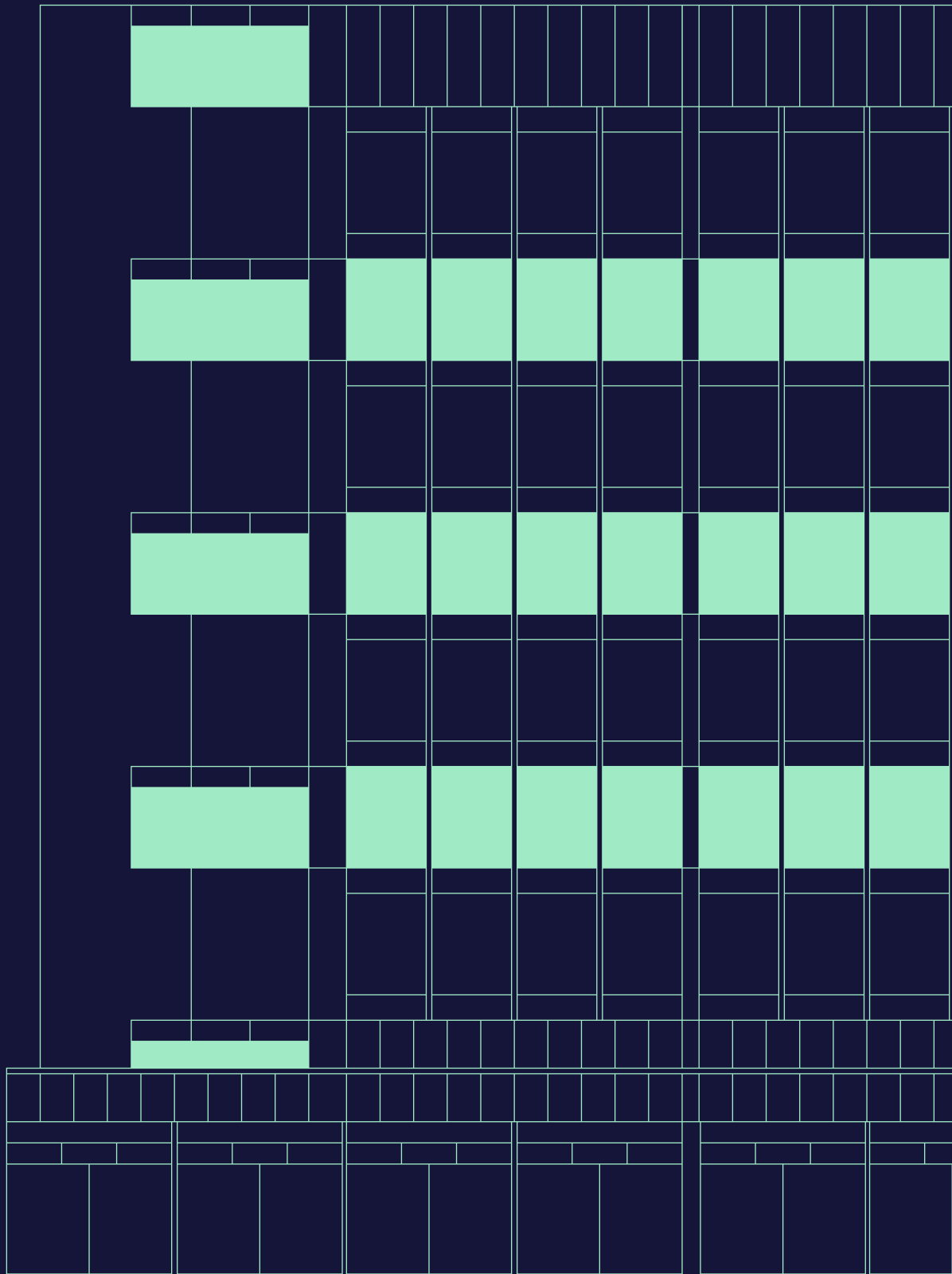




## UPPER BERKELEY ST

LONDON W1H 5QL  
SECOND FLOOR OFFICES  
3,171 SQ FT (295 SQ/M)

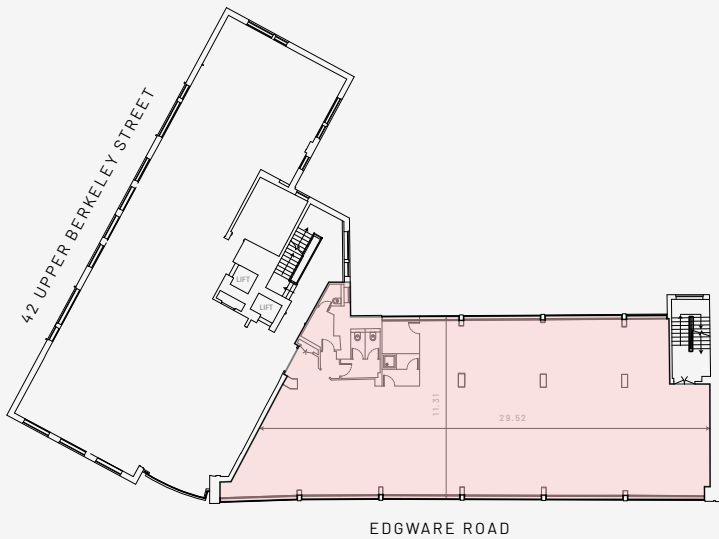




Computer generated image intended for illustrative purposes only.

## FLOORPLAN

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



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 provides a regular rectangular floorplate with fantastic 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.

## SPECIFICATION



MANNED  
RECEPTION



PASSENGER  
LIFT



CYCLE  
RACKS



NEW SHOWER  
FACILITIES



NEW AIR  
CONDITIONING



EXCELLENT  
NATURAL LIGHT



KITCHEN



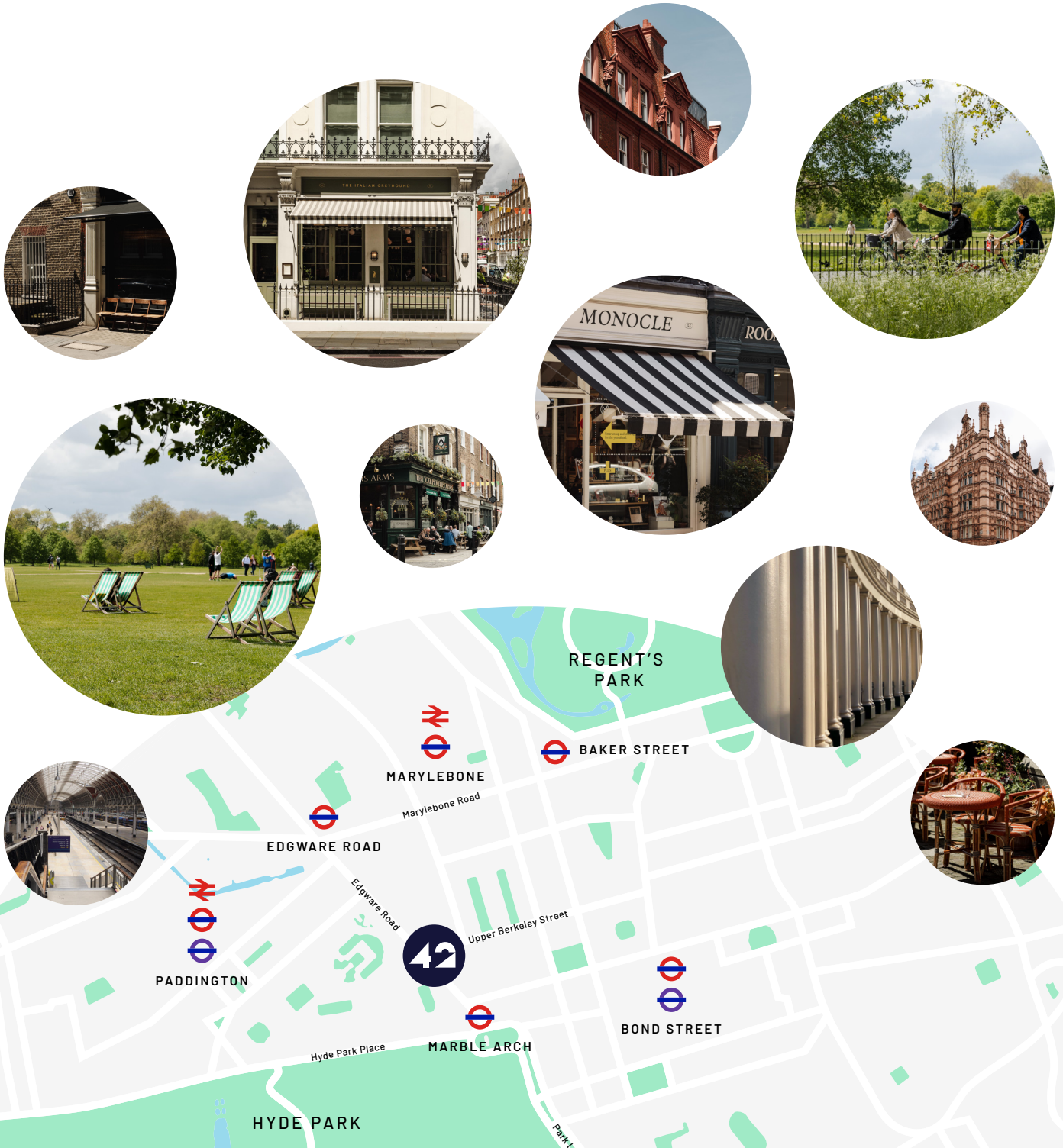
DEMISED  
WCS



RAISED  
FLOORS

## 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

Please contact the letting agents:

**NICK SINCLAIR**  
07970 511730  
nick@coh.eu

**PHIL FRENAY**  
07818 566174  
phil@coh.eu

## 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. May 2023.

**CROSSLAND**  
**OTTER HUNT**