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

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Specifying
— 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
— Private roof terrace (5th floor)
— Bike storage
— Showers

Accommodation Schedule—
Net Internal Area

<table>
<thead>
<tr>
<th>Floor Areas</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth Floor</td>
<td>1,222</td>
<td>114</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>1,333</td>
<td>124</td>
</tr>
<tr>
<td>Third Floor</td>
<td>1,378</td>
<td>128</td>
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<tr>
<td>Second Floor</td>
<td>1,565</td>
<td>145</td>
</tr>
<tr>
<td>First Floor</td>
<td>1,353</td>
<td>126</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>485</td>
<td>45</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,336</strong></td>
<td><strong>682</strong></td>
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</tbody>
</table>
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)

<table>
<thead>
<tr>
<th>Station</th>
<th>Current</th>
<th>Crossrail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farringdon</td>
<td>11 mins</td>
<td>2 mins</td>
</tr>
<tr>
<td>Liverpool Street</td>
<td>9 mins</td>
<td>4 mins</td>
</tr>
<tr>
<td>Paddington</td>
<td>17 mins</td>
<td>4 mins</td>
</tr>
<tr>
<td>Canary Wharf</td>
<td>21 mins</td>
<td>11 mins</td>
</tr>
<tr>
<td>Stratford</td>
<td>30 mins</td>
<td>13 mins</td>
</tr>
<tr>
<td>Heathrow Central</td>
<td>40 mins</td>
<td>28 mins</td>
</tr>
</tbody>
</table>

Tube times to Berwick Works
- King’s Cross: 15 mins
- Victoria: 14 mins
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 complements 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

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