



## 14 Berkeley Street, London, W1J 8DX

1,836 SQ FT HIGH QUALITY FULLY FITTED MAYFAIR OFFICE TO LET

- High quality fit out in situ
- Passenger lift
- Showers
- Manned reception
- Air conditioning
- Communal courtyard

## Overview.

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14 Berkeley Street is accessed via a smart ground floor manned reception.

The floor is fitted to a high quality, currently configured to provide; a large executive office, a smaller executive offices, reception / waiting area, a large 14 person boardroom, 8 desks open plan, two internal offices / meeting rooms, and a separate kitchen area.

## Location.

14 Berkeley Street is located on the east side of Berkeley Street, opposite Stratton Street and a short walk from the 'heart of Mayfair', Berkeley Square. Green Park Station (Jubilee, Victoria, and Piccadilly lines) is a short walk away and the Elizabeth line from Bond Street is also a short walk away, making the building extremely well connected.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd	1,836	170.57

## Financials.

Passing Rent	£93.07 per sq ft
Rates Payable	£38.53 per sq ft
Service Charge	£20.32 per sq ft
EPC Rating	D (87)

## Terms.

Assignment of the existing lease held for a term expiring 24 December 2029, subject to a tenant only break option in December 2027, outside the Landlord & Tenant Act.

Or a sublease for a term expiring 01 December 2027, outside the Landlord & Tenant Act.

Alternatively, a new lease direct from the landlord for a term by arrangement.

## Contacts.

### Bailey Crouch

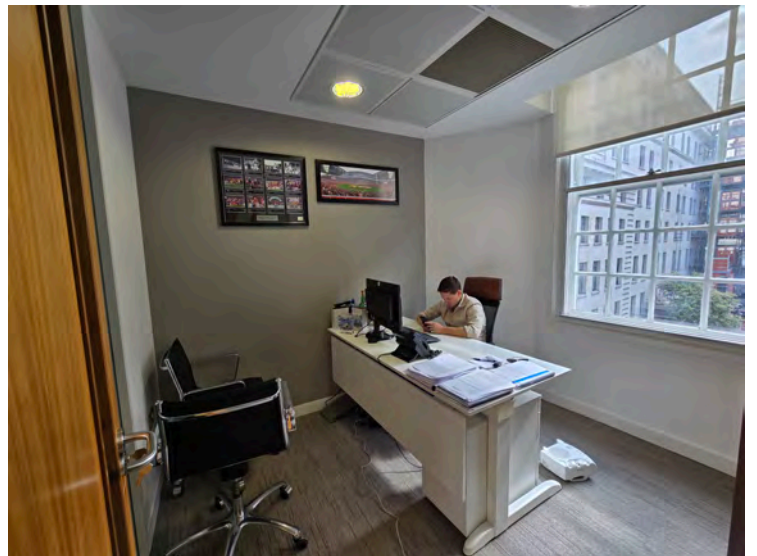
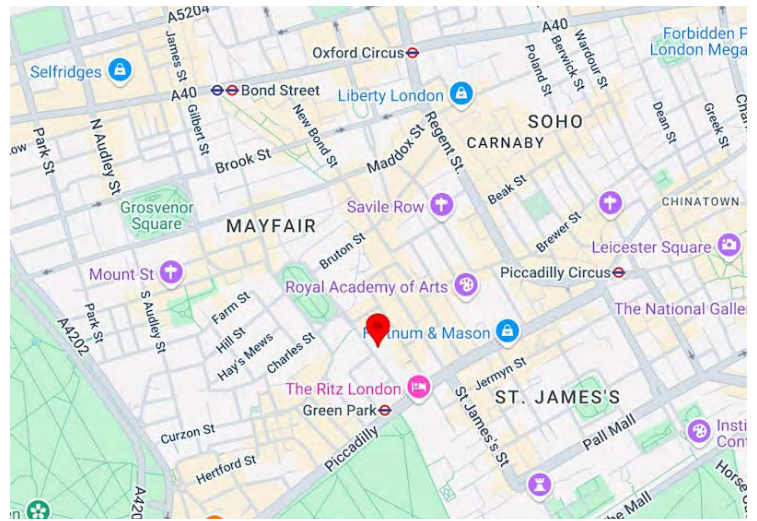
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Painted feature wall Layout

Plan @ 1:100

Notes:

— Painted feature wall

