

22
BROOK
STREET

LONDON, W1



22 BROOK STREET

Spread across three levels of trading space, 22 Brook Street offers a premier headquarters premises distinguished by an exceptional, high-quality fit-out. The upper floors feature a VIP area, private offices, and staff facilities, enhanced by the luxury of a small rooftop terrace. The property also benefits from advanced security measures, including a warrior-glass retail frontage and high-security display cases.



AREAS & DIMENSIONS

DESCRIPTION	METRIC	IMPERIAL
Gross Frontage	6 M	19'8" ft
Net Frontage	5.21 M	17'1" ft
Ground Floor	33.91 M	365 sqft
Basement Sales	25.74 M	277 sq ft
Vaults	15.61 M	168 sq ft
First Floor Sales	30.94 M	333 sq ft
2 nd Floor Office	33.54 M	361 sq ft
3 rd Floor	29.73 M	320 sq ft
4 th Floor	32.99 M	355 sq ft
Total	202.46 M	2179 sq ft

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NEARBY OCCUPIERS

The vicinity hosts a selection of premium retailers, including Kismet Jewellers, John Smedley, N. Peal, Joseph, Issey Miyake, and Canali.

TERMS

Subject to vacant possession, the property can be available to new lease from late 2025.

RENTAL

£330,000 per annum exclusive.

RATES

Current Business rates are as follows from 2023 Valuation:

Rateable value: £197,000

Rates payable: £107,562

Interested parties are advised to make their own enquiries with Westminster Council.



LOCATION

The property is situated at the eastern end of Brook Street, in a prime position just off Bond Street, and in close proximity to Claridge's and the new Mandarin Oriental Residences. This prestigious location presents an exceptional opportunity for luxury accessory, jewellery, and cosmetic brands to establish a global flagship presence. The immediate area will be further enhanced by the completion of a number of marquee developments in the short to medium term including Grosvenors South Molton Street Triangle, RLAMs Mayfair Quarter project and Lazaris redevelopment of the former Fenwicks department store



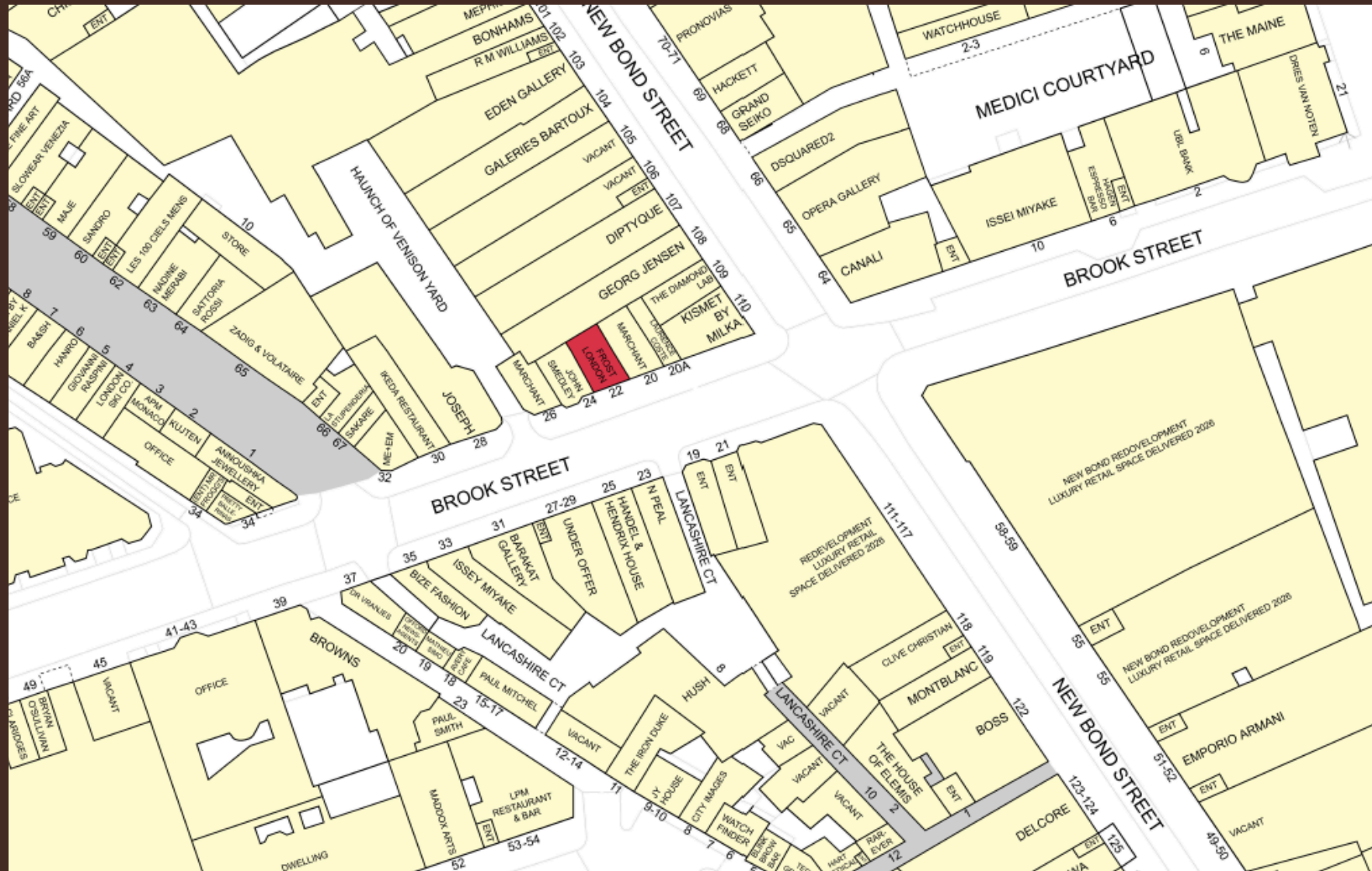
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EPC

A copy of the EPC certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs.



For more information or to book a viewing, please contact:

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