

THE
**BERKELEY
SQUARE**
ESTATE

25 HILL STREET
MAYFAIR W1



Offices to let

THE REAL ESTATE



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DESCRIPTION

25 Hill Street is a prominent building on Hill Street with a listed façade. The available space comprises of several offices over various floors. The common parts have recently been refurbished.

LOCATION

The property benefits from its location just off 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. Numerous bus routes operate along Piccadilly, Oxford Street, Park Lane and Regent Street.

SPECIFICATION

- Smart reception
- Automatic passenger lift
- 24-hour access
- Flexible lease

ACCOMMODATION

		sq ft	sq m
4th floor rooms 1, 2 & 3	(Available)	924	85.8
3rd floor front rooms 1 & 2	(Under offer)	367	34.1
Ground floor suite 1	(Available)	241	22.4
Lower ground floor	(Available)	336	31.2
Annexe upper	(Available)	628	58.3
Annexe middle	(Available)	645	59.9
Annexe lower ground	(Available)	1,367	129.8

TERMS

The space is available to let together or separately on a new flexible lease(s) for a term by arrangement.

EPC

The property has an epc rating of C-70.



	Rent	Service charge	Rates
4th rooms 1, 2 & 3	£75.00 psf	£18,471 pa	£30.57 psf
3rd front rooms 1 & 2	£75.00 psf	£7,337 pa	£30.57 psf
Ground suite 1	£75.00 psf	£4,278 pa	£30.57 psf
Lower ground	£50.00 psf	£6,717 pa	£30.57 psf
Annexe upper	£50.00 psf	£12,554 pa	£30.57 psf
Annexe middle	£42.50 psf	£12,894 pa	£30.57 psf
Annexe lower ground	£30.00 psf	£27,328 pa	£30.57 psf

Approx 2017/18 all figures are exclusive of VAT.

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