

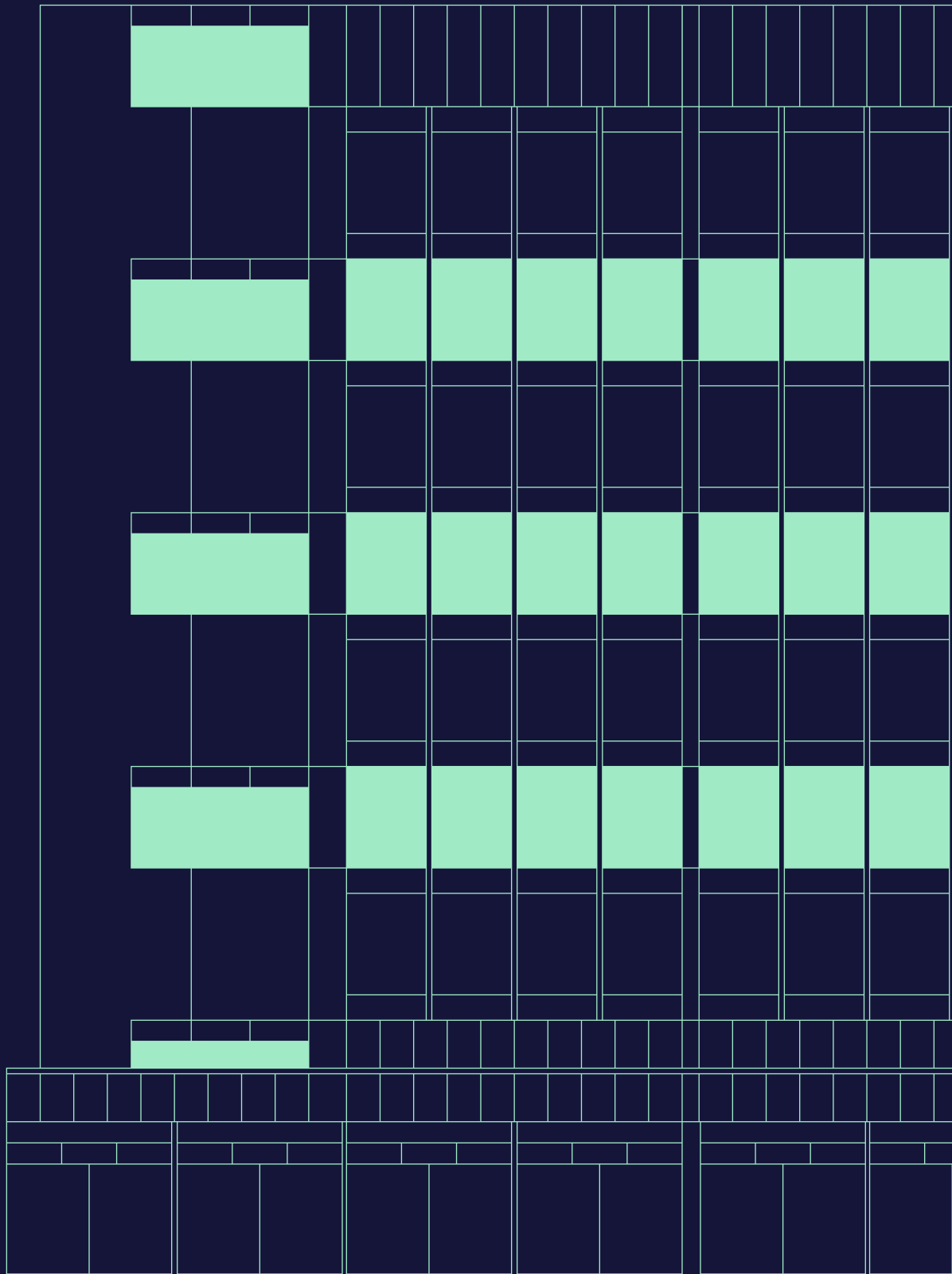


## UPPER BERKELEY ST

LONDON W1H 5QL

NEWLY FITTED AND FURNISHED OFFICES

3,171 SQ FT

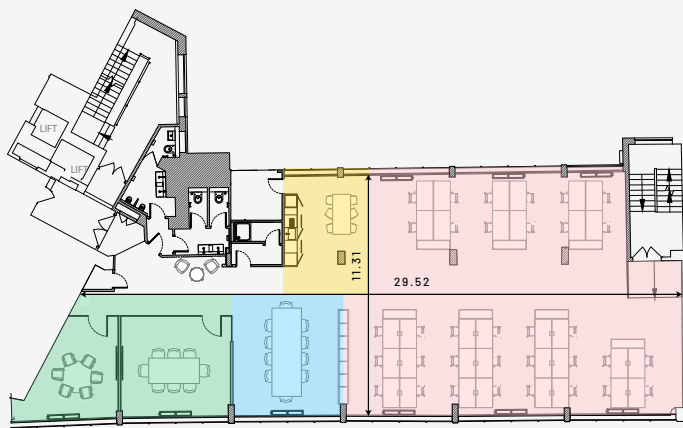




## FLOORPLAN




SECOND FLOOR OFFICES  
3,171 SQ FT (295 SQ/M)

- 2 X MEETING ROOMS
- COLLABORATION SPACE
- 34 X OPEN PLAN DESKS
- FULLY FITTED KITCHEN



EDGWARE ROAD

## SPECIFICATION

- |   |  |   |
|---|--|---|
|  MANNED RECEPTION      |  PASSENGER LIFT       |  CYCLE RACKS             |
|  NEW SHOWER FACILITIES |  NEW AIR CONDITIONING |  EXCELLENT NATURAL LIGHT |
|  KITCHEN               |  DEMISED WCS          |  RAISED FLOORS           |

## Newly refurbished 2nd floor CAT A+ office accommodation with an abundance of windows

This prominent corner building is accessed by way of a manned reception, with a large passenger lift serving all of the floors.

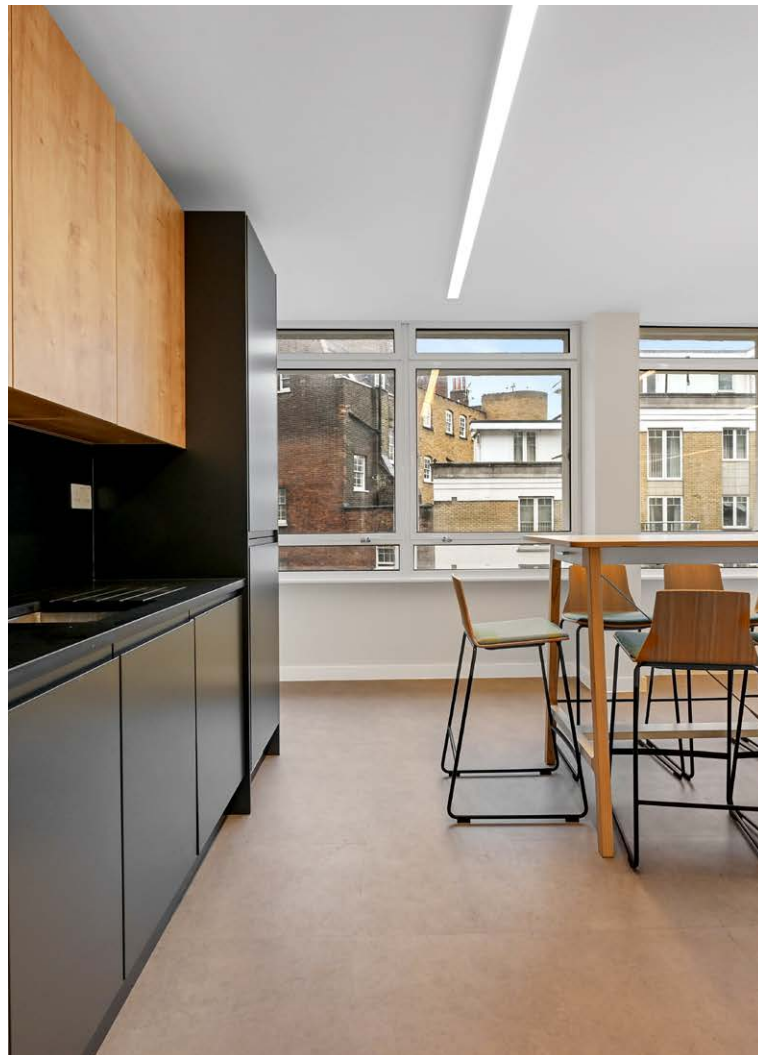
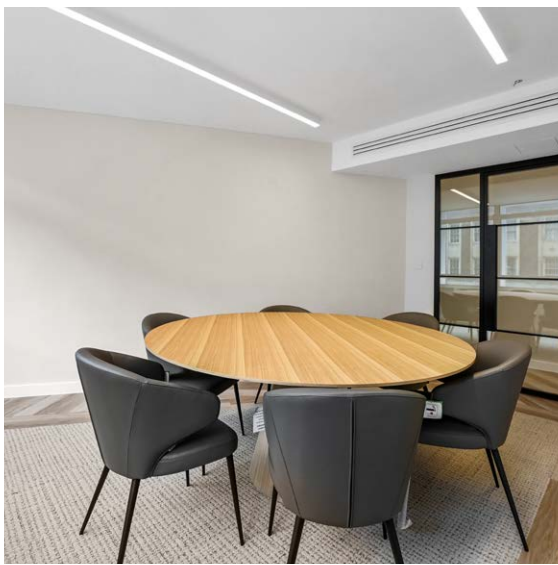
The second floor accommodation has been newly fitted out and furnished to provide predominantly open plan space with meeting rooms and a kitchen benefitting from exceptional natural light.

There are demised WCs, a shower and kitchen on the floor.

The refurbishment includes, new raised floors, new air conditioning, new LED lighting and enhanced cycle facilities.

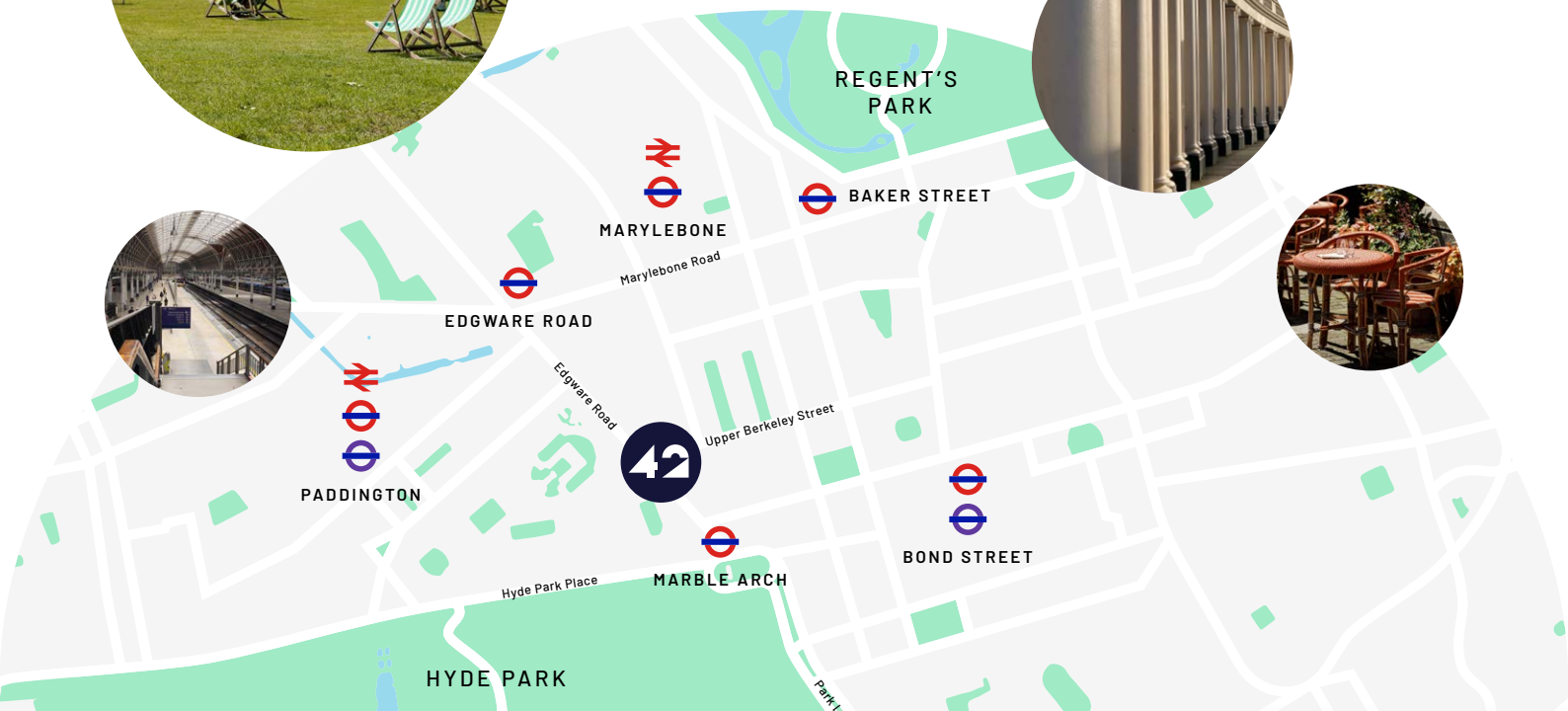
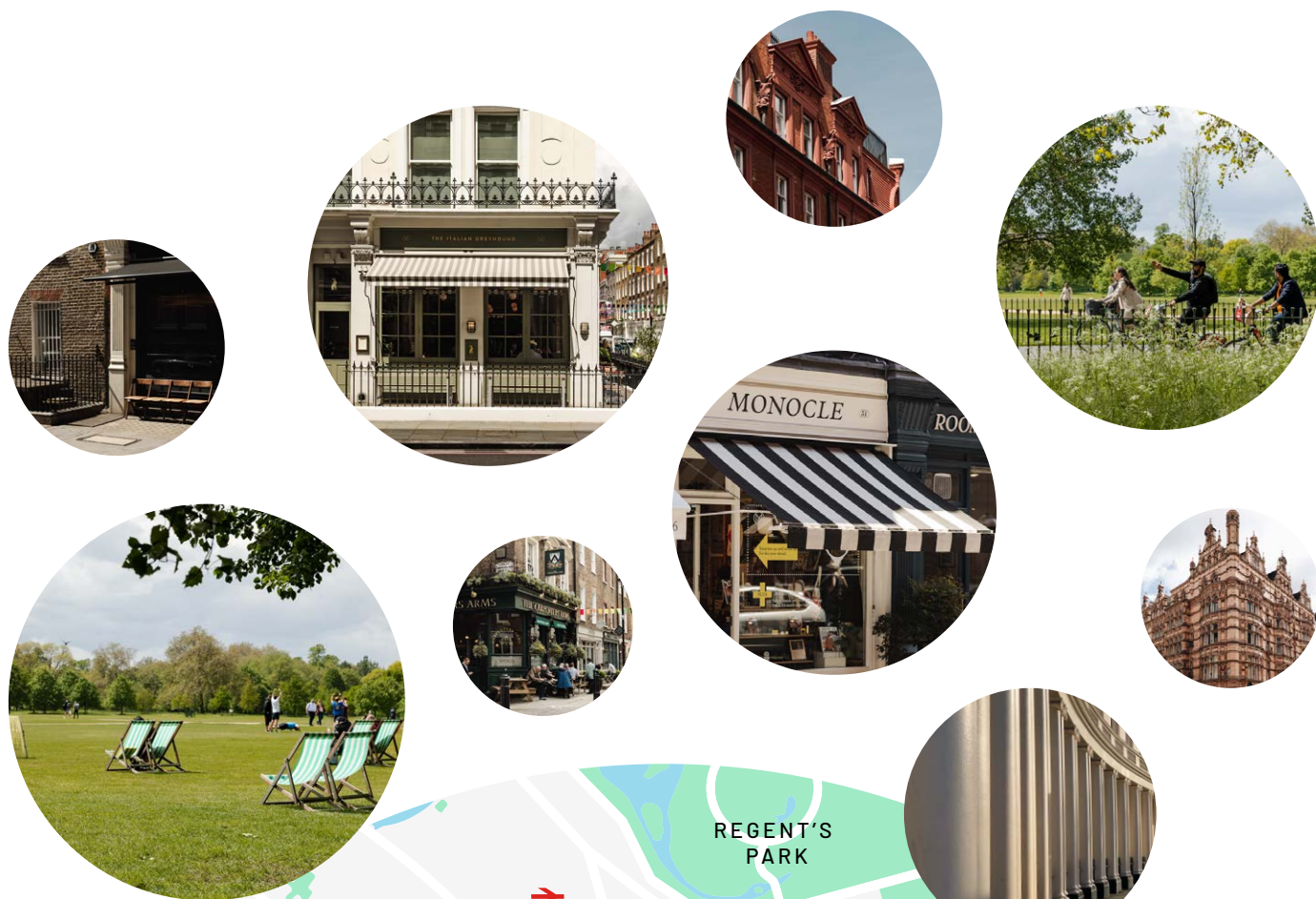


UPPER BERKELEY ST



**LOCATION**

The building is located on the South side of Upper Berkeley Street on the junction with Edgware Road. Marble Arch (Central Line), Edgware Road (Bakerloo, Circle and District and Hammersmith & City Lines) and Paddington (Elizabeth, National Rail, Bakerloo, Circle and District Lines) stations are all within a short walk.



**VIEWING**

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**TERMS**

Upon application.

Misrepresentations Act 1967 – whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2025.