



OFFICE TO LET

THE PENTHOUSE AT THE ADA BUILDING, 15 BERKELEY STREET

London, W1J 8DY

A rare opportunity for new penthouse office space
in the heart of Mayfair with a 700 sq ft private roof
terrace.

2,024 SQ FT

RX
LONDON

Summary

Available Size	2,024 sq ft
Rent	£380,000 per annum
Rates Payable	£40 per sq ft
Service Charge	£8 per sq ft
Total	£48 per sq ft
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th	958	89	Available
7th	1,066	99.03	Available
Total	2,024	188.03	

Description

The Penthouse covers the brand new 7th and 8th floors at 15 Berkeley Street. The floors are interconnected with a dedicated staircase for complete privacy, as well as direct lift access and are offered in an open plan condition ready to be fitted to an occupiers taste. The Penthouse benefits from a private 700 sq ft rooftop terrace with unrivalled panoramic skyline views of Mayfair, St. James's and beyond.

15 Berkeley Street is connected to the adjacent 35 Dover Street via the basement levels. The two buildings were historically home to the exclusive women-only Empress Club. Purpose built for the opening of the club in 1887 and inaugurated by Queen Victoria, the Empress Club marked a new era in the history of ladies' clubs.

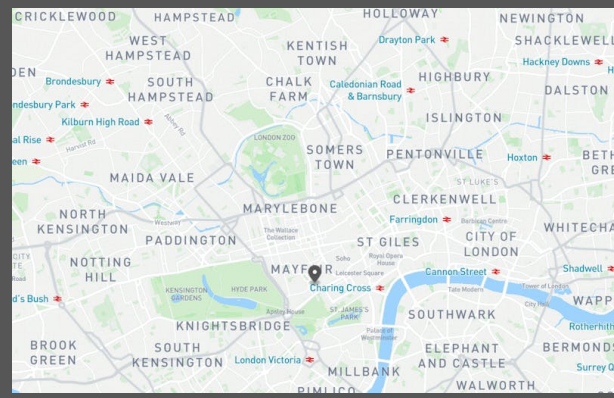
15 Berkeley Street has significantly enhanced environmental performance, with a BREAAAM Excellent Rating and an EPC A.

Key Features

- 700 sq ft private roof terrace with panoramic views of Central
- Premium fitted and furnished workspace options available
- Comprehensively redesigned to the highest of standards by Stiff + Trevillion
- New 4-person lift
- Full fibre connectivity with 1GB dedicated bandwidth with Wifi per floor
- Heating and cooling provided by new high efficiency wall mounted VRV units
- Substantially refurbished and upgraded existing building, saving on embodied carbon emissions
- Occupational density 1:10 (1:8 may be possible subject to requirements)
- EPC 'A'
- BREEAM Excellent
- 1 x shower and 4 x WCs

Location

Located in the heart of Mayfair, 15 Berkeley Street is within short walking distance of Green Park Station and nearby attractions like Berkeley Square. This coveted area is renowned for its selection of top-tier restaurants and luxury retail.



Get in touch

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