

THE
**BERKELEY
SQUARE**
ESTATE

8 HILL STREET
MAYFAIR W1



Self-contained office building due to be refurbished - 7,290 sq ft (677 sq ft)

THE REAL ESTATE



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DESCRIPTION

The property was built in the late 17th Century, with brick elevations beneath a slate roof.

Self-contained office accommodation is provided on basement, ground and three upper floors. Car parking spaces are provided at basement level.

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
Fourth	(under offer)	430	40.0
Third	(under offer)	1,465	136.1
Second	(under offer)	1,625	151.0
First	(under offer)	1,130	105.0
Ground	(under offer)	1,150	106.9
Lower ground	(under offer)	1,485	138.0
Total		7,290	677.3

Please note all areas are subject to check measurement.

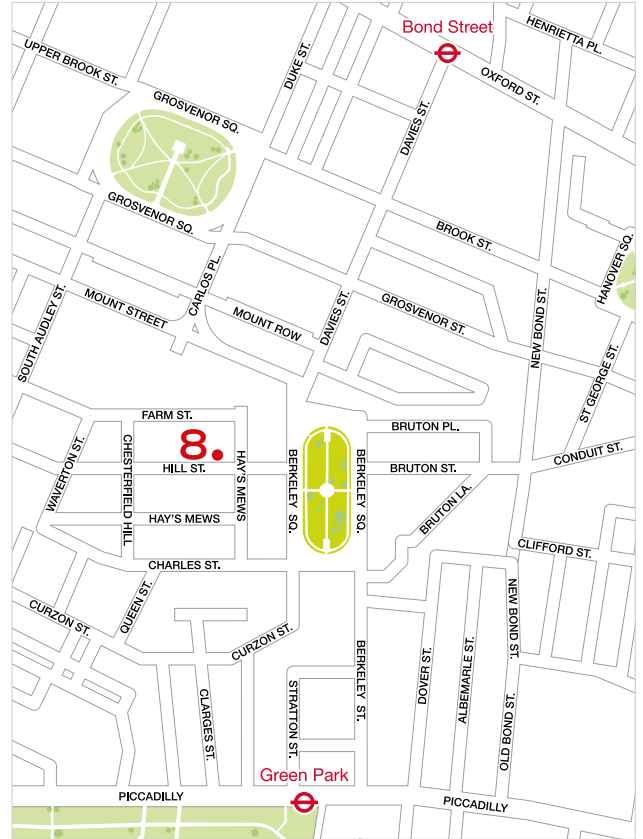
TERMS

A new lease 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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