

OFFICE TO LET

35 BERKELEY SQUARE

London, W1J 5BF

35 BERKELEY SQUARE IS A SMALL OFFICE BUILDING LOCATED ON BERKELEY SQUARE IN THE CENTRE OF MAYFAIR.

577 TO 2,814 SQ FT(53.61 TO 261.43 SQ M)



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DETAILS



DESCRIPTION

35 Berkeley Square is a small office building located on Berkeley Square in the centre of Mayfair.

ACCOMMODATION

The accommodation comprises of the following

Total	2,814	261.43		
1st - Front	766	71.16	To Let	Available
2nd - Front	744	69.12	To Let	Available
3rd - Front	727	67.54	To Let	Available
4th - Front	577	53.61	To Let	Available
Name	sq ft	sq m	Tenure	Availability

KEY FEATURES

- Period features throughout
- Comfort cooling
- Smart manned reception
- Access to shared kitchen facilities
- Meeting room available for hire
- Passenger Lift
- Shared courtyard
- Shower facility

OUTGOINGS

- Rent: £97.50 £110.00 per sq ft 4th & 3rd £97.50, 2nd £105, 1st £110 (per sq ft exc)
- Rates: 4th £34.81 per sq ft, 3rd £39.81 per sq ft, 2nd £42.19 per sq ft, 1st £42.01
- Service charge: £35.37 per sq ft For the period 1 January 2024 to 31 December 2024 + insurance charge of £3.68 per sq ft

LOCATION



The property is located on the north west corner of Berkeley Square close to its junction with Mount Street. Berkeley Square is one of the most exclusive addresses in London and home to a wide range of prestigious shops and restaurants in the heart of Mayfair. Bond Street and Green Park Underground Stations are in close proximity providing access to the Jubilee, Central, Piccadilly and Victoria Lines.

CONTACT US

Harry Radford 07721 459564

harry.radford@realestate.bnpparibas

Alex Walters 020 7318 5043

alex.walters@realestate.bnpparibas

Katrina Love 07818290253

Katrina. Love @ real estate. bnpparibas

BNP Paribas Real Estate (West End) 24 Savile Row, London, W1S 2ES

www.realestate.bnpparibas.co.uk 0207 629 7282 realestate.enquiries@bnpparibas.com linkedin.com/company/bnp-paribas-realestate/@BNPPRE_UK

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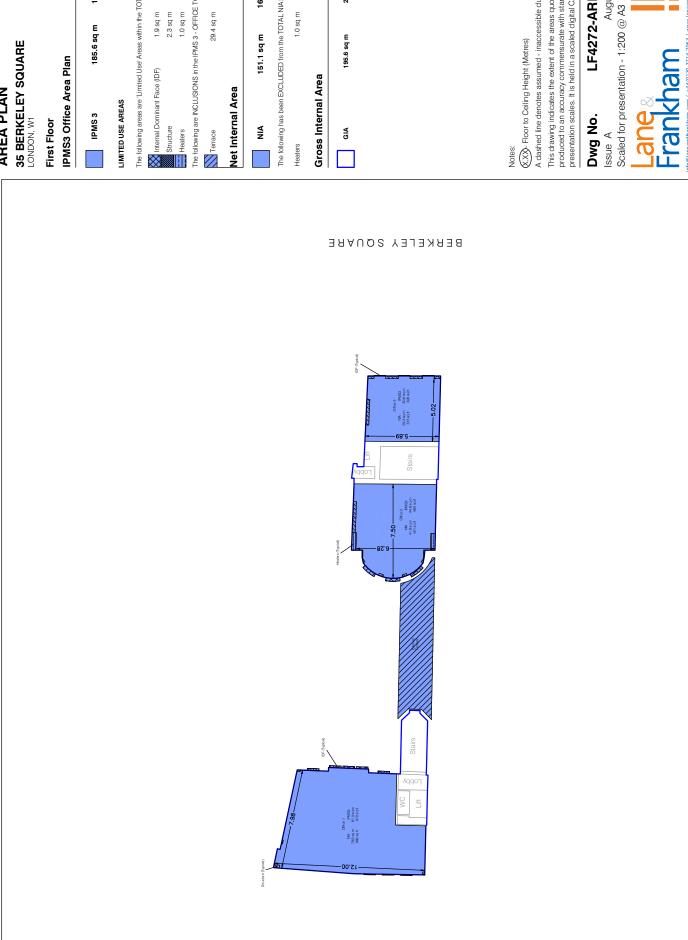












AREA PLAN

185.6 sq m

1997 sq ft

The following areas are 'Limited Use' Areas within the TOTAL Area:

25 sq ft 11 sq ft Structure 1.0 sq m 11 sc The following are INCLUSIONS in the IPMS 3 - OFFICE TOTAL: 1.9 sq m 2.3 sq m

29.4 sq m 316 sq ft

1626 sq ft 151.1 sq m

The following has been EXCLUDED from the TOTAL NIA:

1.0 sq m

11 sq ft

2105 sq ft 195.6 sq m

A dashed line denotes assumed - inaccessible due to fit out. This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

LF4272-AREA-01

August 2022

