



42 BRUTON PLACE, MAYFAIR, W1J 6PA

1ST FLOOR - 724 SQ. FT



OVERVIEW

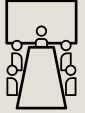
42 Bruton Place offers a bright and flexible first-floor workspace in the heart of Mayfair, with an open-plan front suite and smaller rear-facing room, both benefiting from excellent natural light and generous floor-to-ceiling heights. Tenants also benefit from a communal kitchen, bookable meeting room and attractive reception.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



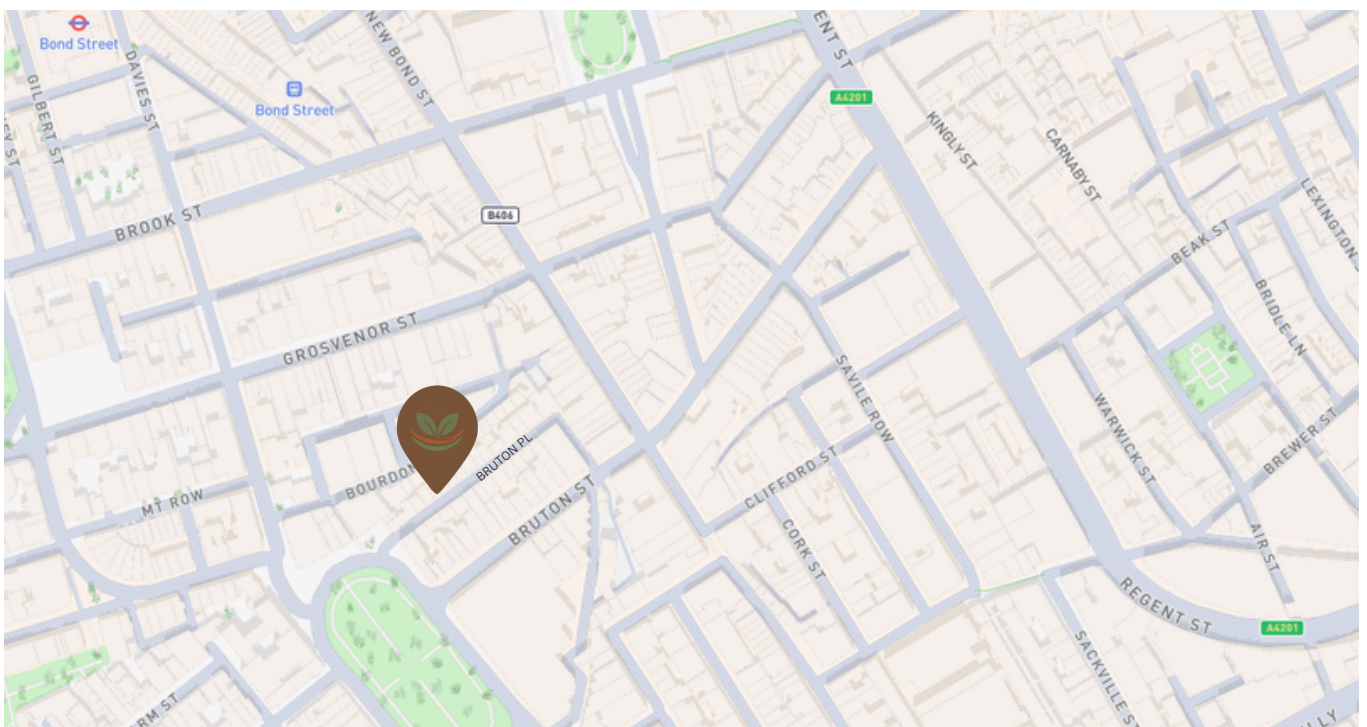
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES

	Shower		Natural Light		Air Conditioning
	Manned Reception		Kitchen Area		Daily Cleaning
	Boardroom (by arrangement)		Fully Fitted		Tenant App
	Fibre		Communal		Meeting Room

LOCATION

Situated on the north side of Bruton Place, just off Berkeley Square. Green Park (Piccadilly, Jubilee and Victoria lines) and Bond Street (Central and Jubilee lines) Underground stations are all within a short walking distance.



THE ACCOMODATION



INCLUDED

PROPERTY EXPENDITURE

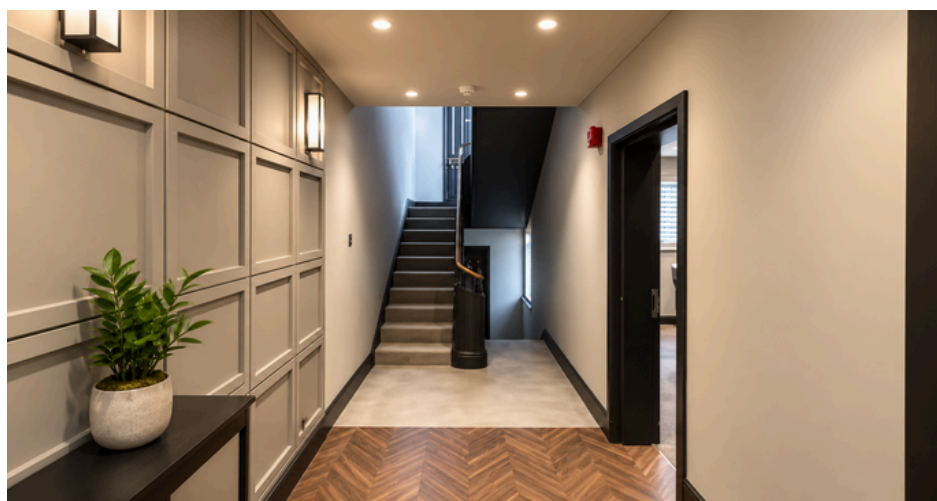
Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety & Compliance
Security

CAPITAL EXPENDITURE

Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works
Acquisition Fees



TERMS

1ST FLOOR

724 SQ FT

24 MONTHS

BRAND NEW, FULLY
FITTED

£199

£12,010 PLUS VAT



"Images are digitally enhanced and/or dressed for illustrative purposes and may not represent the exact current condition, specification or appearance of the property. Furniture, finishes and other elements shown may illustrate how an occupier could choose to configure or use the space."

THE SPACE



1st Floorplan





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“Our Guiding Principle - Truth Over Transactions”