

NEW INSTRUCTION

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15 BRUTON PLACE, MAYFAIR, W1

COMFORT COOLED OFFICES TO LET

**JUST £50.00 PER SQ FT EXC
AND HALF RENT FOR THE FIRST YEAR**



SECOND FLOOR

1,015 SQ FT (94.3 SQ M)

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

These brief particulars have been prepared as agent 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. 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.

Location: The building is located on the south side of Bruton Place, which leads from Bruton Street to Berkeley Square. Green Park and Bond Street (Jubilee, Central, Victoria and Piccadilly lines) underground stations are within easy walking distance.

Description: Modern offices of 1,015 sq ft (94.3 sq m) on the second floor of this attractive mews building, which are predominantly open plan, with a sizeable meeting/board room.



Amenities:

* Comfort cooling	* Meeting room	* Shower
* Entry phone	* Full carpeting	
* Excellent natural light	* Tea point	

N.B. Car parking by separate arrangement.

Terms: An assignment of the current lease with a passing rent of £50,750 per annum.

A new lease may be available directly from the Landlord by separate negotiation.

Rates: Based on information provided by the local authority we estimate that the rates payable for the second floor are £9,700 per annum. Interested parties are advised to make their own enquiries.

Service Charge: £5,200 per annum for the current year.

Occupation: Immediate upon completion of legal formalities.

Legal Costs: Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through joint sole agents:

Colliers Godfrey Vaughan
020 7659 4949
Mike MacKeith / Robert Few

Ashwell Rogers
020 7529 5300
Ash Sharma / Richard Williams

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