

**10 Bruton Street, Mayfair,  
London, W1J 6PX**



**FULLY FITTED 'PLUG & PLAY' PENTHOUSE OFFICE  
TO LET | 1,670 sq ft**



\*Photograph courtesy of O&M Properties

### Location

Situated on the south side of Bruton Street close to the junction with New Bond Street the property benefits from being in the heart and core of prestigious Mayfair. New and Old Bond Street are within a short distance as is Berkeley Square. The Square and other esteemed establishments such as Annabelle's, Holland & Holland and Fortnum & Mason are all within close proximity. Green Park (Jubilee, Piccadilly, Victoria lines), Oxford Circus (Central, Victoria and Bakerloo lines) as well as Bond Street (Central, Jubilee lines) are all within a short walking distance.

### Description

This fully fitted, 8th floor penthouse has been meticulously fitted to an exceptionally high standard. It includes: a reception, full kitchen, a large boardroom, a meeting room/executive office, an open plan working space desked with standing/sitting adjustable desks - for 14, a server room (fully connected to all desks with fibre). This office is a turn key "plug and play" facility ideal for hedge funds, private equity, a family office or similar. The building also benefits from a prestigious reception area with commissionaire and 2 automatic passenger lifts. Possession is available from late February 2019 for a term of approx. 2.5 years, subject to contract.

**Jason Hanley, Partner**

 020 7025 1391

### Floor Areas


Floor	sq ft	sq m
7 <sup>th</sup> Floor	1670	155
<b>TOTAL (approx.)</b>	<b>1670</b>	<b>155</b>

\*Measurement in terms of \*NIA

### Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always been synonymous, worldwide, as the monopoly board's most expensive address and it remains the destination of choice for some of the world's wealthiest individuals, investors and occupiers - with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in a prestigious modern building off Berkeley Square, one cannot deny the prestige and glamour associated with being located in the financial capital of the world.

**Georgia Mason, Agency Surveyor**

 020 7025 8945

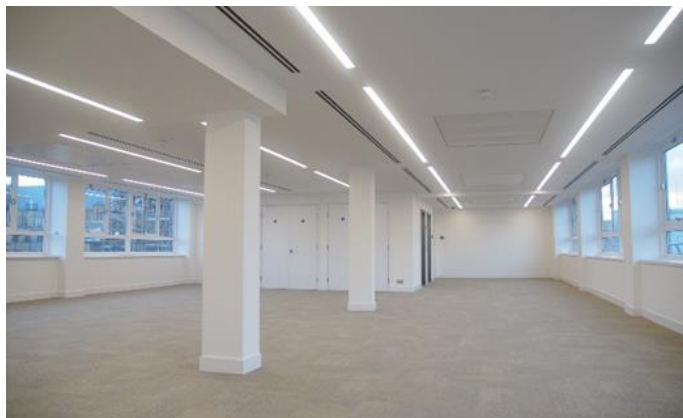
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract September 2018**

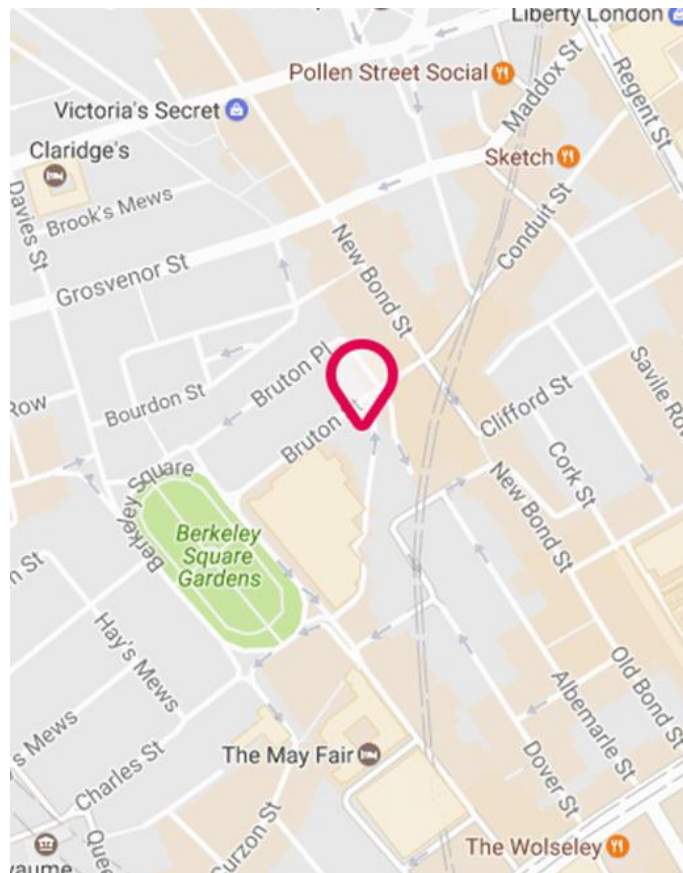
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\*Photographs show floor prior to fit out with glass partitions and latest furniture



## Terms

Tenure:	Leasehold
Lease:	A flexible FR&I sublease for a term until June 2021
Rent:	£102.50 psf pax
Rates:	Estimated at £42.00 psf pa (2018/19)
Service Charge:	Approximately £11.34 psf pax
EPC Rating:	TBC

## Amenities

- A furnished and fitted bespoke plug & play office of the highest quality
- Air conditioning
- Fully accessible raised floors
- Recessed LED lighting
- 2 Passenger lifts
- Contemporary modern entrance with commissionaire
- Furniture included
- Fibre in place / comms etc

### Jason Hanley, Partner

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