

25

BERKELEY
SQUARE



LONDON W1





A TRADITION OF EXCELLENCE

25 BERKELEY SQUARE

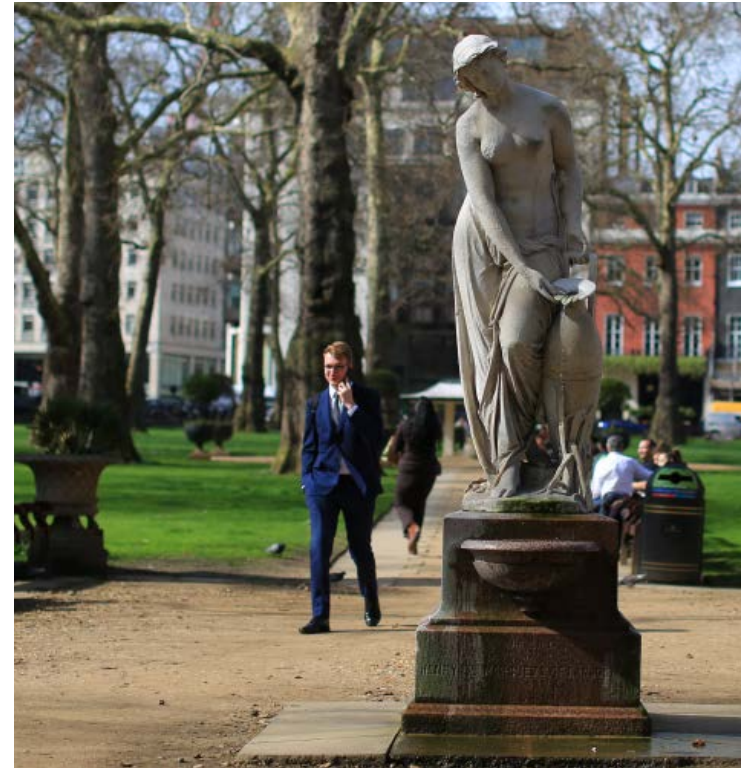
Berkeley Square is one of London's most prestigious addresses, the jewel in Mayfair's crown.

Dating from 1906, this imposing building is the fine work of the architect Frank Verity. The original façade, with its Louis VI-inflected styling, conceals a superbly reimagined, modern office space of the highest quality, offering a total of c.56,000 sq ft. Whilst the building's heritage has been carefully conserved, the interior space has been optimised for 21st century business with an equally contemporary aesthetic.

This sensitive enhancement of the interior plan on all floors has resulted in an exemplary BREEAM rating, awarded for its optimal energy efficiency and sustainability.



VIEW FROM THE WEST OF BERKELEY SQUARE



South facing and occupying the north east corner of the Square, N°25 directly overlooks the gardens. Newly-built from the 6th floor upwards, the floors significantly augment the available space and allow for terraces with superb panoramic views.

Current public realm enhancements to Berkeley Square allow for a number of improved streetscape works.



Accented by meticulous detailing, 25 Berkeley Square is finished to the highest specification. Historic features have been retained and enhanced with sleek, luxurious materials and elegant statement lighting.

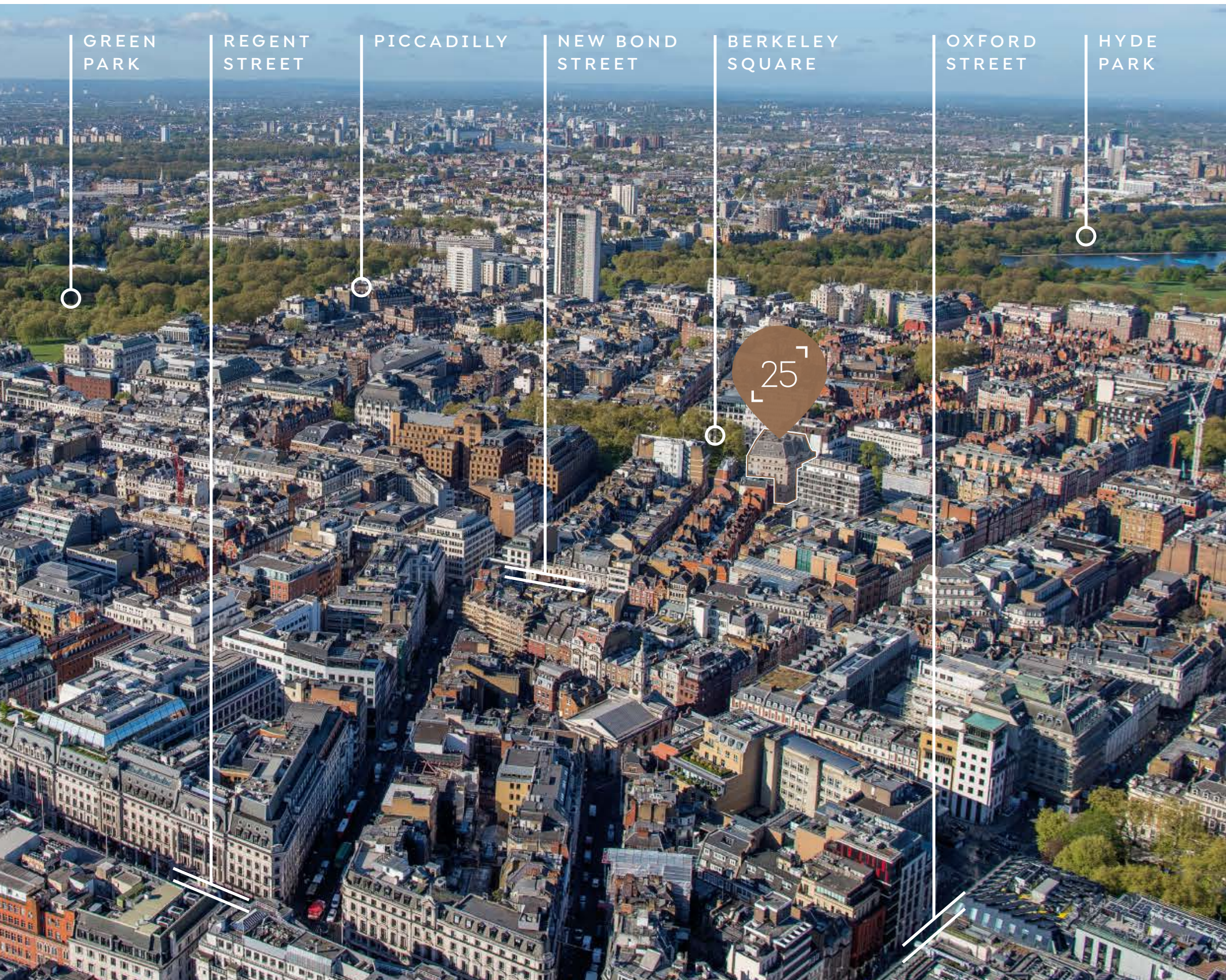
N°25 combines historical gravitas with 21st century efficiency.

CENTRE OF **ATTENTION**

LOCATION

London's Mayfair is rightfully recognised as one of the world's prominent business addresses. It enjoys excellent transport links within London and beyond: Heathrow and City airports are within easy reach through proximity to numerous Underground and bus stations. Furthermore, increased accessibility to the financial districts of Canary Wharf and the City is future-proofed by the opening of the Elizabeth line at Bond Street station.

As befits such a distinguished location, the area is home to a wealth of Michelin-starred restaurants, luxury hotels and members' clubs, in addition to deluxe retail establishments, auction houses, museums and galleries featuring unparalleled fine and decorative arts.



GREEN
PARK

REGENT
STREET

PICCADILLY

NEW BOND
STREET

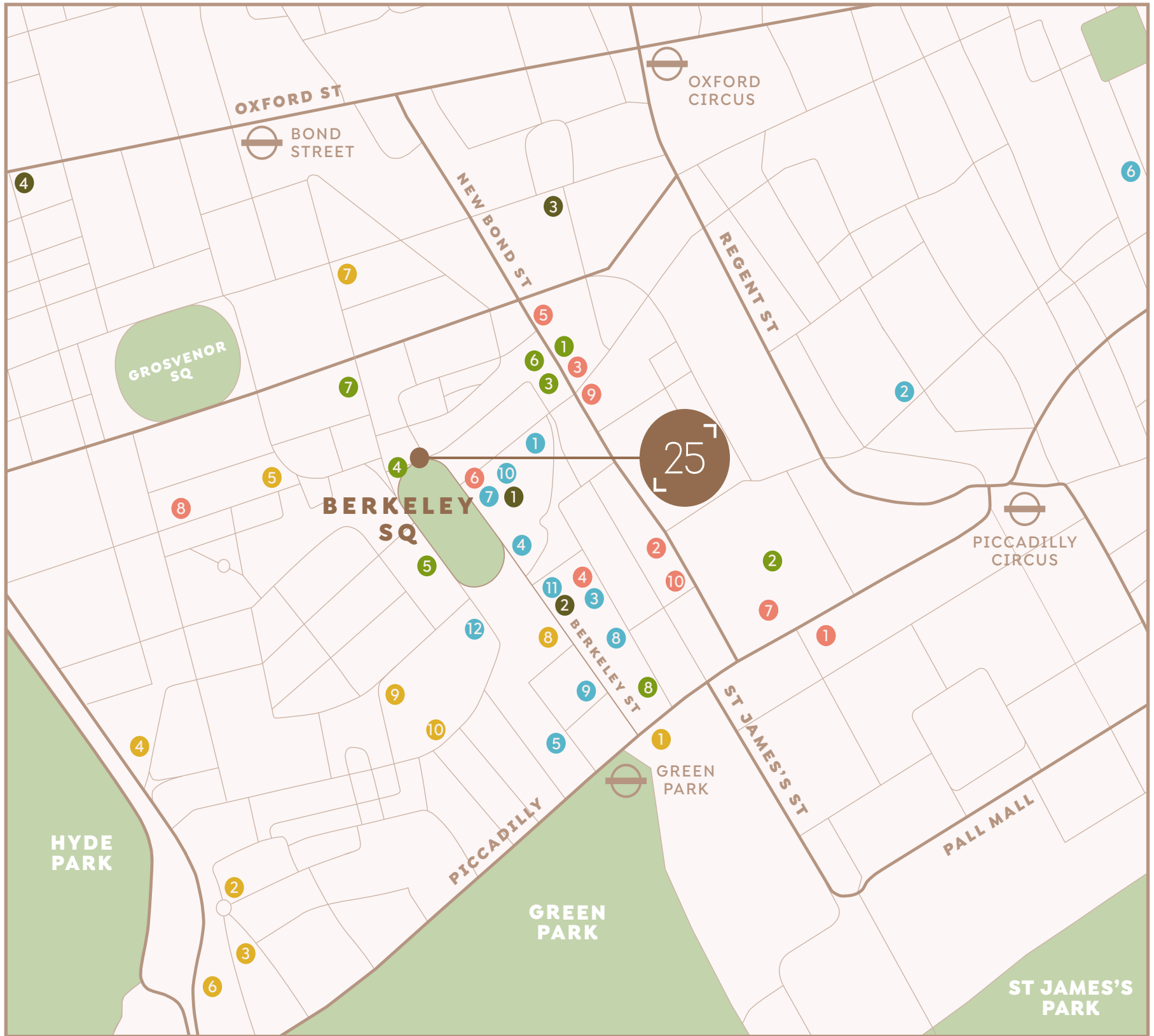
BERKELEY
SQUARE

OXFORD
STREET

HYDE
PARK

25

BRAND AMENITIES LOCATION



From high fashion to high culture, as London's most select district Mayfair is also home to leading luxury brands, exclusive restaurants and members clubs, world-class hotels and leading cultural institutions.



RETAIL

- 1 FORTNUM & MASON
- 2 ROLEX
- 3 JIMMY CHOO
- 4 CHRISTIAN LOUBOUTIN
- 5 LOUIS VUITTON
- 6 JACK BARCLAY BENTLEY
- 7 BURLINGTON ARCADE
- 8 MARC JACOBS
- 9 BURBERRY
- 10 SAINT LAURENT



HOTELS

- 1 THE RITZ
- 2 THE HILTON
- 3 THE FOUR SEASONS
- 4 THE DORCHESTER
- 5 THE CONNAUGHT
- 6 INTERCONTINENTAL HOTEL
- 7 CLARIDGE'S
- 8 THE MAYFAIR HOTEL
- 9 THE CHESTERFIELD MAYFAIR
- 10 THE WASHINGTON MAYFAIR



DINING/NIGHTLIFE

- 1 THE SQUARE
- 2 HIX
- 3 NOBU
- 4 SEXY FISH
- 5 LANGAN'S BRASSERIE
- 6 RONNIE SCOTT'S
- 7 BENARES
- 8 THE ARTS CLUB
- 9 NOVIKOV
- 10 HAKKASAN
- 11 PARK CHINOIS
- 12 LANDSDOWNE CLUB



CULTURE

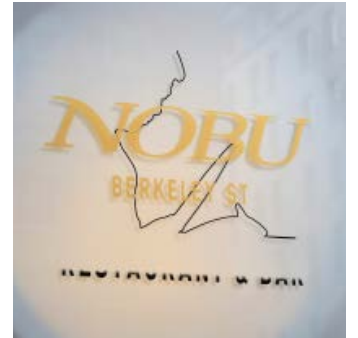
- 1 SOTHEBY'S
- 2 ROYAL ACADEMY OF ARTS
- 3 RICHARD GREEN GALLERY
- 4 PHILLIPS
- 5 ANNABEL'S
- 6 HALCYON GALLERY
- 7 GAGOSIAN
- 8 CLARENDON FINE ART

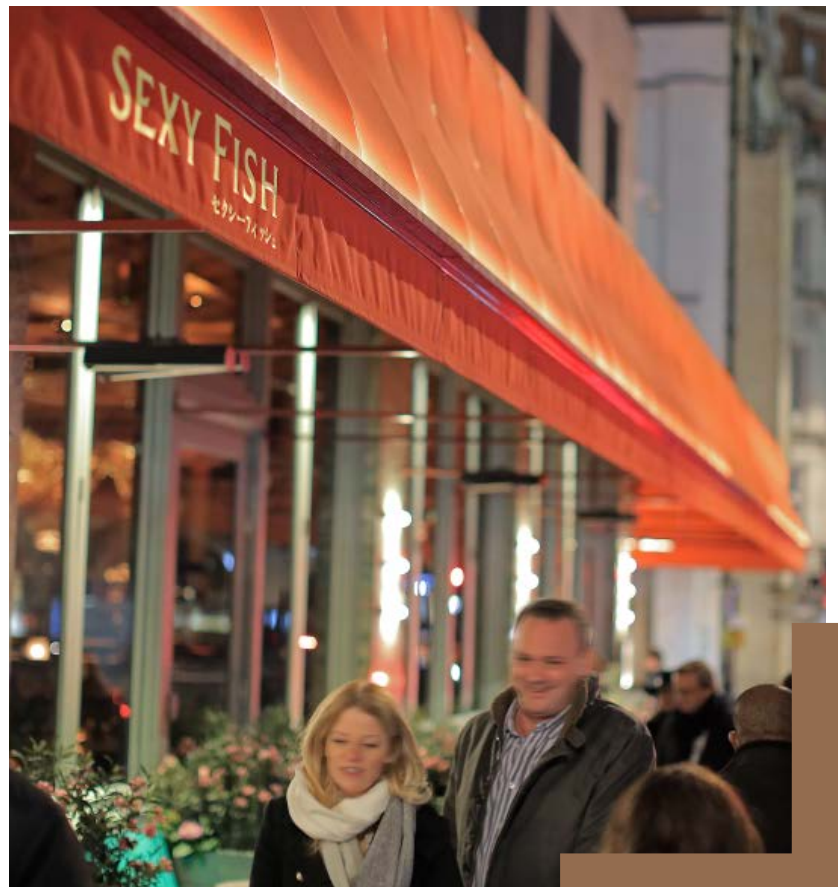


WELLBEING/WELLNESS

- 1 FITNESS FIRST
- 2 MATT ROBERTS PERSONAL TRAINING
- 3 TEN HEALTH AND FITNESS
- 4 VIRGIN ACTIVE







LOCAL OCCUPIERS

LOCATION



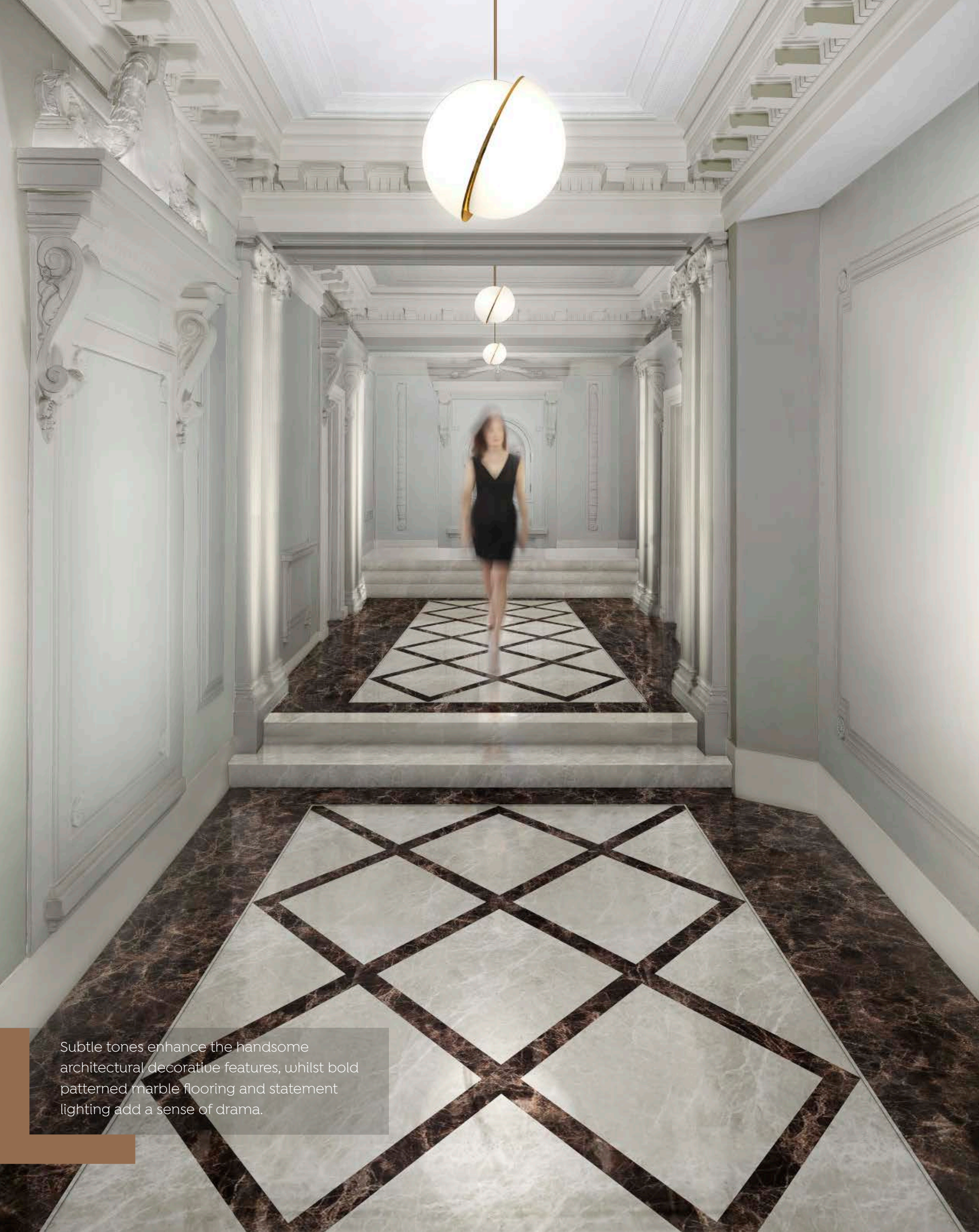
With a presence in Berkeley Square, you're in excellent company. Major players in the finance, law, publishing and luxury goods industries have elected to make Mayfair the epicentre of their operations.

- 1 11 HANOVER SQUARE**
Summit Partners
- 2 20 NORTH AUDLEY STREET**
Alfred Dunhill
- 3 18 HANOVER SQUARE**
KKR
- 4 25 ST GEORGE'S STREET**
Apollo Asset Management
- 5 14 ST GEORGE'S STREET**
Trafigura
Antin Infrastructure Partners
- 6 1 NEW BURLINGTON PLACE**
Accel Partners
Hikma Pharmaceuticals
Davidson Kempner
Soros
- 7 10 GROSVENOR STREET**
H.I.G Capital
- 8 20 GROSVENOR STREET**
KPMG
- 9 77 GROSVENOR STREET**
Bluebay Asset Management
- 10 23 SAVILE ROW**
Sapinda
Hauser & Wirth
- 11 69 GROSVENOR STREET**
Softbank
- 12 10 NEW BURLINGTON STREET**
Ares Asset Management
Tudor Capital
- 13 1 BRUTON STREET**
Chanel
- 14 5 SAVILE ROW**
Cerberus
- 15 7 CORK STREET**
HSBC
- 16 30 BERKELEY SQUARE**
Phillips
- 17 3 BURLINGTON GARDENS**
Salamanca Group

- 18 BERKELEY SQUARE HOUSE**
BTG Pactual
Arcelor Mittal
Graphite Capital
Eastdil Secured
- 19 40 BERKELEY SQUARE**
Blackstone
- 20 LANSDOWNE HOUSE**
Delancey
- 21 16 BERKELEY STREET**
Banor Capital
Vedanta Resources
- 22 1 CURZON STREET**
Houlihan Lokey
Kedge Capital
LaSalle Investment Management
Crosstree Real Estate Partners
- 23 50 BERKELEY STREET**
Alliance Bernstein
Dolfin Financial
King Street European Advisors
Glencore
Millennium Partners
Lexington Partners
- 24 48 DOVER STREET**
Landmark
SOCO International
Stone Harbor Investment Partners
- 25 DEVONSHIRE HOUSE**
Neuostar Finance
TA Associates
Bain Capital
Highbridge Capital Management
Beach Point Capital Management
Canyon Capital
- 26 6 CHERSTERFIELD GARDENS**
EnSCO
Tilney
Seven Energy
LetterOne Telecom
- 27 50 STRATTON STREET**
Lazard Asset Management
- 28 STRATTON HOUSE**
Egerton Capital
GSA Capital
Manchester United
Park Square Capital
Pictet Group
- 29 7 CLARGES STREET**
Capula Investment Management
Quantum Pacific Advisory
Fortress Investment Group
- 30 LECONFIELD HOUSE**
EFG Private Bank
Stunt Acquisitions
R20
- 31 1 STANHOPE GATE**
Barclays Bank
Euercore Partners



Imposing yet inviting, the lobby is a judicious balance of classic and contemporary details. A palette of rich and sophisticated colours unifies the interior spaces, from lobby to washrooms, complimented by a discerning use of contrasting finishes and textures. Natural stone, etched glass, velvet, dark timber, marble, leather and the glint of metal detailing evoke an ambience of comfort and refined luxury.



Subtle tones enhance the handsome architectural decorative features, whilst bold patterned marble flooring and statement lighting add a sense of drama.



Restored to original period elegance, the building's staircase and landings have been finished with smart modish detailing.



Generous floor to ceiling heights allow for impressive, airy interiors.



CGI OF THE 4TH FLOOR

Every floor features spacious open-plan work spaces.



CGI OF THE 7TH FLOOR LIFT LOBBY

The newly constructed floors from the 6th floor and above benefit from a glazed lift shaft and slender staircase, which floods the spaces with daylight.



CGI OF THE 7TH FLOOR

Each of the flexible working spaces on floors 6-9 offer stunning views across Berkeley Square and enjoy maximum natural light.

SCHEDULE OF AREAS

	OFFICE NIA SQ FT (SQ M)	RETAIL / B1 OFFICE NIA SQ FT (SQ M)
NINTH FLOOR	2,303 (214)	
EIGHTH FLOOR	4,618 (429)	
SEVENTH FLOOR	5,920 (550)	
SIXTH FLOOR	5,490 (510)	
FIFTH FLOOR	6,017 (559)	
FOURTH FLOOR	5,984 (556)	
THIRD FLOOR	5,984 (556)	
SECOND FLOOR	6,006 (558)	
FIRST FLOOR	5,834 (542)	
GROUND FLOOR	1,098 (102) RECEPTION	4,424 (411) GALLERY UNIT (3,261 SQ FT/303 SQ M) HIGH CLASS CAFÉ (1,163 SQ FT/108 SQ M)
LOWER GROUND FLOOR		2,895 (269) GALLERY UNIT (1,905 SQ FT / 177 SQ M) HIGH CLASS CAFÉ (990 SQ FT / 92 SQ M)
TOTAL	49,256 (4,576)	7,319 (680)

* FLOORS STILL SUBJECT TO MEASUREMENT



FLOORPLANS

LOWER GROUND FLOOR



LOWER GROUND FLOOR NIA 2,895 SQ FT (269 SQ M)

● RETAIL/OFFICE SPACE ● COMMON PARTS

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

GROUND FLOOR



GROUND FLOOR NIA 4,424 SQ FT (411 SQ M)

● RETAIL/OFFICE SPACE ● COMMON PARTS ● RECEPTION (102 SQ M)

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

FIRST FLOOR



1ST FLOOR NIA 5,834 SQ FT (542 SQ M)

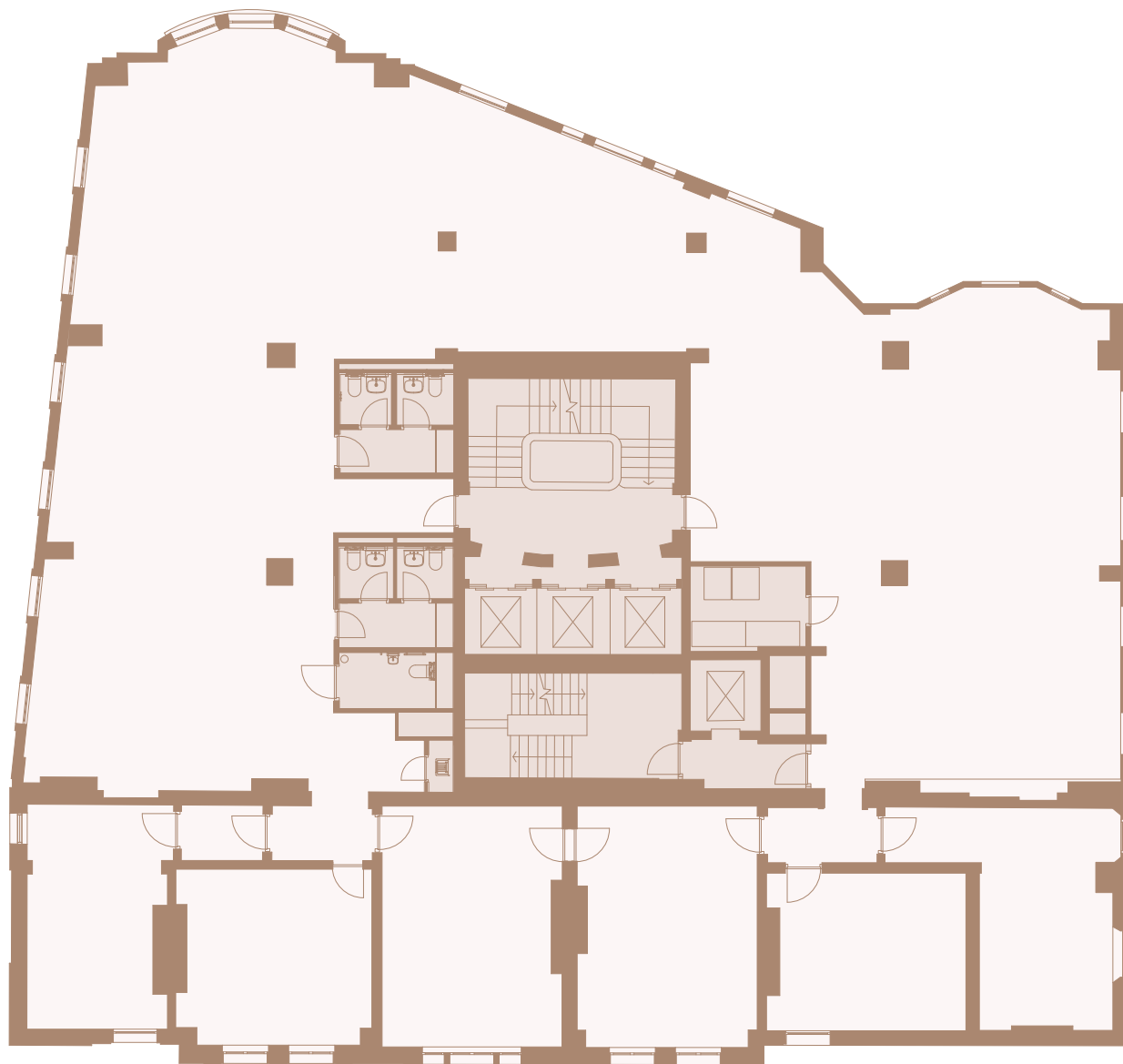
● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

SECOND FLOOR



2ND FLOOR NIA 6,006 SQ FT (558 SQ M)

● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

THIRD FLOOR



3RD FLOOR NIA 5,984 SQ FT (556 SQ M)

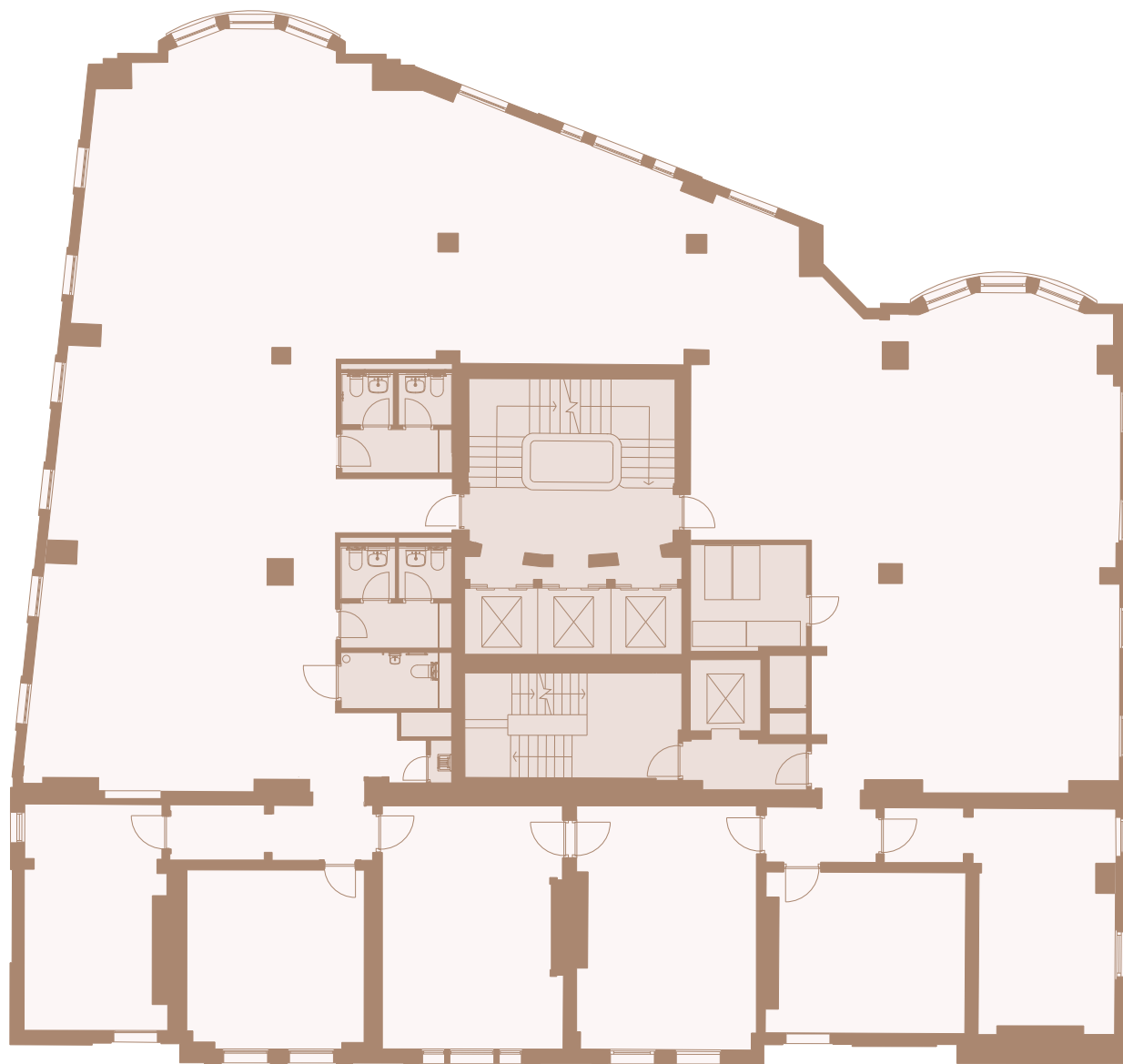
● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

FOURTH FLOOR



4TH FLOOR NIA 5,984 SQ FT (556 SQ M)

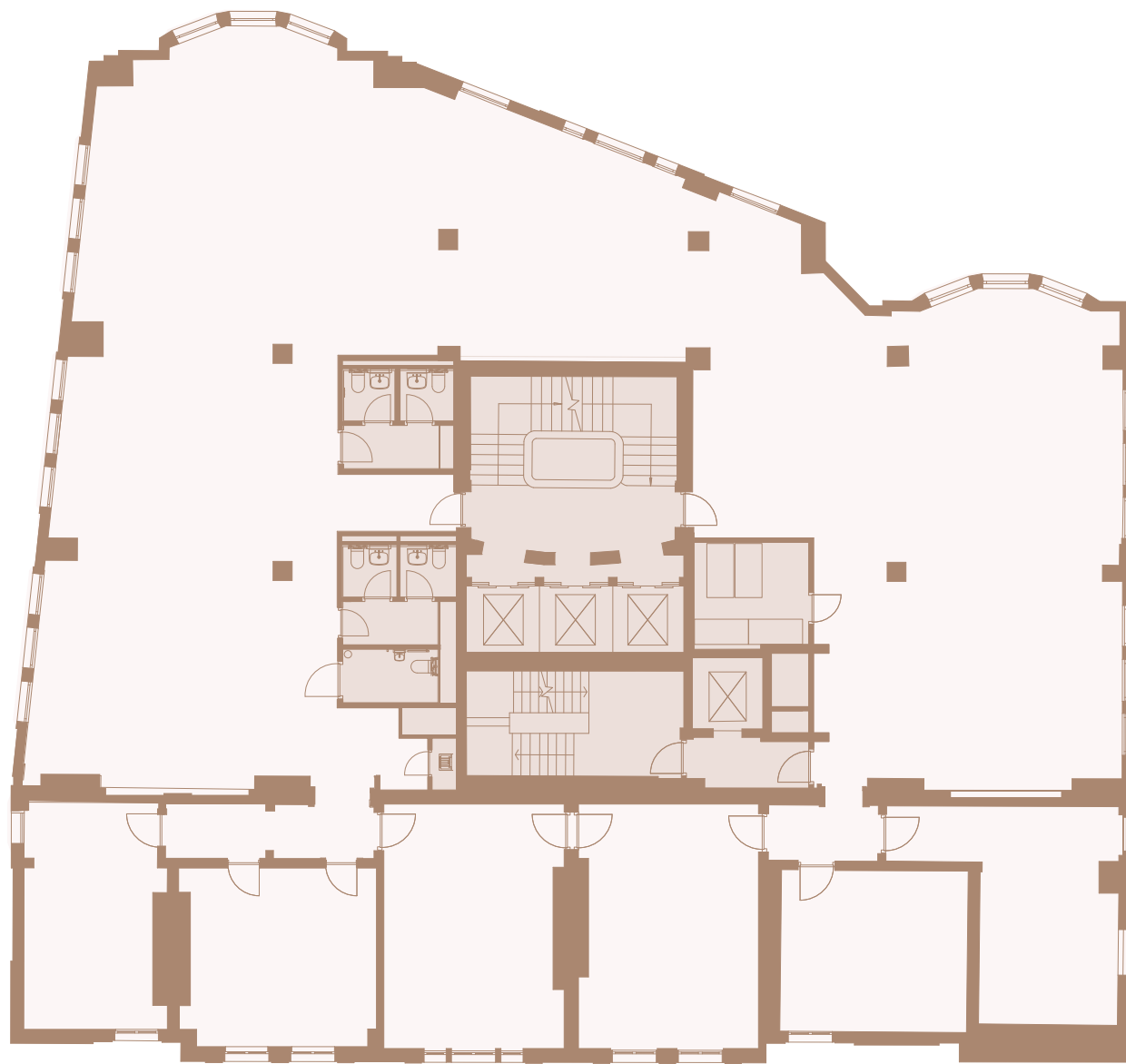
● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

FIFTH FLOOR



5TH FLOOR NIA 6,017 SQ FT (559 SQ M)

● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

SIXTH FLOOR



6TH FLOOR NIA 5,490 SQ FT (510 SQ M)

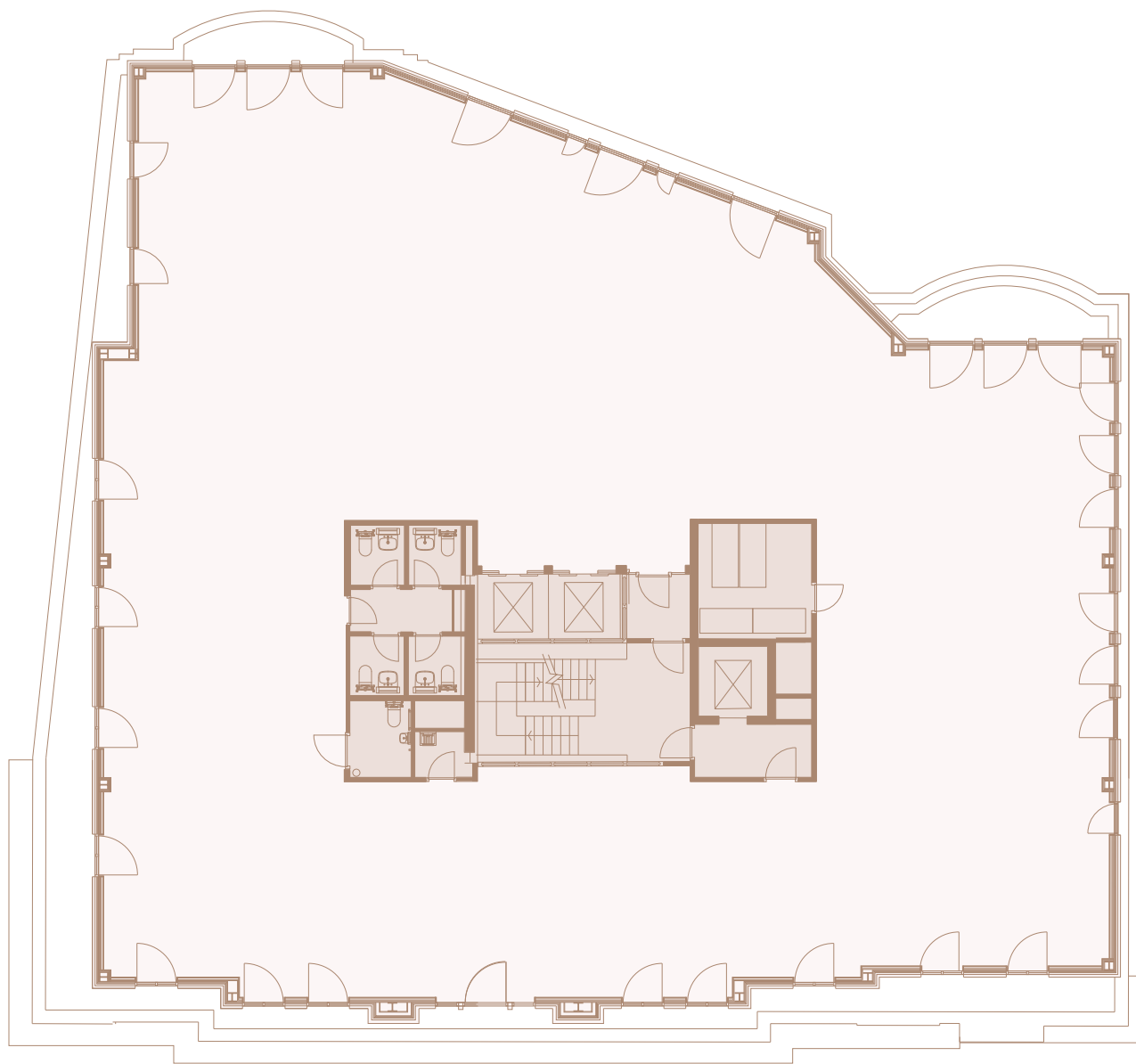
● RETAIL/OFFICE SPACE ● COMMON PARTS ● TERRACES (29 SQ M)



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

SEVENTH FLOOR



7TH FLOOR NIA 5,920 SQ FT (550 SQ M)

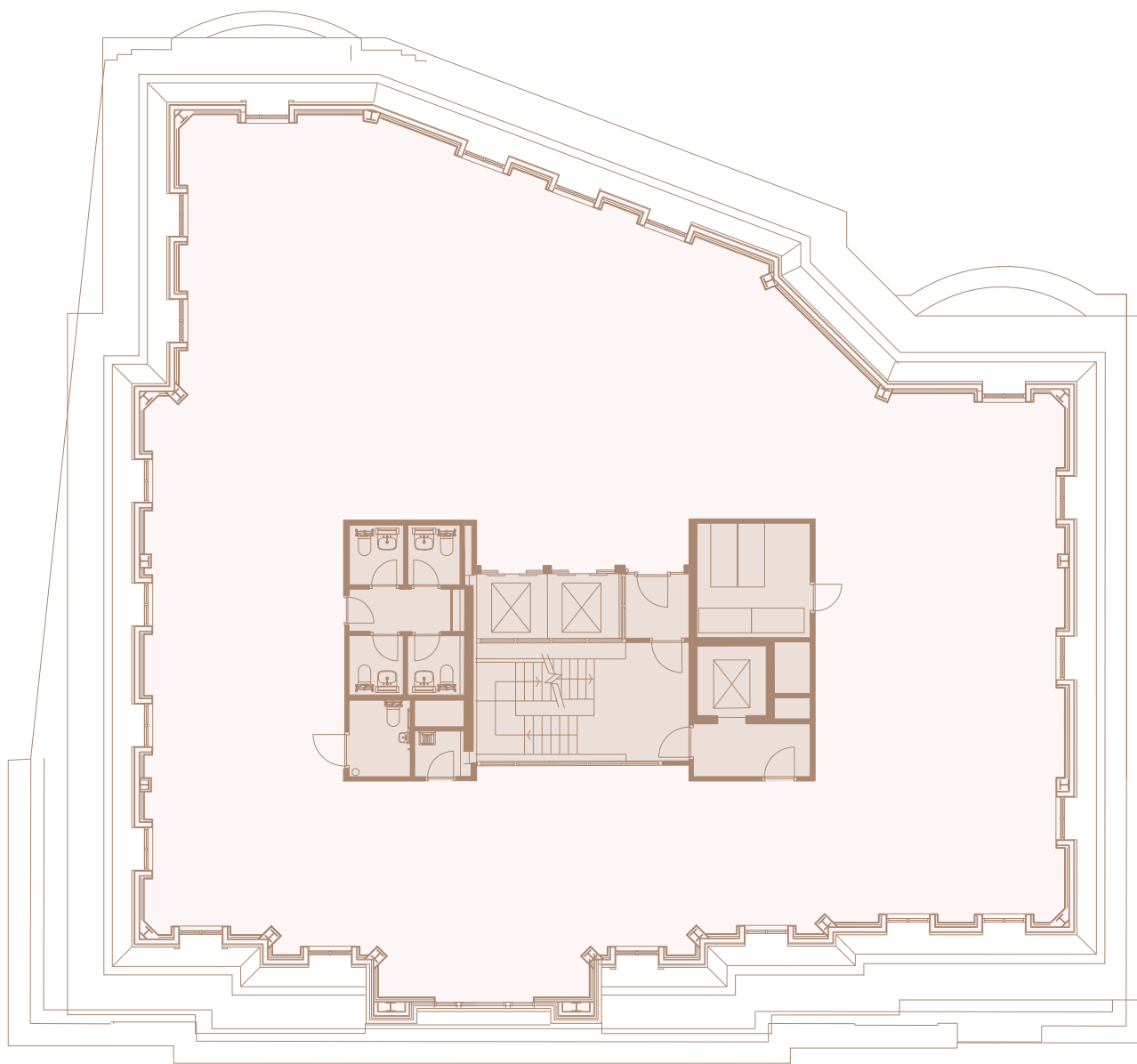
● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

EIGHTH FLOOR



8TH FLOOR NIA 4,618 SQ FT (429 SQ M)

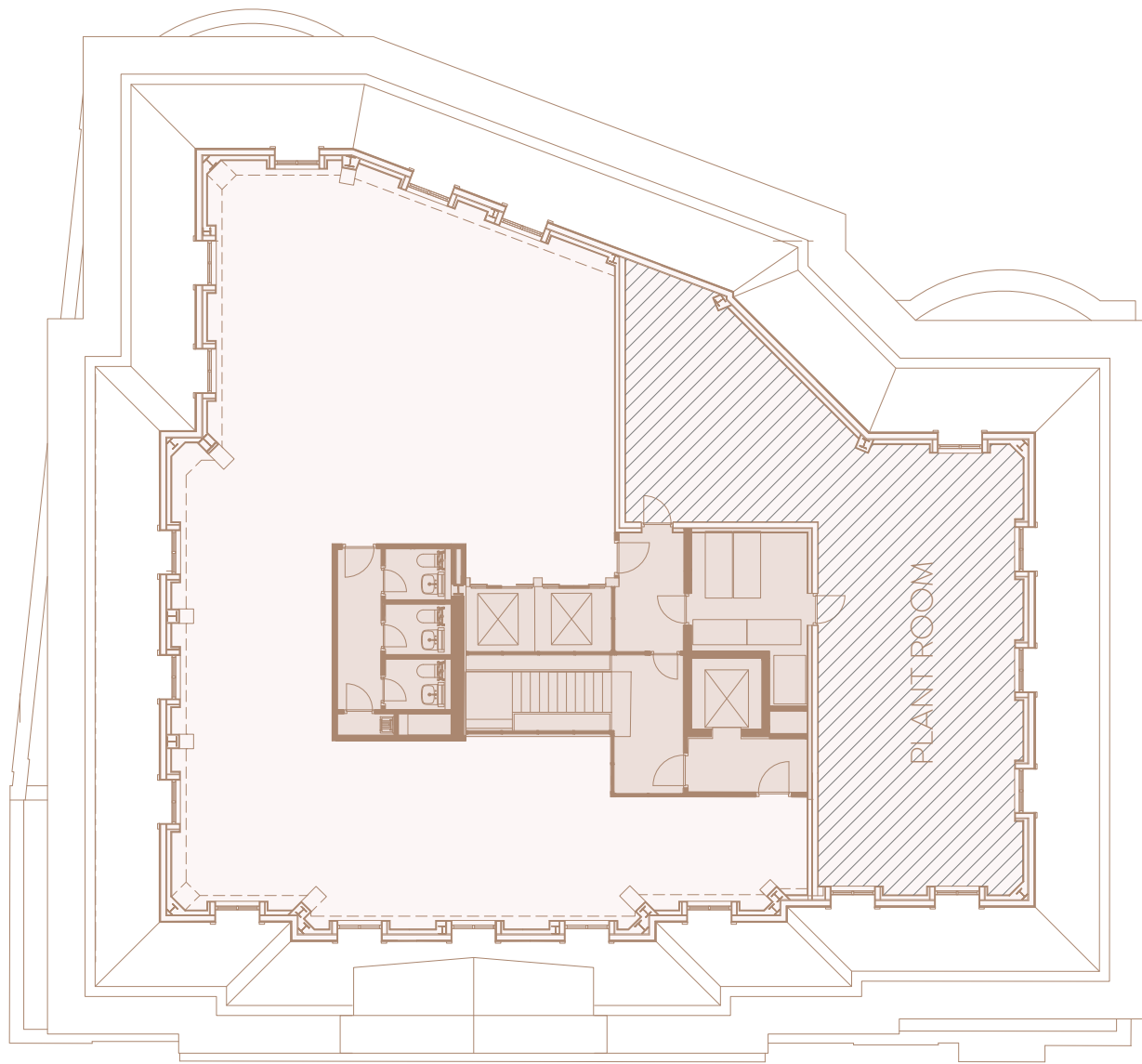
● RETAIL/OFFICE SPACE ● COMMON PARTS



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

FLOORPLANS

NINTH FLOOR



9TH FLOOR NIA 2,303 SQ FT (214 SQ M)

● RETAIL/OFFICE SPACE ● COMMON PARTS

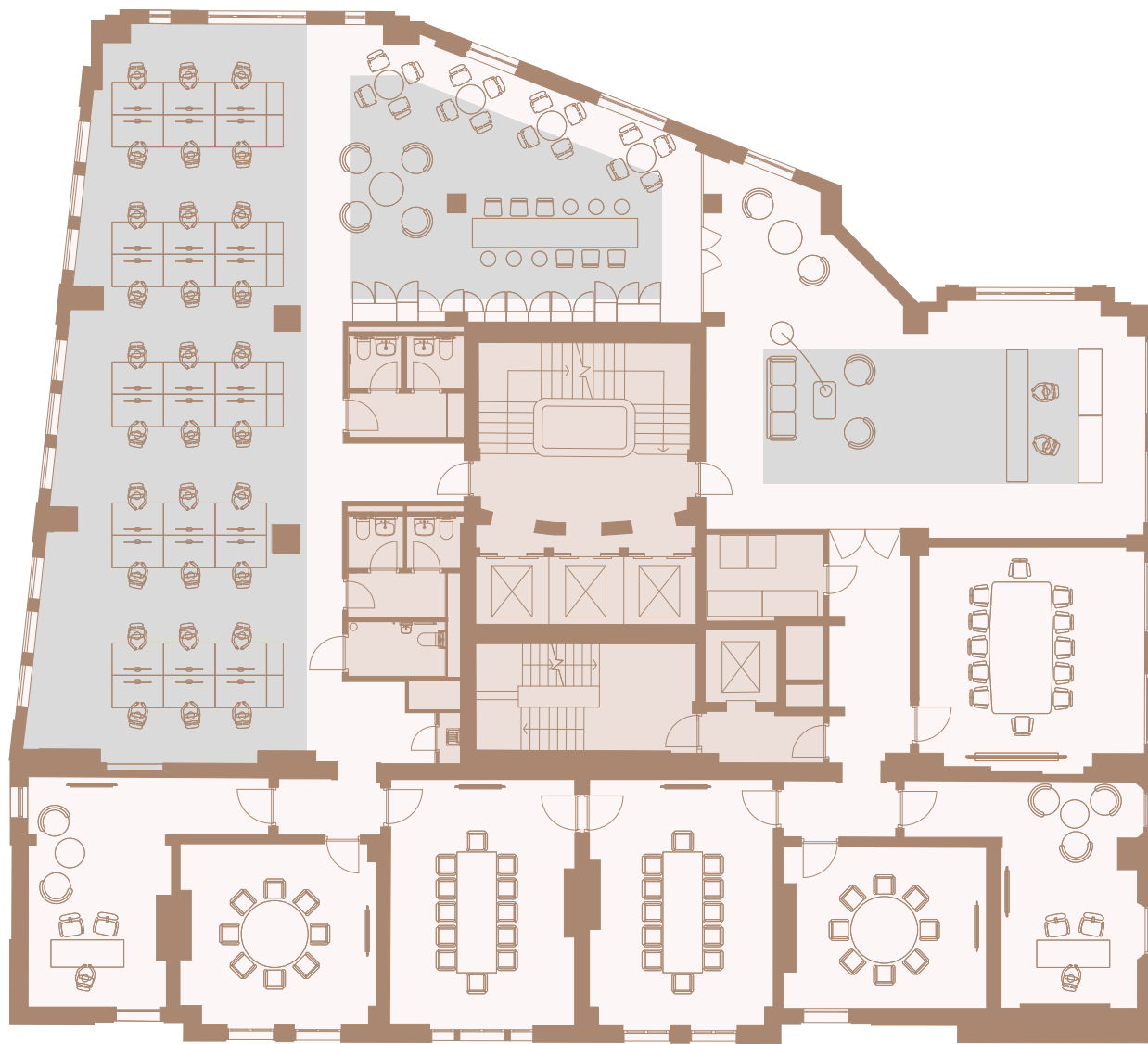
FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE



VIEW TO THE SOUTH FROM 6TH FLOOR TERRACE

SPACEPLANS

TYPICAL LOWER FLOOR



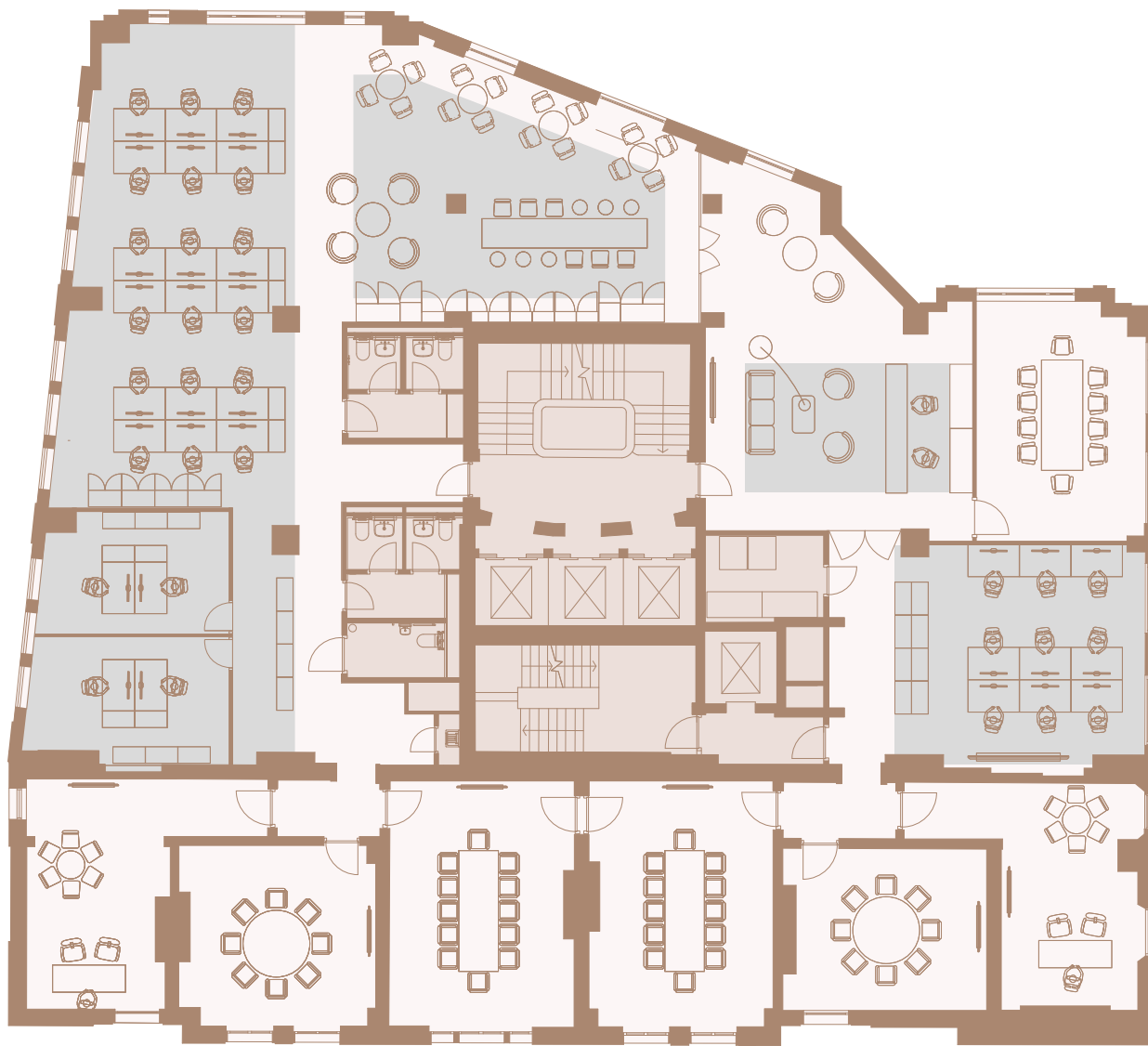
SPACEPLAN 1 (1ST FLOOR)

- 30 DESKS
- 2 OFFICES
- 5 MEETING ROOMS
- DESIGNATED RECEPTION
- TEAPOINT + BREAKOUT AREA

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

SPACEPLANS

TYPICAL LOWER FLOOR



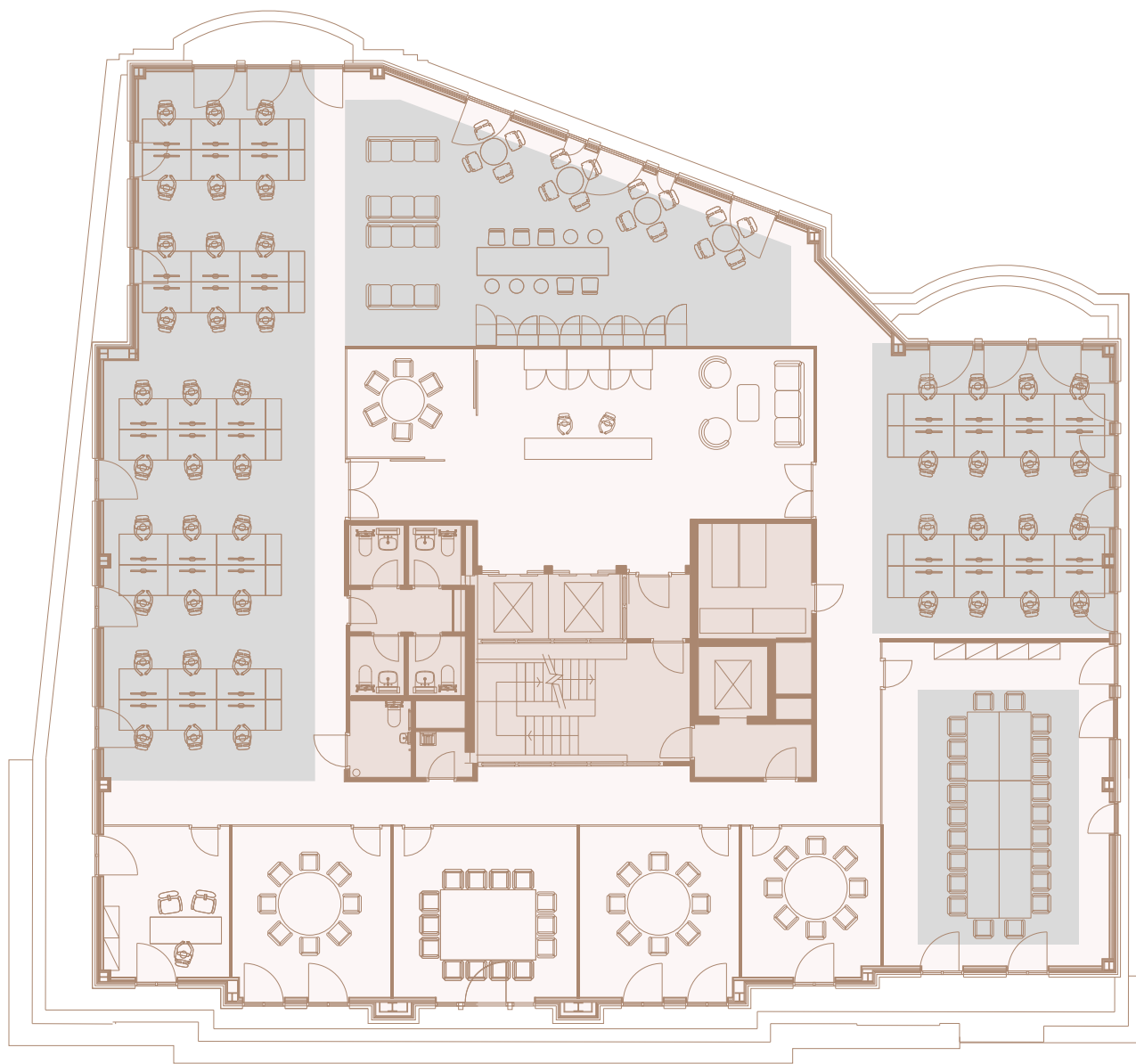
SPACEPLAN 2 (1ST FLOOR)

27 DESKS
4 OFFICES
5 MEETING ROOMS
DESIGNATED RECEPTION
TEAPOINT + BREAKOUT AREA

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

SPACEPLANS

7TH FLOOR EXAMPLE



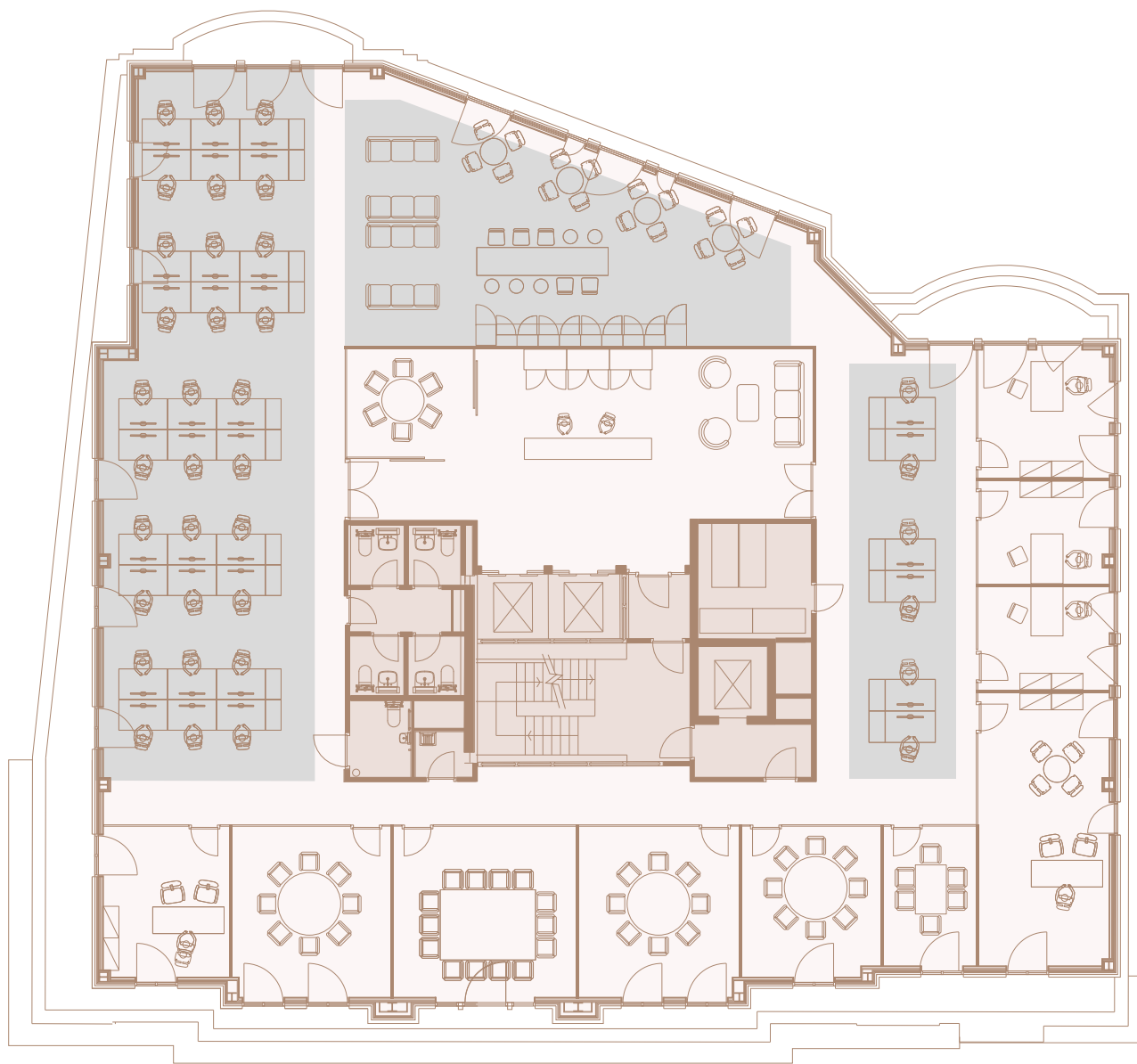
SPACEPLAN 1 (7TH FLOOR)

46 DESKS
1 OFFICE
5 MEETING ROOMS
1 TEAPOINT + BREAKOUT AREA
DESIGNATED RECEPTION + MEETING ROOM

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE

SPACEPLANS

7TH FLOOR EXAMPLE



SPACEPLAN 2 (7TH FLOOR)

36 DESKS
5 OFFICES
5 MEETING ROOMS
RECEPTION + MEETING ROOM
TEAPOINT + BREAKOUT AREA

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE



PUBLIC REALM VISION GROSVENOR'S LONDON ESTATE

DESIGN OBJECTIVES FOR BERKELEY SQUARE INCLUDE:

- › Achieving a better balance between the needs of pedestrians and other modes of movement
- › Improving the pedestrian and cycle network
- › Improving the organisation of vehicle and cycle parking around the square
- › Improving the organisation of servicing and deliveries around the square
- › Increasing the appeal of the area through enhancements to the public realm and its relationship to adjacent buildings and the garden
- › Improving the visual environment through 'decluttering'
- › Enhancing the Square's identity through the use of public art and high quality materials

BUILDING HISTORY

25 BERKELEY SQUARE



25 Berkeley Square is an imposing Beaux Arts building faced with Portland stone and originally built to accommodate luxurious mansion flats. With its handsome fin de siècle façade, each floor of the building originally contained two spacious five-bedroomed flats, arranged west and east of a central light-well. The demi-basement provided accommodation for the housekeeper and caretaker, together with 11 flats for manservants (with wash- and common-room), two porters' rooms, 12 box rooms and 10 coal cellars.

After the Second World War the rapid growth of London as a globally important commercial centre created an escalating need for office accommodation and permission was consequently granted in 1949 to convert N° 25 into offices.

SPECIFICATION

25 BERKELEY SQUARE

1. DESIGN & ACCESS

ARCHITECTURAL

The refurbishment of 25 Berkeley Square features a newly constructed mansard roof and attic stories incorporating the highest quality materials and innovative detailing, reflecting the rich and historic architectural character and identity of the area.

The new additions feature high quality portland stone cladding, moulding and cornicing to match the heritage elements, under a new westmorland green slate tile mansard roof embellished with ornate leadwork detailing, typical of the beaux-arts architectural style.

The existing timber windows to the heritage façades have been restored to their former elegance, while the remaining refurbished and new elements feature new high-performance double glazed, powder coated aluminium windows.

New wrought iron balustrades have been introduced to the new elements on the South and West elevations to compliment the heritage architectural metalwork on the principal façade.

Retail presence has been introduced on Jones Street, a pedestrianised walkway that links Berkeley Square and Bourdon Street, with the provision of 3 new portland stone framed bays with full-height slim-line glazing offering 2 new retail entrances and an accessible entrance to the building.

This is further enhanced by an additional glazed shopfront in similar detailing on the corner of Jones Street and Bourdon Street, and an additional substantial glazed shopfront on Bourdon Street providing premium retail exposure in this affluent area.

RECEPTION

The original detailing of fine plasterwork along with the grand volume of space is a perfect setting for the classic, contemporary elements installed to evoke an impressive, approachable space.

An intricate, geometric patterned marble floor grounds dark timber joinery with exquisite brass detailing. A neutral toned, leather clad desk provides a focus and point of contact with staff to greet visitors.

Clear, modern directional signage is prominent to assist with navigation around the building.

Furniture has been selected for comfort and scale to sit majestically within the space. Textured fabrics in shades of blue bring synergy and contrast to a more neutral canvas.

Various lighting elements create a changeable ambience depending on time of day.

In addition there are WC facilities provided at entry level.

GRAND STAIR & GLASS LIFTS

The existing grand staircase has been restored to reflect the heritage of the building. Bespoke bronze wall lights adorn the walls and a luxurious mole toned carpet sweeps down accentuating the elegant spiral and leads to the generous landings inset. Floating bronze hoops are subtly lit and appear to float in the space above.

At the very top of the stairwell a large existing coloured glass lantern has been refurbished and back lit to enhance the grey and ochre tones fittingly capping the lid of the space.

The clear glass lift doors set between the existing porticos reveal views through to the pale marble clad wall beyond, seamlessly combining the original classical ambience of the sweeping staircase with the cutting edge contemporary aesthetic of the lift car and office areas above.

Within the lift cars a striking back lit motif continues the modern classic theme whilst a stone floor combining dark and light marble grounds the tinted mirrors softening reflection and adding ambience and drama to the space whilst travelling through the marble clad void.

From the 6th floor and above the marble shaft becomes clear glass thus providing through views

into the office spaces from the lifts.

OFFICE SPACE

Floors 1-5 provide both modern open plan office spaces, and a series of feature 'Heritage' rooms which are original to the building.

The Heritage rooms have been attentively refurbished enhancing all original features with the introduction of wide plank engineered oak board flooring and new timber fire surrounds in the style of the original.

The open plan office spaces are fully flexible and are inline with today's requirements for the modern office. New double-glazed units have been installed along with accessible floors, air conditioning and WC super-loo facilities on each floor.

RETAIL SPACE

The retail spaces are being designed and finished to shell and core standard. The retail shop-front elevations incorporating the glazed entrance and windows have been designed with careful consideration being given to the existing external proportions.

2. FLOOR TO CEILING HEIGHTS / VOIDS

FLOOR	FLOOR TO CEILING	HERITAGE
1st	2750mm	3240mm
2nd	2750mm	3150mm
3rd	2700mm	3070mm
4th	2700mm	3060mm
5th	2650mm	2970mm
6th	2750mm	-
7th	2700mm	-
8th	2750mm	-
9th	2750mm	-

The above figures are an estimation of the minimum based on the current survey information available and are subject to change once further investigation work has occurred.

SPECIFICATION

25 BERKELEY SQUARE

3. RAISED FLOOR VOIDS

Lower Grd	To be determined by tenant
Grd	Retail areas to be determined by tenant
1st	110mm
2nd	105mm
3rd	105mm
4th	105mm
5th	105mm
6th	100mm
7th	100mm
8th	100mm
9th	100mm

4. TOILET, SHOWER AND CHANGING FACILITIES

- WC's - Individual toilet units, non designated super-loo WC's are located within the tenant demise on each floor
- 5 Showers + DDA shower - Designated showers are located on the Lower Ground floor along with additional WC facilities, 30 lockers, and drying room facilities
- DDA - Fully compliant disabled WC facilities are located on each floor with the exception of the 9th floor. There is also a disabled shower on the Lower Ground floor
- Cycles - Covered provision for 32 cycles is accessible from the Bourdon Street entrance

5. VERTICAL TRANSPORTATION

Three new 10 person traction machine room-less passenger lifts and a destination control system have been installed within the central core. Each lift car is (W)1350mm, (D)1400mm, (H)2200mm with (W)800mm by (H)2000mm sized entrances.

Lift 1	L.Grd, Grd, 1-5 (LH, 7 stop)	1.0 m/s
Lift 2	L.Grd, Grd, 1-9 (Centre, 11 stop)	1.6 m/s
Lift 3	L.Grd, 1-9 (RH, 11 stop)	1.6 m/s

FINISHES

- Rear wall - Glass window with coloured border and metal frame
- Left wall - Colour backed glass with etched backlit motif

- Right wall - Colour backed mirror with central brushed brass control panel
- Front wall - Colour backed glass
- Ceiling - White powder coated sheet steel matt finish with 20mm shadow gap
- Floor - Heavy duty Crema di Cappe stone tiles with dark chocolate stone border and 5mm brass inset brass border
- Skirting - Dark chocolate stone finish, 5mm shadow gap

FIRE FIGHTING LIFT / GOODS LIFT

10 PERSON

Width	min 1200mm
Depth	min 1600mm
Height	min 2200mm
Entrance width	min 900mm
Entrance height	min 2000mm
STOPS LGrd, Grd, 1-9	1.6 m/s

FINISHES

- Walls - Back painted glass
- Ceiling - White powder coated sheet steel matt finish
- Floor - Heavy duty non slip vinyl
- Doors - Brushed stainless steel
- Controls and indicators - Brushed stainless steel
- Skirting - Stainless steel

6. MECHANICAL & ELECTRICAL

New Mitsubishi City Multi VRF heat pump system, a new 500kVA generator fully supporting the building, a new fire safe suppression misting system, a security access control system and new high-end LED lighting have been installed throughout the building to bring it up to modern office and BCO standards.

OCCUPANCY PROVISIONS

- 10 M² per person in occupied areas
- 12 M² per person for central systems including lifts and water storage
- Peak internal temperature: 24C
- Minimum internal temperature: 20C

- Internal relative humidity: not controlled
- Outside air provision: 12l/s per person (with 10% added floor-by-floor for meeting rooms)
- Carbon dioxide level: 1000 ppm

7. BREEAM

The design of the building achieves a BREEAM Excellent rating.

8. STRUCTURE

Floor loadings for each level are as follows:

Lower Grd floor offices	4.0 kN/m ²
Grd floor retail/gallery	5.5 kN/m ²
Grd floor offices	4.0 kN/m ²
Grd floor retail/gallery	5.5 kN/m ²
First floor offices	4.0 kN/m ²
Second floor offices	4.0 kN/m ²
Third floor offices	4.0 kN/m ²
Fourth Floor offices	4.0 kN/m ²
Fifth floor offices	4.0 kN/m ²
Sixth floor offices	4.0 kN/m ²
Seventh floor offices	4.0 kN/m ²
Eighth floor offices	4.0 kN/m ²
Ninth floor offices	4.0 kN/m ²
Roof	4.0 kN/m ²

These loads are based on standard imposed loading for the relevant usage with an allowance for raised access floors, lightweight partitioning and services distribution.

9. EPC

The building has a target EPC rating of 'C'.



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SERVICES ENGINEER | PETERSHAY
STRUCTURAL ENGINEER | THE MORTON PARTNERSHIP

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