

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **HIGH-QUALITY FULLY FITTED OFFICE SUITE**



**TO LET**

**34 BROOK STREET, MAYFAIR, W1**

**LOCATION**

This prominent period building is located on the north side of Brook Street in between South Molton Street and South Molton Lane. There are many widely renowned restaurants and retailers within close proximity to the building. Bond Street underground station (Central line) is close by and a multitude of bus routes pass nearby. Bond Street underground station provides excellent access to The City and West London via the Central Line and next year with Crossrail.

**ACCOMMODATION**

The available accommodation comprises the entire fourth floor being a fully fitted office floor benefitting from two private offices, meeting room and open plan having the following approx net internal area:

Fourth floor	1,166 sq ft	108 sq m
--------------	-------------	----------

**AMENITIES**

- \* 8-person passenger lift
- \* Air conditioning
- \* Windows on three sides
- \* Fully fitted to high standard
- \* Furniture & phones available by sperate negotiation
- \* Potentially turnkey situation with furniture and phones
- \* Fibre installed
- \* 24-hour access
- \* Contemporary entrance hall
- \* Kitchenette
- \* Wood floors throughout
- \* WC's and shower

**LEASE**

An assignment of a lease expiring on 7th August 2021 (outside The Act) or longer lease by arrangement.

**POSSESSION**

Immediate upon completion of legal formalities

**RENT**

The passing rent is £95,029 per annum exclusive i.e. £81.50 per sq ft

**RATES**

£35.65 per sq ft (2019/2020)

**SERVICE CHARGE**

The service charge is estimated to be currently running at £12.17 per sq ft. The service charge was capped at £13.00 per sq ft + annual uplifts in line with RPI at the outset. The cap is exclusive of building insurance and all utilities which will be apportioned on a floor area basis.

**LEGAL COSTS**

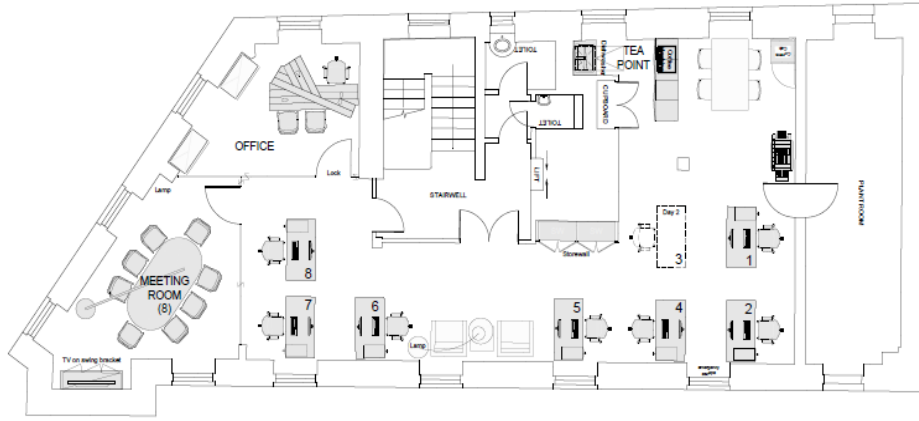
Each party to bear their own legal costs.

**VIEWING**

Through sole agents Wiltshire Daniels  
Daniel Isaacs 020 7529 5559  
[dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)

# WILTSHIRE DANIELS

CONNECTING PEOPLE TO PROPERTY SINCE 1985



FOURTH FLOOR  
SCALE 1:50



**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



Photographs taken at the original time of fit out September 2016