

SMALL PRESTIGIOUS OFFICE SUITES

TO LET

145 / 190 / 200 / 210 SQ FT

1 BERKELEY SQUARE, LONDON W1



Location: No. 1 Berkeley Square is located in the heart of Mayfair, situated on the south-east corner of Berkeley Square at its junction with Hay Hill.

This is arguably the best address in Mayfair, and access to the underground network is provided by Green Park (Piccadilly, Victoria and Jubilee lines) and Bond Street (Central and Jubilee lines), and numerous bus services pass by on Berkeley Street and Piccadilly.

Accommodation: Situated behind an attractive period façade, the accommodation provides comfort cooled private office suites on each floor which are available to let as a whole or in individual floors.

1 Berkeley Square is a corner property with bay windows offering excellent natural light and views towards Berkeley Square and down Berkeley Street. The building is undergoing a cosmetic internal refurbishment and there are male and female WCs and a communal kitchen.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)	Inclusive Rent (pa)
3 rd	145	13.4	£12,000
2 nd	200	18.6	£17,000
1 st	190	17.7	£18,000
Lower Ground	210	19.5	£10,000
TOTAL	745	69.2	

Amenities

- Prestigious address
- Comfort Cooling
- Entrance Phone
- Kitchen
- Balcony (1st floor)
- Fully inclusive terms

Terms: A new lease for a minimum term of 12 months.

Rent: See table above.

The rent is FULLY INCLUSIVE (to include rent, rates, service charge and insurance)

Viewing: By appointment with sole agents, Godfrey Vaughan:

Will Habershon
020 7659 4922
william.habershon@colliersgv.co.uk

Willem Janssen
020 7659 4914
willem.janssen@colliersgv.co.uk

Colliers Godfrey Vaughan Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Ltd has any authority to make any representation or warranty whatever in relation to this property. August 2009.