

15 Bruton Place
Mayfair
London
W1J 6LU

Modern offices on a single floor



1,015 sq ft / 94 sq m
TO LET

**Only £50 per sq ft Until May 2012
& half rent for the first year
Lease until 2017**

LEIGHTON
GOLDHILL

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Second floor 15 Bruton Place Mayfair London W1J 6LU

NOTICE

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1 This information is prepared for the guidance only of prospective purchasers/lessees/licensees. It is intended to give a fair overall description of the property but is not intended to constitute part of an offer or contract.

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7 Descriptions of a property are inevitably subjective and the descriptions are given in good faith as an opinion and not by way of statement of fact.

8 Plans are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.



LOCATION

- Situated in the heart of Mayfair in a quiet Mews
- One minute walk to Berkeley Square
- One minute walk to Bond Street
- Green Park, Bond Street & Oxford Circus Underground Stations all within easy walking distance

DESCRIPTION

A modern second floor office suite, configured as mainly open plan but with a sizeable meeting room situated in a quiet mews in the heart of Mayfair.

The property benefits from the appearance of its own front door as other occupants of the building use a different entrance.

TERMS

An Assignment of a lease expiring in May 2017 with a mutual break in May 2012. The rent is fixed at £50,750 per year (only £50 per sq ft) until May 2012. For the first 12 months the rent will be £25,375 per year.

Please contact us for further information.

AREA

	sq m	sq ft
Offices	94	1,015

SERVICE CHARGE

The service charge payable for the current year is £5,200, which equates to only £5.12 per sq ft.

FACILITIES

- Comfort Cooling
- Video Entry Phone
- Suspended Ceiling
- Cat 2 lights
- Fitted carpet
- Tea point
- Shower

RATES

The Rates Payable for the year ending March 2009 are £9,700 per year, which equates to £9.55 per sq ft.

VIEWING

By prior appointment with Leighton Goldhill

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Estate Agents Act 1979: The directors of Leighton Goldhill declare an interest in this property