

THE
BERKELEY
SQUARE
ESTATE

BERKELEY SQUARE HOUSE
MAYFAIR W1



Offices to let

THE REAL ESTATE



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DESCRIPTION

The floors will be refurbished to provide Grade A office accommodation.

LOCATION

Berkeley Square House is the premier multi-let building in the heart of Mayfair overlooking Berkeley Square. Local transport links include Green Park, Bond Street, Oxford Circus and Piccadilly Circus underground stations which are all within easy walking distance. The area has excellent amenities including the new Sexy Fish restaurant on the ground floor.

SPECIFICATION

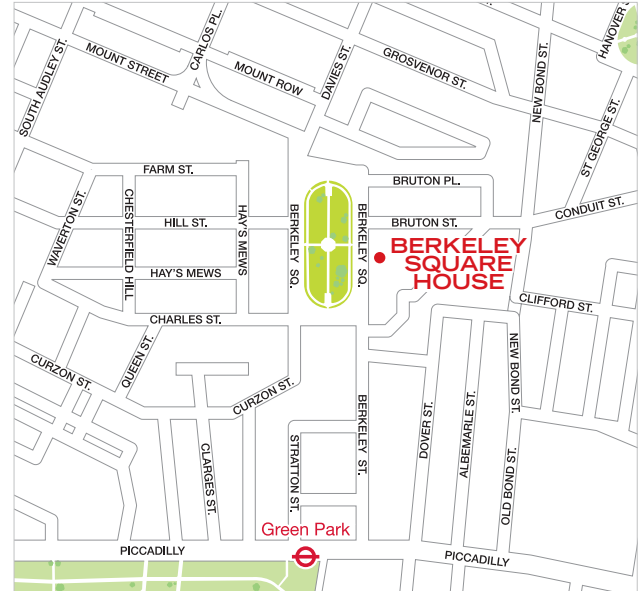
- Views over Berkeley Square
- Excellent natural light
- Commissionaire
- Air-conditioning
- Raised floor
- Six 10-person passenger lifts
- Suspended ceiling
- 24-hour access
- On-site gym

ACCOMMODATION

Floor		sq ft	sq m
1st floor wing 3	Available	520	48.3
1st floor wing 7	Available	10,068	935.3
4th floor wing 7	Available	4,605	427.8
5th floor wing 2	Available	5,241	486.9
5th floor wing 6	Available	5,872	545.5
5th floor wing 7	Under offer	817	80.9
6th floor wing 3	Available	1,357	126.1
6th floor wing 1, 2, 4 & 5	Available	20,000	1,858.1
7th floor wing 4	Available	3,520	327.1
8th floor part wing 2	Available	1,898	176.3
8th floor part wing 2	Available	2,662	247.3
8th floor wings 4 & 5	Available	5,653	525.2

TERMS

For a term by arrangement from the freeholder.



EPC

The property has an epc rating of D-89.

	Rent	Service charge	Rates
All	Upon application	£15.14*	£40.90 psf

Approx 2017/18 all figures are exclusive of VAT. *Reserve fund £4.23 psf

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CBRE

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