



OFFICE TO LET

35 BERKELEY SQUARE

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

727 TO 2,244 SQ FT (67.54 TO 208.48 SQ M)



**BNP PARIBAS
REAL ESTATE**

London, W1J 5BF www.realestate.bnpparibas.co.uk



35 BERKELEY SQUARE

DETAILS

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

DESCRIPTION

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

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.

OUTGOINGS

- **Rent:** £97.50 -£110 per sq ft
- **Rates:** £42 per sq ft
- **Service charge:** £39.23 per sq ft

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: 3rd front £97.50 - 2nd front £105.00 per sq ft – 1st front £110.00 • Rates: £42 per sq ft • Service charge: £39.23 per sq ft

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
4 th - Front	577	53.61	To let	Available
3 rd - Front	727	67.54	To let	Available
2 nd - Front	744	69.12	To let	Available
1 st - Front	766	71.16	To let	Available
LG - Rear	353	32.75	To let	Available

LOCATION



CONTACT US

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