

THE
**BERKELEY
SQUARE**
ESTATE

10 HILL STREET
MAYFAIR W1



Self-contained office building due to be refurbished - 6,330 sq ft (588 sq ft)

THE REAL ESTATE



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DESCRIPTION

The property was built in the 18th Century, of Georgian construction with brick elevations beneath a slate roof. The property is located within the Mayfair Conservation Area and is listed Grade II.

Office accommodation is provided on basement, ground and four upper floors.

Trehearne Architects have been appointed to substantially refurbish the property to category A specification. Further details are available upon request.

LOCATION

The property is situated within a terrace of buildings on the north side of Hill Street, between the junctions with Chesterfield Hill and Farm Street, close to Berkeley Square.

Green Park, Bond Street and Oxford Circus Underground Stations are within easy walking distance.

ACCOMMODATION

| Floor | | sq ft | sq m |
|--------------|---------------|--------------|--------------|
| Third | (under offer) | 1,150 | 106.8 |
| Second | (under offer) | 1,110 | 103.1 |
| First | (under offer) | 1,150 | 106.8 |
| Ground | (under offer) | 1,380 | 128.2 |
| Lower ground | (under offer) | 1,540 | 143.1 |
| Total | | 6,330 | 588.1 |

Please note all areas are subject to check measurement

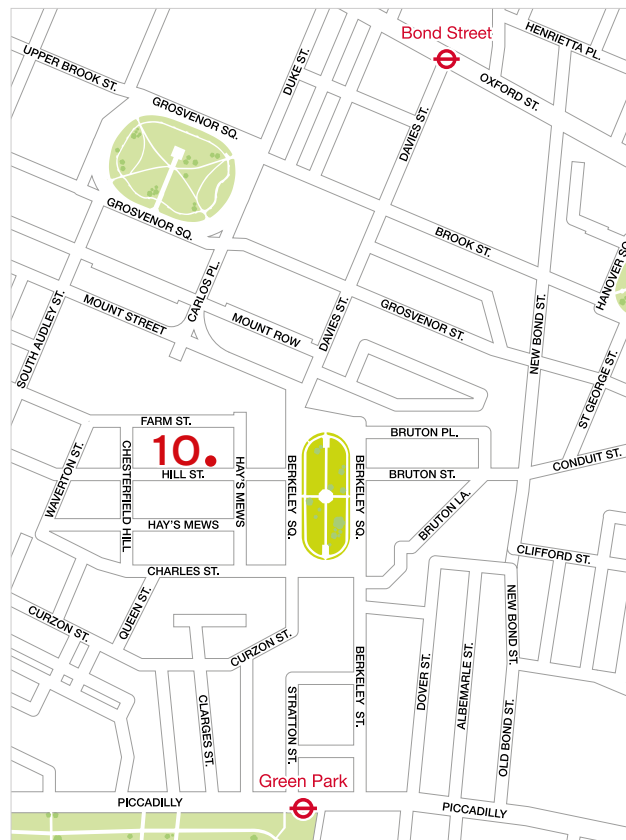
TERMS

A new lease outside the Landlord & Tenant Act 1954 Part II (as amended) is available lease direct from the freeholder for a term by arrangement.

Quoting rent upon request.

EPC

To be assessed upon completion of refurbishment works.



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