



Air-Conditioned Offices To Let
Rent £35 psf pax.

**BERGHEM MEWS
BLYTHE ROAD
BROOK GREEN
LONDON W14 0HN**

Unit 13

**1,388 sq ft
2,152 sq ft
3,580 sq ft**

On site Car parking
24 hour security system
Mews environment



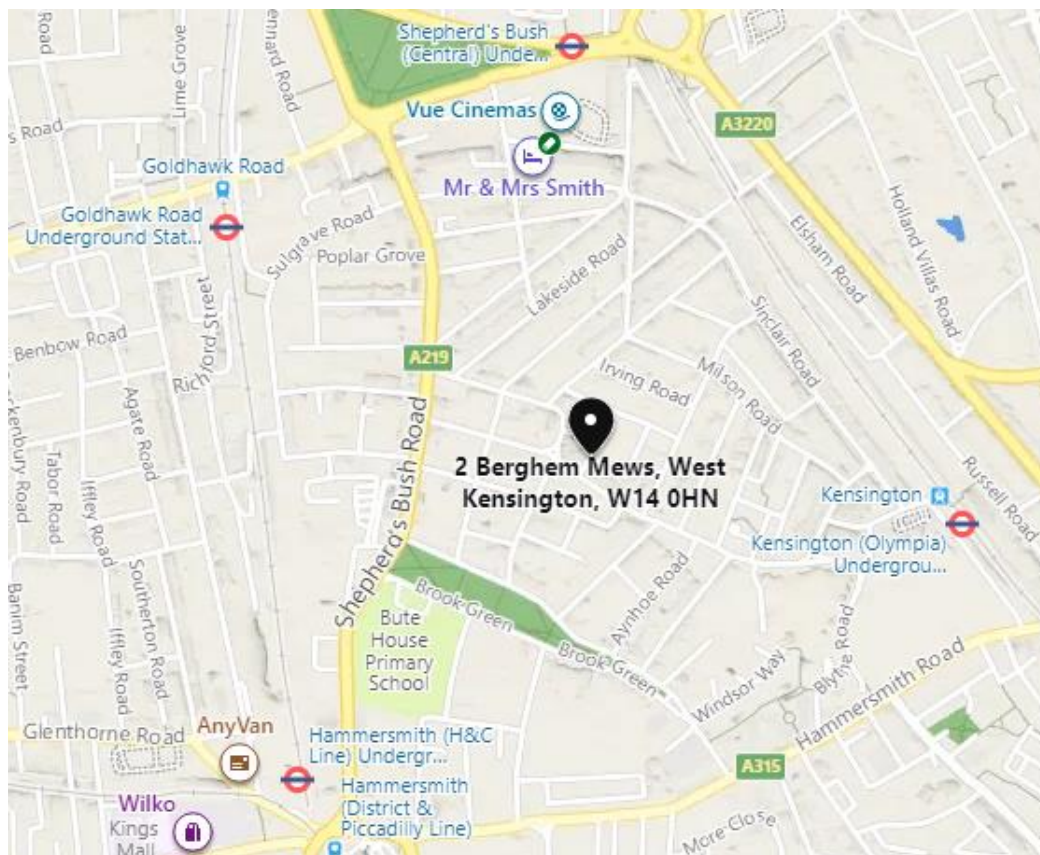
Unit 13 first floor

For more information visit eddisons.com
T: 020 3205 0200

LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington. The development is on Blythe Road opposite the junction with Augustine Road with many local shops, cafés, and restaurants close by.

Underground services at Hammersmith (Piccadilly, Hammersmith & City, Circle and District Line) Kensington Olympia (Overground rail (to Willesden and Clapham Junctions) and District Line) and Shepherds Bush (Central Line and Overground) are all within a short walk. Westfield London is within easy walking distance to the north.



Postcode W14 0HN

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DESCRIPTION

Berghem Mews is a purpose-built multi-unit office development around a central courtyard with gated access. There are 24 individual office and studio units totalling approximately 45,000 sq ft (4,200 sq metres) with a substantial underground car park.

The scheme has attracted a mixture of businesses including Designers, It companies, Software companies, Sports business, Film companies and Fund managers.

A 24-hour security system is provided.

SCHEME AMENITIES

Air conditioning/heating

24-hour security

Wood laminate floor coverings

Excellent natural light

Metal perimeter trunking

Lift to unit 13

LED lighting

Bicycle parking

Kitchen

Courtyard environment

On site car parking

Open reach fibre serves the scheme and an estate fibre/wi fi system can be connected quickly on separate contract

The unit has been refurbished and the entrance halls upgraded to provide highly specified workspace with contemporary WC facilities, Kitchenettes, Air conditioning, LED lights and metal perimeter trunking. Floor coverings are porcelain wood effect tiles in the entrances and wood effect vinyl in the offices.

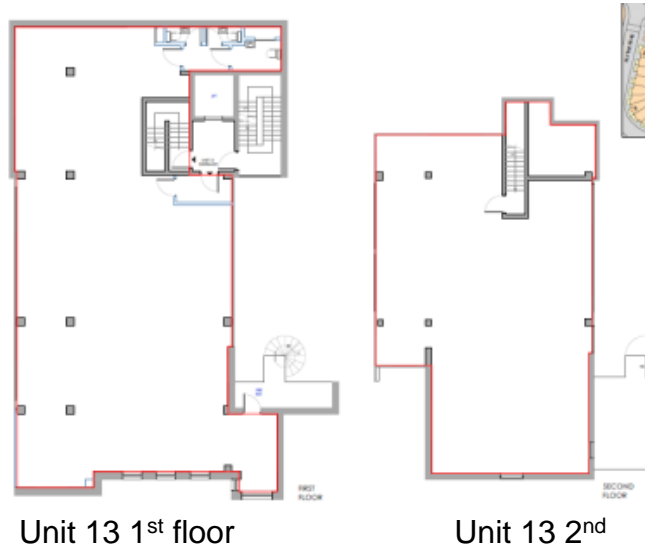


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<u>Floor</u>	<u>Unit 13</u>
<u>2nd</u>	1,388
<u>1st</u>	<u>2,152</u>
Total	3,580

TERMS

New flexible fully repairing and insuring lease(s) by way of service charge for a period by arrangement directly from the freeholder.

Rent £35 per sq ft per annum exclusive plus annual increase in line with RPI.

ESTATE SERVICE CHARGE AND INSURANCE

Service charge fixed at £8.50-9.50 psf plus annual increase in line with the retail price index. Building insurance approx. £0.85 psf

Occupational costs such as gas/electricity will be billed directly.

BUSINESS RATES

The premises are in the London Borough of Hammersmith & Fulham Tel No: 020 8748 3020 and the following information relates to the office suites and should be verified by direct application to them. The following figures do not include any Crossrail supplement. Estimates for Year 2024-25.

Car spaces are individually rated at RV £2,500 on 04/2023.

Unit	RV from 04/23	Estimated payable from 04/24
13	£102,000	£55,692

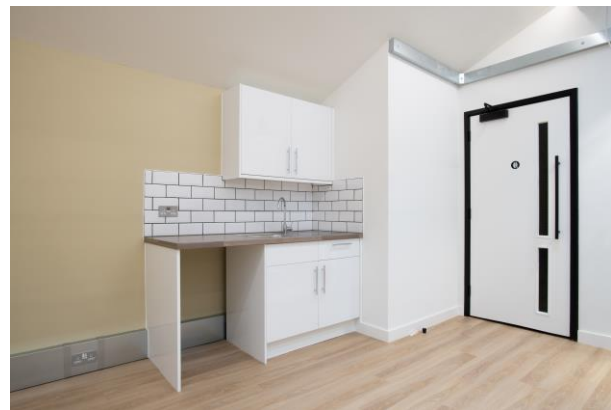
If let floor by floor a new assessment will be required

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ENERGY PERFORMANCE CERTIFICATE

Unit 13 C 61

CAR PARKING

On site car parking is available on separate licenses at £35 per week per space exclusive of business rates and occupiers may apply to LB H&F for business car parking permits.

INSPECTIONS AND FURTHER INFORMATION

Regulated by RICS

By prior appointment with joint sole agents:



Shaun Wolfe 07900 911135

swolfe@frostmeadowcroft.com

Jack Realey 97879228 991

jrealey@frostmeadowcroft.com



Mark Belsham 07973 372 698

mark.belsham@eddisons.com

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