

Property Particulars

**PRIME FULLY FITTED PLUG AND PLAY MAYFAIR OFFICES
WITH OWN SELF CONTAINED PRIVATE ENTRANCE**

LEASE FOR SALE

2,413 SQ FT (224.17 SQ M) APPROX

**61/63 BROOK STREET
MAYFAIR
LONDON W1**

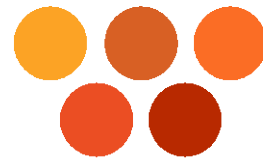


Location

The property is prominently situated in a prime part of Mayfair, on the south side of Brook Street at its junction with Davies Street and close to Grosvenor Square. Transport facilities are excellent with Bond Street Underground Station (Jubilee and Central Lines) being approximately a minute away. Oxford Circus (Victoria, Bakerloo and Central Lines) is also close by. In addition, the location will be further enhanced by the completion of the Crossrail scheme within the next 18-24 months. The area also boasts some of the finest hotels, restaurants and retail facilities, all within immediate proximity.

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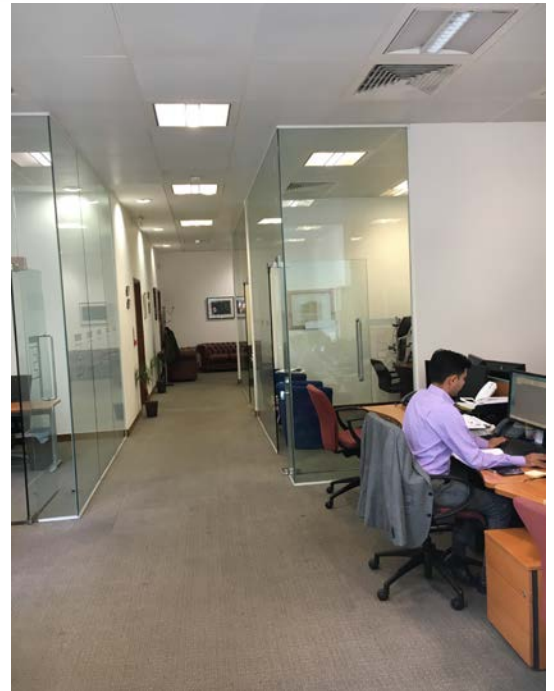
Misrepresentation Act. These brief particulars have been prepared as a guide for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. We will use all reasonable endeavours to ensure the accuracy of information, however we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



Description - The available accommodation comprises the entire ground floor offices having an approximate net internal floor area of 2,413 sq ft (224.17 sq m). The premises have the benefit of being approached **via its own private self-contained entrance**, immediately off Brook Street. The building was substantially refurbished in 2009//2010 and the ground floor has been fitted out by demountable partitioning to provide a mixture of open plan, cellular offices and meeting rooms. The space presents an occupier with an excellent opportunity to acquire a 'plug and play' office in one of the finest locations in the West End.

Amenities

- Own private entrance
- Air conditioning
- Raised Floors
- Metal Tiled suspended ceilings with integral light fittings
- Kitchen
- Carpeting
- Furniture available
- Fibre Optic Cabling
- 24 hour access



Lease - The premises are held by way of an effective full repairing and insuring lease for a term to expire in May 2025, subject to review in May 2020 excluded from sections 24-28 of The Landlord and Tenant Act 1954 part 11 (as amended).

Tenant option to break - There is contained in the lease a **tenant's only** option to determine on 14 May 2020 subject to serving not less than 6 months' notice.

Rent - £180,975 per annum exclusive (**£75.00 psf**).

Premium - Offers invited for the benefit of the unexpired Leasehold interest, fixtures, fittings and furniture.

Service Charge - Currently running at approximately £12.84 psf.

Rates - We understand the rates are currently running at approximately £43.21 psf. Interested parties are advised to verify this figure with Westminster.

Legal costs - Each party to be responsible for their own costs.

Possession - Upon completion of legal formalities.

Viewing - Strictly through sole agents, Stephen Warren Associates Limited.

Contact: Stephen Weitzmann

Telephone: 020 7867 3979

Mobile: 07880 740815

Email: stephen@stephenwarrenassociates.co.uk