

## 21 Upper Brook Street, W1

Air Conditioned Period Office Suite To Let

Ground Floor : 1,389 sq ft (129m<sup>2</sup>)

*Flexible terms from one year upwards*



- Plug & play option available
- Professional manned reception
- Air conditioned
- Flood wired
- G Network fibre installed
- Short-form leasing available

## 21 Upper Brook Street, W1

### Location

The property is situated on the north side of Upper Brook Street, linking Park Lane and Grosvenor Square in the heart of Mayfair, traditionally favoured by the world's leading companies.

Marble Arch (Central line) and Bond Street (Central and Jubilee lines) underground stations are both within a short walk, with several car parks also close by.

### Description

The accommodation comprises the entire ground floor, extending to 1,389 sq ft, and is laid out as three rooms, two of which interlink, accessed directly off the recently refurbished reception area.



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

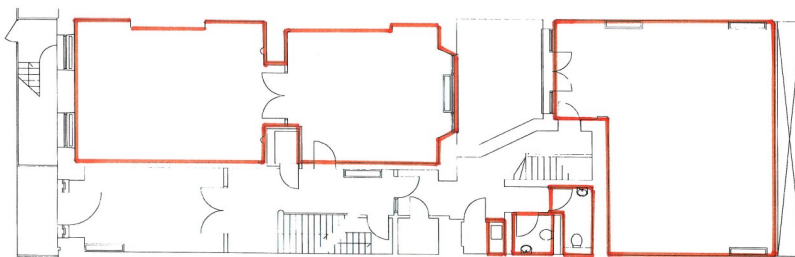
**Crossland Otter Hunt**

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**Website**

[mayfairofficesuites.com](http://mayfairofficesuites.com)

<b>Rent</b>	Guiding £72.50 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>	£39.07 per sq ft
<b>Service Charge</b>	Fixed at £13.00 psf, increasing annually in line with RPI.
<b>Total</b>	<b>£124.57 per sq ft</b> <b>£173,028 per annum</b>



*\*plan not to scale*

10/20

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

Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.