



## REDECEORATED FITTED MAYFAIR OFFICE FLOOR

### 14 BERKELEY STREET LONDON W1

**1,825 SQ FT**

LOCATION	Situated in the heart of Mayfair midway between the junctions with Berkeley Square and Piccadilly. Green Park underground station is moments away together with the superb dining facilities to be found in Mayfair.
THE SPACE	The offices are approached through a refurbished entrance and common parts and comprises the entire 2 <sup>nd</sup> floor of 1,825 sq ft currently divided into three offices, two open plan areas and a server room.
AMENITIES	<ul style="list-style-type: none"><li>- Automatic passenger lift</li><li>- Air Conditioning</li><li>- New Carpeting</li><li>- Cat 5e cabling</li><li>- Cat 11 Lighting</li><li>- Suspended Ceiling</li><li>- Kitchen</li><li>- Own W.C's</li></ul>
LEASE	For a term Expiring 24 <sup>th</sup> December 2019. The landlord would be prepared to grant a longer lease.
RENT	£140,634 per annum exclusive.
RATES	£64,625 payable (2016/17).
S/C	£20,967 2016.
POSSESSION	Upon completion of legal formalities.