



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

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

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

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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.

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AREA PLAN

35 BERKELEY SQUARE

LONDON, W1

First Floor

IPMS3 Office Area Plan

IPMS 3 **185.6 sq m** **1997 sq ft**

LIMITED USE AREAS

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

Internal Dominant Face (IDF)	1.9 sq m	20 sq ft
Structure	2.3 sq m	25 sq ft
Heaters	1.0 sq m	11 sq ft

The following are INCLUSIONS in the IPMS 3 - OFFICE TOTAL:

Terrace	29.4 sq m	316 sq ft
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Net Internal Area

NIA **151.1 sq m** **1626 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Heaters	1.0 sq m	11 sq ft
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Gross Internal Area

GIA **195.6 sq m** **2105 sq ft**

Notes:

(XXX) Floor to Ceiling Height (Metres)

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.

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Scaled for presentation - 1:200 @ A3



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