

**FITTED PLUG & PLAY OFFICE TO LET | 1,270 sq ft**



**Location**

This period office space is located in the heart of Mayfair. Berkeley Street is situated nearby to the peaceful and attractive Berkeley Square and sits amongst London's finest shops, restaurants, hotels and bars, making it one of London's most prestigious addresses. The location also has excellent transport links, with Bond Street, Green Park, Piccadilly and Oxford Circus tube stations all within close proximity to the building.

**Description**

The available 5<sup>th</sup> floor space benefits from a smart reception area with commissionaire and can be accessed via two lifts and a staircase. The floor provides high quality, bright open office space and has 5 glass meeting rooms of varying sizes. In addition, the space is stylishly fitted, with all furniture included and contains a modern kitchenette.

**Floor Areas**

Floor	sq ft	sq m	
5 <sup>th</sup> Floor (Front)	1,270	118	
<b>TOTAL (approx.)</b>	<b>1,270</b>	<b>118</b>	
*Measurement in terms of *NIA			

**Mayfair**

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

**Jason Hanley, Partner**

 020 7025 1391

**Georgia Mason, Agency Surveyor**

 020 7025 8945

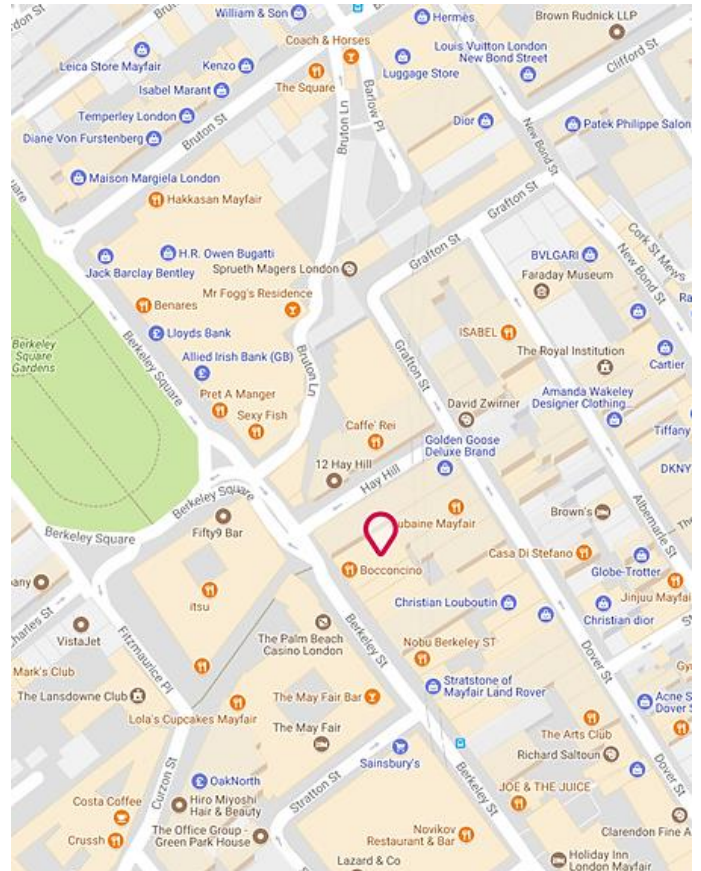
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**Subject to Contract November 2017**

**19 Berkeley Street,  
Mayfair, London, W1J 8ED**



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## Terms

Tenure:	Leasehold
Lease:	An assignment of the Lease to 29 <sup>th</sup> June 2020, subject to a Tenant-only break 30 <sup>th</sup> June 2018
Rent Passing:	£87,000 pax (£68.50 psf pax)
Premium:	£30,000 for all fixtures and fittings
Rates:	Estimated at £30.74 psf pa 2017/18
Service Charge:	Approximately £10.80 psf pax – Assignee will benefit from a cap

## Amenities

- Fully fitted plug & play
- Commissionaire
- Good natural daylight
- Passenger lift
- Kitchenette
- Meeting rooms
- Glass partitioning

### Jason Hanley, Partner

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### Georgia Mason, Agency Surveyor

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