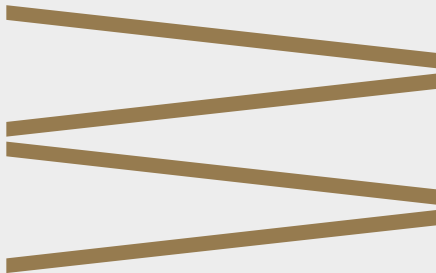


82-84 BERWICK STREET, W1

BERWICK WORKS





BERWICK WORKS IS LOCATED IN LONDON'S FASHIONABLE SOHO. THE BUILDING WILL PROVIDE FLEXIBLE OPEN-PLAN OFFICE ACCOMMODATION. THE ARCHITECTURALLY DESIGNED SPACE HAS BEEN FULLY REFURBISHED THROUGHOUT AND WILL DELIVER A STUNNING MEDIA STYLE ENVIRONMENT.

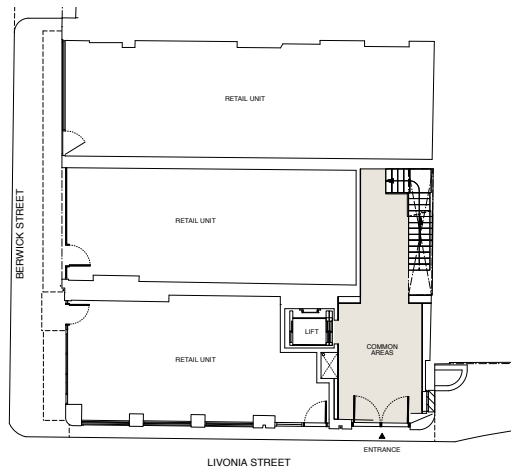
1,222 – 7,336 SQ FT
OF CREATIVE OFFICE SPACE TO LET

Contents

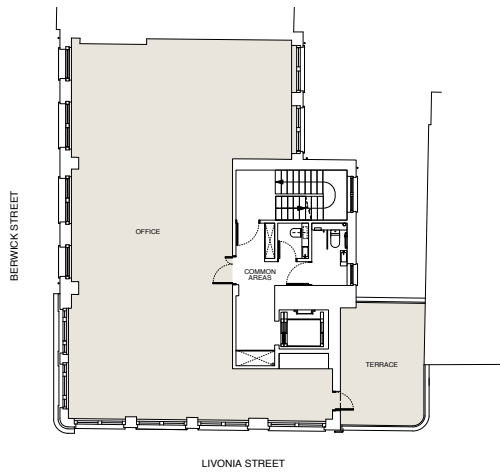
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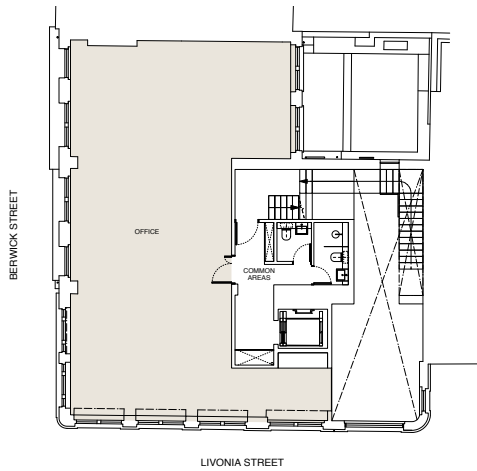
Ground Floor
485 Sq Ft
45 Sq M



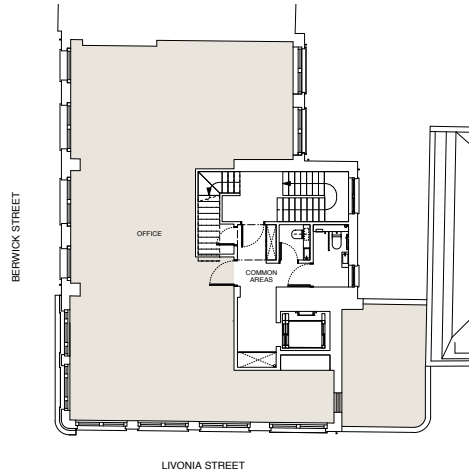
Third Floor
1,378 Sq Ft
128 Sq M



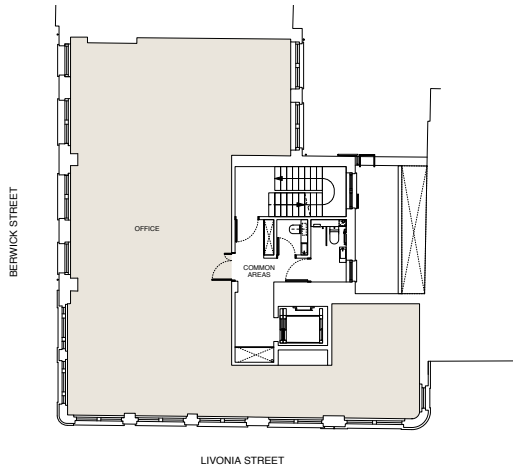
First Floor
1,353 Sq Ft
126 Sq M



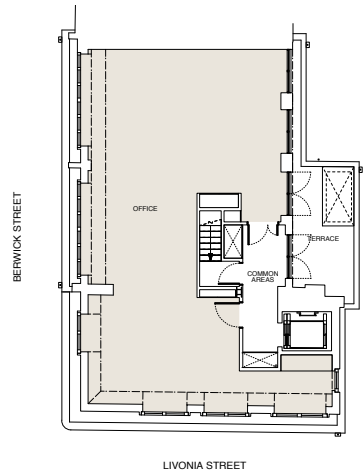
Fourth Floor
1,333 Sq Ft
124 Sq M



Second Floor
1,565 Sq Ft
145 Sq M



Fifth Floor
1,222 Sq Ft
114 Sq M





Accommodation Schedule— Net Internal Area

Floor Areas	Sq Ft	Sq M
Fifth Floor	1,222	114
Fourth Floor	1,333	124
Third Floor	1,378	128
Second Floor	1,565	145
First Floor	1,353	126
Ground Floor	485	45
Total	7,336	682

Specification

- Double glazed sash windows
- Exposed two pipe A/C and air handling units
- Suspended linear lightings
- Excellent natural light
- Exposed existing features
- Galvanised perimeter trunking
- Hansgrohe WC fittings
- Intercom and access control CCTV
- 6.4m height reception floor to ceiling
- Passenger lift
- Contemporary finishes throughout
- Bike storage
- Showers

Location

The central location in the creative hub of the West End. Literally minutes walk from Oxford Street, Tottenham Court Road and Piccadilly Circus. Surrounded by independent stores, famous venues, countless bars and fine restaurants.

Walking times from Berwick Works

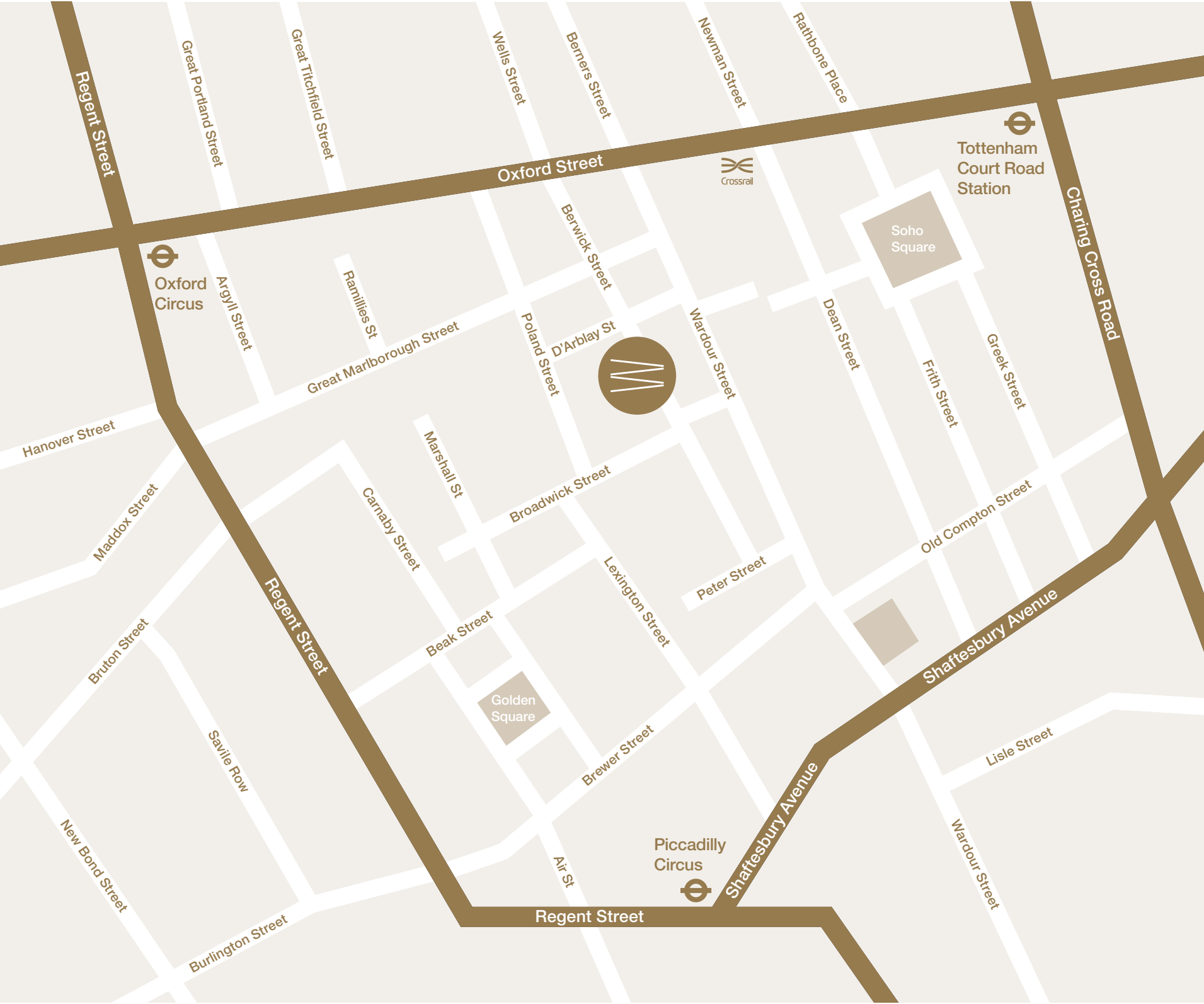
Oxford Circus	⊕	5 mins
Tottenham Court Rd	⊕	7 mins
Tottenham Court Rd	⌘	3 mins
Piccadilly Circus	⊕	8 mins

New Crossrail journey times from Tottenham Court Road (from Dec 2018)

	Current	Crossrail
Farringdon	11 mins	2 mins
Liverpool Street	9 mins	4 mins
Paddington	17 mins	4 mins
Canary Wharf	21 mins	11 min
Stratford	30 mins	13 mins
Heathrow Central	40 mins	28 mins

Tube times to Berwick Works

King's Cross	15 mins
Victoria	14 mins



Occupiers

- 1 BBC
- 2 Spotify
- 3 BBH
- 4 M&C Saatchi
- 5 Twitter
- 6 Sony
- 7 Framestore
- 8 RSA Films
- 9 Blink Productions
- 10 Moving Picture Company
- 11 Warner Brothers
- 12 Tapestry
- 13 Dolby
- 14 20th Century Fox
- 15 Snapchat
- 16 LinkedIn
- 17 Google
- 18 Yahoo

Food

- 19 Ping Pong Soho
- 20 Bodean's BBQ
- 21 Blanchette
- 22 The Ivy Soho
- 23 Yauatcha
- 24 Duck & Rice
- 25 Melt Room
- 26 The Breakfast Club
- 27 Polpetto
- 28 Busaba

Drinks

- 29 Ember Yard
- 30 The John Snow Pub
- 31 Dirty Harry's
- 32 The George
- 33 The Blue Posts
- 34 The London Gin Club
- 35 Barrio



Area

Soho has evolved to become the cultural centre of the West End. Its association with London’s fashion and entertainment industries has led to the area becoming a hub for creative and media based businesses. The streets around Soho are energetic—comprising a mix of dining, nightlife, and shopping options. Berwick Street Market is one of London’s oldest markets, evolving into a foodie establishment which compliments the eclectic mix of entertainment the area has to offer.



Terms

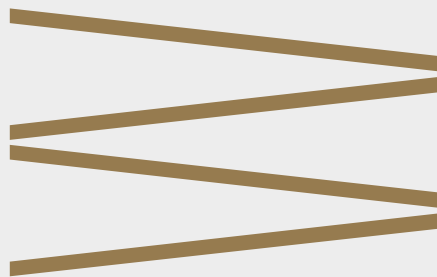
New effective FRI Lease on a floor by floor basis or as a whole, for a term(s) by arrangement

Contact

Elliot Simmons elliot@rib.co.uk 020 7927 6339	Henry Bacon henry@rib.co.uk 020 7927 0646	Jonny Novick jonny@rib.co.uk 020 7927 6575
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berwickworks.com