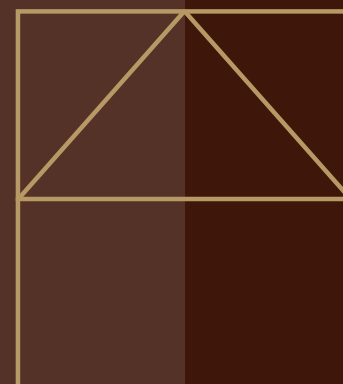




31 BRUTON PLACE

A UNIQUE MAYFAIR
WORKPLACE

THE SPACE ABOVE. THE STREET BELOW.

The offices at 31 Bruton Place look onto one of Mayfair's most characterful streets: a former mews of town stables, now home to a collection of independent retailers and restaurants brimming with cultural energy.

Spanning four floors and over 4,000 sq ft, the contemporary workspace is crafted with precision — from the discreet entrance to the rooftop terrace — and conveniently positioned between Berkeley Square and New Bond Street.

Private, light-filled space in Mayfair's most characterful business address.





THE OFFICES

EXPERTLY RECONFIGURED
AND REFURBISHED



Contemporary, luxury workspace over four upper storeys, with ground-floor entrance and private access to rare outdoor space. The building's crowning glory is the roof terrace, set above the hum of the street below.







HIGH-END DESIGN AND FINISHES

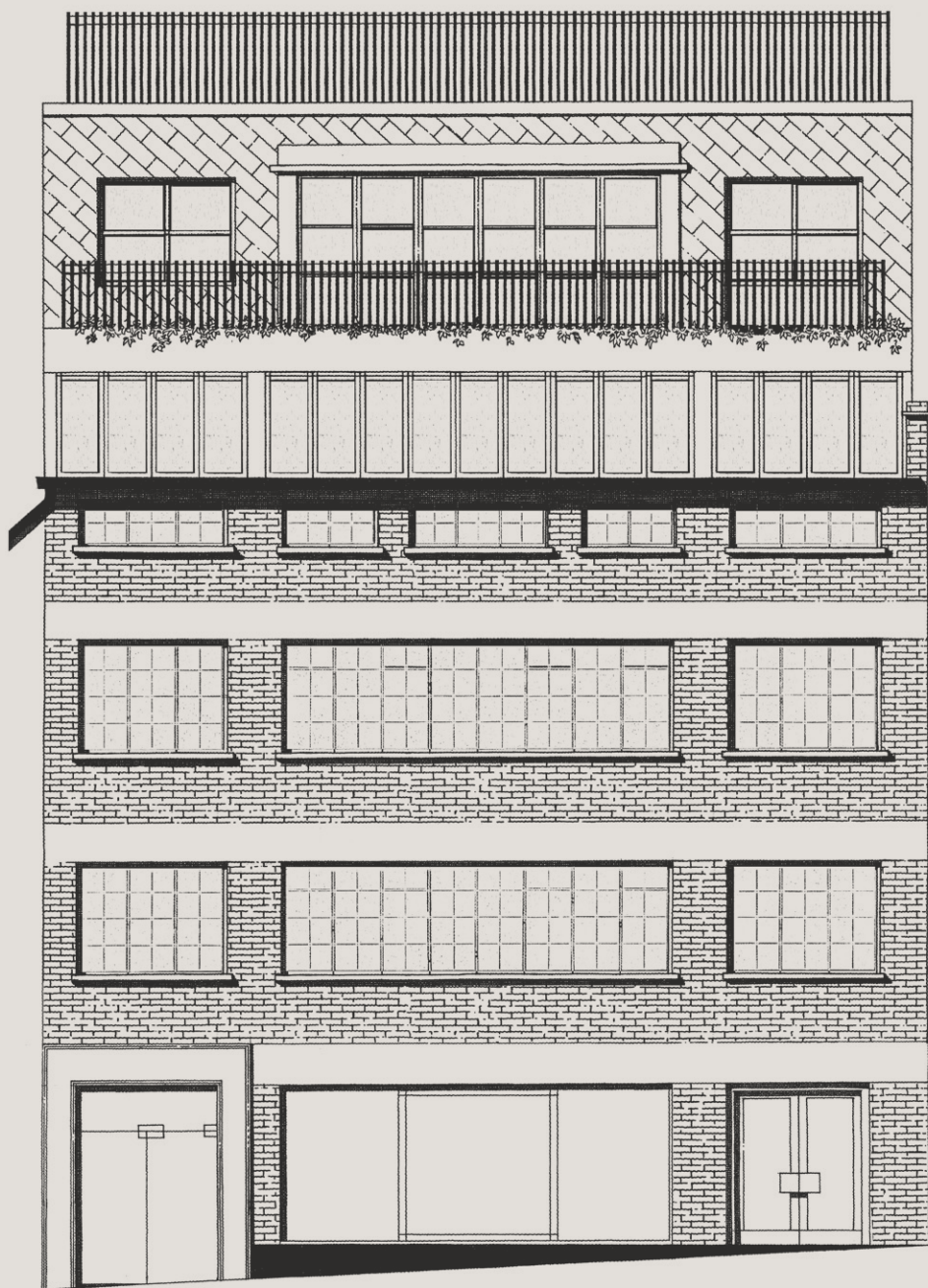


SUMMARY SPECIFICATION

- Boutique workplace in the heart of Mayfair: 4,000 sq ft of modern office space over four upper levels
- Restored brickwork façade and industrial heritage windows
- Private entrance with video-entry system and lift for eight people
- Engineered European oak flooring throughout
 - WCs on all floors from level 1 upwards, with provision for wheelchair users
 - Air conditioning on all upper levels
- 2.8m floor-to-ceiling height (levels 1–3)
 - Occupational density of 1/8m²
 - Integrated power and IT wireways, ready for data cabling
- Private roof terrace at 4th floor level
- Meticulously finished (Category A)



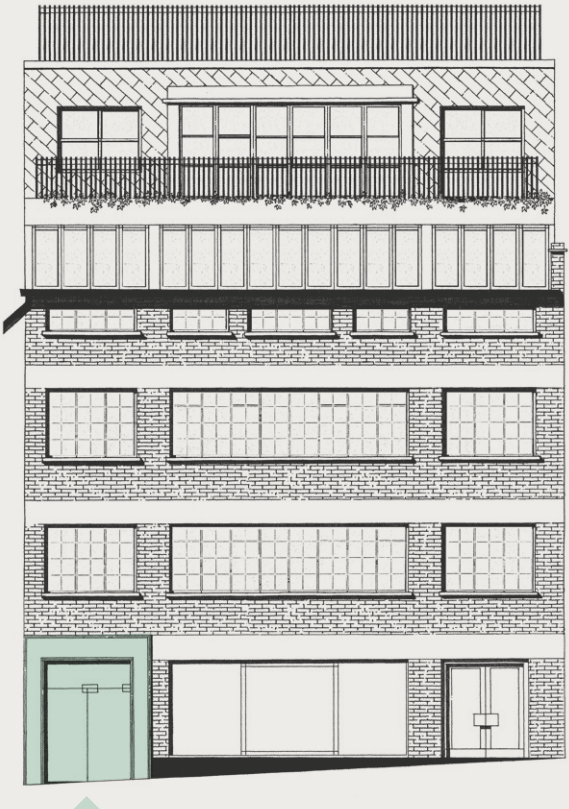
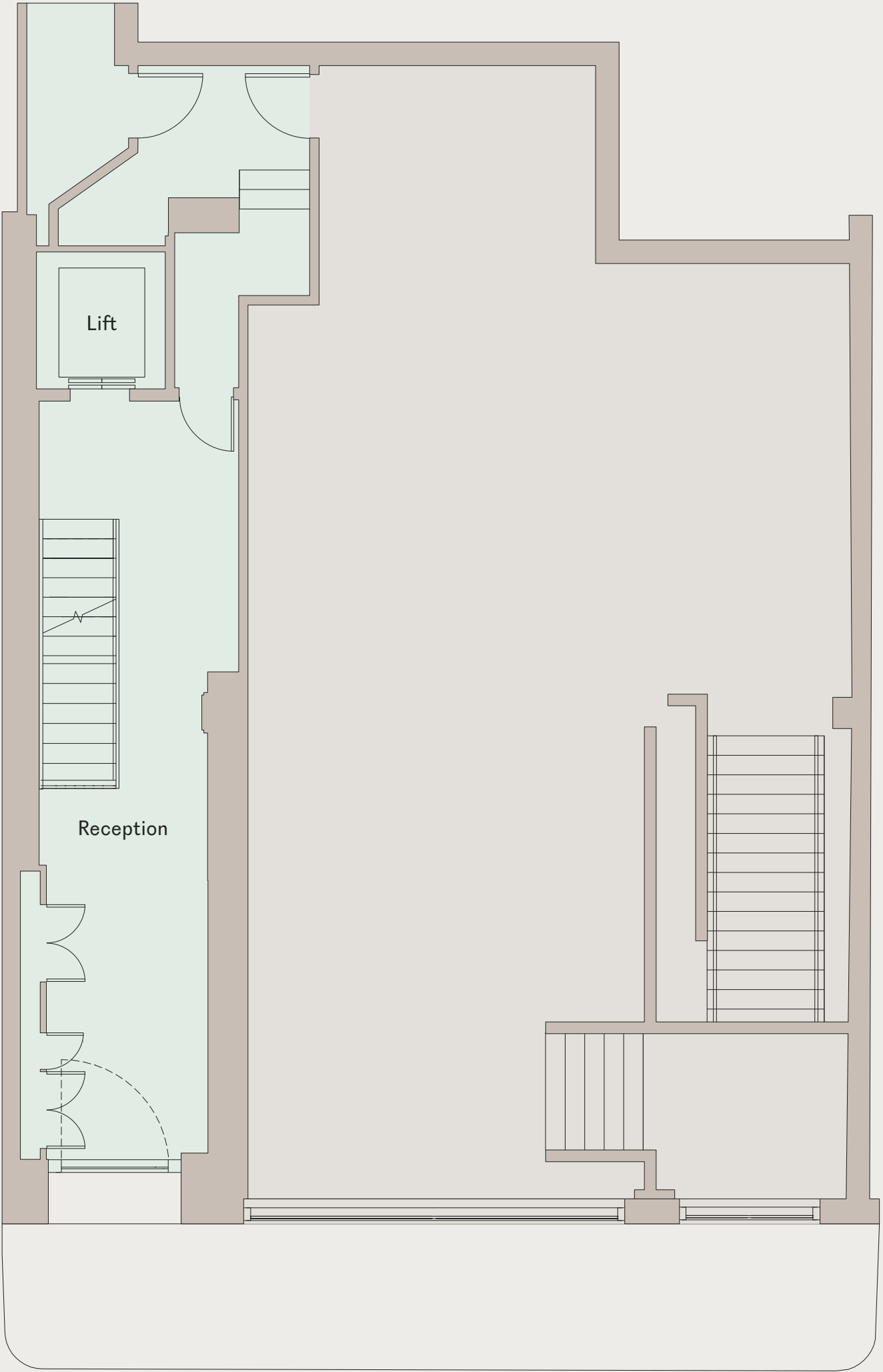
SCHEDULE OF AREAS



Level	NIA (sq ft / sq m)
4	751 / 69.8
3	1,165 / 108.2
2	1,141 / 106
1	1,052 / 97.7
Ground floor	Private entrance, lift and staircase
Total	4,109 / 381.7

GROUND FLOOR

- Office Entrance
- Retail

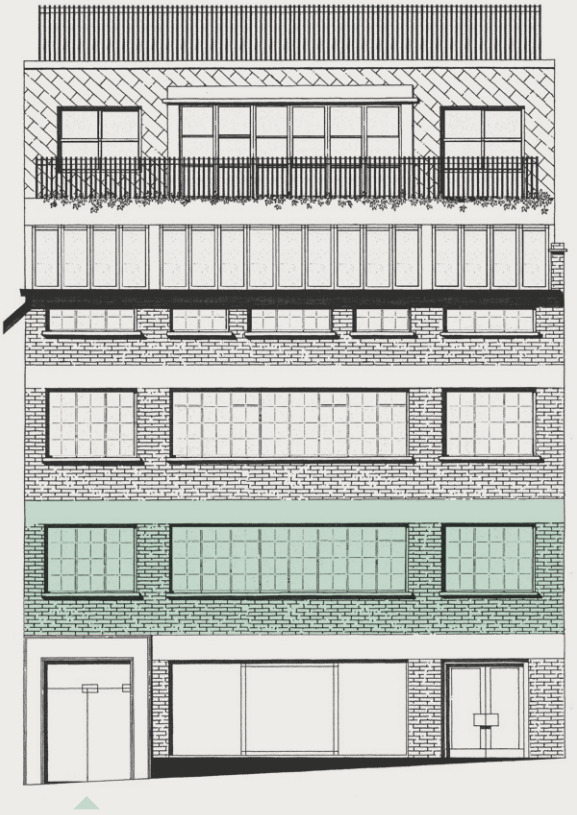
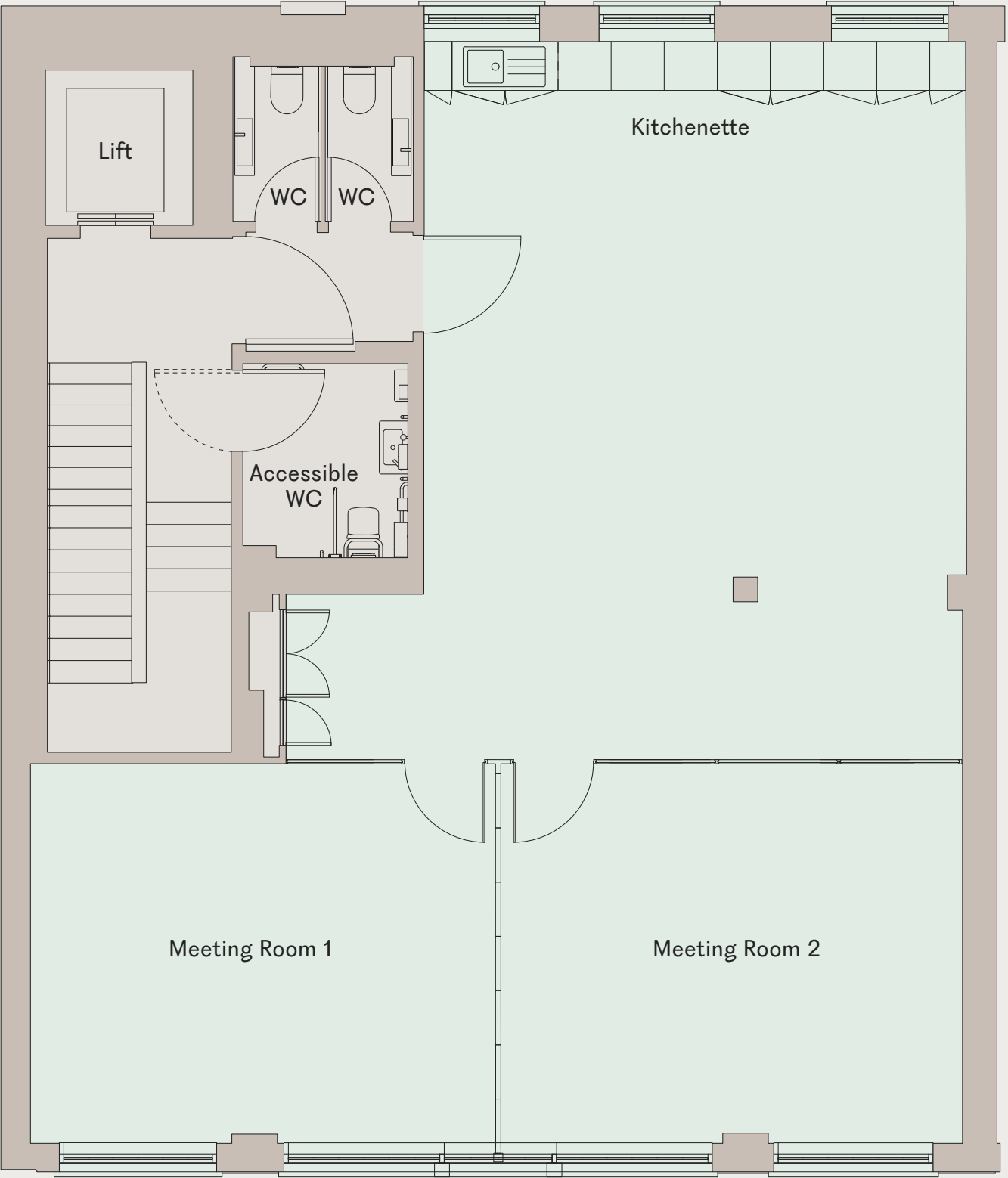




LEVEL 1

1,052 SQ FT
97.7 SQ M

- Office
- Common areas

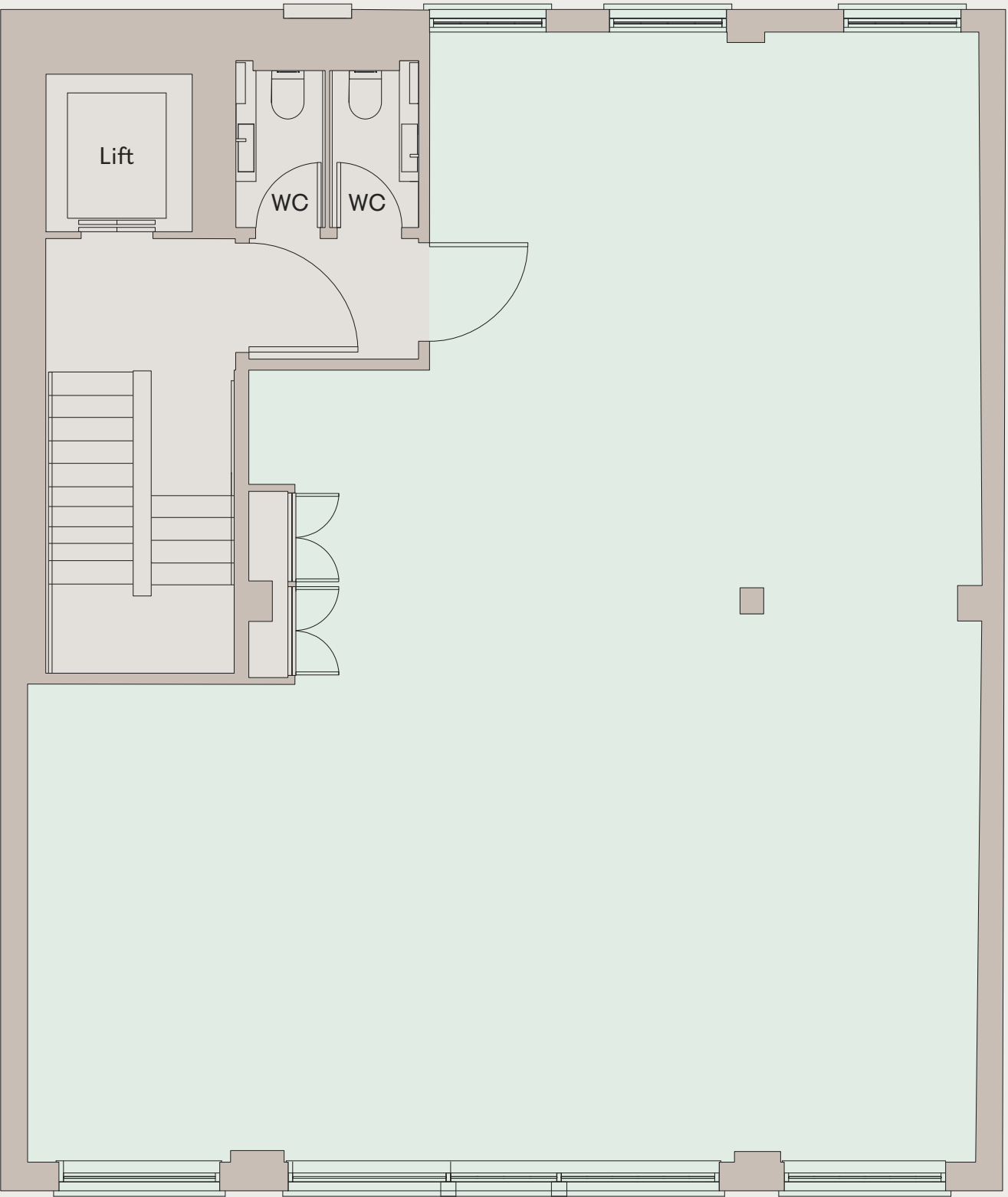




LEVEL 2

1,141 SQ FT
106 SQ M

- Office
- Common areas

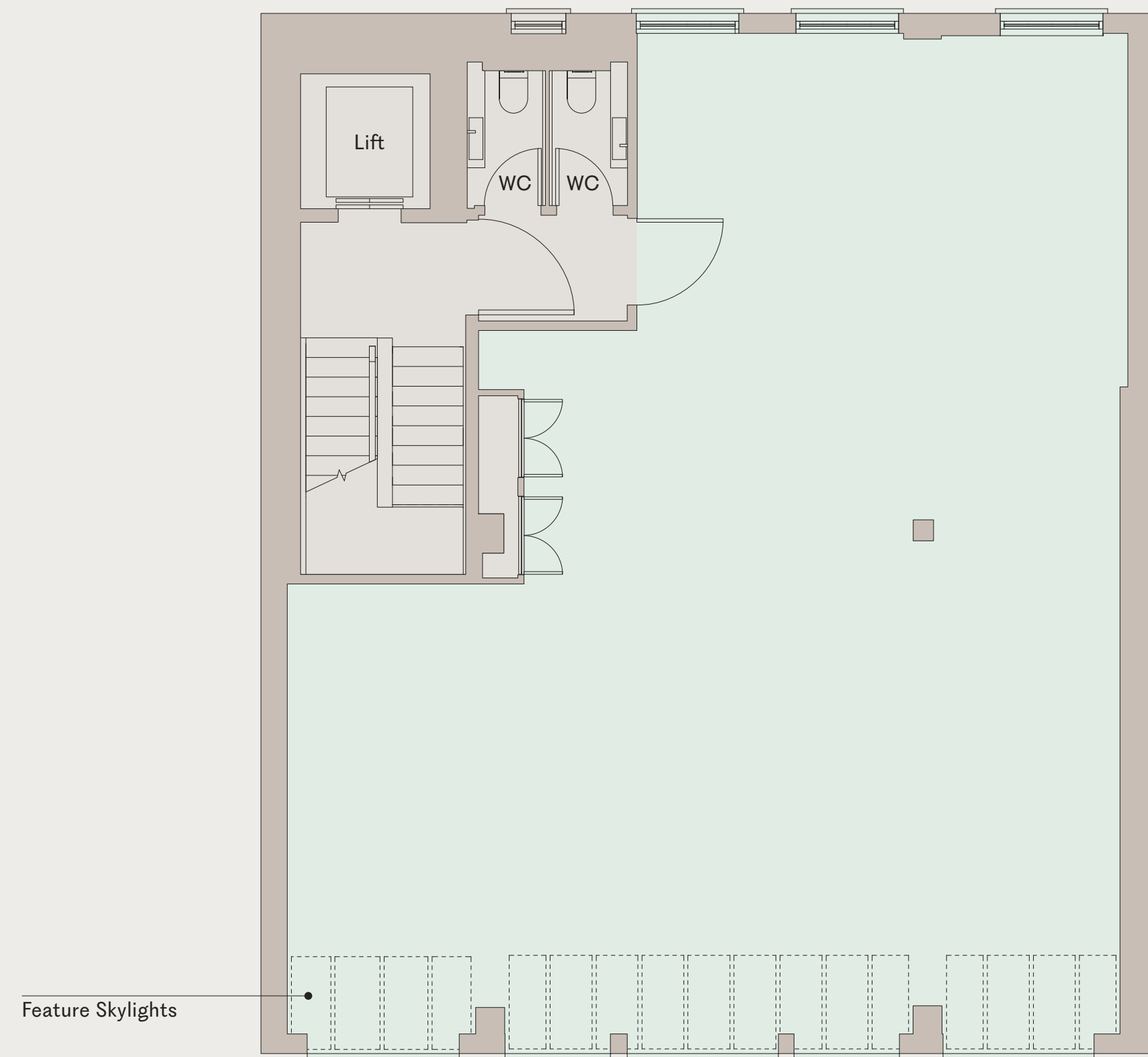




LEVEL 3

1,165 SQ FT
108.2 SQ M

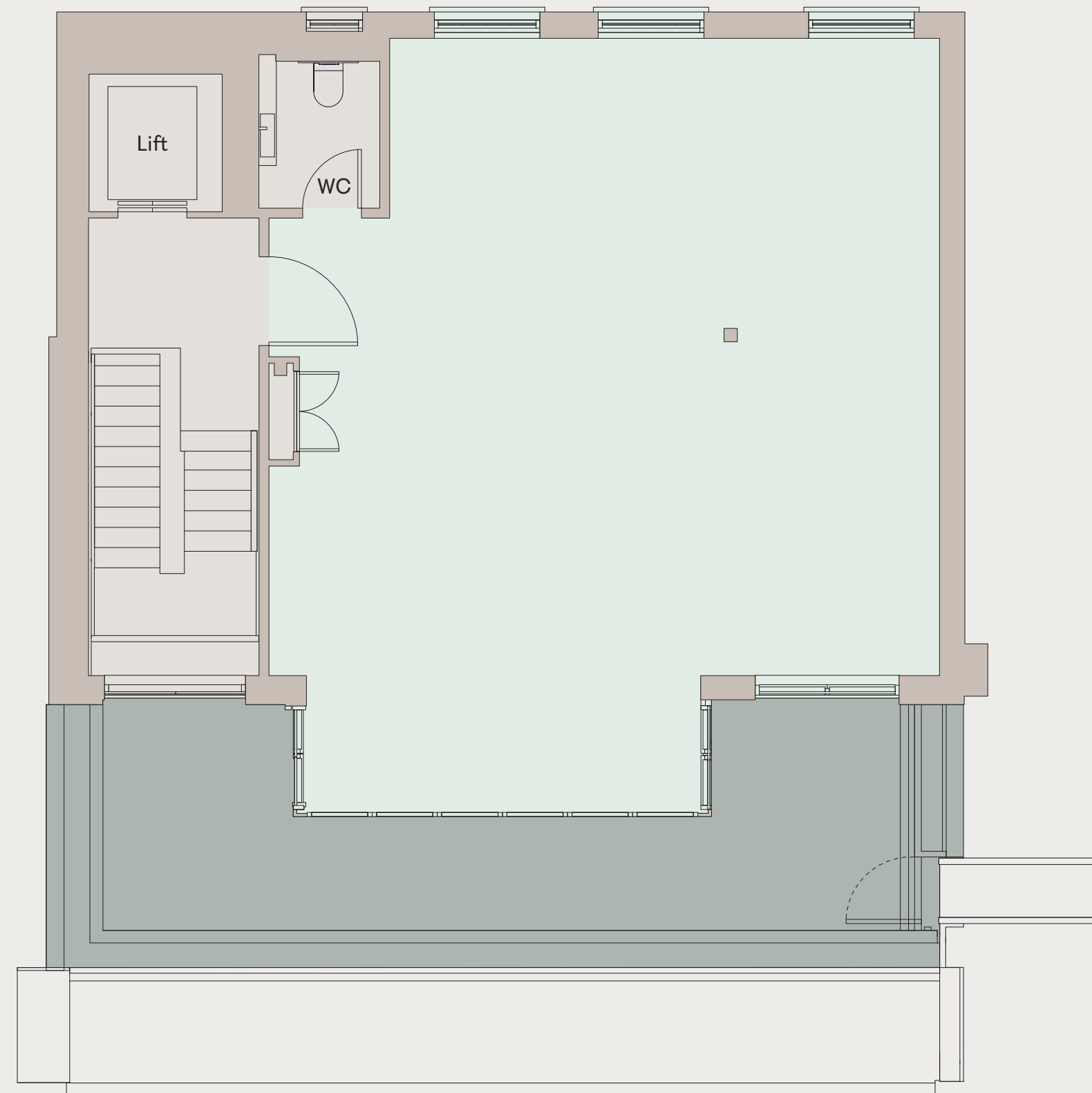
- Office
- Common areas





LEVEL 4

751 SQ FT
69.8 SQ M



- Office
- Common areas
- Terrace



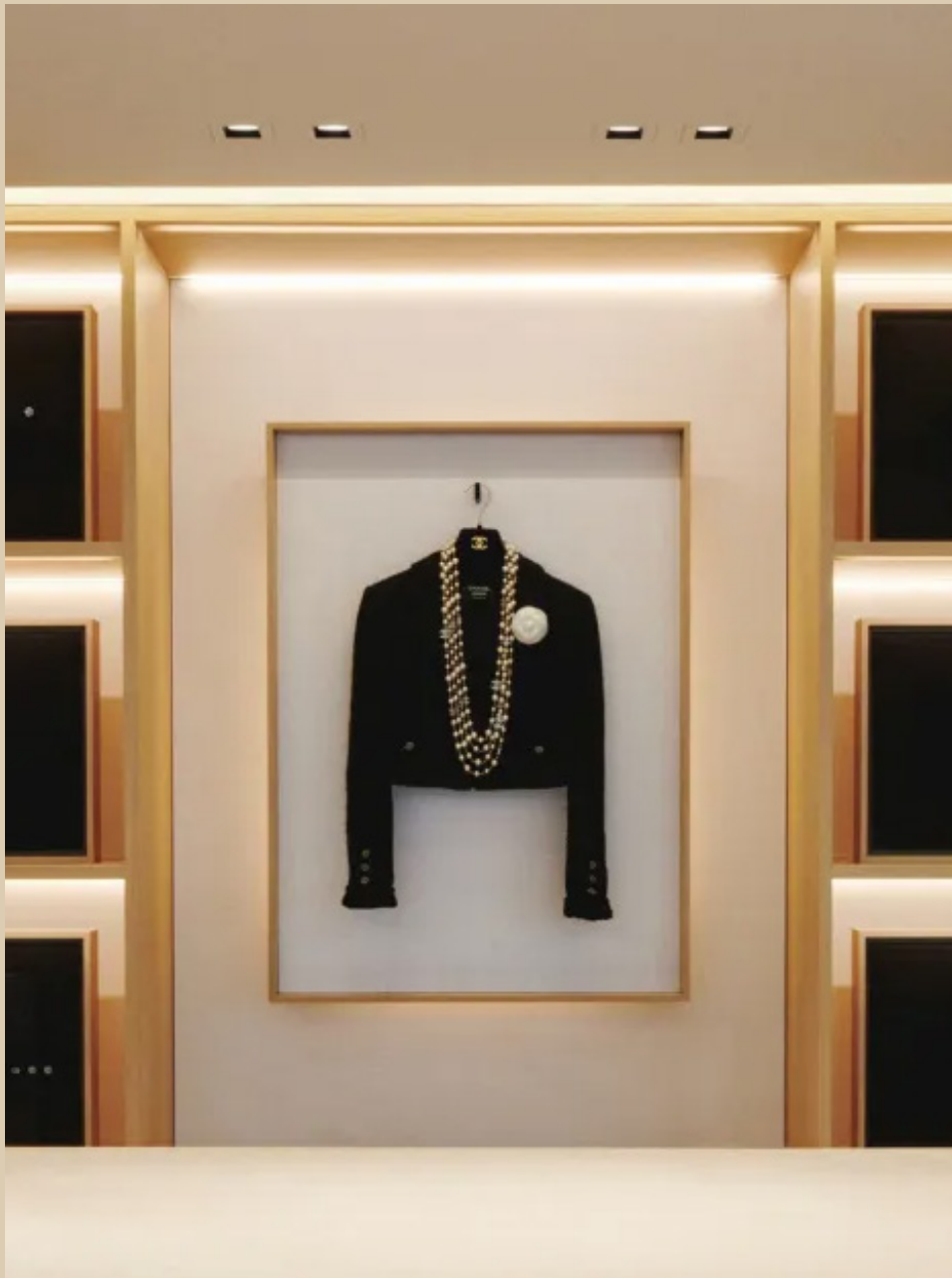
THE SETTING

EXTRAORDINARY MEWS FOR DISTINCTIVE EXPERIENCES

Bruton Place is a relaxed affair. A unique take on Mayfair, exquisitely curated for the connoisseur in all of us. Part mews and part neighbourhood destination, discover the best of the independents, from an early morning coffee to fine dining or simply a proper pint.



The day falls into place at Bruton Place, a discreet haven tucked away in a historic corner of central London.



1

Mayfair's home of independent retail
and dining at just the right distance
from the office.



2

1 Chanel & moi
2 Maza Mayfair



1



3



4



5



- 1 The Rex Delicatessen
- 2 MAZA
- 3 LALİ Cafe
- 4 Ara Vartanian
- 5 UMU



1



3



4

ALL OF MAYFAIR AT YOUR DOOR

- 1 Brutes
- 2 CHANEL & moi
- 3 Bellamy's
- 4 MAZA
- 5 Bellamy's

2



Energetic Mayfair is ever-changing, which is why so many leading businesses, institutions and thinkers make the neighbourhood their home.

Here in a single district of London's Great Estates and garden squares, you will find the world's most prestigious brands, thriving art galleries and renowned restaurants.

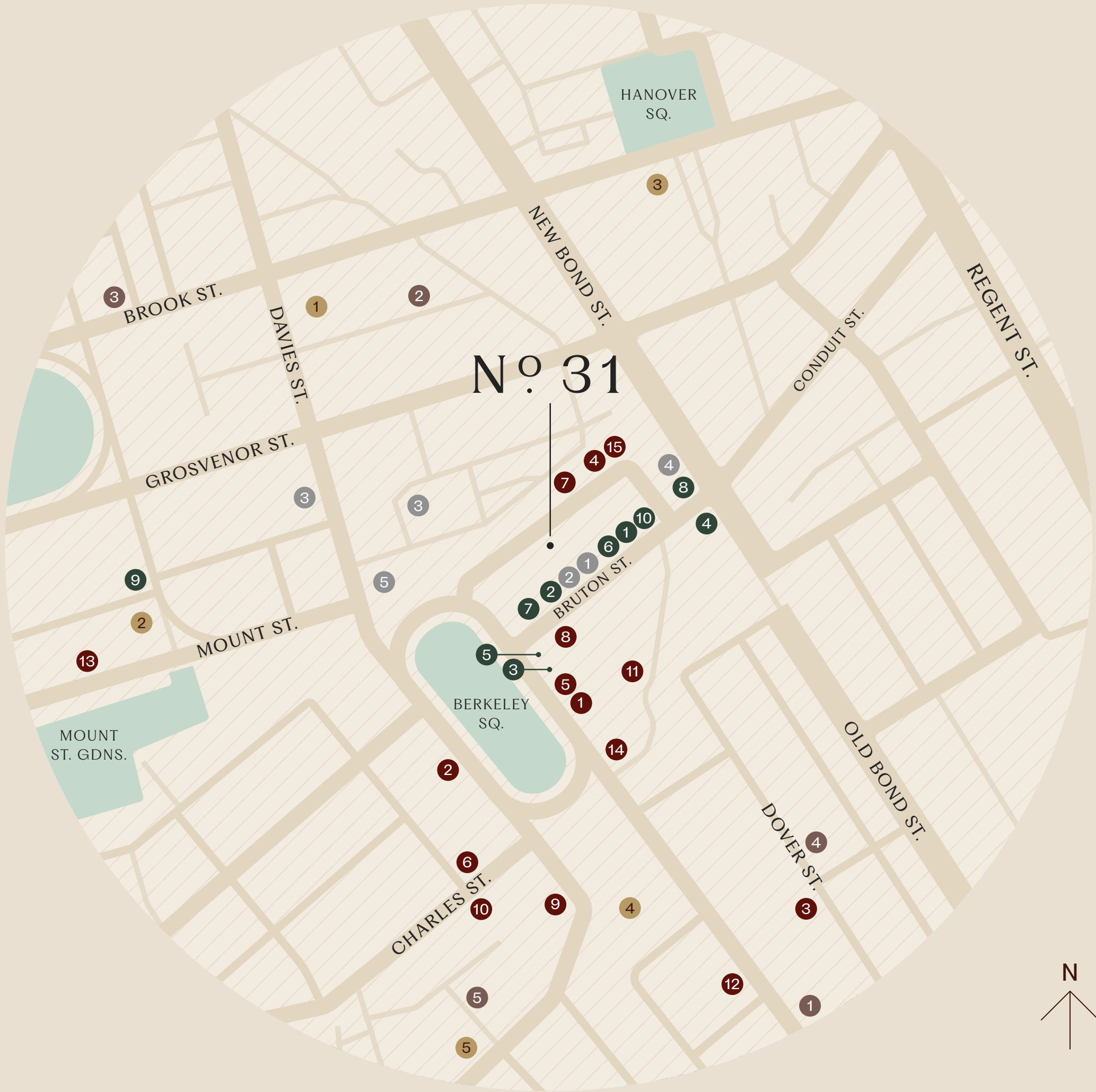
But this is just half of the story of the place.

Bruton Place is also remarkably unstuffy, offering a variety of choice and culture that attracts people of all backgrounds.

5



IN GOOD COMPANY



● RESTAURANT, BARS & CLUBS

- 1. Amazonico London
- 2. Annabel's
- 3. The Arts Club
- 4. Bellamy's Restaurant
- 5. Benares
- 6. Brutes
- 7. The Footman
- 8. Guinea Grill
- 9. Hakkasan Mayfair
- 10. The Lansdowne Club
- 11. Mark's Club
- 12. Maza
- 13. Mr Fogg's Residence
- 14. Novikov Restaurant and Bar
- 15. Scott's
- 16. Sexy Fish
- 17. Umu

● HOTELS

- 1. Claridge's
- 2. The Connaught Hotel
- 3. Mandarin Oriental Mayfair
- 4. The May Fair Hotel
- 5. The Washington Mayfair Hotel

● RETAIL

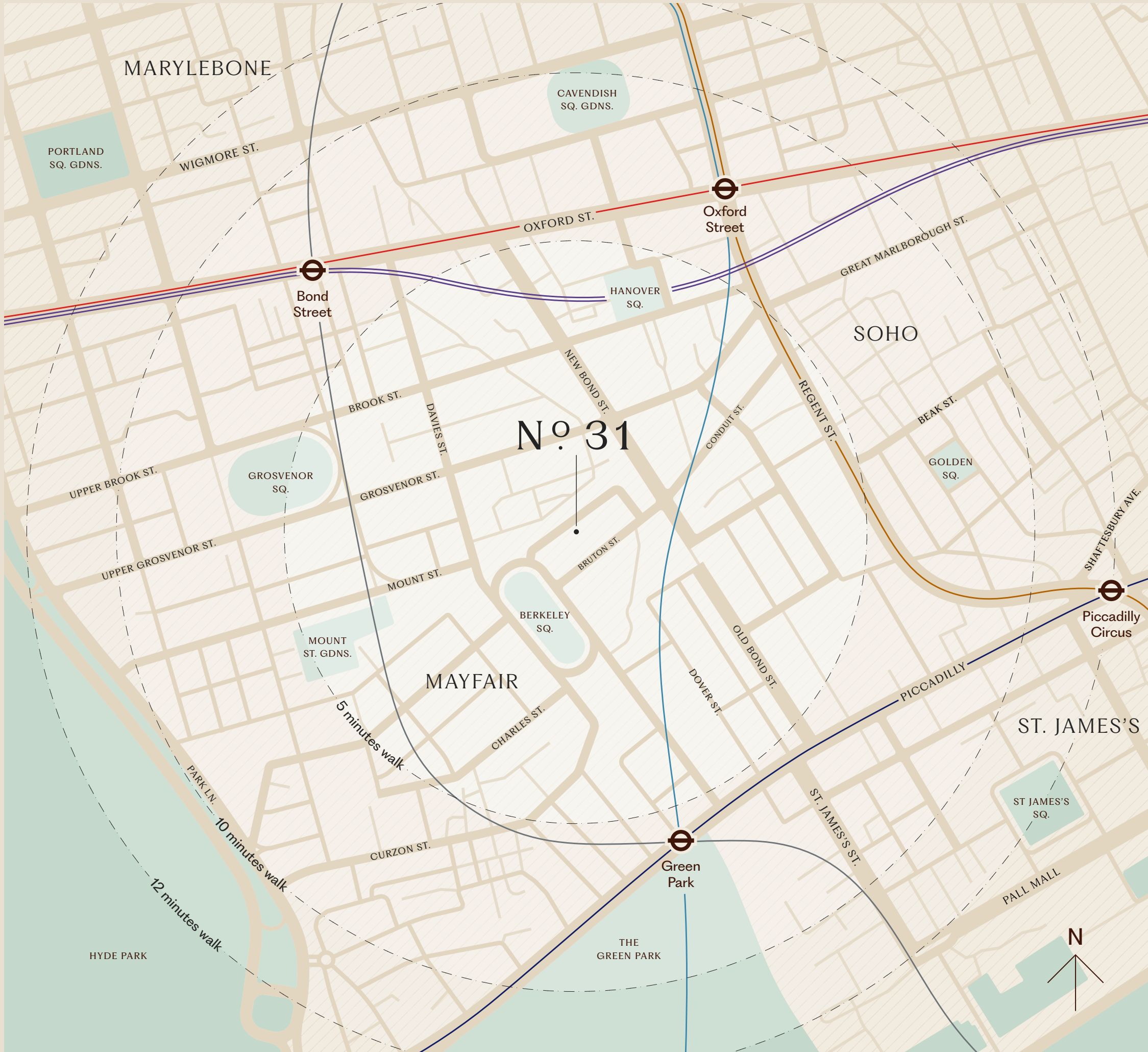
- 1. Asprey
- 2. Brioni
- 3. Chanel
- 4. ELIE SAAB
- 5. Ferrari
- 6. Hermès
- 7. Jack Barclay Bentley
- 8. Loro Piana
- 9. Maison Margiela
- 10. Miu Miu
- 11. The Row

● ART GALLERIES

- 1. Delahunty Fine Art
- 2. E&R Cyzer
- 3. Gagosian
- 4. Halcyon Gallery
- 5. PHILLIPS

● WELLBEING / WELLNESS

- 1. Bamford Wellness Spa
- 2. Bath & Racquets Club
- 3. Hooke Fitness
- 4. Lanserhof at The Arts Club
- 5. Third Space Mayfair



HEAD OUT IN ANY DIRECTION FOR CONNECTIONS

Mayfair is highly prized as one of London’s most central and connected locations. You can walk to the office from any point in the West End or, from Bruton Place itself, reach Green Park and Bond Street tube stations on foot in less than 10 minutes.

TUBE STATIONS

- 🚶 5 minutes walk
 - Green Park
 - Central, Victoria & Bakerloo lines
- 🚶 10 minutes walk
 - Oxford Circus
 - Central, Victoria & Bakerloo lines
- 🚶 12 minutes walk
 - Piccadilly Circus
 - Piccadilly & Bakerloo lines

- Bakerloo line
- Central line
- ◎ Elizabeth line
- Jubilee line
- Piccadilly line
- Victoria line

TRAVEL TIMES

- 3 mins — Victoria ●
- 6 mins — London Bridge ●
- 7 mins — King’s Cross & St.Pancras International ●
- 8 mins — Bond Street ● ◎
- 12 mins — Liverpool Street ●
- 13 mins — Canary Wharf ●
- 34 mins — Heathrow ● ●

Transport times provided by TFL based on quickest journey time from either Green Park or Bond Street.

TAKE YOUR PLACE ON BRUTON PLACE

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