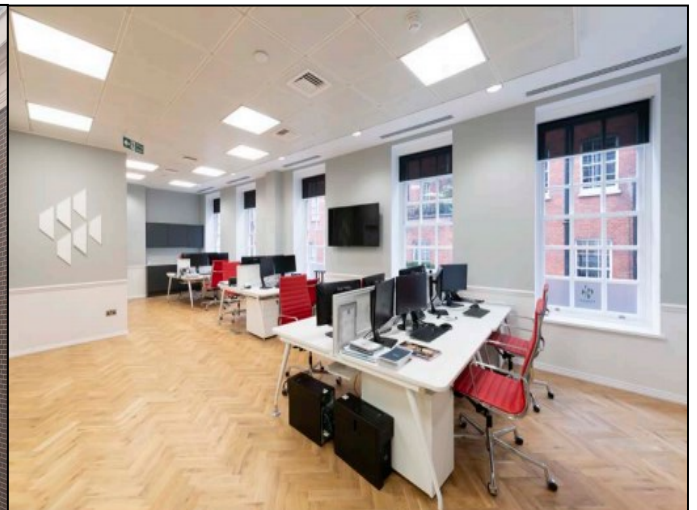


86 Brook Street, London W1

High Quality, Fitted Office To Let

Raised Ground Floor - 791 sq ft (73m²)



- Fitted to provide a meeting room, open plan space & kitchen
- 5 large sash windows
- Excellent floor to ceiling height
- Air conditioning
- Raised floor
- Refurbished reception with commissionaire
- Showers and changing facilities
- Bicycle racks

86 Brook Street, W1

Location

The building is prominently located on the corner of Brook Street and Binney Street, a few metres away from Grosvenor Square. Bond Street London Underground station is a short walk away, providing access to the Central and Jubilee lines.

Description

The available office is located on the raised, part ground floor (791 sq ft) and is accessed directly from a high quality, manned reception. It is fitted out to a high standing, providing:

- Open plan space to seat eight (although more desks could be installed)
- Meeting room to seat six
- Large kitchenette
- Beautiful parquet floor

There are male and female WC facilities in the common parts as well as bicycle racks, showers and changing facilities in the basement. The furniture can also be made available by separate arrangement,

Lease

A new lease direct from the landlord is available for a term by arrangement.

Rent

£80.00 per sq ft per annum exclusive.

Rates

£40.13 per sq ft.

Interested parties are encouraged to make their own enquiries directly with Westminster City Council.

Service Charge

Capped at £15.00 per sq ft plus RPI.

Energy Performance

TBC

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

Crossland Otter Hunt

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02/21