

THE MAYFAIR
COLLECTION



No. 18



No. 21



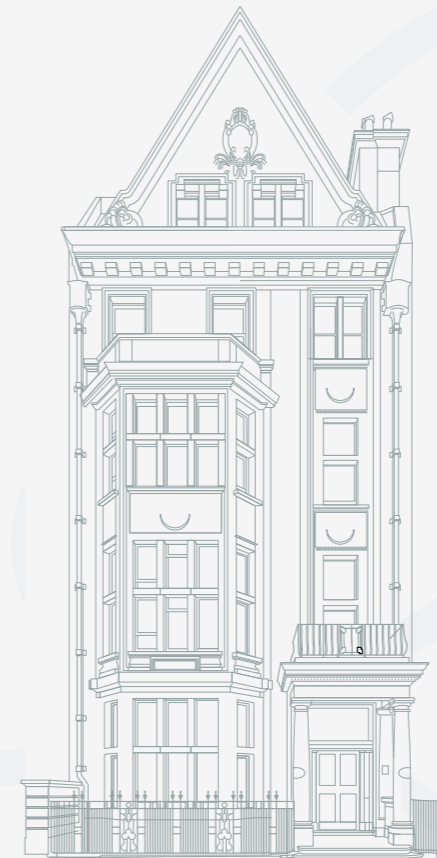
The Mayfair Collection has been carefully curated to provide beautiful modern workspaces in some of Mayfair's finest period buildings on Upper Brook Street.



No. 22



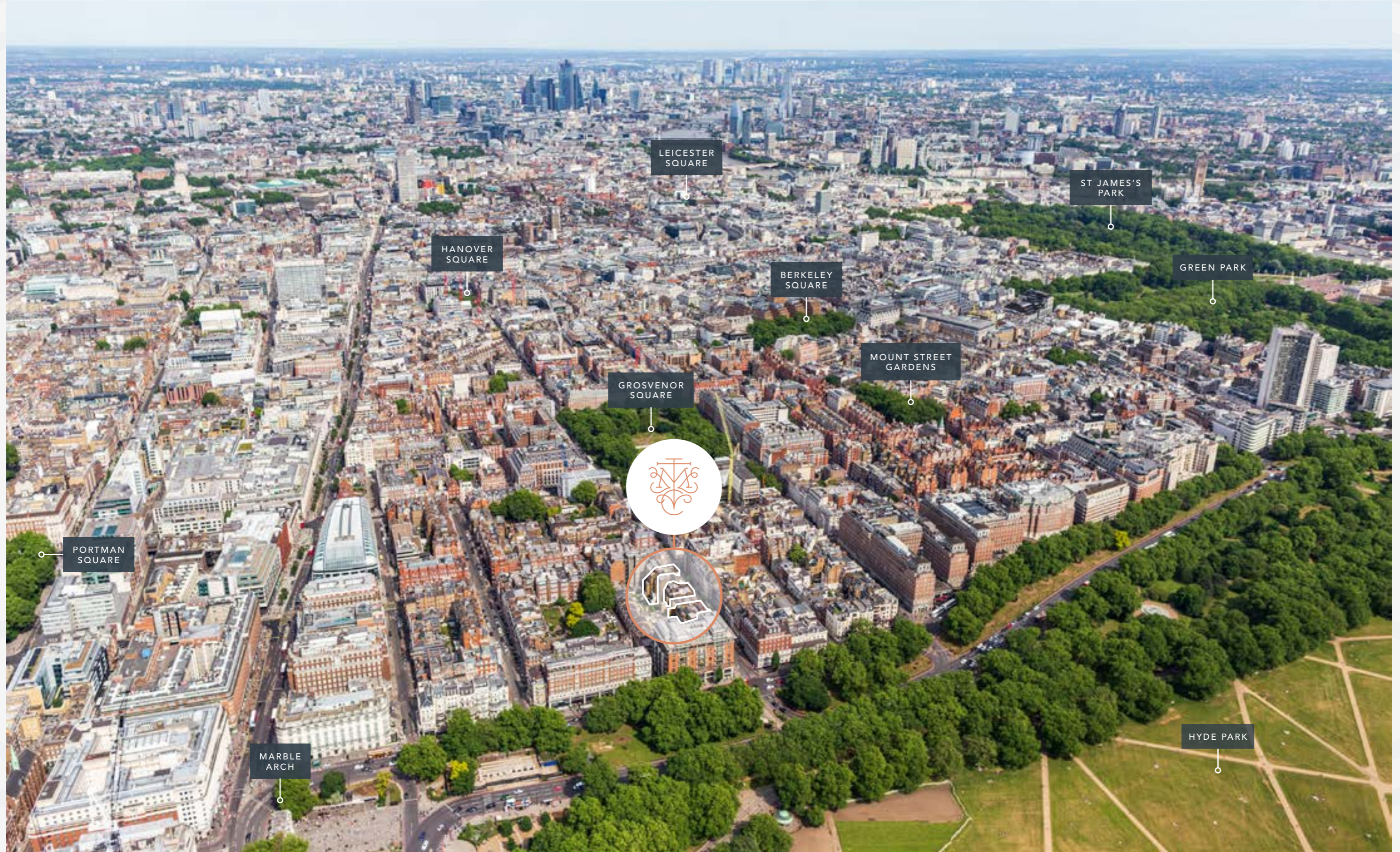
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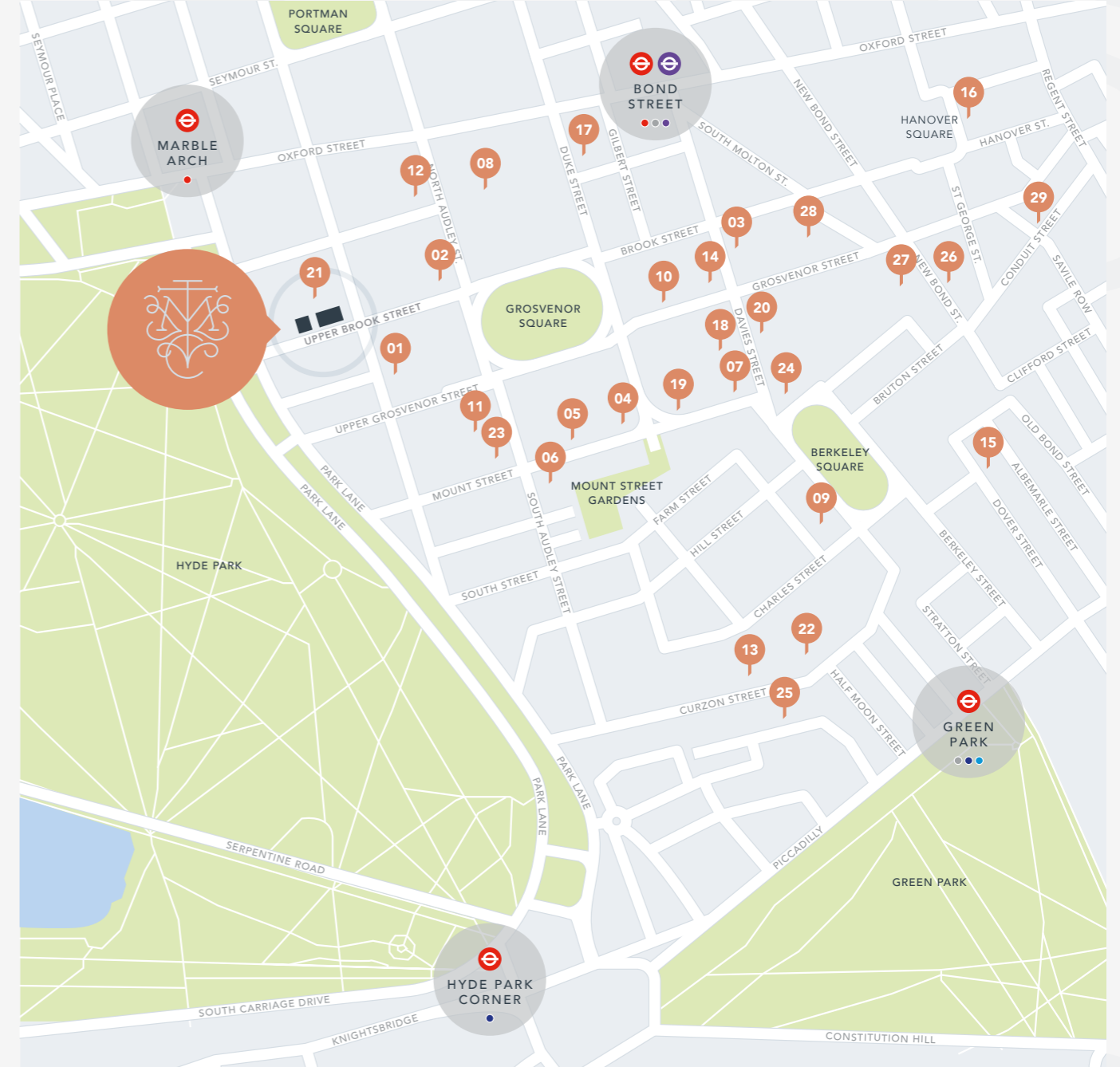


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Occupiers & Amenity



Key local occupiers include:

- | | | | |
|--------------------------|-----------------|-------------------------|------------------------|
| 01 The Chancery Rosewood | 08 The Beaumont | 15 Isabel Mayfair | 22 Third Space Mayfair |
| 02 The 22 | 09 Annabel's | 16 Nathalie | 23 Evolution Mayfair |
| 03 Claridge's | 10 Koyu | 17 H.R. Higgins | 24 Phillips |
| 04 The Connaught | 11 34 Mayfair | 18 Hedonism Wines | 25 Noble Rot |
| 05 Scott's | 12 Roka | 19 Mount Street Printer | 26 Sotheby's |
| 06 George's | 13 Murano | 20 Gagosian | 27 Smythson |
| 07 Bacchanalia | 14 Cipriani | 21 Michael Werner | 28 LPM |

Connectivity

From the heart of Mayfair, both London and the world lie at your doorstep. Bond Street and Marble Arch are both within short walking distances. From there, you can reach all of London's major rail terminals in ten minutes, as well as access to the game changing Elizabeth Line.

The Mayfair Collection is well placed for London's major airports. Arrive at Heathrow in a little over half an hour – or Gatwick, London City and Luton within the hour.



Travelling by foot

Travelling by tube

09 mins

PADDINGTON

- Hammersmith & City, District, Circle and Bakerloo
- First Great Western
- Heathrow via Heathrow Express
- Elizabeth Line

05 mins

BAKER STREET

- Hammersmith & City, Metropolitan, Jubilee, Circle and Bakerloo

05 mins

MARBLE ARCH

- Central

07 mins

BOND STREET

- Jubilee and Central
- Elizabeth Line

07 mins

EUSTON

- Northern and Victoria
- London Midland, London Overground, Scot Rail, Virgin Trains

09 mins

KINGS CROSS ST PANCRAS

- Northern, Victoria, Piccadilly, Hammersmith & City, Circle and Metropolitan
- East Coast, First Capital Connect, Grand Central, Hull Trains, Virgin Trains, Eurostar
- Stansted via Stansted Express

10 mins

LIVERPOOL STREET

- Central, Circle, Hammersmith & City and Metropolitan
- c2c, Greater Anglia
- Stansted via Stansted Express
- Elizabeth Line

03 mins

OXFORD CIRCUS

- Central, Victoria and Bakerloo

11 mins

BANK

- Northern and Jubilee
- First Capital Connect, Southeastern, Southern

10 mins

VICTORIA

- Victoria, District and Circle
- Southeastern, Southern
- Gatwick via Gatwick Express

06 mins

WATERLOO

- Jubilee, Waterloo & City, Northern and Bakerloo
- South West Trains

10 mins

LONDON BRIDGE

- Northern and Jubilee
- First Capital Connect, Southeastern, Southern
- Thameslink

- The Elizabeth Line
- National Rail
- Airport Link
- London Underground
- Eurostar
- London Overground
- Thameslink
- Docklands Light Railway

Times as provided by source citymapper.com



25 Upper Brook Street

Description

The accommodation is located on the fourth floor and fifth floors in the building and must be taken together. The suite benefits from high ceilings, period features, excellent natural light and a fitted kitchen.

Outgoings

	Per Annum	Per Calendar Month
Rent	£138,276	£11,523
Business Rates	£75,264	£6,272
Service Charge*	£23,940	£1,995
Total	£237,480	£19,790

* Fixed with uplifts in line with RPI.



Specification

- Fully furnished
- G Network connectivity
- Air-conditioning
- Commissionaire
- Shared use of the building gym
- Shower facilities & towel service
- Bike racks
- Lifts



Plan for indicative purposes only (not to scale).

4th Floor

890sq ft / 82.68sq m

5th Floor

655sq ft / 60.85 sq m

Total

1545sq ft / 143.53 sq m

Further Information

Terms

Available by way of a new lease.

Viewings

Strictly through the sole agents,
Crossland Otter Hunt.

Nick Sinclair

–

02073992733

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Jessica Flather

–

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OTTER HUNT**

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MADE BY TAYLER REID



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