

BERGHEM MEWS

Blythe Road, Brook Green

London W14 0HN

TO LET 560 – 7,860 sq ft

Mews environment
On-site parking
24-hour security

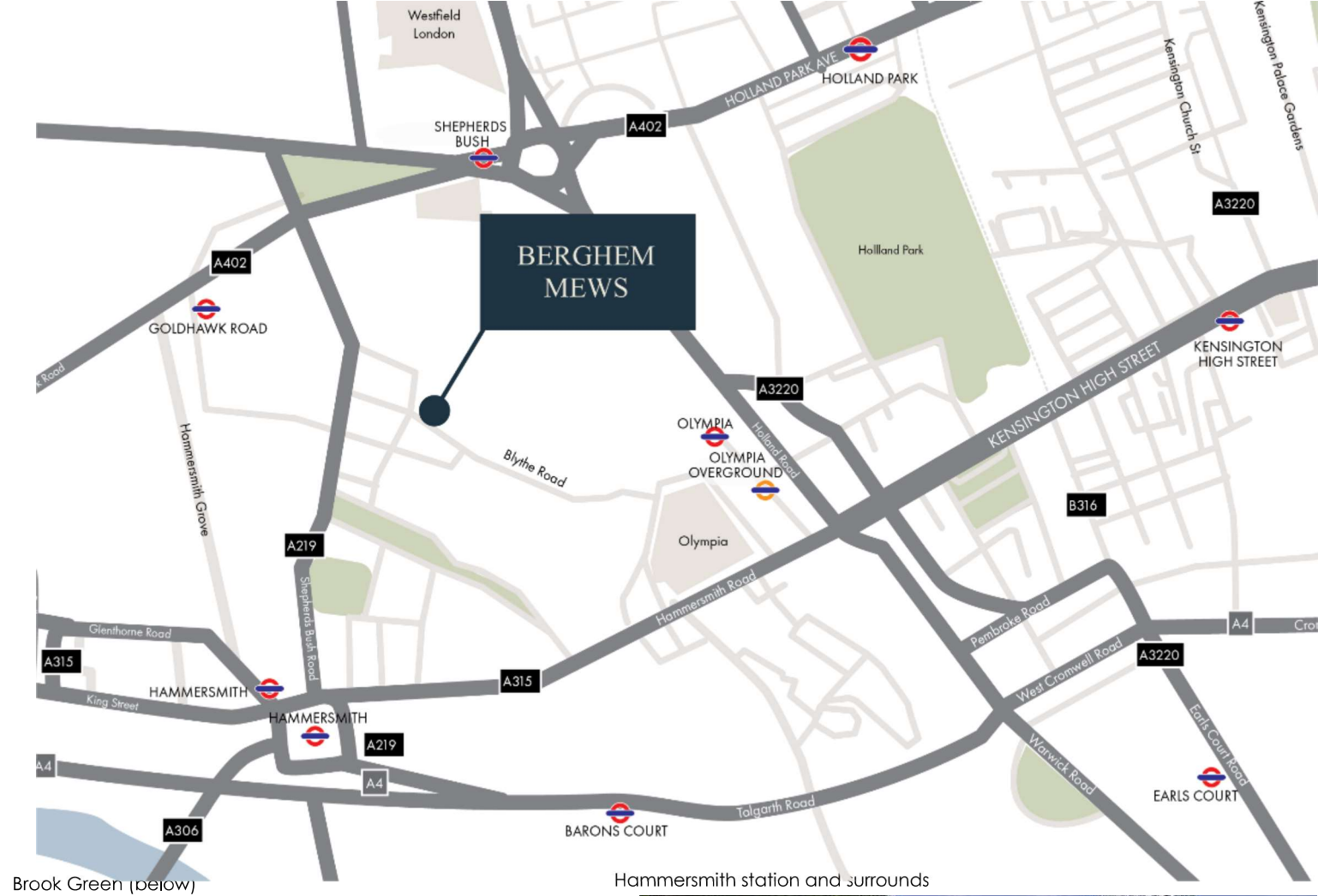


LOCATION

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

Shepherds Bush	7 mins
Turnham Green	14 mins
Earls Court	14 mins
Paddington	24 mins
Victoria	24 mins



THE MEWS

Berghem Mews invites you to experience the epitome of office luxury. Nestled around a charming central courtyard, our 24 unique office and studio suites offer the perfect blend of charm and functionality.

We prioritize style, flexibility and speed: Our newly refurbished units are equipped with lightning-fast Plug&Play Fiber Optics, Designer Furniture as well as flexible contracts tailored to your needs.- all ready for next day operations.

Units to cater all sizes from 560 sq ft to 8,000 sq ft, both fitted and unfitted.

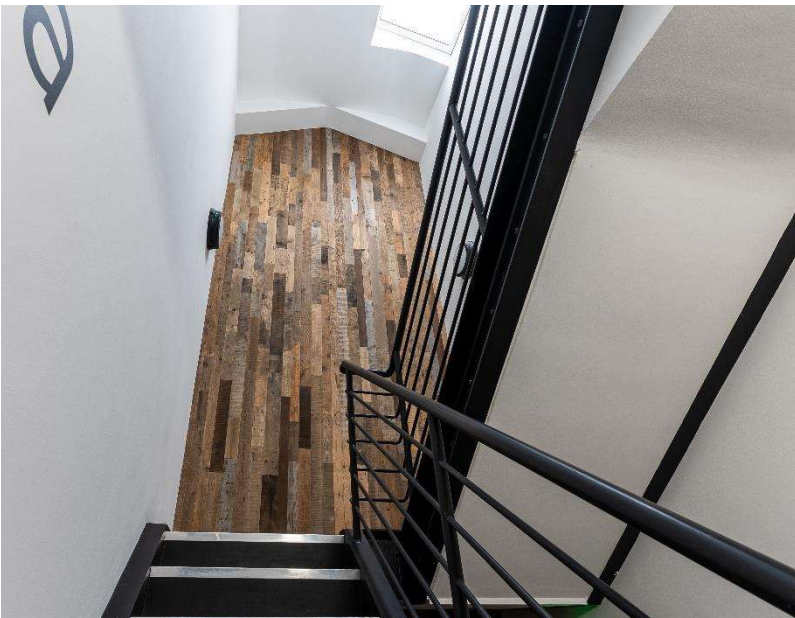
A large underground parking, 24h security as well as on-site shower facilities!

Whether you seek sophistication or customization, Berghem Mews is your canvas for success. Join us in redefining your workspace today!



Unit 11 - furnished mews office

New entrance halls



AMENITIES

- Air conditioning/heating
- LED suspended lighting
- Lift to unit 13
- Metal perimeter trunking
- Bicycle parking
- 24-hour security
- Wood laminate floor coverings
- Kitchen/kitchenette
- Cat 5 / 6 cabling
- Excellent natural light
- On site car parking
- Courtyard environment

Open reach fibre serves the scheme.

The units have been improved and the entrance halls upgraded to provide highly specified units 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.

TYPICAL FURNISHED UNIT



Unit 6, boardroom



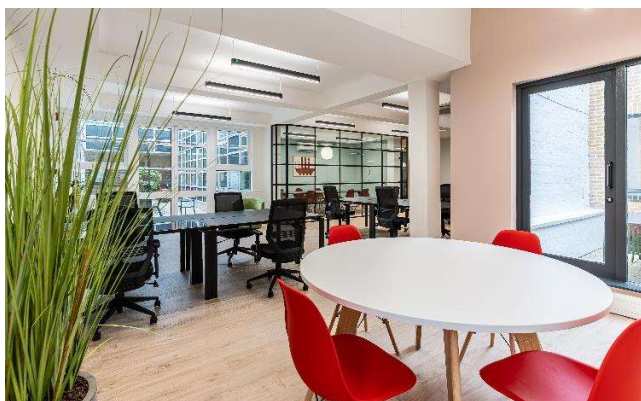
Unit 6, open plan office & kitchen



Unit 6, open plan office



Unit 6, kitchen



Unit 6, open plan office



Unit 11, open plan office

ACCOMMODATION

Unit	Description	Area sq ft	Rateable Value 23/24	Approx. per sq ft 2023/24	Availability
3	Self-contained (ground, 1st & mezz floor)	1,795	£40,250	£11.19 per sq ft	Available
5	Ground floor unit, 1 parking space	569	£16,250	£14.25 per sq ft	Available
6	Ground floor unit with private terrace	1,232	£36,500	£14.78 per sq ft	Under Offer
9	Ground, rear patio, kitchenette, 1 parking space	980	£21,500	£10.95 per sq ft	Under Offer
11*	1 st floor – kitchen, private WC & Cat 6	1,203	£28,250	£11.72 per sq ft	Available
13*	1 st & 2 nd floor - kitchen, private WC & Cat 6, 5 parking spaces	3,580	£102,000	£14.59 per sq ft	Available
13 + 14	Ground 1st & 2nd floor - kitchen, private WC & Cat 6	7,865	***	-	Available
14	Ground, 1 st & 2 nd floors 2 parking spaces	4,285	***	£15.14 per sq ft	Available
15a**	1 st floor – office and meeting room	1,065	£28,750	£13.47 per sq ft	Available
15b**	2 nd floor – self-contained, with meeting room, kitchenette & Cat 6	1,027	£26,500	£12.88 per sq ft	Available
17	Self-contained building (ground & 1 st floor)	4,550	£133,000	£14.97 per sq ft	Available



19	Ground, 1 st & 2 nd floor, self- contained unit, in need of decoration	1,436	£38,750	£13.47 per sq ft	Available
20	Ground, 1 st & 2 nd floor, self-contained unit	1,937	£52,500	£13.88 per sq ft	Available
23b	1 st floor – open plan office with kitchenette	1,135	£25,750	£11.33 per sq ft	Available

* Units 11 + 13 connect at first floor level so can be combined as a single suite. totalling 4,783 sq ft

** Units 15a + 15b can be combined, totalling 2,092 sq ft

*** Rates needs to be confirmed directly with local authority



THE DETAILS

RENT

£35 per sq ft.

SERVICE CHARGE

£8.50 per sq ft

RATES

See accommodation table to be confirmed with local authority.

EPC

On application.

ACCOMMODATION

560 to 7860 sq ft, see accommodation table.

CAR PARKING

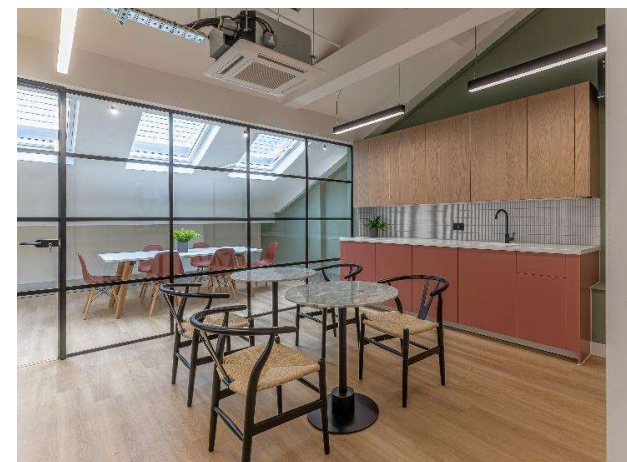
On site car parking is available on separate licenses at £35 per week per space exclusive and occupiers may also apply to LB H&F for business car parking permits.

TERMS

New leases for a period of 6 years directly from the freeholder with mutual break clauses on 6 months prior written notice at the end of the 3rd year and annually thereafter. The lease to include fixed service charge and rent subject to annual increase in line with the retail price index.



Unit 11, breakout area



Unit 11, boardroom & kitchen

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT Brochure October 2023

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