

## 15-16 Brook's Mews London W1

Fitted, Air Conditioned Mayfair Office Suite

2nd Floor : 2,632 sq ft (245 m<sup>2</sup>)



- High quality fit out
- 2x meeting rooms in situ
- Automatic passenger lift
- Openable windows
- VRF air conditioning
- Timber floors
- Fitted kitchenette

## 15-16 Brook's Mews London W1

### Location

The property is located on the south side of Brook's Mews. Brook's Mews is situated in between Grosvenor Street and Brook Street in the heart of Mayfair. Bond Street (Jubilee and Central lines, and Crossrail) and Oxford Circus (Bakerloo, Victoria and Central lines) are both within short walking distance.

### Description

The accommodation comprises the entire second floor, extending to 2,632 sq ft. The suite is fitted in part to provide 39 desks in open plan, 2x 8-person meeting rooms, 2x executive offices, and a fully fitted kitchen.

Please note, the furniture will be removed prior to occupation.

### Term

Available by way of a new lease direct from the landlord.

### Rent

£79.50 per sq ft.

### Rates

£35.97 per sq ft (2020/2021). Interested parties are encouraged to make their own enquiries directly with Westminster City Council.

### Service Charge

Fixed at £11.50 per sq ft + RPI.



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

**Crossland Otter Hunt**

Jess Flather | 020 7399 2743 | [jessica@coh.eu](mailto:jessica@coh.eu)  
Nick Sinclair | 020 7399 2733 | [nick@coh.eu](mailto:nick@coh.eu)

09/20

**020 7408 1114 [www.coh.eu](http://www.coh.eu)**

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