



9 Berkeley Street MAYFAIR W1J 8DW

OFFICES TO LET

3 separate floors

1,193 Sq Ft to 3,763 Sq Ft

New Leases Available

LOCATION

The property is situated in a prominent position on the east side of Berkeley Street in the heart of Mayfair. Berkeley Street runs parallel with Dover Street and Stratton Street. The building is a short walk from Berkeley Square and located approx. 100m from Green Park Underground station. Oxford Circus, Piccadilly and Bond Street stations are close by. This prime location is close to several restaurants (including Novikov, Nobu and The Wolseley), hotels (incl. The Ritz, The Mayfair, and Browns), and other high-end occupiers and galleries.

DESCRIPTION

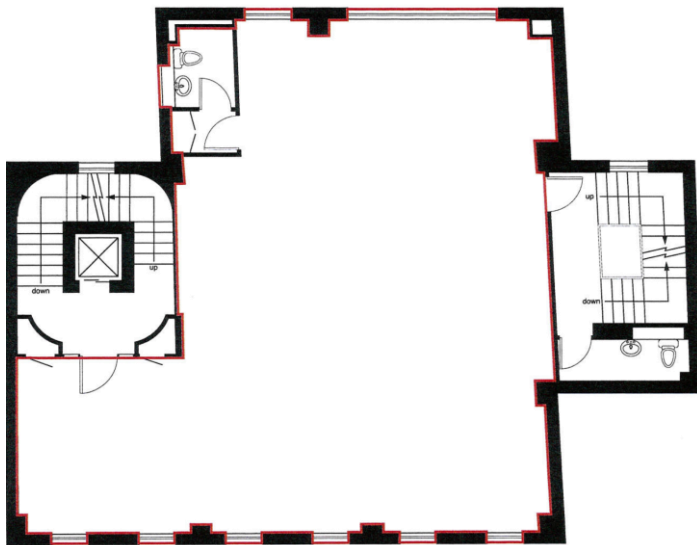
The 4th and 5th floors of this prominent well-located building are available to let (separately or together). The floors have been refurbished and benefit from good natural light front and rear, perimeter trunking, and air conditioning. The offices are in an open plan state ready for new tenants to fit-out. The 7th floor is currently fitted and can be taken as-is or refurbished. Each office has a demised WC, plus there are additional WCs and showers on each floor in the common parts, and the offices are served by a passenger lift and a commissionaire.



LOCATION MAP



INDICATIVE FLOOR PLAN



FLOOR AREAS (NIA)

4th Floor: 1,292 Sq Ft (120 SqM)

5th Floor: 1,278 Sq Ft (119 SqM)

7th Floor: 1,193 Sq Ft (111 SqM)

QUOTING RENT

£67.50 per Sq Ft per annum exclusive

BUSINESS RATES

Approx £35 per Sq Ft.

Interested parties are advised to make their own further enquiries.

SERVICE CHARGE

£14.64 per Sq Ft (based on 2019 Budget)

VAT

Payable on all outgoings

TIMING

4th & 5th Available Now; 7th Available end Feb

EPC RATINGS

4th Floor: B48

5th Floor: B48

7th Floor: D89

POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs

ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

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KOOPMANS

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JAN 2020