

12 Berkeley Street, Mayfair, London, W1J  
8DT

mellersh  
& harding



## Refurbished Grade A Office to Let in Mayfair

Offices

**To Let**

**1,460 sq ft**

(135.64 sq m)

- Beautifully refurbished floor
- Partly fitted out
- Commissionaire

# 12 Berkeley Street, Mayfair, London, W1J 8DT

## Summary

<b>Available Size</b>	1,460 sq ft
<b>Rent</b>	£72.50 per sq ft
<b>Rates Payable</b>	£37.52 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

12 Berkeley Street provides modern, Grade A office space behind a restored Portland stone façade. The reception and common parts have recently been refurbished.

The 4th floor has been newly refurbished to comprise high-quality, open plan office space.

## Location

The property is located on the east side of Berkeley Street opposite the junction with Stratton Street and close to Berkeley Square, in Mayfair. Green Park underground station (Jubilee, Victoria and Piccadilly lines) is a short walk away.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
4th	1,460	135.64	Available
<b>Total</b>	<b>1,460</b>	<b>135.64</b>	

## Specification

Commissionaire

LG7 compliant lighting

Open-plan format

New suspended ceiling

10 person passenger lift

New accessible raised floors

4-pipe fan-coil air conditioning

WCs on each floor in the common parts and 1 demised WC and shower on the 4th floor

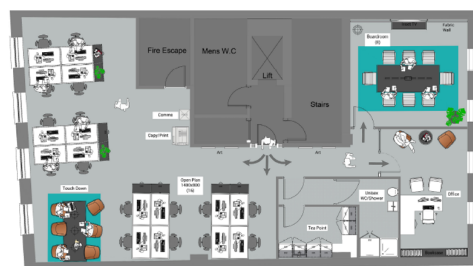
Fitted kitchen

## Viewings

Strictly by appointment via the sole letting agents Mellersh and Harding. Please contact Julian Leech or Sammy Conway.

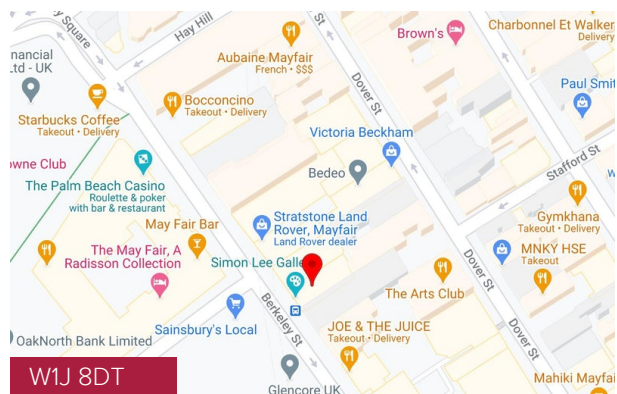
## Terms

The floor is available for a term by arrangement, direct from the superior Landlord.



- Option 02:
- Lounge
- Boardroom (B)
- Office
- Open Plan (OP)
- Touch Down
- Full Bath
- Unisex Shower Rm
- Copy/Print
- Corridor

Proposed Layout 02 - Fourth Floor  
Address: 12 Berkeley Street, London  
approx area: 1,460 sq ft / 1,356 sq m  
SCALE BAR 1:50



## Viewing & Further Information



### Sammy Conway

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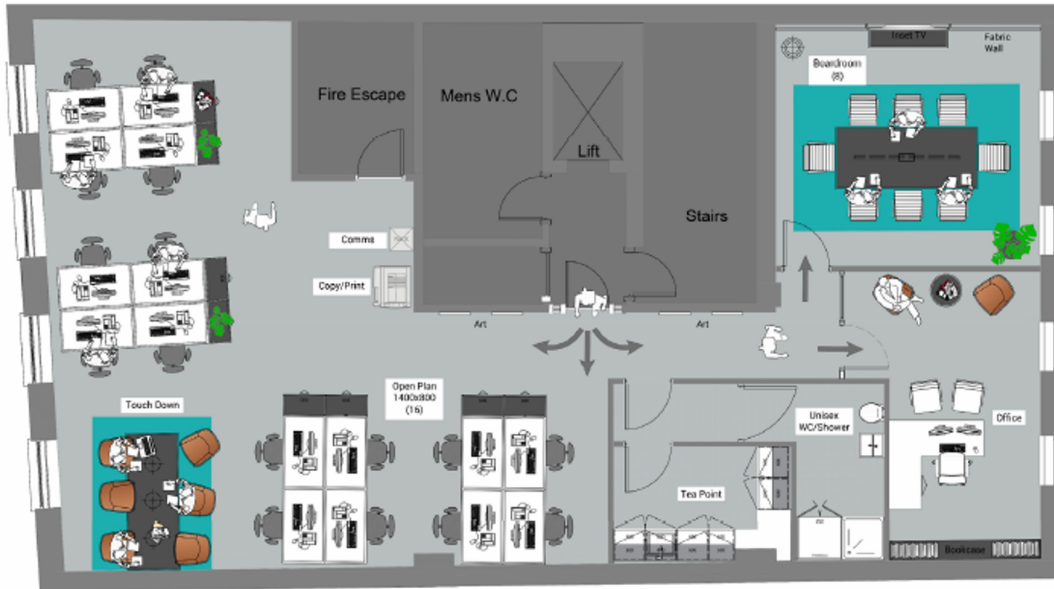


### Julian Leech

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**Option 02:**

- Lounge
- Boardroom (8)
- Office
- Open Plan (18)
- Touch Down
- Tea Point
- Unisex Show
- Copy/Print
- Comms Rack



**Proposed Layout 02 - Fourth Floor**

Address: 12 Berkley Street, London  
 approx area : 149 m<sup>2</sup> / 1,603 ft<sup>2</sup>

