

14-16 BRUTON PLACE • MAYFAIR



Bruton Place is for those in the know who know London's most sought-after neighbourhood of Mayfair.

Stroll down the mews of former town stables for an eclectic mix of independent retailers and restaurants. Each unit you encounter has its own distinct view, just like your business. And a few steps beyond takes you to Berkeley Square, the heart of vibrant Mayfair.

14-16 Bruton Place is a boutique office space across three floors covering 7,500 sq. ft. with its own dedicated entrance, terracing and end of trip facilities.

Your part of Mayfair at your door.



14-16 BRUTON PLACE

IMPECCABLE BOUTIQUE MAYFAIR SPACE TO MAKE YOUR OWN

Summary specification

- Self-contained office covering 1st to 3rd floors.
- 600 sq. ft. terrace at 4th Floor level.
- End of trip facilities at basement.
- New services and finishes throughout.
- Ideally located within view of Berkeley Square on the highly sought after Bruton Place.
- Will achieve Net-Zero Upfront and in Use Carbon.



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ENTRANCE



4 TERRACE
3 _____
2 _____
1 _____



EXTRAORDINARY MEWS AND EVERYDAY MUSE



A unique take on Mayfair

Bruton Place is a relaxed affair, exquisitely curated for the connoisseur in all of us. Part mews and part treasure trove, here are the best of the independents, be that for an early morning coffee, casual dining or contemporary retail.





Tucked away in a historic corner of bustling West London, Bruton Place is a discreet haven for workers, locals and passers-by.



Gastronomic, thirst-quenching and desire-making: Bruton Place gathers together a diverse range of distinctive experiences.





Energetic Mayfair is ever-changing, which is why so many leading businesses, institutions and thinkers make the neighbourhood their home.

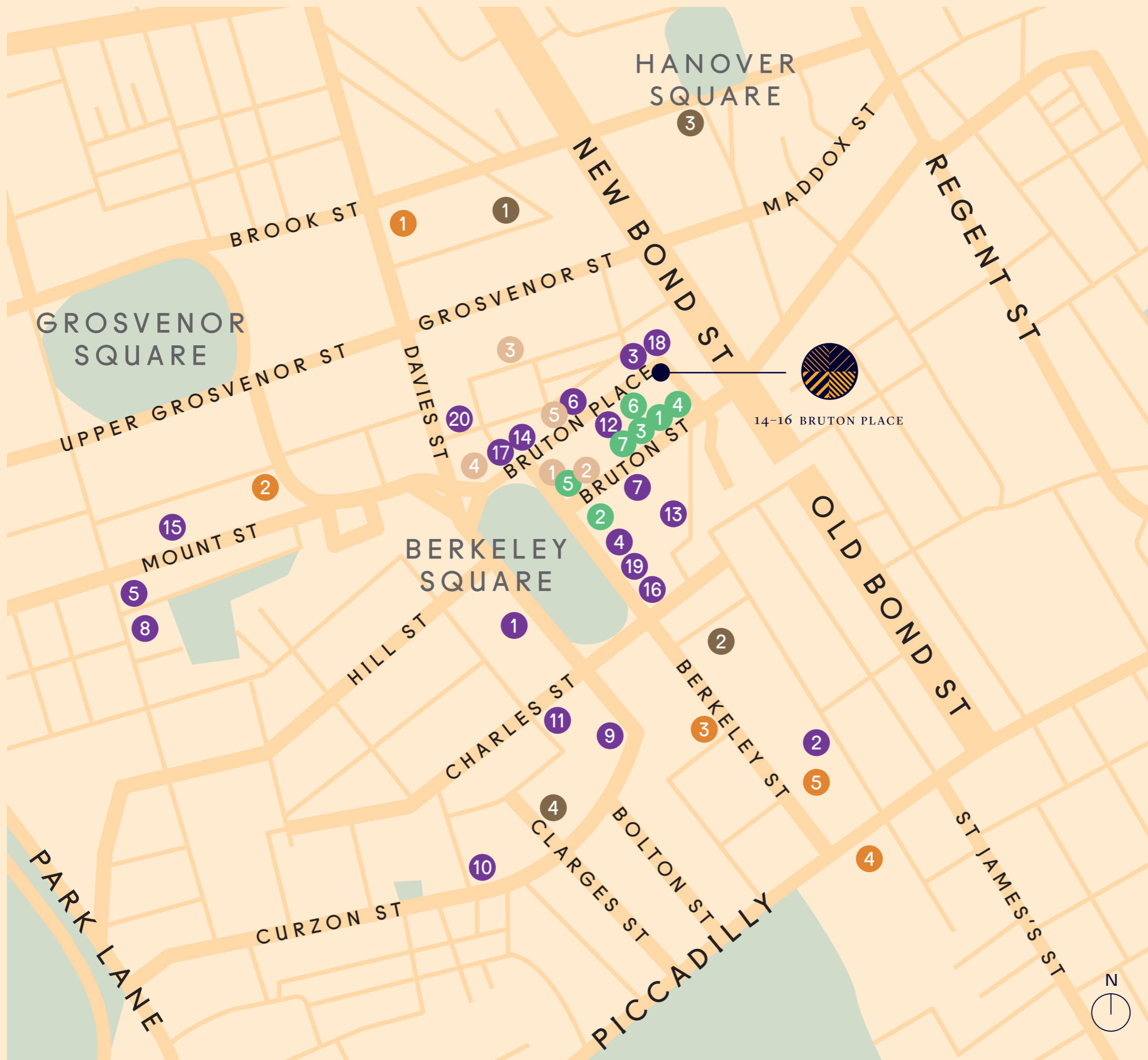
Here in a single district of London's Great Estates and garden squares, you will find the world's most prestigious brands, thriving art galleries and renowned restaurants. But this is just half of the story of the place.

Mayfair is also remarkably unstuffy, offering a variety of choice and culture that attracts people of all backgrounds.



ALL OF MAYFAIR AT YOUR DOOR





Restaurant, bars & clubs

- 1 Annabel's
- 2 The Arts Club
- 3 Bellamy's
- 4 Benares Restaurant
- 5 George
- 6 The Guinea Grill
- 7 Hakkasan Mayfair
- 8 Harry's Bar
- 9 The Lansdowne Club
- 10 Little House Mayfair
- 11 Mark's Club
- 12 The Gentlemen Baristas
- 13 Mr Fogg's Residence
- 14 Lali Lifestyle
- 15 Scott's
- 16 Sexy Fish
- 17 OSI Wine and Gorgonzola Bar
- 18 Umu
- 19 Amazonica London
- 20 The Alfred Dunhill Club, Mayfair

Retail

- 1 Brioni UK Ltd
- 2 Jack Barclay Bentley
- 2 H.R. Owen Ferrari
- 3 KENZO
- 4 Holland & Holland
- 5 Maison Margiela London
- 6 Rupert Sanderson Shoes
- 7 Temperley London

Hotels

- 1 Claridge's
- 2 The Connaught Hotel
- 3 The May Fair Hotel
- 4 The Ritz London
- 5 1 Hotel London

Art galleries

- 1 Delahunty Fine Art
- 2 E & R Cyzer
- 3 Gagosian
- 4 Phillips
- 5 Sladmore Contemporary

Wellbeing / Wellness

- 1 Bath & Racquets Club
- 2 Matt Roberts Personal Training
- 3 Ten Health & Fitness Mayfair
- 4 Third Space Mayfair



Head out in any direction for connections

Mayfair is highly prized as one of London's most central and connected locations. You can walk to the office from any point in the West End or, from Bruton Place itself, reach Green Park and Bond Street tube stations on foot in less than 10 minutes.

On top of numerous Underground lines, you have seamless links to London's railway stations. Then, there is Crossrail, arriving at Bond Street in 2021. The new Elizabeth line will speed passengers to Liverpool Street, Canary Wharf and London Heathrow in record times.

Tube stations



Transport times provided by TFL based on quickest journey time from either Green Park or Bond Street.

5 minutes walk
 – Green Park
 – Central, Victoria & Bakerloo lines

10 minutes walk
 – Oxford Circus
 – Central, Victoria & Bakerloo lines

12 minutes walk
 – Piccadilly Circus
 – Piccadilly & Bakerloo lines

Travel times

3 mins – Victoria

6 mins – London Bridge

7 mins – King's Cross & St. Pancras International

8 mins – Bond Street

12 mins – Liverpool Street

13 mins – Canary Wharf

34 mins – Heathrow

- Bakerloo line
- Central line
- Elizabeth line
- Jubilee line
- Piccadilly line
- Overground
- Victoria line



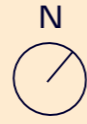
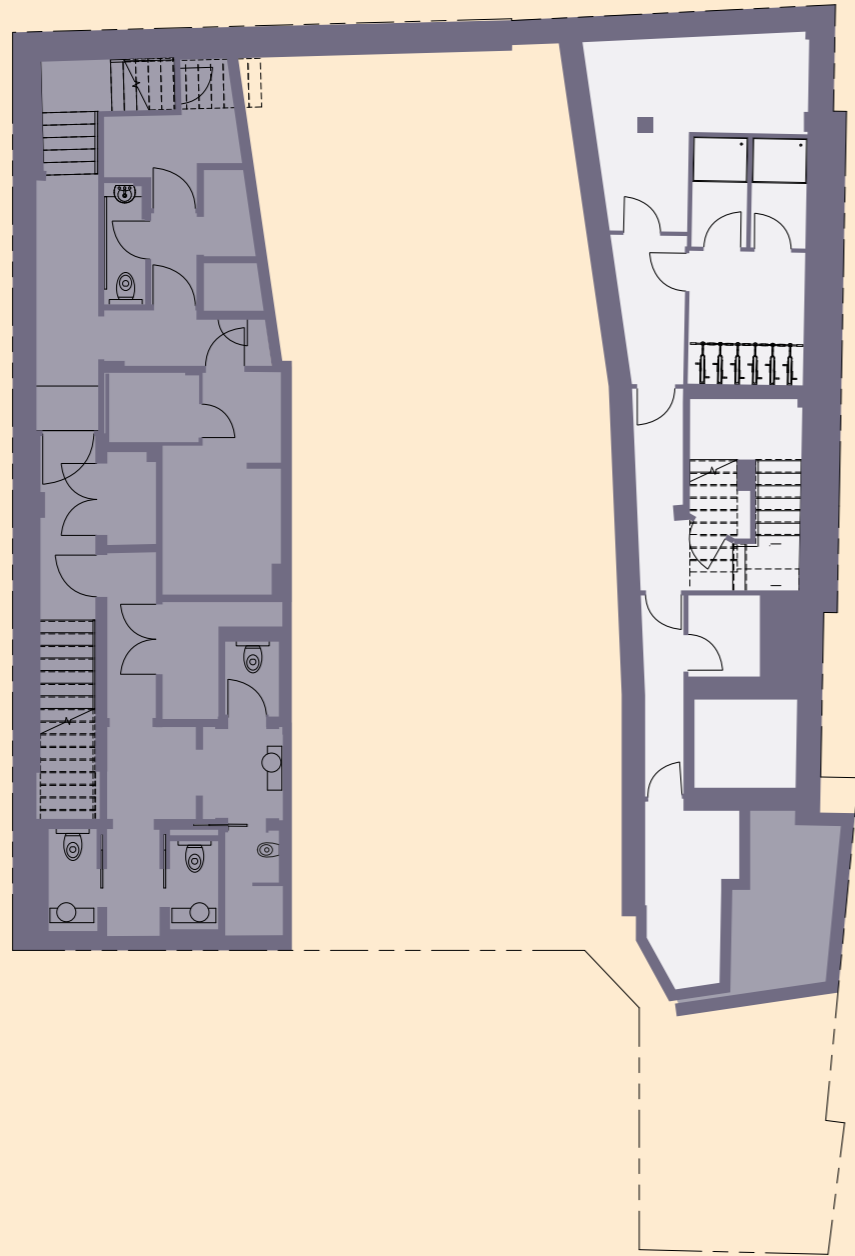
Schedule of areas

Level	NIA sqft / sq m
Reception	549 sq ft / 51 sq m
1	2,681 sq ft / 249 sq m
2	2,463 sq ft / 229 sq m
3	2,334 sq ft / 217 sq m
Total	7,478 sq ft / 695 sq m
Terrace	538 sq ft / 50 sqm



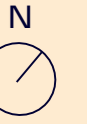
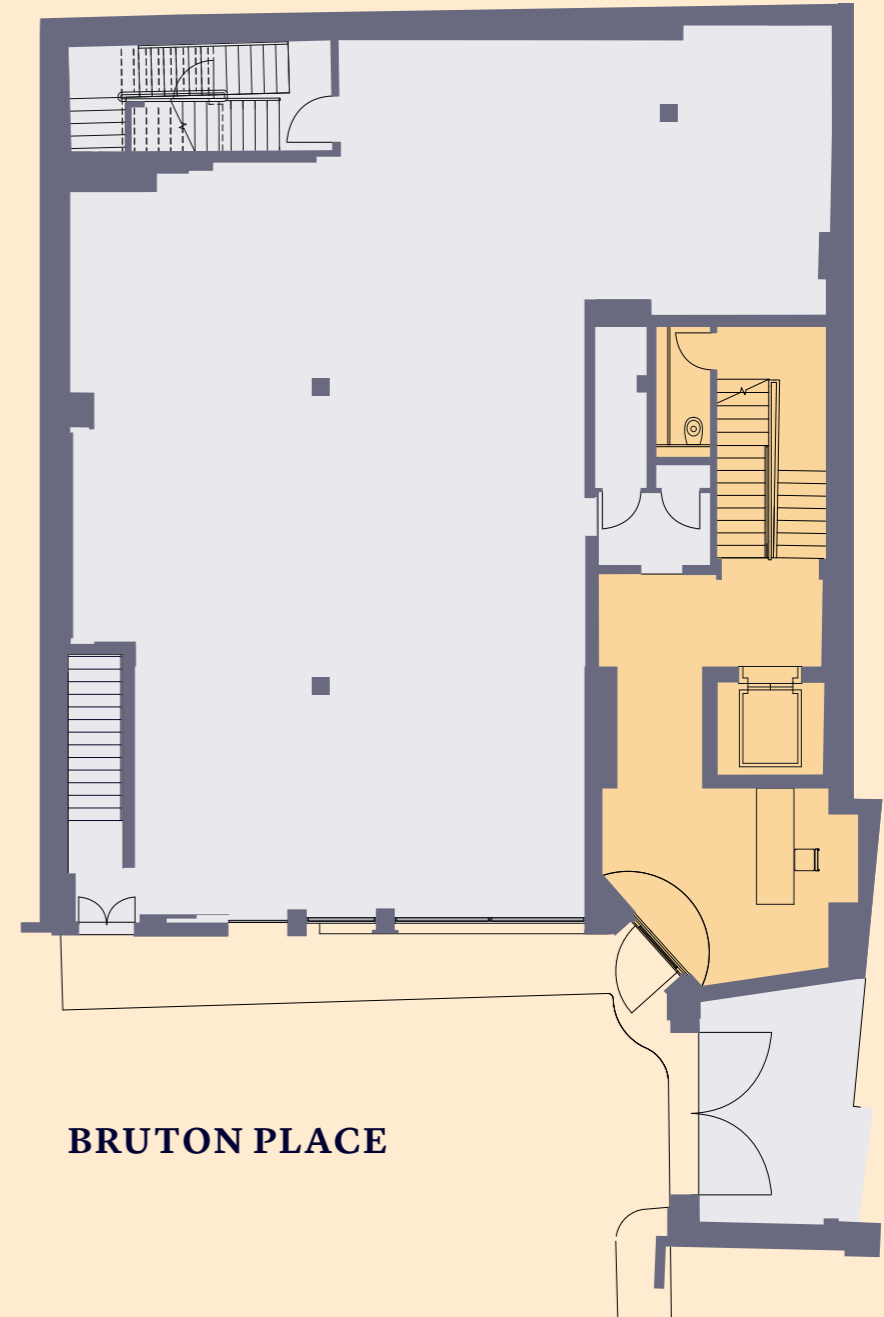
Basement

732 sq ft
68 sq m



Reception

549 sq ft
51 sq m

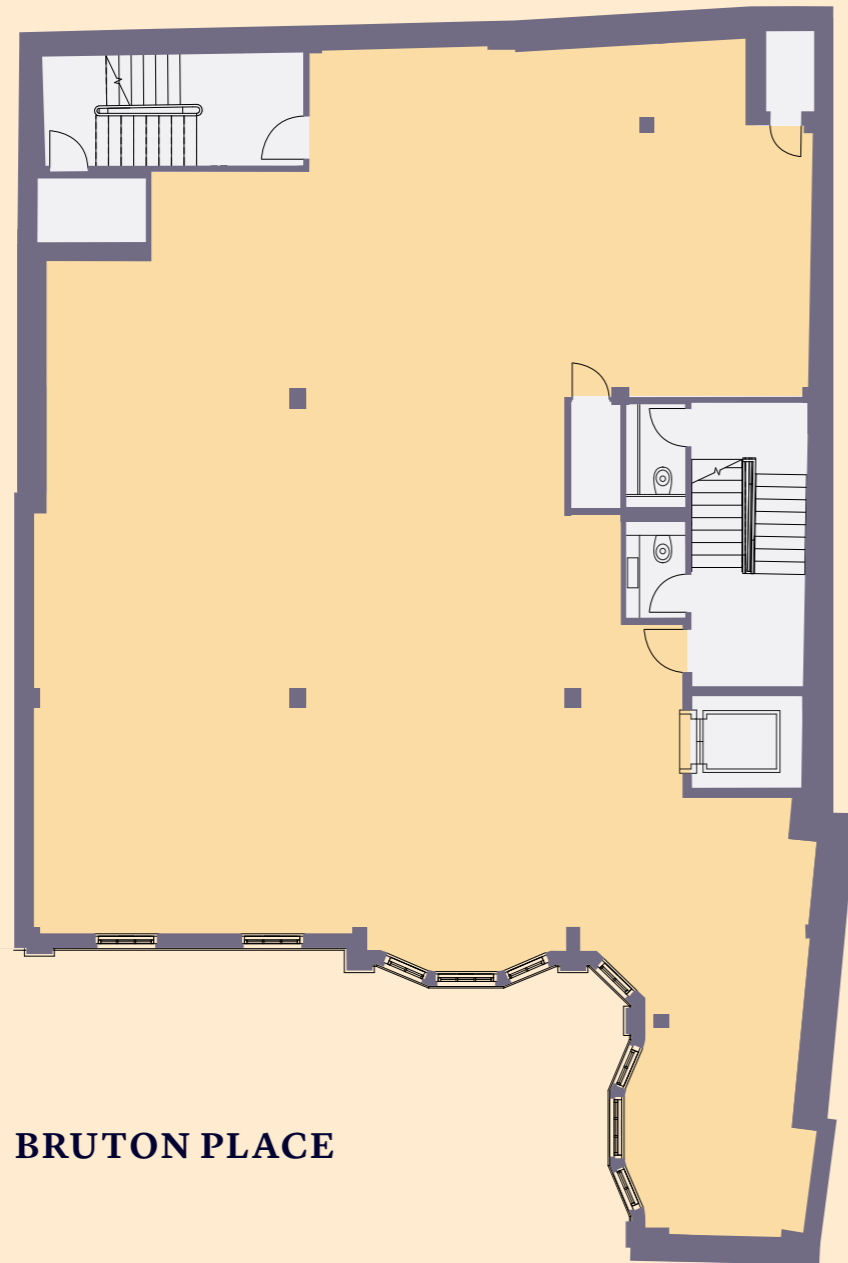


BRUTON PLACE

NOT TO SCALE

Level 1

2,681 sq ft
249 sq m

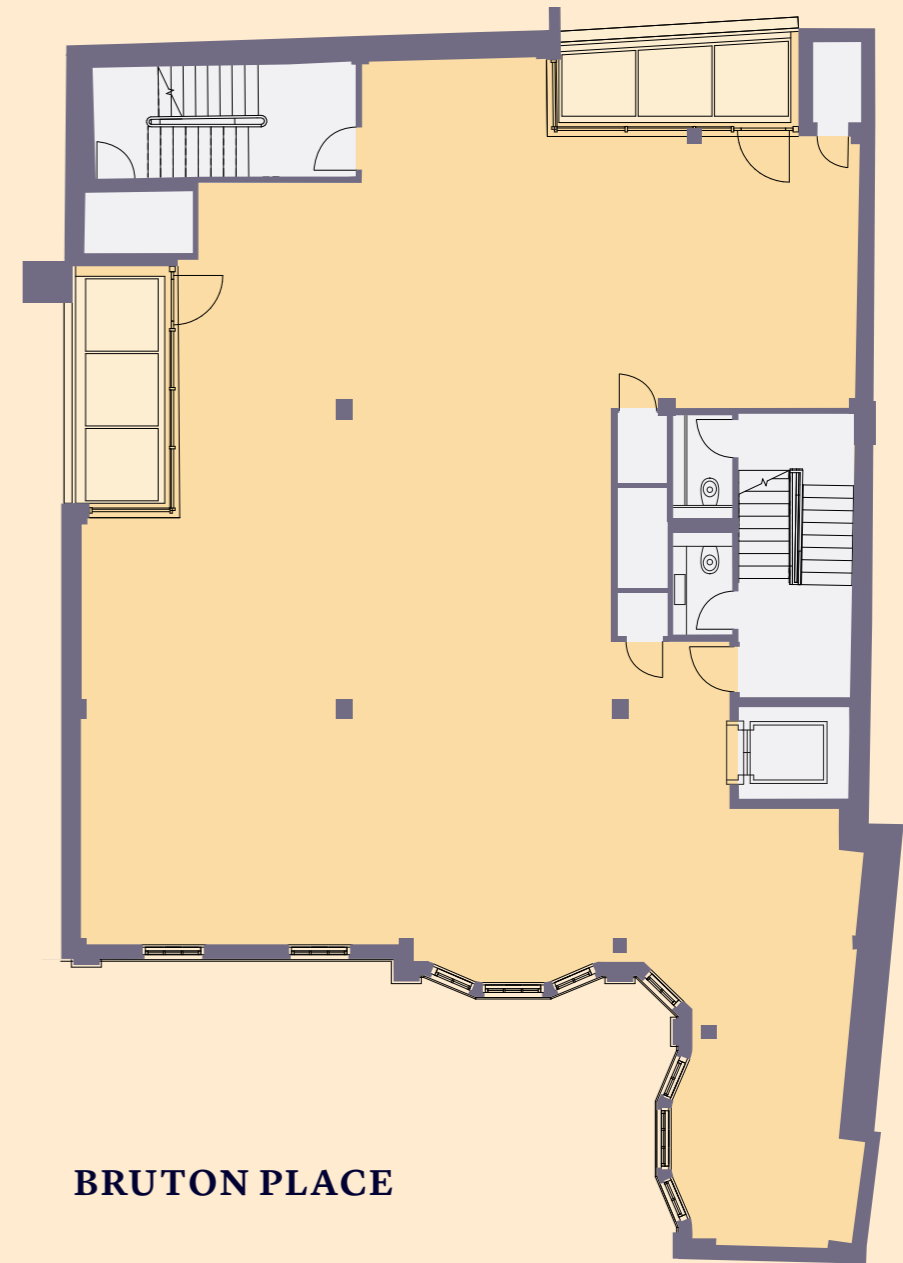


BRUTON PLACE

NOT TO SCALE

Level 2

2,463 sq ft
229 sq m

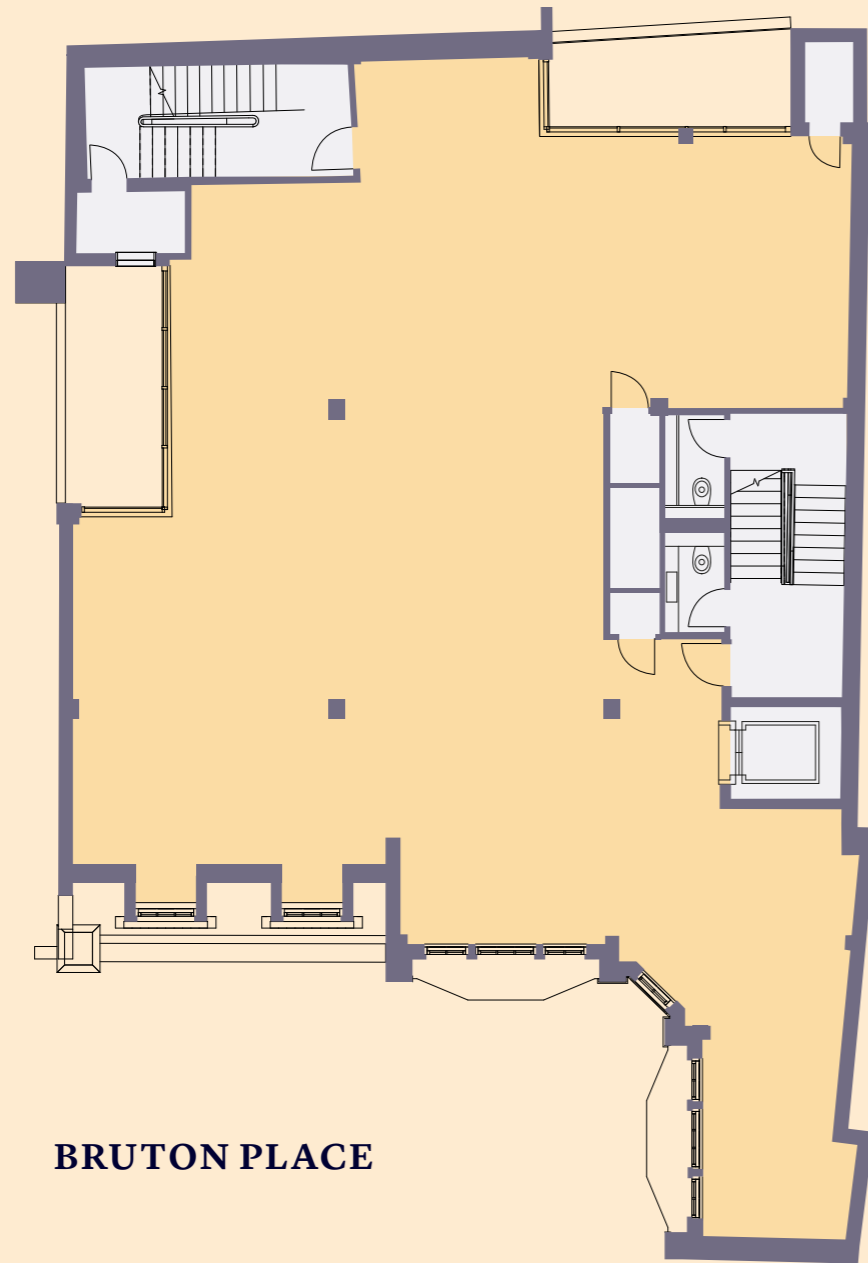


BRUTON PLACE

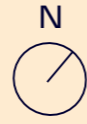
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Level 3

2,334 sq ft
217 sq m

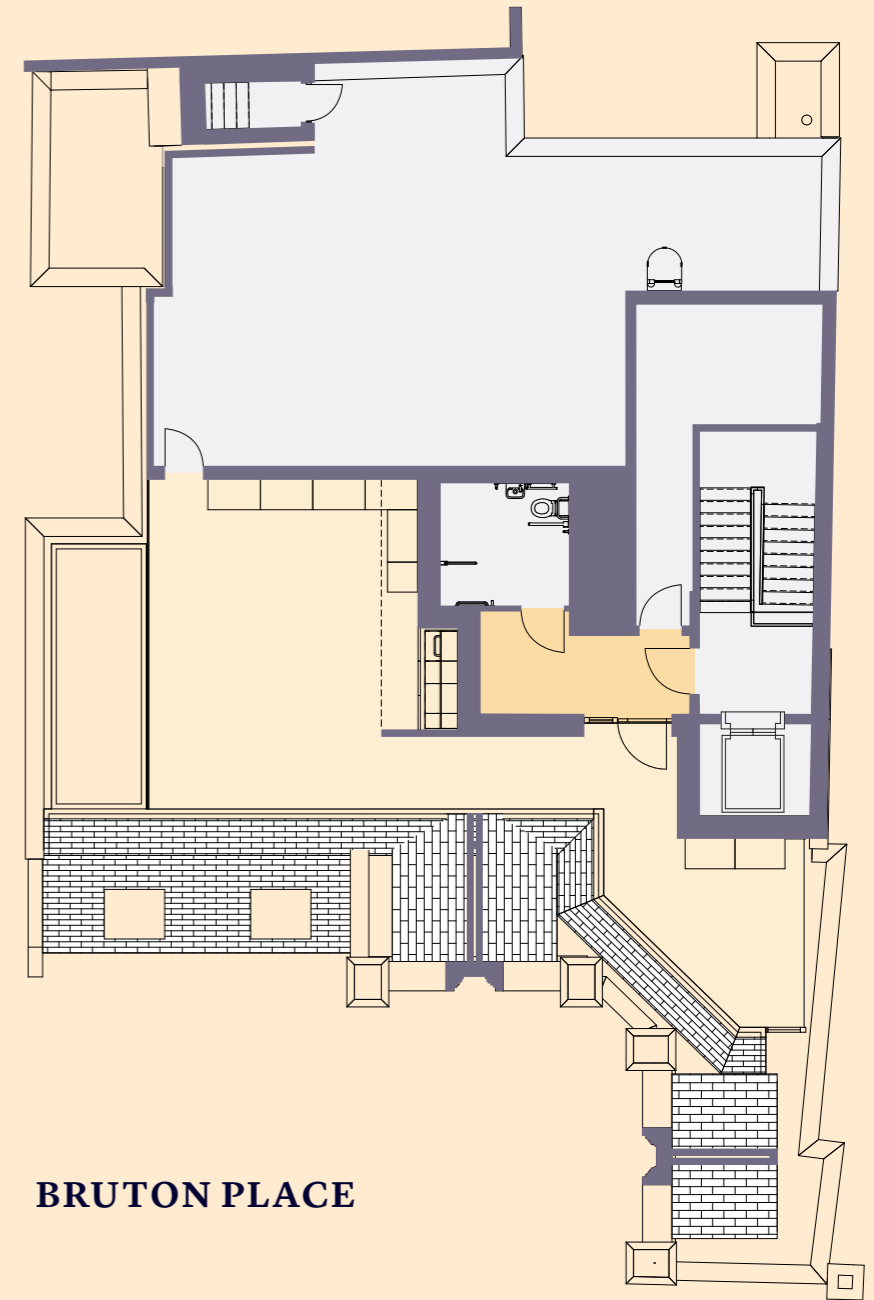


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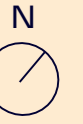


The Terrace

538 sq ft
50 sq m



NOT TO SCALE







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