

020 3205 0200

eddisons.com

OFFICES - TO LET

**Eddisons**



**UNIT 15A BERGHEM MEWS BLYTHE ROAD OLYMPIA LONDON W14 0HN**

**Rent: £35 per sq ft per annum exclusive**

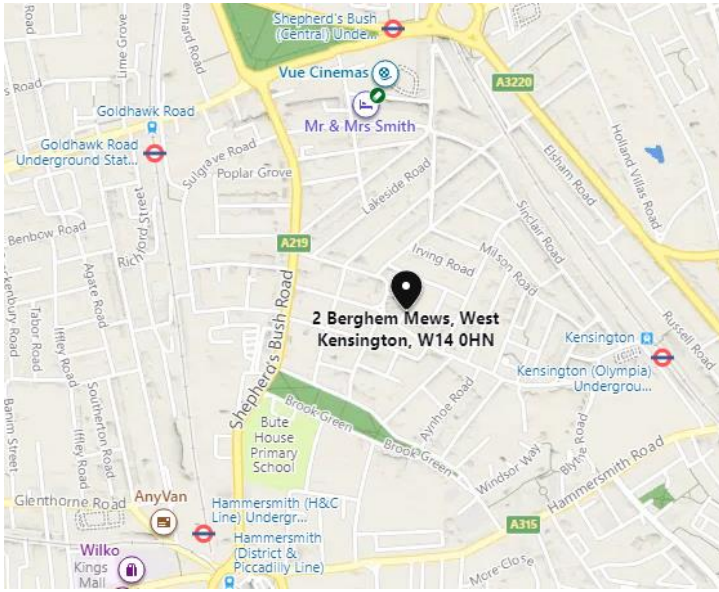
**Size: 1,065 sq ft (98.94 sq m)**

- Excellent location between Kensington, Shepherds Bush and Hammersmith.
- Easy walk to Shepherds Bush (Central), Hammersmith (Piccadilly/District and Olympia (Overland) stations).
- Your own unit. Furnished and ready to occupy.
- Features include opening windows, independent heating and cooling, LED lighting, kitchens and private WC facilities.

## LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington and just south of Shepherd's Bush/White City. The development is on Blythe Road opposite the junction with Augustine Road with many local shops, cafés, and restaurants close by.

Underground services at Hammersmith (Piccadilly, Hammersmith & City, Circle and District Line) Kensington Olympia (overground rail (to Willesden and Clapham Junctions) and District Line) and Shepherd's Bush (Central Line and overground) are all within a short walk. Westfield London is within easy walking distance to the north.



## DESCRIPTION

Berghem Mews is a purpose-built multi-unit office development around a central courtyard with gated access. There are 24 individual office and studio units totalling approximately 45,000 sq ft (4,200 sq metres) with a substantial underground car park.

The scheme has attracted a mixture of businesses including Architects, Interior Designers, IT companies, Software companies, Sports business, Film companies and Fund managers.

## AMENITIES

Air conditioning and/or heating

LED lighting

Laminate wood floors

New Kitchenettes

Perimeter trunking inc power+cat6 cables

Private WC accommodation

24-hour security system

On site bicycle parking

Open reach fibre serves the scheme.

***On site car parking by separate arrangement***

## ACCOMMODATION

Unit 15a is newly refurbished to a high standard with a meeting room, new kitchen, private WC, exposed services, wood laminate floor and furniture.

Approx 1,065 sq ft (98.94 sq m)

The suite is furnished and is fibre enabled (wi FI) to allow quick and early occupation.

## LEASE TERMS

New leases for a period of 6 years directly from the freeholder with mutual break clauses on 6 months prior written notice at the end of the 3<sup>rd</sup> year and annually thereafter.

The lease to include *fixed* service charge and rent subject to annual increase in line with the retail price index (RPI).

The leases are held outside the renewal and compensation provisions of the landlord & tenant act 1954. Occupational costs such as gas/electricity will be billed directly from suppliers or apportioned.

For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**



## RENT

**£35 per sq ft** per annum exclusive plus annual increase in line with the Retail Price Index (RPI).

## SERVICE CHARGE

Fixed at **£8.50** per sq ft plus annual increase in line with the Retail Price Index (RPI). Building insurance approx £0.70 per sq ft.

## RATES

The Mews is in the London Borough of Hammersmith & Fulham Tel No: 020 8748 3020 and the following information should be verified by direct application to them. Estimates for Year 2023-24 for the office spaces.

RV £28,750 estimated payable 2024-25 **£14,346.25**

Car spaces are rated separately, RV £2,500 per space.

## LEGAL COSTS

Each party pays own legal costs.

## VAT

Charged in addition

## CAR PARKING

On site car parking is available on separate license at £35 per week per space exclusive and occupiers may apply to LB H&F for business car parking permits.

Each car space has an individual business rates assessment.

## INSPECTIONS AND FURTHER INFORMATION

By prior appointment with joint sole agents:



Shaun Wolfe 07900 911135

Jack Realey 07879 228 991



Interior designed finishes and furniture



**See floor plan below and further pictures:**



**Mark Belsham 07973 372 698**

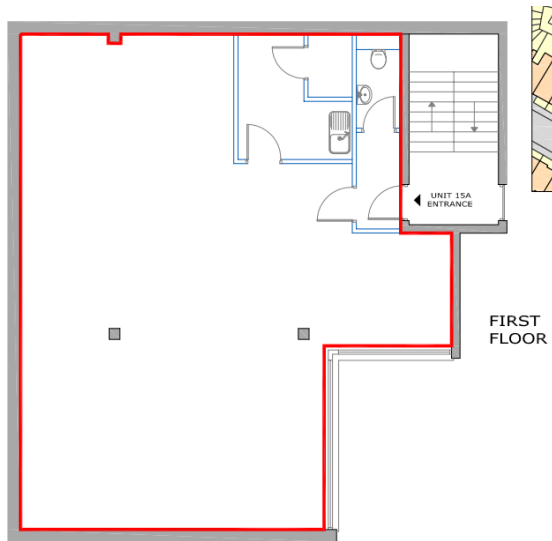
[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

For more information, visit [eddisons.com](https://www.eddisons.com)  
020 3205 0200

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**



Plan showing original layout before new WC, Kitchen and partitions installed



For more information, visit [eddisons.com](https://www.eddisons.com)  
020 3205 0200

**Eddisons**

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.





For more information, visit [eddisons.com](https://eddisons.com)  
020 3205 0200

**Eddisons**

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.