



**BERGHEM MEWS  
BLYTHE ROAD  
BROOK GREEN  
LONDON W14 0HN**

**Flexible leases  
available**

986 sq ft to 4,355 sq ft

On site Car parking  
24 hour security  
Mews environment

**Refurbished Air Conditioned Offices To Let**

## LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington. The development is on Blythe Road opposite the junction with Augustine Road with many local shops, cafés and restaurants close by.

Underground services at Hammersmith (Piccadilly, Hammersmith & City, Circle and District Line) Kensington Olympia (overground rail (to Willesden and Clapham Junctions) and District Line) and Shepherds Bush (Central Line and overground) are all within a short walk. Westfield London is within easy walking distance to the north.



Unit 12 mezzanine

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
**T 020 3205 0200**  
**F 020 3205 0201**  
info@hng.co.uk  
**www.hng.co.uk**



**DESCRIPTION**

Berghem Mews is a purpose built multi-unit office development around a central courtyard with gated access. There are 24 individual office and studio units totalling approximately 45,000 sq ft (4,200 sq metres) with a substantial underground car park.

The scheme has attracted a mixture of businesses including Designers, It companies, Software companies, Sports business, Film companies and Fund managers.

A 24 hour security system is provided and many of the units are self-contained.

**SCHEME AMENITIES**

- |  |                         |
|--|-------------------------|
| Air conditioning and/or heating          | LED lighting            |
| 24 hour security                         | On site bicycle parking |
| Wood floors or laminate                  | Kitchenette(s)          |
| Excellent natural light                  | Courtyard environment   |
| Metal perimeter trunking                 |                         |
| On site car parking separate arrangement |                         |

**Open reach fibre serves the scheme.**

**REFURBISHMENT PROGRAM**

**Units 11 + 12** have been improved and the entrance halls upgraded to provide highly specified units with contemporary WC facilities, Kitchenettes, new air conditioning, LED lights and metal perimeter trunking including power and cat 6 cables. Floor coverings are porcelain wood effect tiles in the entrances and wood effect vinyl in the offices.

**Unit 6** is an earlier specification with suspended ceiling and integral lighting.

**Unit 23a** is undergoing refurbishment and will be ready for occupation in April 2020.

The office units are in open plan with excellent natural light and all have private WC facilities.

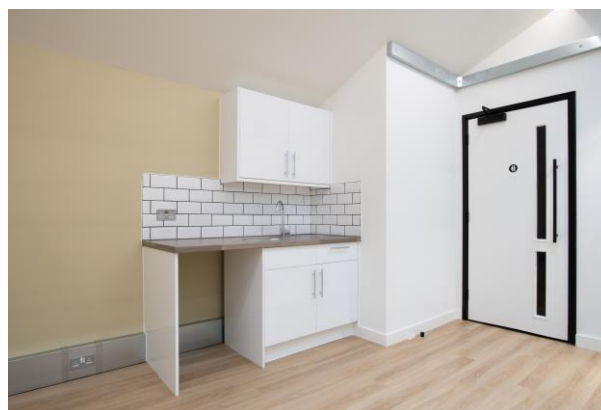
Units	Sq Ft approx.	Floor	Rent psf pax
6,11 + 12	4,355	Gnd,1 <sup>st</sup> & 2nd	£37.95
11 + 12	3,123	1 <sup>st</sup> & 2nd	£38.50
12	1,920	1 <sup>st</sup> & 2nd	£38.50
11	1,203	1st	£38.50
6	1,232	Gnd	£36.50
23a	986	Gnd	£38.50



Unit 12 1<sup>st</sup> floor



Unit 11



**Units 11 + 12**  
NEW KITCHENS  
NEW WC'S  
CAT 6 CABLED  
SMALL POWER INSTALLED  
GALVANISED PERIMETER TRUNKING  
LED SUSPENDED LIGHTING  
WOOD EFFECT VINYL FLOORS

NEW ENTRANCE HALLS



Unit 6 own front door



Unit 23a own front door

## ENERGY PERFORMANCE CERTIFICATE

Unit 6	C66
Unit 11	C61
Unit 12	C71
Unit 23a	In production

## TERMS

New flexible fully repairing and insuring lease(s) by way of service charge for a typical period of 3-5 years directly from the freeholder.

Short form flexible leases from 12 months available subject to terms.

Rent from £36.50 per sq ft per annum exclusive.

## ESTATE SERVICE CHARGE AND INSURANCE

Service charge approx. £7.50-8.00 psf plus insurance of £0.65 psf  
Occupational costs such as gas/electricity will be billed directly.

## BUSINESS RATES

The premises are located in the London Borough of Hammersmith & Fulham Tel No: 020 8748 3020 and the following information relates to the office suites and should be verified by direct application to them. The following figures do not include any Crossrail supplement. Estimates for Year 2019-20

Unit	Floor	RV	Estimated payable to 04/20
6	Gnd	£30,750	£15,089.25
23a	Gnd	£22,750	£11,170.25
12	2nd	£16,750	£8,225
12	1st	£26,250	£12,890
11			To be re-assessed guide £12 psf stv.

## ESTIMATED TOTAL COSTS

Units	Sq Ft approx.	Rent, Rates, Service and Insurance per annum	Total per month
12	1,920	£110,690	£9,224
11	1,203	£70,075	£5,840
6	1,232	£70,108	£5,843
23a	986	£57,660.15	£4,805

The above costs are assuming a 3-5 year lease and exclude VAT and all direct costs such as utilities etc.

### CAR PARKING

On site car parking is available on separate licenses at £35 per week per space exclusive and occupiers may apply to LB H&F for business car parking permits.

### AVAILABILITY

The suites are immediately available.

### INSPECTIONS AND FURTHER INFORMATION

*Regulated by RICS*

By prior appointment with joint sole agents:



**Neville Forest 07770 477 166**



**Mark Belsham 07973 372 698**