

OFFICES TO LET

**15-16 BROOKS MEWS,
LONDON W1**

2,426 – 4,933 SQ FT



Location:

15-16 Brooks Mews is situated on the south side of the street which is situated in a central Mayfair location running parallel between Brook Street and Grosvenor Street and linking Avery Row to Davies Street. Bond Street, Grosvenor Square and Berkeley Square are all within close proximity.

Communications are excellent with Bond Street Underground Station (Central and Jubilee lines) and Green Park Underground Station (Piccadilly, Victoria and Jubilee lines) both within easy walking distance.

Accommodation: The available accommodation comprises the entire first and second floors which are accessed via a passenger lift through an attractive ground floor reception. The floors are currently fitted out to provide a mixture of open plan and cellular offices, and benefit from air conditioning, suspended ceilings and three-compartment perimeter trunking.

Size:

Floor	Size (sq ft)	Size (sq m)
2 nd	2,426	225.4
1 st	2,507	232.9
Total	4,933	458.3

Amenities:

- VRV Air conditioning
- Kitchenette
- 6 person passenger lift
- Perimeter trunking
- Suspended ceiling
- Male & Female WCs

Terms: A new full repairing and insuring lease(s) for a term of 5 years with rolling mutual options to determine from December 2011 subject to six months prior written notice.

Rent: £55.00 per square foot per annum.

Rates: 2nd floor: £9.60 per square foot (approx.)
1st floor: £11.77 per square foot (approx.)

Service charge: To be confirmed.

Viewing: By appointment with the joint sole agents:

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