

**43 BERKELEY SQUARE,
MAYFAIR,
LONDON W1J 5FJ**

Office to Let – 132 sq ft. to 1,393 sq ft.

**LOCATION**

Located on Berkeley Square, with vast restaurants, bars and extensive shopping facilities, this office is located in prime Mayfair. Green Park, Bond Street, and Oxford Circus Underground Stations are within easy walking distance, providing access to the Victoria, Central, Bakerloo, Jubilee, and Piccadilly lines. Numerous bus routes operate along Piccadilly, Oxford Street, Park Lane and Regent Street.

DESCRIPTION

Individual office suites are provided on the ground and second floors. The property is situated among an attractive terrace of buildings between Hill Street and Charles Street, overlooking the west side of Berkeley Square.

AMENITIES

- Period style office
- Individual office suites

TRANSPORT LINKS

Green Park		4 minutes
Oxford Circus		8 minutes
Bond Street		7 minutes

AVAILABILITY

Floor	Area (sq ft.)	Rent (PSF)	Rates (PSF)	Service Charge (PSF)
4 th Room B	132	U/O	£32.83	£16.10
3 rd Rear	417	£75.00	£34.58	£16.10
2 nd Front	472	U/O	£30.87	£16.10
2 nd Rear	326	U/O	£30.87	£16.10
Ground	463	£82.50	£41.40	£16.10

TERMS

Flexible, short term leases available.
Outside the Landlord & Tenant Act 1954
Part II (as amended).

CONTACT**Maxim Vane Percy: 020 7866 7628**maxim.vanepercy@montagu-evans.co.uk**Alex Kirk: 020 3962 6453**alex.kirk@montagu-evans.co.uk**Henry Clark: 020 7312 7481**henry.clark@montagu-evans.co.uk

For further information or to arrange a viewing.