

BRIGHT THIRD FLOOR OFFICE TO LET IN THE HEART OF MAYFAIR

14 BERKELEY STREET, LONDON, W1 J 8DX

1,836 SQ. FT.



LOCATION

The property is situated in the heart of Mayfair, close to the junction with Piccadilly. Green Park and Piccadilly Circus Underground Stations (Piccadilly, Bakerloo, Jubilee and Victoria lines) are close by as are the numerous hotels, leisure and restaurant facilities of Mayfair and St James's.

GOOGLE MAPS

[LINK](#)

DESCRIPTION

The available accommodation is arranged on the third floor and comprises a mix of open plan accommodation, cellular offices, boardroom, kitchen and demised WC's. There is a manned reception on the ground floor with access to the third floor being provided via a passenger lift.

AMENITIES

- Natural Light From Three Sides
- A/C (Not Tested)
- Male and Female Demised WC's
- Floor Boxes
- CAT 5 cabling
- Large Board Room
- 5 Private Offices
- Security Alarm
- Demised Kitchen
- Passenger Lift
- Manned Reception – Ground Floor

AREAS

Floor	m ²	ft ²
Third Floor	170.56	1,836

LEASE

An assignment of the current lease expiring 19th December 2019 outside the Landlord & Tenant Act at a passing rent of £142,272 per annum exclusive.

SERVICE CHARGE

Circa £16.75 psf

BUSINESS RATES

Local Authority: Westminster

Current rateable value: £133,000

ALL INTERESTED PARTIES ARE TO MAKE THEIR OWN ENQUIRIES.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly through Robert Irving Burns.

Henry Bacon Tel: 020 7927 0646
Email: henry@rib.co.uk

Jaimie Grossman Tel: 020 7927 0624
Email: jaimie@rib.co.uk

Elliot Simmons Tel: 020 7927 6339
Email: elliott@rib.co.uk