

THE
BERKELEY
SQUARE
ESTATE

43 BERKELEY SQUARE
MAYFAIR W1



Offices suites to let

THE REAL ESTATE



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DESCRIPTION

Individual office suites are provided on the ground and second floors.

LOCATION

The property is situated among an attractive terrace of buildings between Hill Street and Charles Street, overlooking the west 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. Numerous bus routes operate along Piccadilly, Oxford Street, Park Lane and Regent Street.

SPECIFICATION

- Communal meeting room
- Good natural light
- Communal kitchen
- Passenger lift
- Period building
- Smart entrance and reception area

ACCOMMODATION

Floor		sq ft	sq m
Second floor rear	Available	326	30.3
Ground floor rear	Available	463	43.0

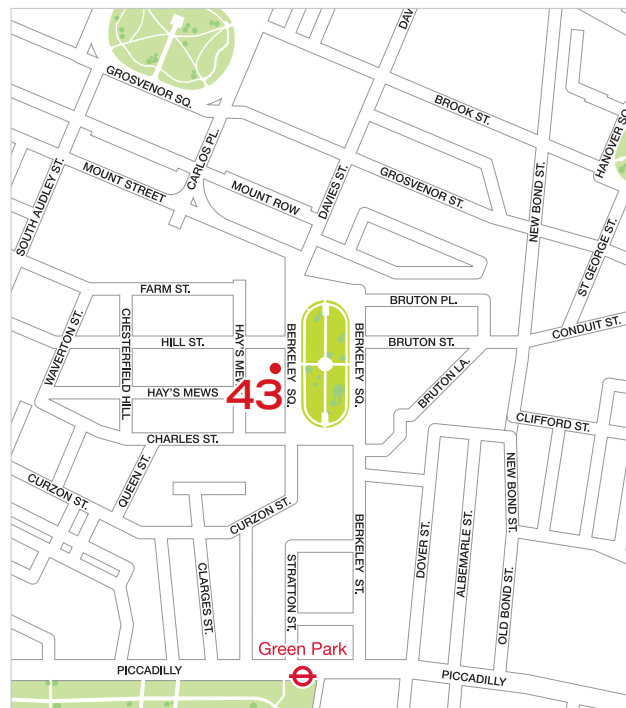
Please note all areas are subject to check measurement.

TERMS

The accommodation is available on a new lease direct from the freeholder with a landlord's option to break in March 2018. Outside the Landlord & Tenant Act 1954 Part II (as amended).

EPC

The property has an epc rating of F-144.



	Rent	Service charge	Rates
Second rear	£82.50 psf	£23.53 psf	£37.85 psf
Ground rear	£82.50 psf	£23.53 psf	£40.69 psf

Approx 2017/18 all figures are exclusive of VAT.

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