

THE  
**BERKELEY  
SQUARE**  
ESTATE

BERGER HOUSE 36-38 BERKELEY SQUARE  
MAYFAIR W1



Office to let - 2,882 sq ft (267.74 sq m)

THE REAL ESTATE



# BERGER HOUSE 36-38 BERKELEY SQUARE

## MAYFAIR W1

Office to let - 2,882 sq ft (267.74 sq m)

### DESCRIPTION

Berger House is an office building arranged over basement, ground and eight upper floors. The first floor is fitted and provides a combination of open plan Grade A floor and meeting rooms to provide a turnkey opportunity.

### LOCATION

The property is prominently located between Mount Street and Hill Street on the north western 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
- VRV air conditioning
- Fitted space
- Suspended ceiling
- 24 hour access

### ACCOMMODATION

		sq ft	sq m
Part 1st floor	(Under offer)	2,882	267.74

### TERMS

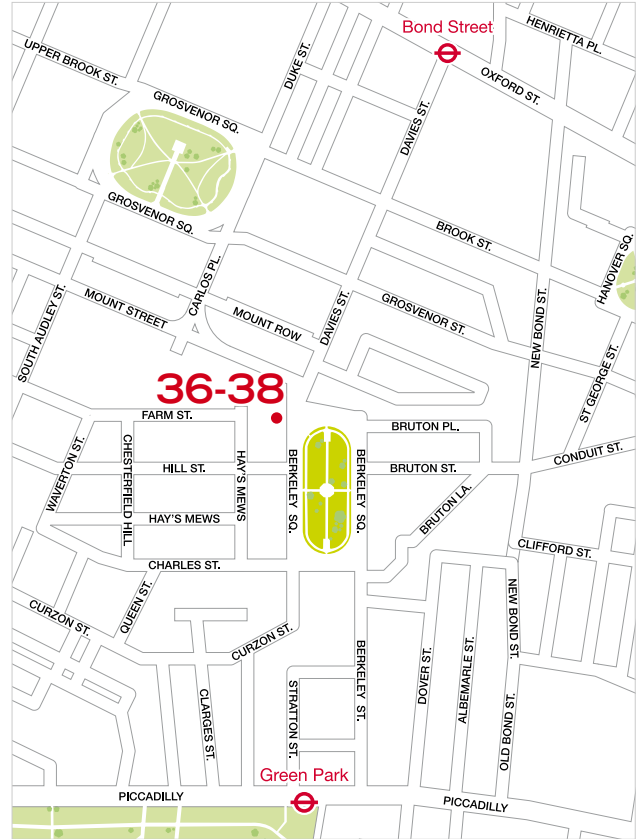
The space is available on a new lease for a term by arrangement.

	Rent	Service charge	Rates
Part 1st floor	£89.50 psf*	£10.72 psf**	£78,489 pa <sup>†</sup>

\*+ VAT

\*\*approximately for 2015/2016 + VAT.

<sup>†</sup>£27.23 psf approximately for 2015/2016.



**Robbie Rowan**

robbie@bluebooklondon.co.uk  
020 7167 6400

**Will Waples**

william@bluebooklondon.co.uk  
020 7167 6400

**Maxim Vane Percy**

mvp@gva.co.uk  
020 7911 2771

**Alex Kirk**

alex.kirk@gva.co.uk  
020 7911 2774

**BLUEBOOK**  
020 7167 6400

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taylorreid design +44 (0) 20 7355 2500