

# CROSSLAND OTTER HUNT

22 Upper Brook Street,  
London,  
W1K7PZ

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Period Mayfair Offices To Let

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952 to 3,083 sq ft (88.44 to 286.42  
sq m)

020 7408 1114

[www.coh.eu](http://www.coh.eu)



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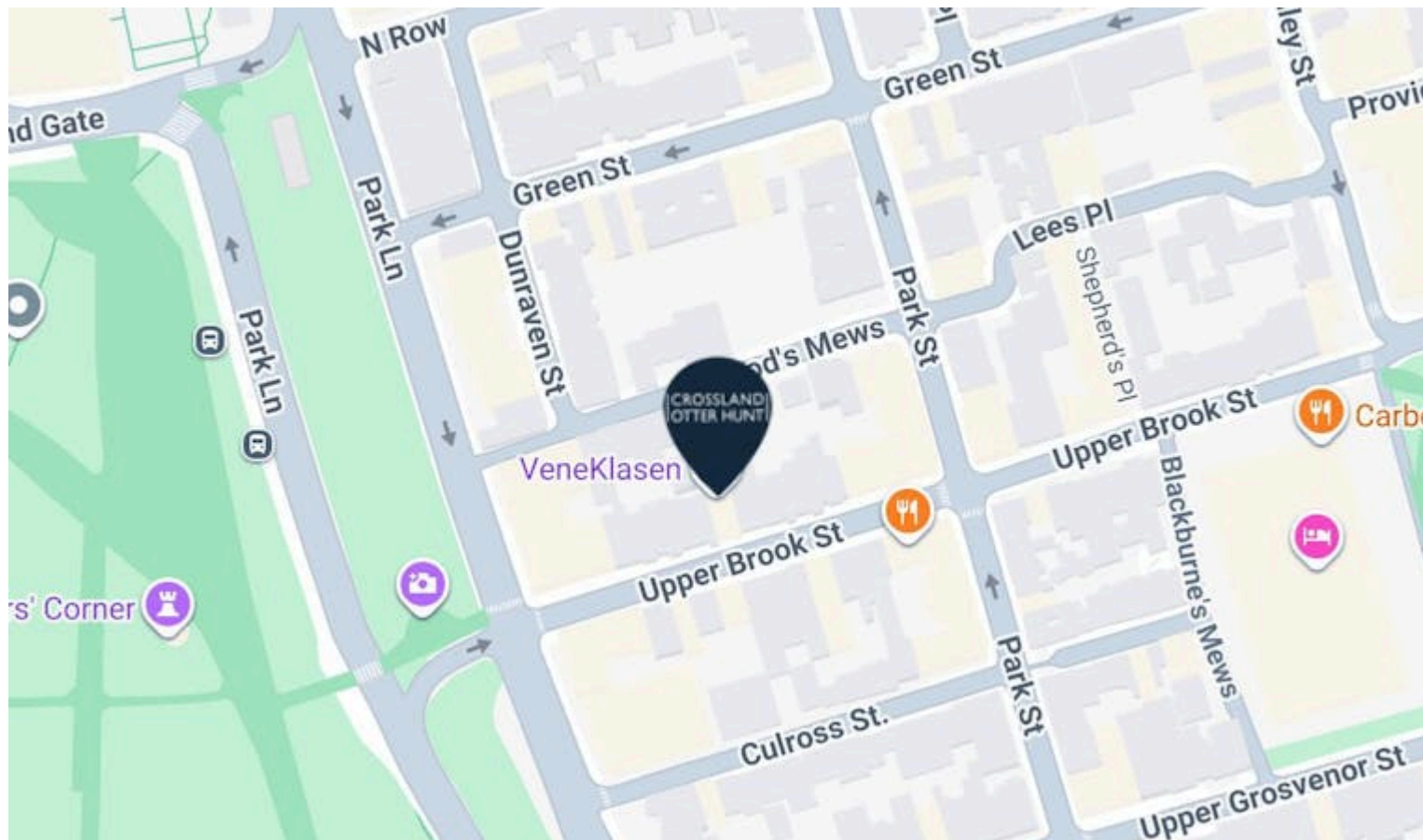
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## Nearest Stations



Marble Arch  
(0.2 Miles)

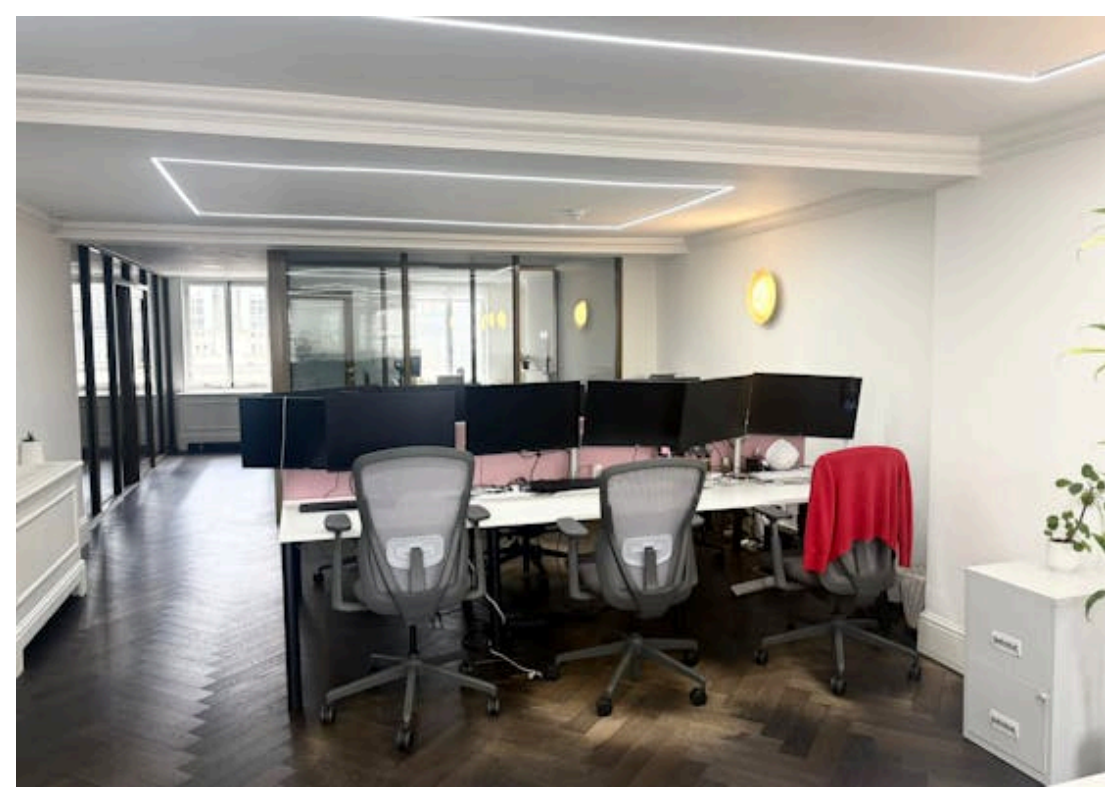


Bond Street  
(0.3 Miles)



Hyde Park Corner  
(0.6 Miles)

Upper Brook Street is a prestigious address in central Mayfair, positioned just off Park Lane and a short walk from both Marble Arch and Bond Street stations. The area benefits from world-class amenities, luxury hotels, fine dining, and excellent transport connectivity.



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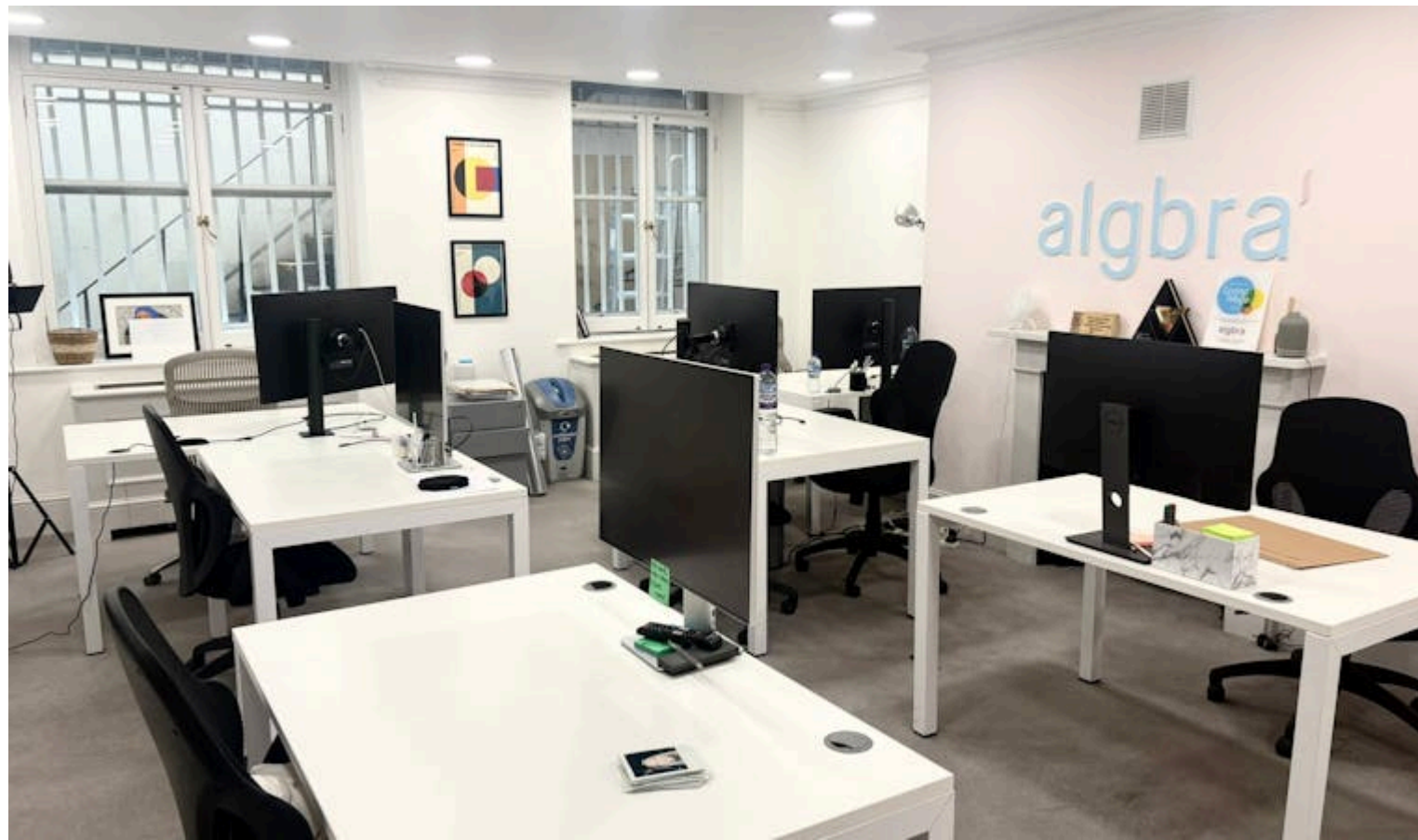
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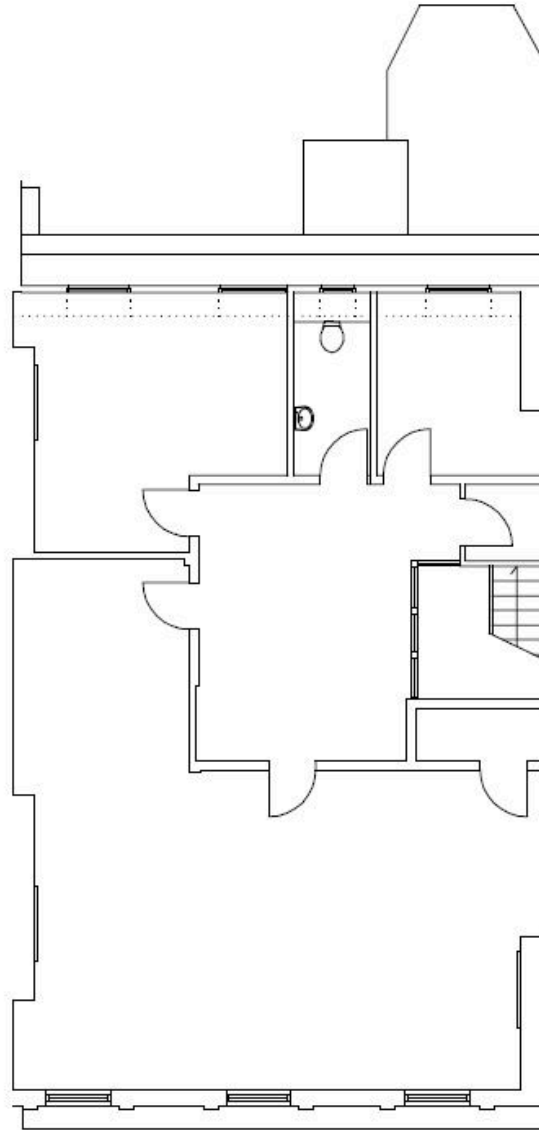
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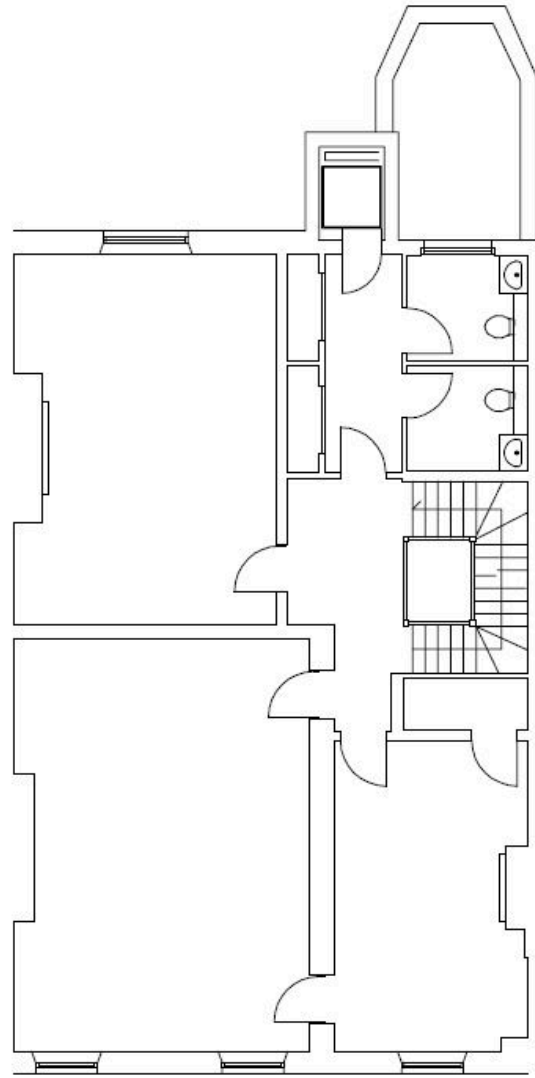


- Manned Reception
- Fitted
- Period Detailing & Characterful Features
- Close proximity to Hyde Park
- Passenger Lift
- On-site Gym
- Grade II listed Mayfair Building



FOURTH FLOOR

22 UBS - 3rd Floor Plan



THIRD FLOOR

## Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
3rd - & 4th	1,908	177.26	£89.50	£52.83	£15.50	£301,139.64	Available
Lower Ground	1,175	109.16	£49.50	£33.19	£15.50	£115,373.25	Available
Total	3,083	286.42	£69.50	£43.01	£15.50	£416,512.89	

# CROSSLAND OTTER HUNT

## CONTACT US



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## Description

22 Upper Brook Street offers the 4th (956 sq ft), 3rd (952 sq ft), and lower ground (1,175 sq ft) floors. The upper floors provide efficient, well-lit office space, while the lower ground offers a larger more discreet option.

## Location

Upper Brook Street is a prestigious address in central Mayfair, positioned just off Park Lane and a short walk from both Marble Arch and Bond Street stations. The area benefits from world-class amenities, luxury hotels, fine dining, and excellent transport connectivity.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office  
3-5 Barrett Street  
London  
W1U 1AY