



## 42 Upper Berkeley Street, London, W1H 5QJ

**\*\*Reduced Rent\*\***

Fully Refurbished, Air Conditioned Offices To Let.

2nd Floor - 3,182 sq ft (296 sq m)

- Manned entrance
- New perimeter cooling
- New demised WCs
- Excellent natural light
- Undergoing refurbishment to provide a raised floor, plaster ceiling, LED lights & fitted kitchen
- 8 Person Passenger lift
- Shower & Bike Rack Facilities
- CAT A

# 42 Upper Berkeley Street

London, W1H 5QJ

CROSSLAND  
OTTER HUNT



## Summary

Available Size	3,182 sq ft / 295.62 sq m
Rent	£49.50 per sq ft
Service Charge	£9.36 per sq ft
EPC	D (84)

## Description

This corner building is accessed by way of a manned reception. A passenger lift serves all floors. The office accommodation has been fully refurbished to a CAT A specification, providing a raised floor, comfort cooling, plaster ceiling, LED lights and a fitted kitchen.

## 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 (National Rail, Bakerloo, Circle and District Line) stations are all within a short walk.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year
2nd	3,182	£49.50	£22.77	£9.36	£21,645.56	£259,746.66
<b>Total</b>	<b>3,182</b>	<b>£49.50</b>	<b>£22.77</b>	<b>£9.36</b>	<b>£21,645.56</b>	<b>£259,746.66</b>



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