

New Instruction

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*****FULLY FITTED OFFICES*****

19 BERKELEY STREET, W1



Ground Floor
1,802 sq ft (167.41 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 and Berkeley Square. Green Park and Piccadilly Circus (Jubilee, Victoria, Bakerloo and Piccadilly line) underground stations are both within easy walking distance.

Description: The ground floor benefits from its own entrance and window frontage on Berkeley Street and can also be accessed via the building's manned reception area. The offices have been fitted out to a very high standard to provide a mixture of open plan accommodation and meeting rooms.

Amenities:

* Private Entrance	* Fully Carpeted
* Window Frontage	* Entry Phone
* Comfort Cooling	* Manned Reception
* Fully Cabled	* Skylights
* Meeting Rooms	* Kitchenette

Terms: An assignment of a full repairing and insuring lease for a term to expire October 2017. The lease incorporates an upwards only rent review and mutual option to break in October 2012, subject to 12 months prior written notice. Alternatively, a new lease may be available direct from the Landlord.

The lease is excluded from Section 24-28 of the Landlord and Tenant Act 1954 Part II, regarding Security of Tenure and Compensation.

Rent: £126,140 per annum exclusive.

A reverse premium is available.

Rates: Based on information provided by the local authority we estimate that the rates payable for the ground floor are £16.28 per sq ft. However, interested parties are advised to make their own enquiries.

Service Charge: Service charge is running at £9.31 psf.

Occupation: Upon completion of legal formalities.

Legal Costs: Each party will be responsible for their own legal costs.

Viewing: Strictly by appointment through sole agent:

Ben Lewis
020 7529 5303

Richard Williams
020 7529 5305

April 2009