



**REFURBISHED GRADE "A" OFFICE SUITE**

**OVERLOOKING BERKELEY SQUARE**

**BERKELEY SQUARE HOUSE, BERKELEY SQUARE, LONDON W1**

**1,455/1,704 sq ft**

**SITUATION**

Berkeley Square House is a prominent office block occupying most of the eastern side of Berkeley Square. Bond Street, Green Park and Piccadilly Circus Underground Stations are all within close proximity as are numerous bus routes serving all parts of Central London.

**ACCOMMODATION**

The entrance to the building has in the last few years been substantially refurbished by the landlord.

The offices have just been refurbished to Grade "A" specification and comprises part of the front wing on the fourth floor with views over Berkeley Square and totals approximately 1,455 sq ft presently in open plan layout but easily capable of sub division.

A further 249 sq ft could be made available to provide a total of 1,704 sq ft.

**AMENITIES**

- ◆ FOUR PIPE FAN COIL AIR CONDITIONING
- ◆ RAISED FLOOR
- ◆ LG3 LIGHTING
- ◆ METAL TILED SUSPENDED CEILING
- ◆ COMMISSIONAIRES
- ◆ 24 HOUR ACCESS

**LEASE**

A new lease is available to 23<sup>rd</sup> June 2019 subject to a mutual option to determine on 24<sup>th</sup> June 2014.

**RENT**

£65 p sq ft .

**RATES**

Approximately £23.20 p sq ft payable (2010/2011).

**SERVICE CHARGE**

Approximately £13.50 p sq ft.

**POSSESSION**

Immediate upon completion of legal formalities.

**VIEWING**

By appointment through Sole Agent, as above.

Joshua Gilbery 020 7499 6070.

