



4 Cavendish Square, London, W1G 0PG

t: +44 (0) 203 3756329

e: [enquiries@ltpropertyconsultancy.com](mailto:enquiries@ltpropertyconsultancy.com)

w: [www.ltpropertyconsultancy.com](http://www.ltpropertyconsultancy.com)

## STUNNING, FULLY FITTED OFFICE SPACE IN MAYFAIR

18 UPPER BROOK STREET, MAYFAIR, LONDON, W1K 7PU



- Meeting Rooms
- Kitchenette
- Lift
- Fully Fitted
- Concierge
- Shower Facilities
- Central Heating
- Comfort Cooling
- Excellent Natural Light
- Fibre Connectivity Available

### ACCOMMODATION

Basement-	924 sq ft
Ground-	1,691 sq ft
First floor-	1,213 sq ft
Second floor-	1,054 sq ft
Third floor-	1,087 sq ft
Forth floor-	865 sq ft
Fifth floor-	812 sq ft
<b>Total-</b>	<b>7,646 sq ft</b>

### LEASE TERM

Assignment of lease expiring in June 2030. Rent review in June 2025. **Let as a whole or individual floors**

### RENT

Passing rent **£527,900 per annum** exclusive i.e. £69.00 psf overall

### EPC

The property has an EPC rating E (124). Full EPC is available on request

### VIEWING

**LT Property** 020 3375 6329

[Anthony Epenetos](mailto:anthony@ltpropertyconsultancy.com) 07766838000  
[anthony@ltpropertyconsultancy.com](mailto:anthony@ltpropertyconsultancy.com)

### LOCATION

The building is located on the north side of Upper Brook Street and benefits from a lift, manned reception and multiple meeting rooms. The offices are fully fitted and ready for immediate occupation.

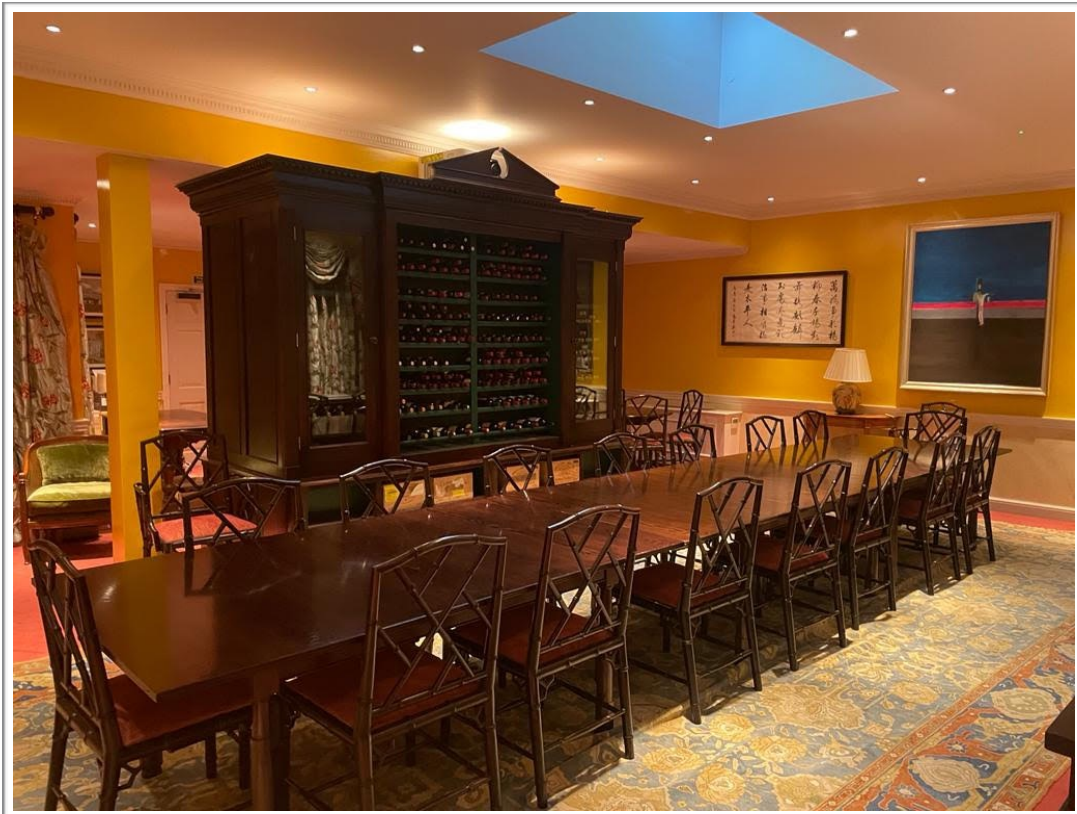
Marble Arch, Bond Street and Green Park stations all within a 10 minute walk of the building.

### USE

E use class

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288





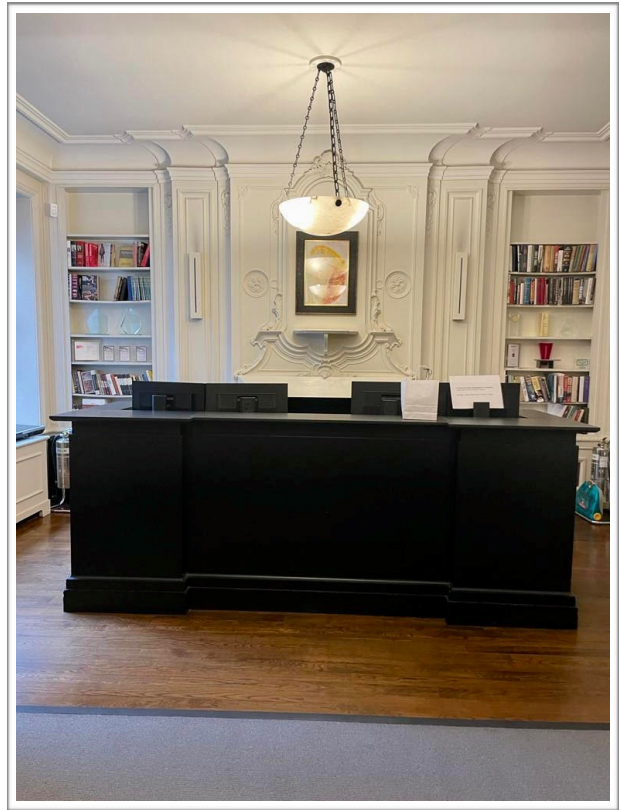


4 Cavendish Square, London, W1G 0PG

t: +44 (0) 203 3756329

e: [enquiries@ltpropertyconsultancy.com](mailto:enquiries@ltpropertyconsultancy.com)

w: [www.ltpropertyconsultancy.com](http://www.ltpropertyconsultancy.com)



Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288