

THE
**BERKELEY
SQUARE**
ESTATE

20-22 BERKELEY SQUARE
MAYFAIR W1



Office to let - 1,995 sq ft (185.34 sq m)

THE REAL ESTATE



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DESCRIPTION

The office benefits from existing fit-out which provides a combination of open-plan office floor and meeting rooms. The building benefits from spectacular views over Berkeley Square and is arranged on basement, ground and eight upper floors.

LOCATION

The property is prominently located between Bruton Place and Bruton Street on the north eastern side of Berkeley Square. Green Park, Bond Street and Oxford Circus Underground Stations are within easy walking distance, providing access to the Victoria, Central, Bakerloo, Jubilee and Piccadilly lines.

SPECIFICATION

- Impressive entrance hall
- Commissionaire
- Air-conditioning
- Passenger lift
- Suspended ceiling
- 24-hour access

ACCOMMODATION

	sq ft	sq m
Eight floor	1,995	185.3

TERMS

The space is available on a new lease for a term by arrangement.

	Rent	Service charge	Rates
Eight floor	£82.50 psf	£24,019 pa	£40.27 psf

Approx 2017/18 all figures are exclusive of VAT.



EPC

The property has an epc rating of E-119.

Maxim Vane Percy

mvp@gva.co.uk

020 7911 2771

Alex Kirk

alex.kirk@gva.co.uk

020 7911 2774

Eleanor Rigg

eleanor.rigg@gva.co.uk

020 7911 2058

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taylorreid design +44 (0) 20 7355 2500