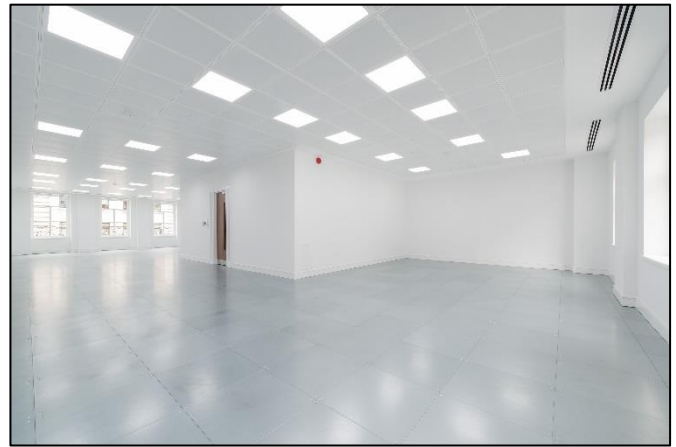


**\*\*\*NEWLY REFURBISHED MAYFAIR OFFICE FLOORS\*\*\***

**12 BERKELEY STREET, LONDON, W1**

**ENTIRE 2<sup>ND</sup> FLOOR**



**1,800 SQ FT (167.23 SQ M) APPROX**

**TO BE LET**

**LOCATION:** The property is located on the east side of Berkeley Street opposite the junction with Stratton Street and close to Berkeley Square. Green Park underground station (Jubilee, Victoria and Piccadilly lines) is a short walk away.

**020 7522 8500**

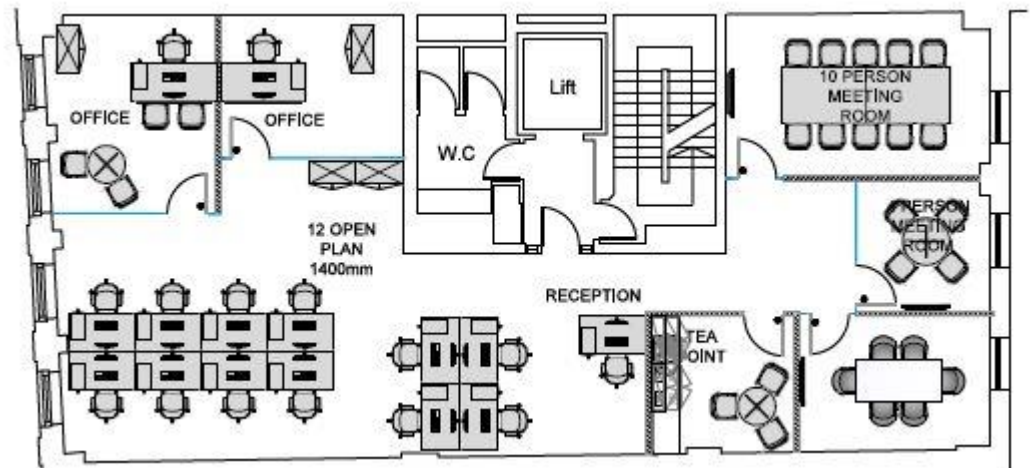
**DESCRIPTION:**

12 Berkeley Street provides modern, Grade A office floors behind a restored Portland stone façade. The approximate net internal floor area of the 2<sup>nd</sup> floor is as follows:

Floor	Sq Ft	Sq M
2 <sup>nd</sup>	1,800	167.23

The 2<sup>nd</sup> floor has just been extensively refurbished to a Grade A standard and has the following specification and amenities:

- Manned reception (scheduled to be refurbished)
- New air conditioning
- New fully accessible raised floors
- Passenger lift
- WCs on each floor
- LG7 format
- New metal-tile suspended ceiling

**TYPICAL FLOOR LAYOUT:**

*N.B. indicative and not to scale.*

**TERM:**

A new lease for a term by arrangement, direct from the Superior Landlord.

**RENT:**

**£89.50 per sq ft** per annum exclusive of business rates, service charge and VAT.

**BUSINESS RATES:**

**£33.60 per sq ft** per annum (for 2016/2017).

**SERVICE CHARGE:**

TBC

**EPC RATING:**

D - 83

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**POSSESSION:**

Immediate upon completion of legal formalities.

**VIEWINGS:**

Strictly via sole letting agents **MELLERSH & HARDING**

Paul Brewster  
020 7522 8523  
[pbrewster@mellersh.co.uk](mailto:pbrewster@mellersh.co.uk)

George Reynolds  
020 7522 8524  
[greynolds@mellersh.co.uk](mailto:greynolds@mellersh.co.uk)