

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

12 BERKELEY STREET, LONDON, W1

ENTIRE 5TH FLOOR



1,100 SQ FT (102.19 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

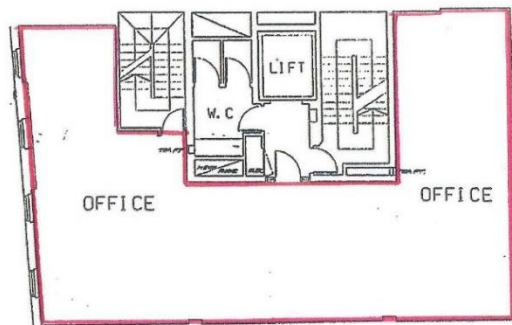
DESCRIPTION:

12 Berkeley Street provides modern, Grade A office floors behind a restored Portland stone façade. The approximate net internal floor area of the 5th floor is as follows:

Floor	Sq Ft	Sq M
5 th	1,100	102

The 5th 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

INDICATIVE FLOOR LAYOUT:

N.B. Not to scale.

TERM:

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

RENT:

£79.50 per sq ft per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES:

£29.85 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

George Reynolds
020 7522 8524
greynolds@mellersh.co.uk