



## 9 Berkeley Street MAYFAIR W1J 8DW

REFURBISHED OFFICES  
TO LET

4<sup>th</sup> & 5<sup>th</sup> Floors

1,278 Sq Ft to 2,570 Sq Ft

New Leases Available

### LOCATION

The property is situated in a prominent position on the east side of Berkeley Street in the heart of Mayfair. Berkeley Street runs parallel with Dover Street and Stratton Street. The building is a short walk from Berkeley Square and located approx. 100m from Green Park Underground station. Oxford Circus, Piccadilly and Bond Street stations are close by. This prime location is close to several restaurants (including Novikov, Nobu and The Wolseley), hotels (including The Ritz, The Mayfair, and Browns), and other high-end occupiers and galleries.

### FLOOR AREAS (NIA)

4<sup>th</sup> Floor: 1,292 Sq Ft (120 SqM)

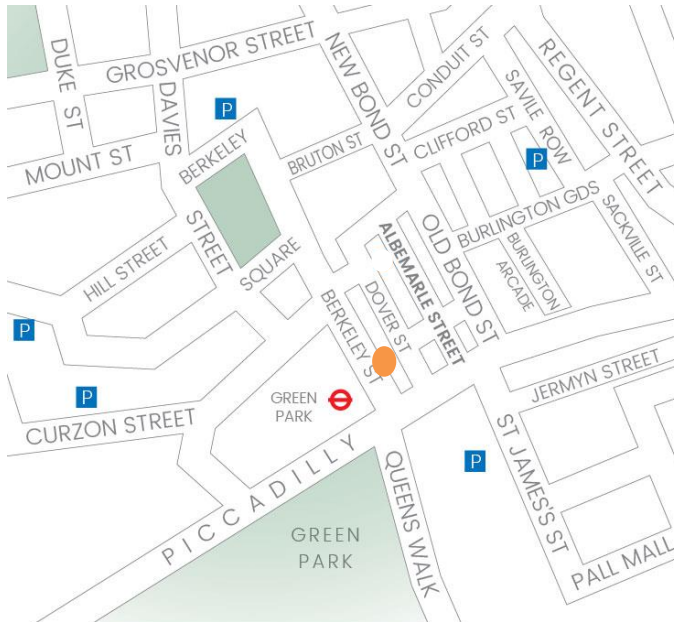
5<sup>th</sup> Floor: 1,278 Sq Ft (119 SqM)



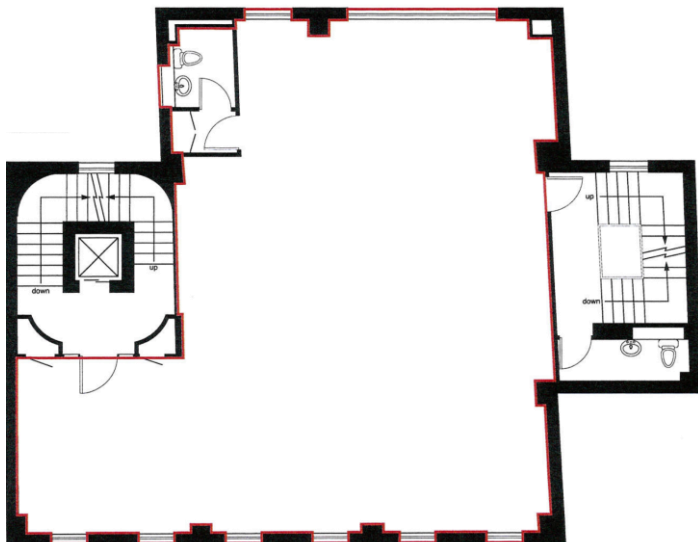
### DESCRIPTION

The 4<sup>th</sup> and 5<sup>th</sup> floors of this prominent well-located building are available to let (separately or together). The floors have been refurbished and benefit from good natural light front and rear, perimeter trunking, and air conditioning. The offices are in an open plan state ready for new tenants to fit-out. Each office has a demised WC, plus there are additional WCs and showers on each floor in the common parts, and the offices are served by a passenger lift and a commissionaire.

## LOCATION MAP



## INDICATIVE FLOOR PLAN



## QUOTING RENT

£67.50 per Sq Ft per annum exclusive

## BUSINESS RATES

Approx £35 per Sq Ft.

Interested parties are advised to make their own further enquiries.

## SERVICE CHARGE

£14.64 per Sq Ft (based on 2019 Budget)

## VAT

Payable on all outgoings

## TIMING

Available Now

## EPC RATING

D91

## POSSESSION

On completion of legal formalities

## LEGAL

Each party to bear their own legal costs

## ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

**Daniel Morris**

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AUG 2019