

New Instruction

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19 BERKELEY STREET, W1



5th Floor Front
1,270 sq ft (117.99 sq m)

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location: The building is located on the east side of Berkeley Street, close to the junction with Hay Hill. Green Park and Piccadilly Circus (Jubilee, Victoria, Bakerloo and Piccadilly lines) underground stations are within easy walking distance.

Description: The available accommodation comprises the 5th floor front offices which overlook Berkeley Street. The offices have been fitted out to a high standard and provide a mixture of open plan and meeting rooms. The floor benefits from excellent natural light and the building's reception has recently been refurbished

Amenities:

* Comfort cooling	* Perimeter trunking
* Fully cabled	* Excellent natural light
* Meeting room	* Kitchenette
* 2 Automatic passenger lift	* Fully carpeted
* Entry phone	* Manned reception

Terms: Available by way of an assignment for a term to expire 24 March 2010 outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 at a passing rent of £49,530 per annum exclusive

Offers are invited for the benefit of the leasehold interest and the fixtures and fittings.

Alternatively a new lease may be available from the freeholder. Further details upon application.

Rates: Based on information provided by the local authority we estimate that the rates payable for the third floor are £16.09 per sq ft. Interested parties are advised to make their own enquiries.

Service Charge: £15,345 per annum for the current year.

Occupation: Upon completion of legal formalities.

Legal Costs: Each party is to responsible for their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through:

Richard Williams
020 7529 5305

Richard Weller
020 7529 5306

July 2008



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk