

TO LET 4,540 sq ft

Self-contained Mews office with on-site parking & 24-hour security

17 BERGHEM MEWS

Blythe Road, Brook Green

London W14 0HN



LOCATION

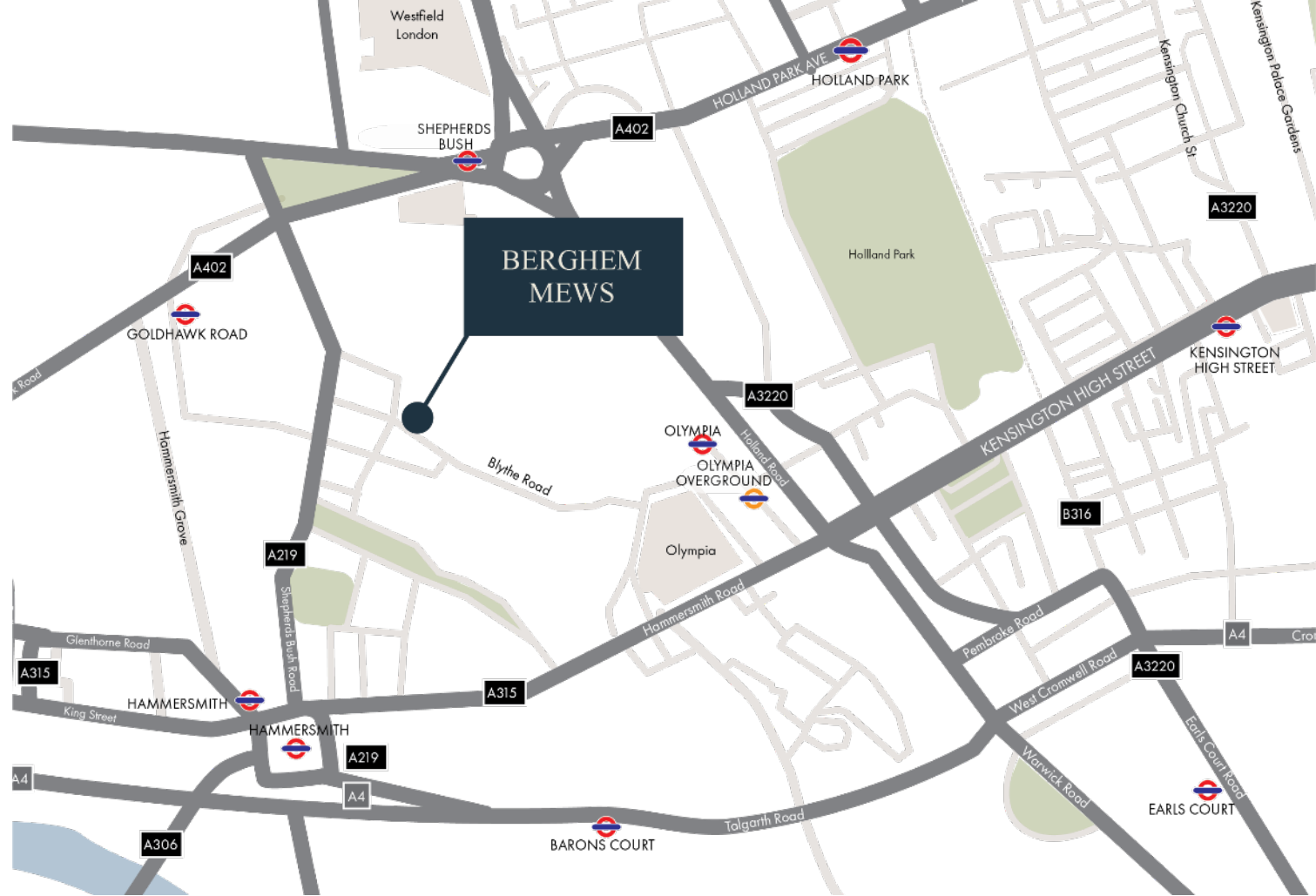
Berghem Mews is located off Brook Green between Hammersmith and Kensington. The development is on Blythe Road opposite the junction with Augustine Road with many local shops, cafés, and restaurants close by.

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.

JOURNEY TIMES

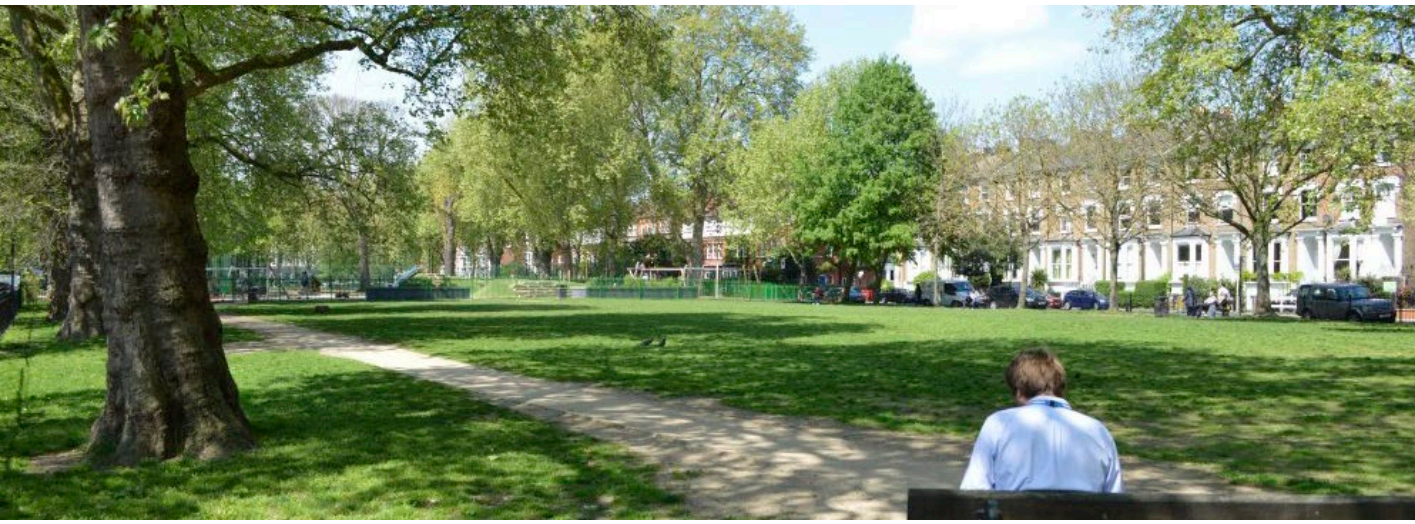
Shepherds Bush Market	7 mins
Turnham Green.....	14 mins
Earls Court.....	14 mins
Paddington	24 mins
Victoria	24 mins
Richmond.....	27 mins
Kings Cross.....	35 mins
Heathrow Terminals 1-3	33 mins

Times taken using citymapper.com including walk time to Hammersmith Station



Brook Green (below)

Hammersmith station and surrounds



THE MEWS

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 designers, IT companies, software companies, sports business, film companies and fund managers.

A 24-hour security system is provided.



The Mews Development

Open reach fibre serves the scheme for immediate connectivity.

The units have been improved and the entrance halls upgraded to provide highly specified units with contemporary WC facilities, kitchenettes, air conditioning, LED lights and metal perimeter trunking. Floor coverings are porcelain wood effect tiles in the entrances and wood effect vinyl in the offices.

AMENITIES

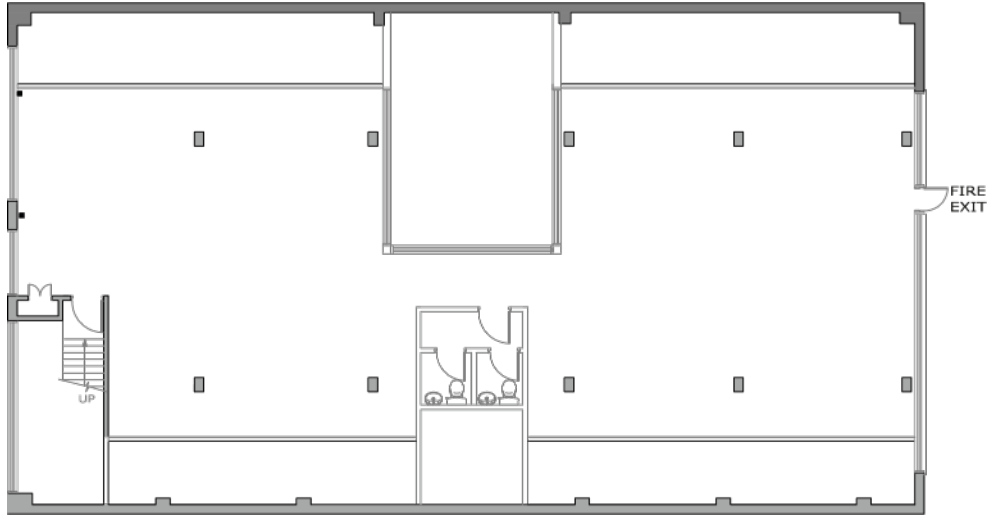
- Air conditioning/heating
- Metal perimeter trunking
- Wood laminate floor coverings
- Excellent natural light
- Bike parking
- LED suspended lighting
- Bicycle parking
- Kitchen/kitchenette
- On site car parking
- Plug & play fibre internet
- Courtyard environment
- 24-hour security
- Cat 5 / 6 cabling
- Communal shower facilities

UNIT 17



ACCOMMODATION

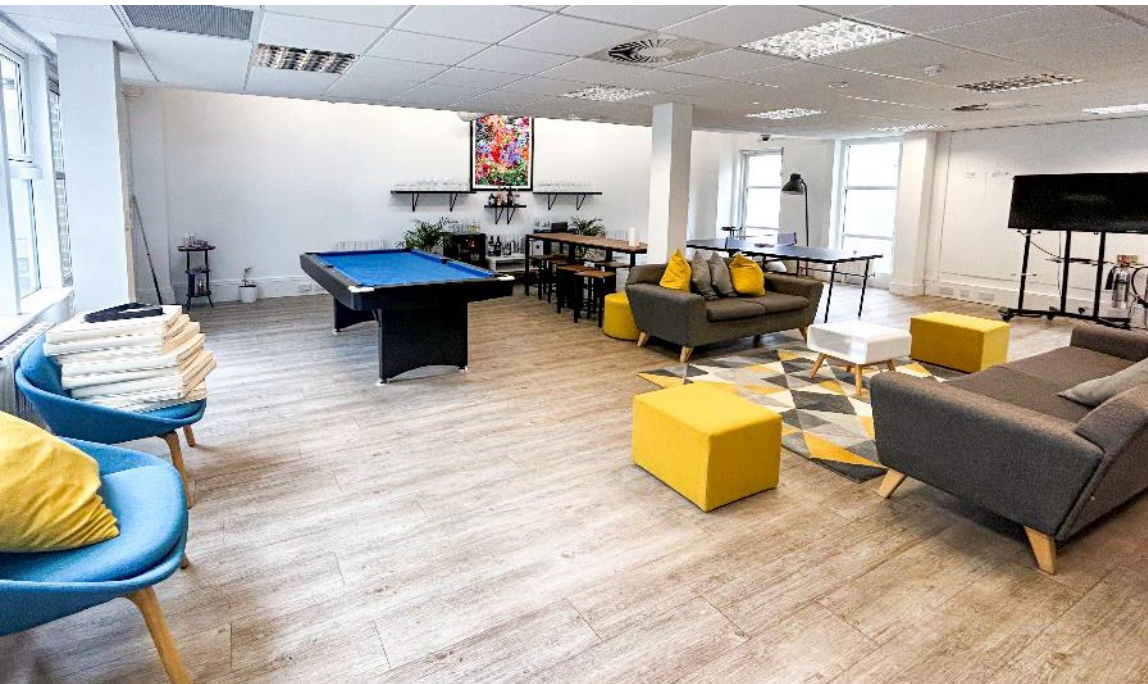
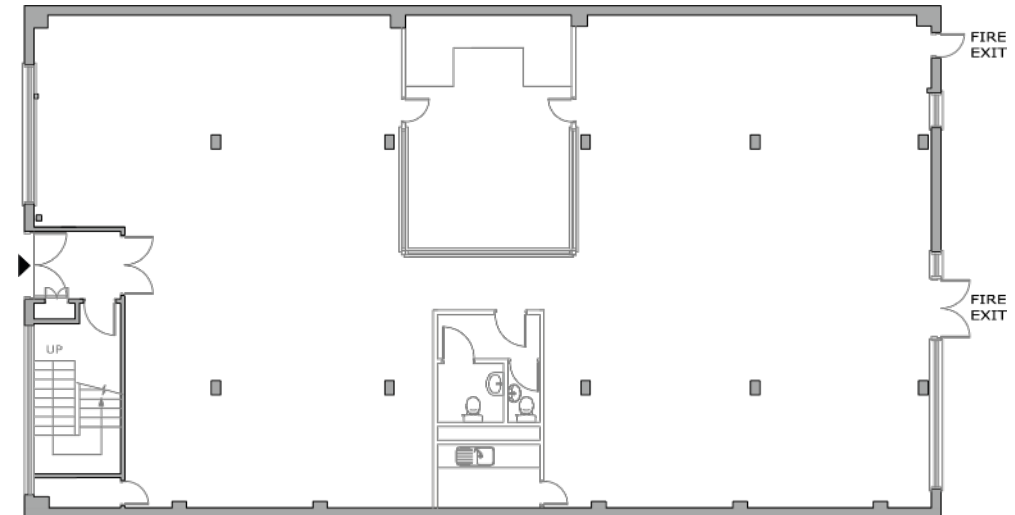
Floor	Description	Area sq ft	Area sq m
first	Open plan office, partitioned office, kitchen WC's	1,820	169.08
ground	Open plan office, meeting room & WC	2,730	253.62
Total	Ground, rear patio, kitchenette	4,550	422.70



1st floor



Ground floor



Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure July 2023



THE DETAILS

RENT

£35 per sq ft.

SERVICE CHARGE

£8.50 per sq ft

RATES

£14.97 per sq ft approximately
2023/24 (£68,096 pa) to be
confirmed with local authority.

EPC

On application.

ACCOMMODATION

4,550 sq ft, see accommodation table.

CAR PARKING

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

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.

Unit 17 1st floor

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