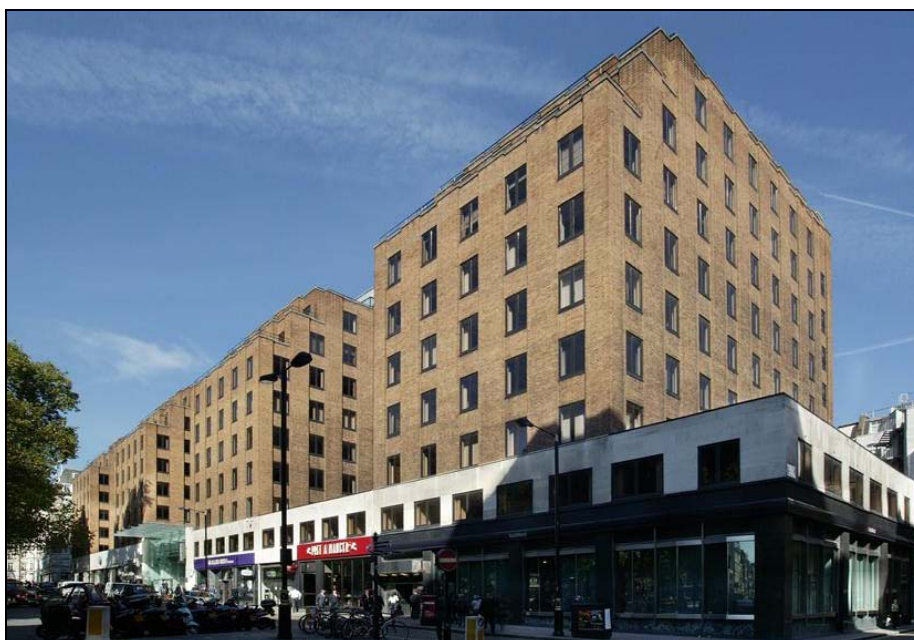


## FULLY FITTED OFFICE SUITE

TO LET

4,412 sq ft

## BERKELEY SQUARE HOUSE, BERKELEY SQUARE, LONDON W1



**Location:**

Berkeley Square House is an internationally renowned office building located on the eastern side of Berkeley Square at its junction with Bruton Street. Berkeley Square is arguably the premier office location in the heart of Mayfair, and the immediate area is known for its excellent restaurants, bars, shopping facilities and hotels. Green Park and Hyde Park are within a few minutes' walk.

Access to the London Underground network is provided by Green Park station (Victoria, Jubilee and Piccadilly lines), otherwise there are numerous bus routes on Piccadilly and Berkeley Square itself.

**Accommodation:** This superbly fitted out office suite is situated on the fifth floor of the Bruton Street wing of Berkeley Square House, and comprises a mixture of open plan and private offices with ancillary areas including a well designed reception area. The fit out comprises a mixture of glazed and light wood partitions.

There is air conditioning, raised floor, fully fitted kitchen and male, female and disabled WC's plus showers in the common parts of the building. The building benefits from 24 hour security, six passenger lifts and a secondary entrance on Bruton Street which can be utilised by staff members. There is a basement car park with a number of spaces available – price and terms on application.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
5 <sup>th</sup> (Suite 1)	4,412	409.9

**Amenities**

- High Quality fit-out
- Air conditioning
- Raised floor
- Plug & Play
- Showers
- Double Height Reception
- 6 x passenger lifts
- Basement Car Parking by separate negotiation
- 24 hour security

**Terms:** Sub-lease to December 2017 with a rent review in December 2012.

**Rent:** £67.50 per sq ft

**Service Charge:** TBC

**Rates:** Approx. £16 per sq ft payable.

**Viewing:** Strictly by appointment through sole agents:

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