

10

BROOK STREET

TO LET

GRADE A OFFICE SPACE
IN THE HEART OF MAYFAIR

CAT A+

1ST FLOOR | 2,453 SQ. FT.

RIB

ROBERT IRVING BURNS

LOCATION

Nestled in the heart of Mayfair, 10 Brook Street is a prime office location offering access to a wide array of amenities.

This neighbourhood boasts a variety of top-notch restaurants, vibrant bars, and an assortment of art galleries and shops. The famous new bond street is a moments' walk away, famed for glitz and glamour.

The location boasts first rate accessibility with close proximity to major underground stations such as Bond Street (served by the Elizabeth, Jubilee and Central Lines), Oxford Street (accessible via the Central, Bakerloo, and Victoria Lines), and Green Park (served by the Jubilee, Piccadilly, and Victoria Lines).

Additionally, the nearby Crossrail station at Hanover Square.



ANNABEL'S



BERKLEY SQUARE



KOYN



NEW BOND STREET

W1 MAYFAIR



CLADRIDGE'S



RETAIL

- 01 Fortnum & Mason
- 02 Rolex
- 03 Goyard
- 04 Christian Louboutin
- 05 Ferrari
- 06 Burlington Arcade
- 07 Hedonism Wines
- 08 Louis Vuitton
- 09 Patek Philippe
- 10 Selfridges
- 11 Liberty

HOTELS

- 12 The Ritz
- 13 The Connaught
- 14 The Four Seasons
- 15 The Dorchester
- 16 The May Fair
- 17 Claridges
- 18 The Washington Mayfair

DINING & NIGHTLIFE

- 19 Umu
- 20 Annabel's
- 21 Nobu
- 22 Langan's Brasserie
- 23 Benares
- 24 The Arts Club
- 25 Novikov
- 26 Hakkasan
- 27 Park Chinois
- 28 Bacchanalia
- 29 Kingly Court
- 30 Scott's
- 31 La Petite Maison

CULTURE

- 32 Sotheby's
- 33 Royal Academy of Arts
- 34 Richard Green Gallery
- 35 Phillips
- 36 Waddington Custot Gallery
- 37 Halcyon Gallery
- 38 Gagosian
- 39 Hauser & Wirth

WELLBEING & WELLNESS

- 40 Fitness First
- 41 Ten Health & Fitness
- 42 Lansdowne Club
- 43 Berkley Square

CONNECTIVITY

Walking times from 10 Brook Street to:

Bond Street

3 mins

Oxford Circus

6 mins

Tottenham Court Road

13 mins

Piccadilly Circus

13 mins

Marble Arch

15 mins

Regent Street

6 mins

Berkley Square

7 mins

Hyde Park

13 mins

Oxford Street

6 mins

Wigmore Street

7 mins

Underground travel times from 10 Brook Street to:

Paddington

6 mins

Farringdon

6 mins

Heathrow Airport

18 mins

Victoria

4 mins

King's Cross

4 mins

Baker Street

2 mins

DESCRIPTION

Situated on the 1st floor of this impressive Mayfair building, the office floor comes fully fitted in CAT A+ condition.

The space is arranged as semi open plan offices with modern fitout, boardroom and private meeting room. There are a series of private offices and the floor benefits from comfort cooling system, kitchen with break out space, 2 x demised WCs and a shower. The building further has as state of the art concierge service.

There are cycle racks on Hanover Square, just a moments' walk away. Catering for those that enjoy cycling to the West End.





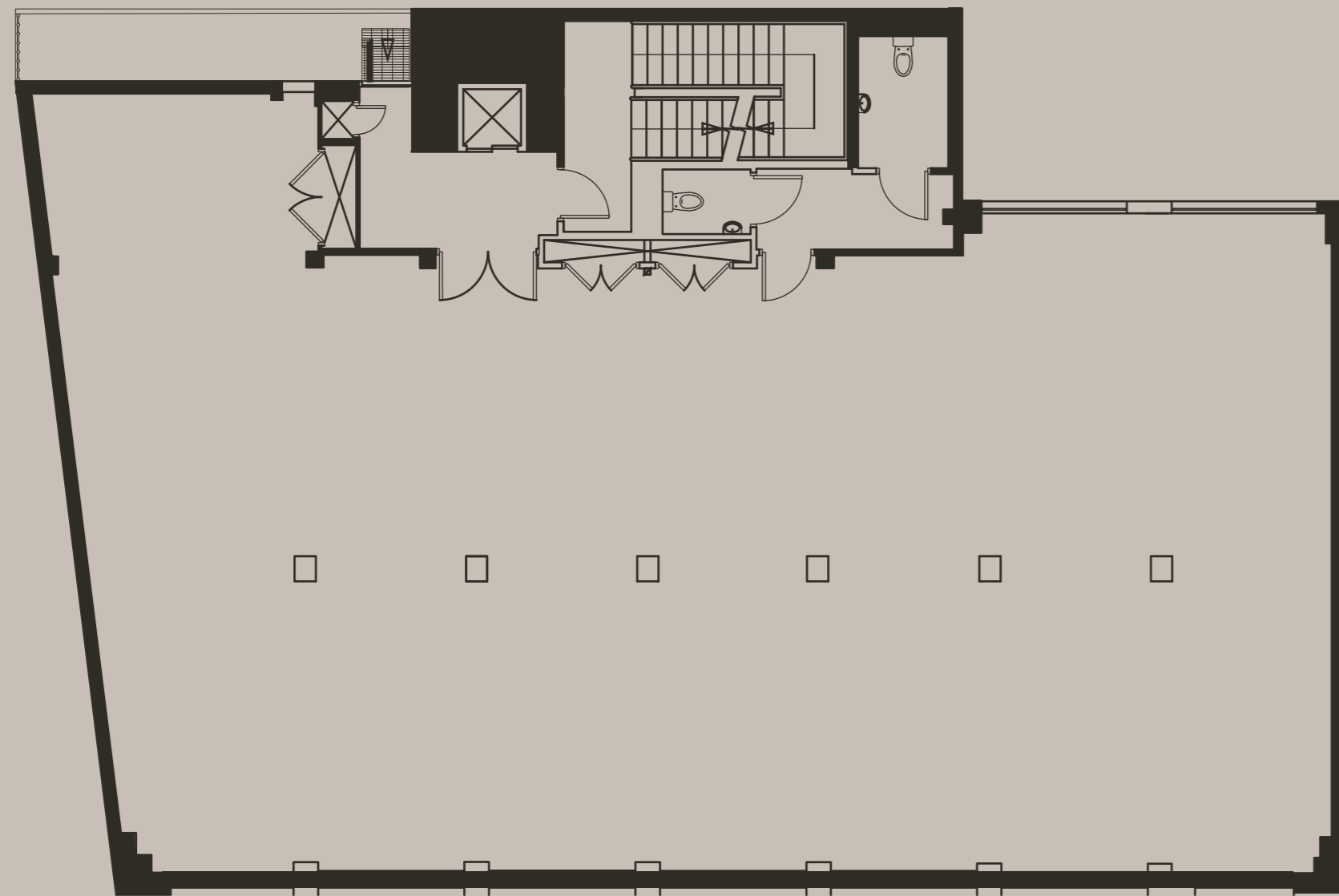
RECEPTION





FLOOR PLAN

Not to scale.
Open plan – Not as fitted.



FLOOR AREA & FINANCIALS

Floor	sq ft
1st	2,453

RENT
POA

ESTIMATED RATES PAYABLE
£98,000 pa

SERVICE CHARGE
£46,538 pa

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

Option 1: Assignment of the existing lease dated 4th December 2015, contracted outside the Landlord and Tenant Act 1954.

Option 2: Sub lease for a term up until 4th November 2025.

Option 3: A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954, direct with the landlord on new market terms subject to a simultaneous surrender and regrant of the lease dated 4th December 2015.

FLOOR PLAN

Scaled floor plan available upon request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The building is elected for VAT.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
October 2023.

CONTACTS

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R I B

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