

LONIC

020 7486 0900
LONDON & NEW YORK

ONLY £30.00 PER SQ. FT.!!*

**PLUG & PLAY FITTED MODERN OFFICES
ARRANGED OVER TWO FLOORS
AVAILABLE IN THE GROSVENOR ESTATE**

**1,584 SQ. FT.
147 SQ. M.**

(*Net effective rent after incentives)

25 Upper
Brook Street,
W1K 7QD



Viewings
through
sole agents:

Jonny Novick

jn@lonic.uk

07811 100 622

Michael Firestone

mf@lonic.uk

07909 224 095

Virtual Tour: <https://my.matterport.com/show/?m=77YuaXhVvxZ>

Plug & Play

Fourth & Fifth

Floors

Available In

Period Building

In Mayfair

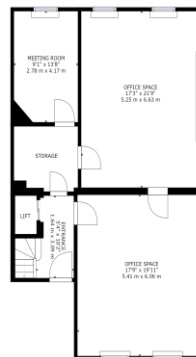
FLOORS	SIZE SQ. FT SQ. M.	RENT PA /SQ. FT. REDUCTION	BUSINESS RATES PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
4 th & 5 th	1,584 147	£47,520 £30.00* *Net effective rent after incentives	£60,192 £38.00	£22,176 £14.00	£129,888 £10,824

1,584 Sq. Ft.

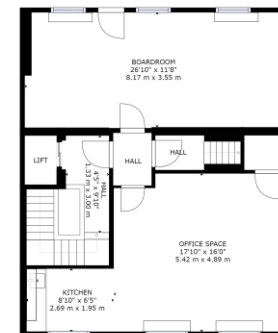
147 Sq. M.



4th Floor Plan



5th Floor Plan



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25 UPPER BROOK STREET, W1K 7QD

Amenities:

Plug & Play Fitted Offices

Kitchenette

Comfort Cooling

Manned Reception

Demised WCs

Passenger Lift

Two Floors

Use of Gym at 24 Upper Brook Street

LOCATION:

The building is situated on the north side of Upper Brook Street on the north edge of Mayfair, between Park Lane and Grosvenor Square. Transport links are excellent with Marble Arch & Bond Street underground stations within easy walking distance.

ACCOMMODATION:

This Grade II listed building is arranged over seven floors. The 4th & 5th floors benefit from a kitchenette, comfort cooling throughout, meeting rooms & demised WCs.

LEASE:

An assignment of the existing lease to 11 September 2024, with a break option on 23 June 2023. The lease is excluded from the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Floor	Sq. Ft.
5 th Floor	689
4 th Floor	895
Total	1,584

Meeting Room



Open Plan Office



Kitchen



Reception Area

