

May 2018

## NEW AVAILABILITY TO LET



Address	<b>Berkeley Square House, W1</b>
Key Information	Part 6 <sup>th</sup> Floor, approximately 3,829 sq ft

# DETAILS SUBJECT TO CONTRACT

## Location

Berkeley Square House is located on the south eastern side of Berkeley Square and is within walking distance of Green Park (Jubilee, Piccadilly and Victoria lines) Bond Street (Central and Jubilee lines) and Oxford Circus (Bakerloo, Central and Victoria lines).

## Description

Berkeley Square is a world-renowned address that is ideally located for all the retail, restaurant, hotel and other facilities that Mayfair and the West End has to offer. The part 6<sup>th</sup> floor provides a fully fitted 'plug and play' offering on a short term basis at one of London most prestigious addresses.

## Accommodation

Floor	Sq Ft	Sq M
Part 6 <sup>th</sup>	3,829	355.7

Approximate Net Internal Area, which is subject to on site verification.

## Specification

- ◆ 61 desks to include monitors and pedestals (in-part)
- ◆ Breakout area with kitchen to include zip taps, dishwashers & fridge freezer
- ◆ Generator backed / UPS / Duel Feed
- ◆ Air Conditioning
- ◆ Sky – CNBC & Bloomberg Channels
- ◆ Storage Room

## Tenure

A short term lease is available until November 2019 contracted outside the Landlord and Tenant Act 1954.

## Rent

£77.50 per sq ft excl.

## Rates

£46.48 per sq ft year ending April 2019

## Service Charge

£18.26 per sq ft year end 2018

## Viewings

Strictly by appointment through sole lettings agents Knight Frank LLP.

## Contacts

### Nick Codling

07917 593 469

[nick.codling@knightfrank.com](mailto:nick.codling@knightfrank.com)

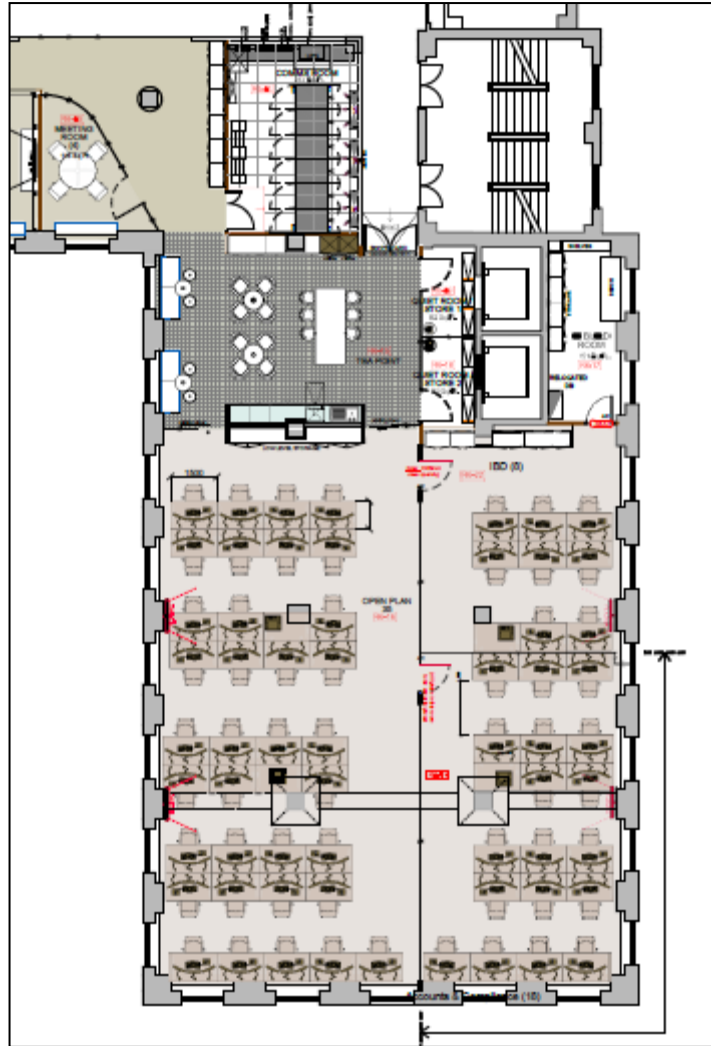
### Daniel Brownlee

07971 061 119

[daniel.brownlee@knightfrank.com](mailto:daniel.brownlee@knightfrank.com)

# DETAILS SUBJECT TO CONTRACT

## Part 6<sup>th</sup> Floor



Berkeley Square

**Important Notice 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Photo 2011, particulars 2017.