

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

**12 BERKELEY STREET, LONDON, W1
ENTIRE 2ND AND 5TH FLOORS**



1,100 SQ FT (167 SQ M) TO 2,900 SQ FT (269 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

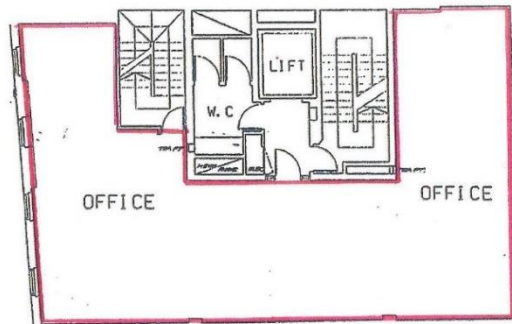
DESCRIPTION:

12 Berkeley Street provides modern, Grade A office floors behind a restored Portland stone façade. The approximate net internal floor areas are as follows:

Floor	Sq Ft	Sq M
5 th	1,100	102
2 nd	1,800	167
Total	2,900	269

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

- Manned reception
- New air conditioning
- New fully accessible raised floors
- New metal-tile suspended ceiling
- Passenger lift
- Open-plan format
- WCs on each floor
- LG7 format

INDICATIVE FLOOR LAYOUT:

N.B. Not to scale.

TERM:

The floors are available on new leases for a term by arrangement, direct from the Superior Landlord.

RENT:

2nd Floor £89.50 per sq ft per annum exclusive of business rates, service charge and VAT.

5th Floor £79.50 per sq ft per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES:

2nd Floor £33.60 per sq ft per annum (for 2016/2017).

5th Floor: £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**

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