

SHORT TERM ALL INCLUSIVE OFFICE TO LET

460 SQ FT

35 BERKELEY SQUARE, LONDON W1



Location:

35 Berkeley Square is situated in the north-western corner of one of London's premier squares, just south of its junction with Mount Street.

There are a large number of exclusive bars, hotels, shops and restaurants in the immediate area. Access to the London Underground network is provided by Green Park (Victoria, Jubilee and Piccadilly lines) or Bond Street (Central and Jubilee lines) stations.

Accommodation: 35 Berkeley Square is a classic Mayfair office property arranged over two buildings, a period building fronting the square and a secondary modern mews building to the rear which are linked at lower ground and ground floor levels.

In 2006 the property underwent an extensive refurbishment program throughout, and benefits from comfort cooling, lifts in both buildings and period features. This open plan third floor office benefits from a generous amount of natural light.

Floor Area:

Floor	Size (sq m)	Size (sq m)
3rd Rear	460	42.7

- Amenities:**
- Comfort cooling
 - Refurbished in 2006
 - Commissionaire
 - Furnished Basement Meeting room (by arrangement)
 - Passenger lift
 - Kitchen facilities
 - Male and female WCs
 - Period features
 - Plaster ceilings

Terms: Lease assignment to December 2008 which is held outside the Landlord and Tenant Act 1954 Part II (as amended) at £48,300 per annum inclusive of rent, rates, service charge, gas, electricity and water but exclusive of VAT. A new longer lease may be available from the landlord.

Viewing: By appointment with the sole agent: -

Contact: **Will Habershon**
020 7659 4922
willhabershon@godfreyvaughan.co.uk

Particulars and photographs may be viewed on our website:
www.godfreyvaughan.co.uk

Godfrey Vaughan LLP, 1 Tenterden Street, Hanover Square, London W1S 1TA. Tel 020 7659 4949 Fax 020 7659 4948
mail@godfreyvaughan.co.uk www.godfreyvaughan.co.uk

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967. Godfrey Vaughan LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.