

80 BROOK STREET

Mayfair



LDG



80 Brook Street







## DESCRIPTION

If elegance is what you're seeking, look no further than 80 Brook Street. First impressions count with an attractive manned reception centred around a grand staircase and a modern décor finish which is sympathetic to the building's heritage features. The third floor is completely self-contained and provides a number of provide offices and meeting rooms, which all benefit from natural light from a feature skylight above the staircase.

## HIGHLIGHTS

- Elegant Period Offices
- Fitted With Meeting Rooms and Offices
- Impressive Manned Reception
- Passenger Lift
- Parquet Flooring
- Good Natural Light
- Envable Mayfair Location
- Imposing Georgian Building Facade
- Period Features
- Good Ceiling Height
- Demised Restroom & Kitchenette

## CONNECTIVITY

The building benefits from fibre. Further information is available upon request.

## USE

Class-e planning, suitable for offices.

## LEASE

Asssignment / subletting until 25th November 2025. The lease is contracted outside the landlord and tenant act. A new lease for a longer term could be available with the Freeholder.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

## FURNITURE

Existing furniture could be provided, subject to negotiation.

## DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

## VAT

This building is elected for VAT and on top of the rent.

## COMMUTE

Bond Street - 2 mins  
 Marble Arch - 8 mins  
 Oxford Circus - 9 mins  
 Green Park - 12 mins  
 Hyde Park Corner - 17 mins

## PARKING

Grosvenor Hill - 5 min

## FOODIE HOTSPOTS

Corrigan's – Scott's  
 Sparrow Italia – The Twenty Two

## LIQUID LUNCH

The Pine Bar – The Iron Duke  
 Hush Mayfair – Claridge's Bar

## A STRETCH AWAY

Personal Space Ltd – Vive Fitness Mayfair  
 JAB Boxing – Dabbs Fitness

## CHARGES

The Power Charge is currently running at £860.69 per quarter.  
 The Data Charge is currently running at £817.02 per quarter.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd	885	£65,000 per annum	£29,440 /annum	£16,194.10 /annum	£9,219.51	£110,634.10	Available
<b>Total</b>	<b>885</b>				<b>£9,219.51</b>	<b>£110,634.10</b>	

Ready to talk?



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