

TO LET 4,540 sq ft

Charming Self-Contained Mews  
Fully Fitted to a High Standard 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

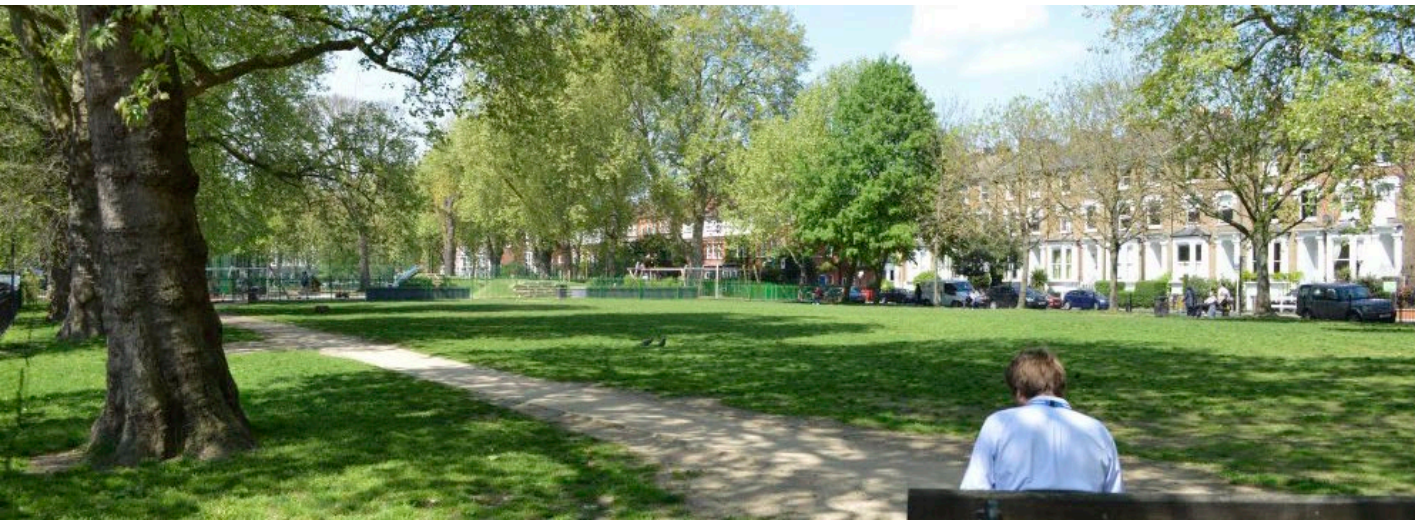
Shepherds Bush Market .....	7 mins
Turnham Green.....	14 mins
Earls Court.....	14 mins
Paddington .....	24 mins
Victoria .....	24 mins
Richmond.....	27 mins
Kings Cross.....	35 mins
Heathrow Terminals 1-3 .....	33 mins

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



Brook Green (below)

Hammersmith station and surrounds



## THE MEWS

Berghem Mews invites you to experience the epitome of office luxury. Nestled around a charming central courtyard, our 24 unique office and studio suites offer the perfect blend of charm and functionality.

We prioritize style, flexibility and speed: Our newly refurbished units are equipped with lightning-fast Plug&Play Fiber Optics, Designer Furniture as well as flexible contracts tailored to your needs.- all ready for next day operations.

Units to cater all sizes from 560 sq ft to 8,000sq ft, both fitted and unfitted.

A large **underground parking**, 24h security as well as on-site shower facilities!

Whether you seek sophistication or customization, Berghem Mews is your canvas for success. Join us in redefining your workspace today!



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
- Self-contained building
- Metal perimeter trunking
- Wood laminate floor coverings
- Lots of light
- Bike parking
- Previously occupied by leading technology company
- LED suspended lighting
- Wonderful open space office
- Bicycle parking
- Kitchen/kitchenette
- On site car parking
- Plug & play fibre internet
- Courtyard environment
- Secure environment
- 24-hour security
- Cat 5 / 6 cabling
- Communal shower facilities
- Fully fitted office & meeting rooms

## UNIT 17

### A CHARMING SELF-CONTAINED MEWS BUILDING

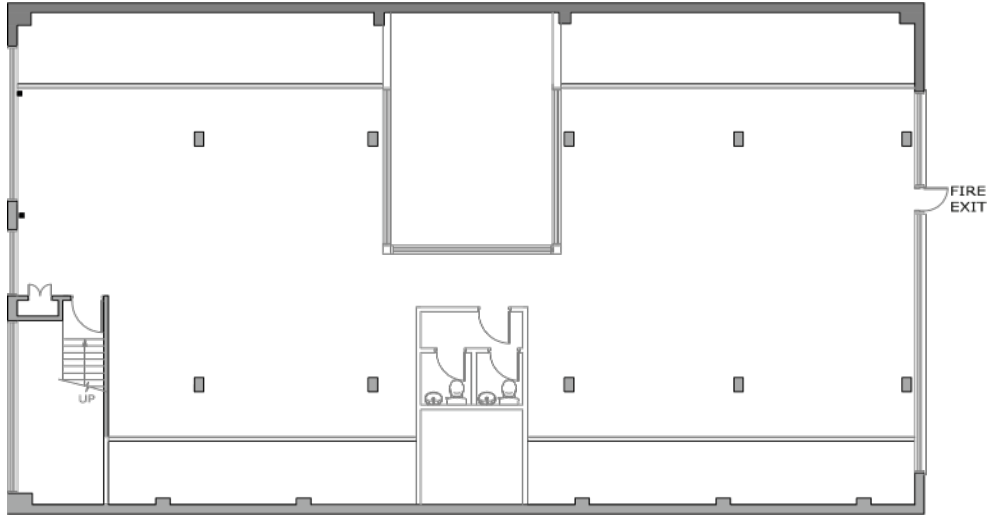
**17 Bergham Mews** is a wonderful open plan office space with lots of light and includes fitted meeting rooms. Benefitting from stylish fit out as well as **Plug&Play** Fiber Optics.

*This stylish unit is ready for immediate occupation.*



# ACCOMMODATION

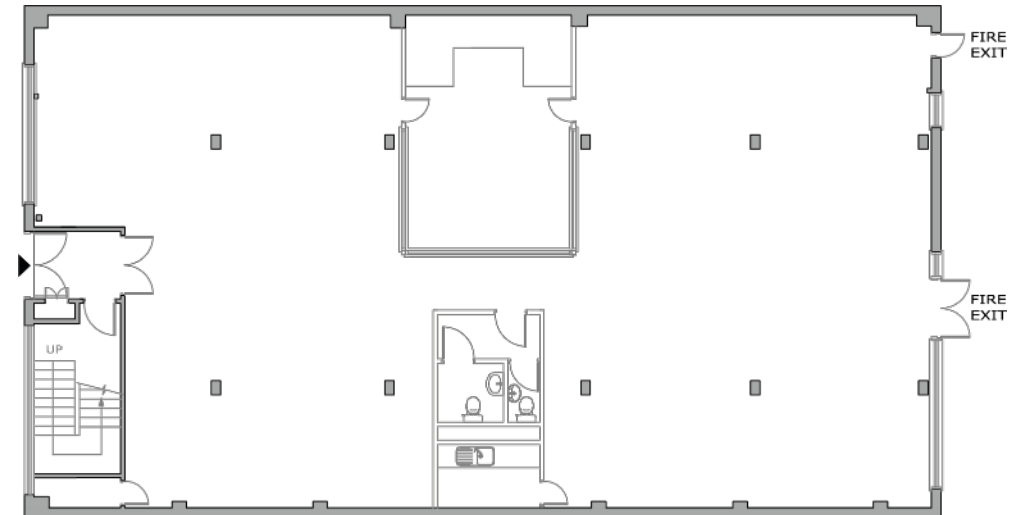
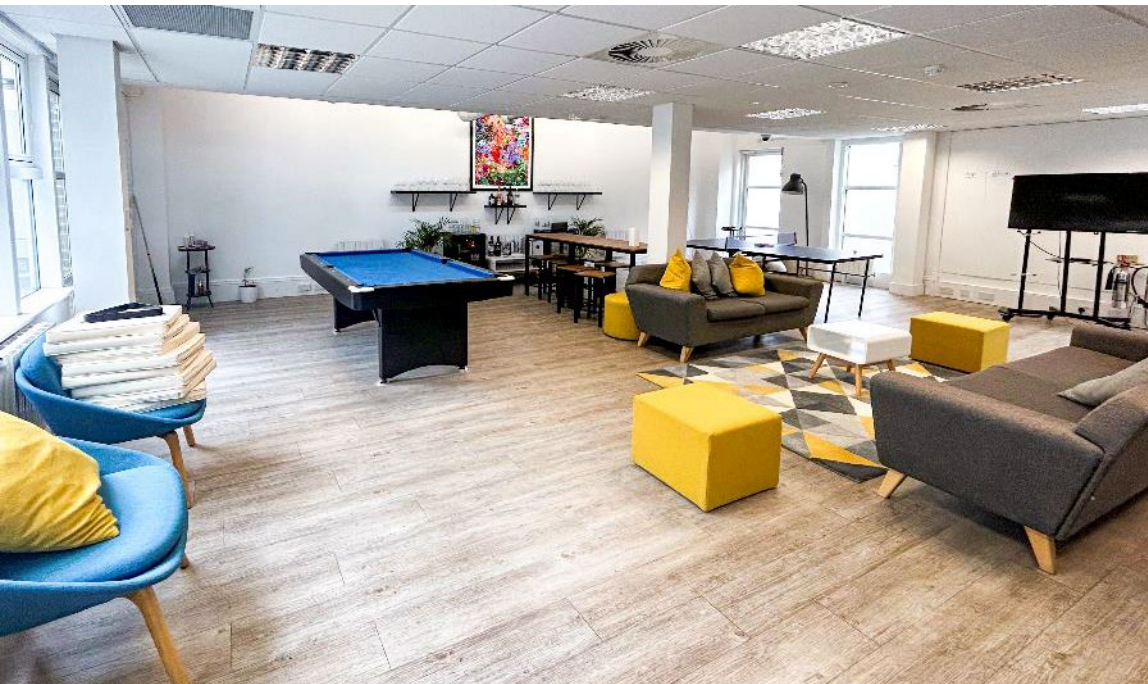
Floor	Description	Area sq ft	Area sq m
first	Open plan office, partitioned office, kitchen WC's	1,820	169.08
ground	Open plan office, meeting room & WC	2,730	253.62
Total	Ground, rear patio, kitchenette	4,550	422.70



1<sup>st</sup> 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 Oct 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 1<sup>st</sup> floor

## CONTACT

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