



THE
PORTMAN
ESTATE

46-47
UPPER BERKELEY
STREET

COMMERCIAL

W1



REFURBISHED GROUND & LOWER GROUND OFFICES TO LET

2,940 sq ft (273.1 sq m)



LOCATION

The property is located on the south side of Upper Berkeley Street between Seymour Place and Hampden Gurney Street. Marble Arch Underground Station (Central line) is within 5 minutes walk.

DESCRIPTION

The accommodation has been refurbished and provides open plan offices on the ground and lower ground floors.

AMENITIES

- Comfort Cooling throughout
- Suspended ceilings
- Perimeter trunking
- New kitchenette
- New WC's

ACCOMMODATION

Floor	Area sq ft	Area sq m
Ground	1,556	144.6
L. Ground	1,384	128.6
Total	2,940	273.1

TERMS

A new lease is available for a term by arrangement.

RENT

£96,500pax (overall)

RATES

Upon application

SERVICE CHARGE

Upon application

VIEWING

For further information, or to arrange an inspection please contact:

Godfrey Vaughan

Philip Dondos +44 (0)20 7659 4918

DTZ

Richard Williams +44 (0)20 7643 6161

For more information on one of London's Finest Locations

www.portmanestate.co.uk

