

# NEWLY REFURBISHED OFFICE TO LET

---



**8-9 Berkeley Street, W1**  
**1,193 SQ FT**  
**ENTIRE 7<sup>th</sup> FLOOR TO LET**

**8-9 Berkeley Street, W1  
1,193 SQ FT  
ENTIRE 7<sup>th</sup> FLOOR TO LET**

**Location:**

The Premises stand on the east side of Berkeley Street within yards of Piccadilly, Stratton Street being directly opposite. The street enjoys some of Mayfair's finest bars, restaurants and shops and is located within walking distance of Piccadilly Circus, Oxford Circus, Bond Street and Green Park London Underground Stations.

**Accommodation:**

Comprises 1,193 sq ft of high quality, newly refurbished clear space office accommodation served by a stunning architecturally designed reception.

**Amenities:**

- 4 Person passenger lift
- Air Conditioning
- 2 independent WC's
- Shower
- 24 Hour access
- Excellent natural light throughout
- Suspended ceilings
- Perimeter trunking
- Telephone Entry
- Fully alarmed with CCTV
- Commissionaire

**Lease:**

A new lease direct from the Landlord expiring 29 September 2019 subject to upward review and Tenants break at 29 September 2014.

**Rent:**

£70,983.50 per annum (£59.50 per sq ft)

**Rates:**

TBC

**Service Charge:**

£13,218.44 per annum (£11.08 psf)

**Legal Costs:**

Both parties to bear their own legal costs.

**Possession:**

Immediate

**Viewing:**

Strictly by appointment through sole agents.

**Subject to Contract**

Contact: Andrew Knights

Email: [ak@thelorenzconsultancy.co.uk](mailto:ak@thelorenzconsultancy.co.uk)

Tel: 020 7647 4043

Contact: Anthony Epenetos

Email: [ae@thelorenzconsultancy.co.uk](mailto:ae@thelorenzconsultancy.co.uk)

Tel: 020 7647 4042

The Lorenz Consultancy gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alteration have been carried out for that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.