



BERGHEM MEWS BLYTHE ROAD BROOK GREEN LONDON W14 0HN

**Flexible leases
available**

From 560 sq ft

On site Car parking
24 hour security
Mews environment

Key Highlights

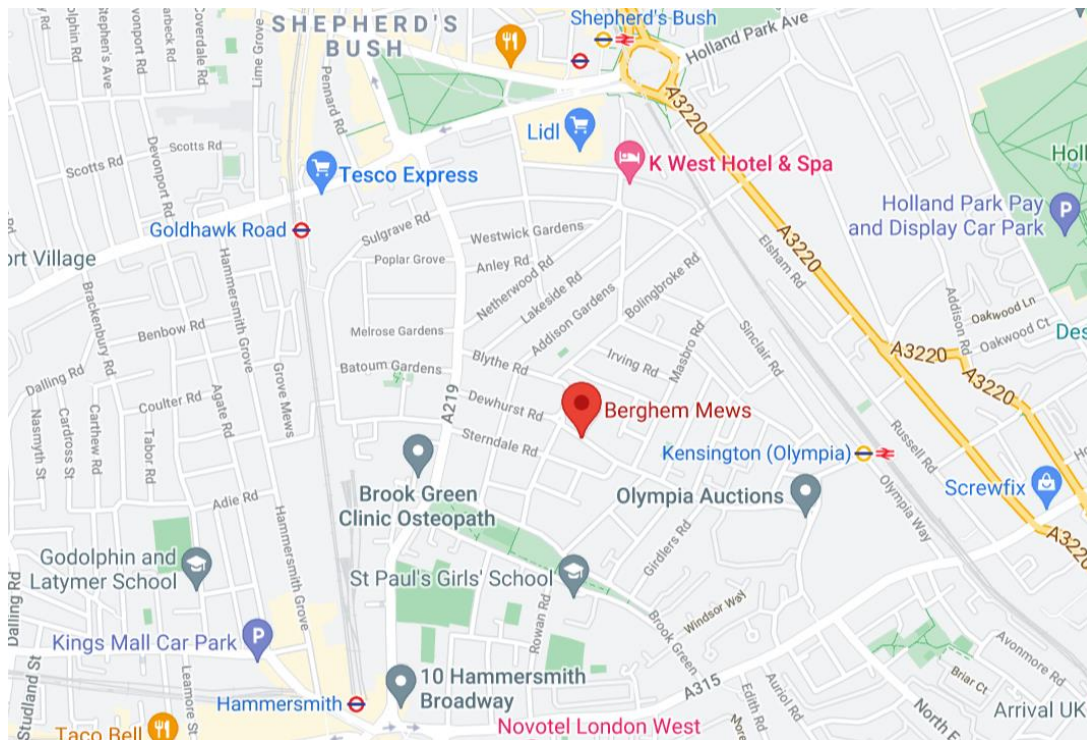
- Excellent location between Kensington, Shepherds Bush and Hammersmith.
- Easy walk to Shepherds Bush (Central), Hammersmith (Piccadilly/District and Olympia (Overland) stations.
- Your own unit.
- Courtyard environment.
- Features include opening windows, independent heating and cooling, LED lighting,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

LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington and just south of Shepherds 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 Shepherds Bush (Central Line and overground) are all within a short walk. Westfield London is within easy walking distance to the north.

For more information visit eddisons.com
T: 020 3205 0200



DESCRIPTION

Bergheim 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.

Occupiers include Deezer, Wildstone, Turner Pocock, Sparks AGI, Network Consulting amongst others.

A 24-hour security system is provided and many of the units are self-contained.



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Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

SCHEME AMENITIES

Air conditioning and/or heating
24-hour security
Laminate wood floors
Excellent natural light
Metal perimeter trunking inc power+cables
Furniture options

LED lighting
CAT 6 cables installed
On site bicycle parking
Kitchenette(s)
Courtyard environment
Shower

Open reach fibre serves the scheme and units have connection to an Estate Fibre/Wi Fi facility for quick access and connectivity.

On site car parking by separate arrangement.

AVAILABILITY

Unit 17 Approx 4,540 sq ft

A self-contained building at the front of the scheme. Private Courtyard, Fitted with partitions, kitchen and furniture for quick occupation. AC , Data cabling & parking

Full details available.



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Unit 13 Approx 3,580 sq ft

A unit on 1st and 2nd floors reinstated to open plan.

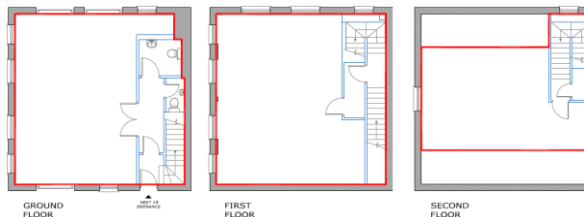
Great lights, laminate wood floors, Cooling, Cables, Kitchen ready to occupy.

Full details available



Unit 19 Approx. 1,436 sq ft Under Offer

Self-contained building on 3 floors, ground, 1st & 2nd. Fully refurbished with new Kitchen, WC's, Flooring, and decorations and fully furnished.



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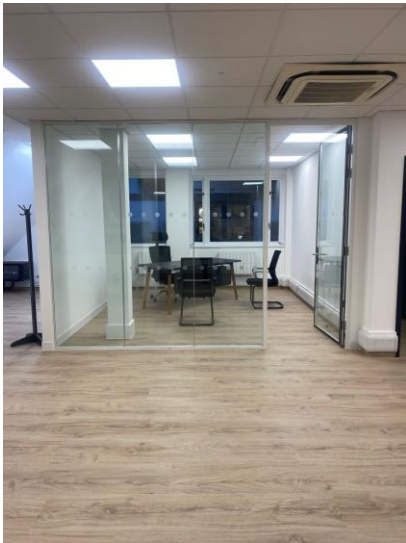
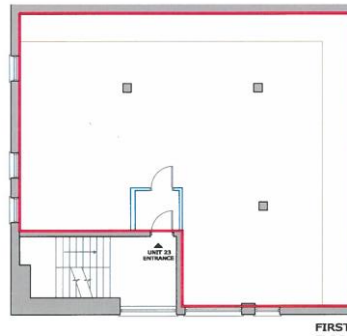
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Unit 23b Approx. 1,135 sq ft

First floor, open plan with a single office, kitchenette. Character sloping ceiling, suspended ceiling, wood laminate floor, Cat 5 fitted.

*Ready to move in
Can be furnished.
Estate fibre/WiFi available*

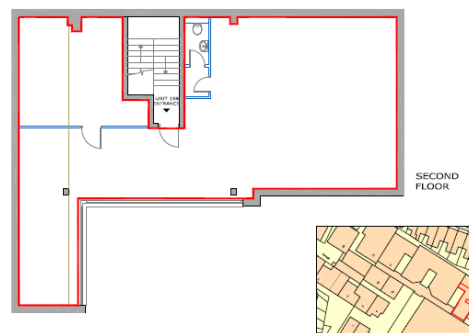


Unit 15 b Approx. 1,027 sq ft

2nd floor self-contained.

*Fully refurbished with new WC,
Kitchen, wood laminate floors, LED
lights etc. Excellent natural light.*

*Reception
1 meeting room
Break out area and table
10 desks
Fibre/Estate WiFi available*



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Unit 15a Approx. 1,065 sq ft

1st floor self-contained with new kitchen, private WC, meeting room and open plan area.

Ready to move in

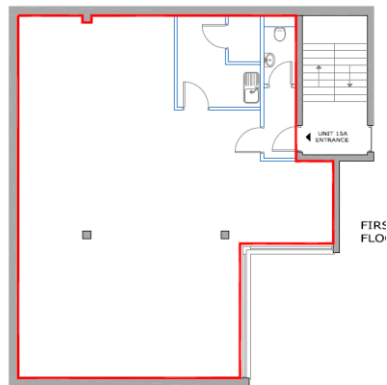
Meeting room

8 desks

Break out area

Kitchen with breakfast bar

Fibre/Estate Wi Fi available



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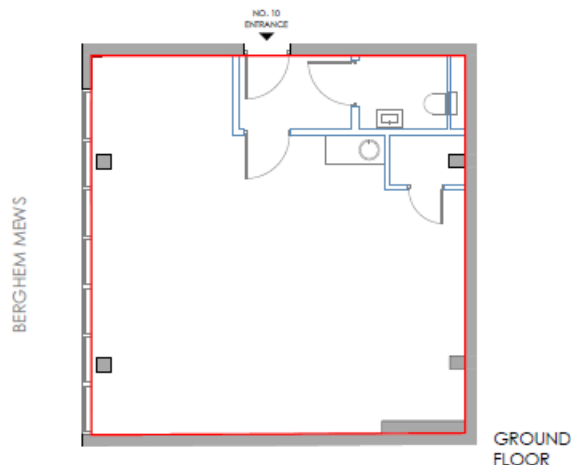
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Unit 10 Approx 560 sq ft

A ground floor unit in open plan with a private office and Kitchen. Adjacent to WC & Shower.

Newly refurbished LED lights, wood laminate floor, perimeter trunking.

May suit leisure Gym/Yoga/Pilates use



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 3rd 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.

COSTS

Rent £35 per sq ft per annum exclusive.
Service £9.50 per sq ft per annum.
Building Insurance £1.00 per sq ft per annum, estimate.
Business rates are paid direct to the local authority

BUSINESS 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.

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

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| Unit | Area Sq Ft | New RV from 04/2023 | Estimated payable from 04/24-04/25 |
|------|------------|---------------------|------------------------------------|
| 10 | 560 | £15,250 | £7,610 |
| 15a | 1,065 | £28,750 | £14,347 |
| 15b | 1,027 | £26,500 | £13,224 |
| 19 | 1,436 | £38,750 | £19,336.25 |
| 23b | 1,135 | £25,750 | £12,849.25 |
| 13 | 3,580 | £102,000 | £52,224 |
| 17 | 4,540 | £133,000 | £68,096 |

CAR PARKING

On site car parking is available on separate licenses 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 RV assessment of £2,500 per space.

AVAILABILITY

The suites are immediately available.

INSPECTIONS AND FURTHER INFORMATION *Regulated by RICS*

By prior appointment with joint sole agents:



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