



## 25 Bruton Street, London, W1J 6QH

High Quality Boutique Office Space

4th floor - 1,206 sq ft

- Recently refurbished to an exceptional standard
- Stunning period features throughout
- Hard wood flooring
- Elegant reception
- Private roof terraces on the top two floors
- Excellent ceiling heights
- New air conditioning
- Passenger lift



## Summary

Available Size	1,206 sq ft / 112.04 sq m
Rent	£250,000 per annum
Service Charge	£16.35 per sq ft
EPC	Upon Enquiry

## Description

The building has undergone a substantial refurbishment to create exceptional office accommodation in the heart of Mayfair. The floors are set behind an elegant period facade and feature exquisite traditional detailing inside, to include: cornicing, original fireplaces, bay windows and impressive ceiling heights. The refurbishment will balance the traditional aesthetics and heritage of the building with modern comforts to exacting standards, complimented by an elegant reception, private terraces, hard wood flooring, air conditioning, private WCs, kitchen and shower facilities. The penthouse floor of the building juxtaposes the other traditional floors with voluminous vaulted ceilings creating a warehouse style loft space complimented by a private terrace, the like of which has never been seen before in the heart of Mayfair.

For more information, please visit our website: <https://brutonst.com/>

## Location

The property is located in Mayfair on the north side of Bruton Street. The area has an abundance of shopping, restaurants and hotel facilities.

Transport connections are excellent, with Green Park, Bond Street, Oxford Circus and Piccadilly underground stations all within easy walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - with a large private terrace	1,206	112.04	Available
3rd - with a terrace	1,173	108.98	Under Offer
2nd	1,324	123	Under Offer
1st	1,475	137.03	Let
<b>Total</b>	<b>5,178</b>	<b>481.05</b>	

## Viewings

Strictly through the joint sole agents, Crossland Otter Hunt and EIA.

## Terms

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



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