

**SUITE I, 6TH FLOOR  
BERKELEY SQUARE HOUSE  
BERKELEY SQUARE  
LONDON W1J 6BS**



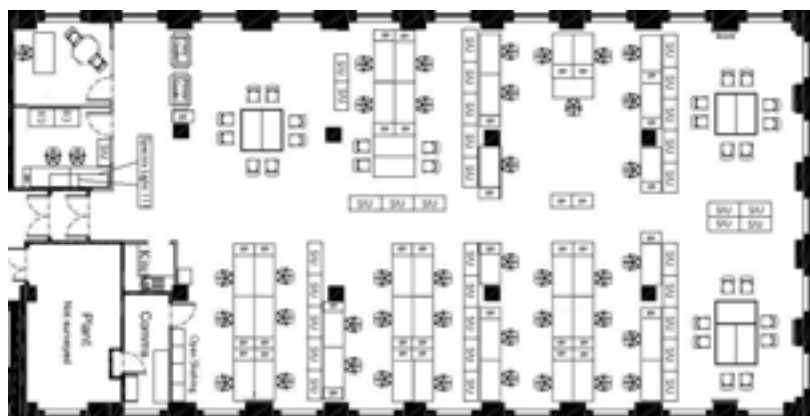
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**OFFICE TO LET  
4,596 SQ FT  
(426.9 SQ M)**



# Office to Let



## OFFICE

SUITE I  
6TH FLOOR  
BERKELEY SQUARE HOUSE  
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LONDON  
W1J 6BS

### LOCATION

Berkeley Square House is undoubtedly one of London's most prestigious office addresses. Located in the heart of Mayfair, Berkeley Square offers immediate access to London's finest hotels, world class shopping facilities and private clubs. Transport facilities in the immediate area are unrivalled with Bond Street, Green Park and Oxford Circus underground stations in close proximity. Major bus services are located on Piccadilly and Oxford Street.

### DESCRIPTION

Berkeley Square House is distinguished as one of the premier multi-occupied buildings in Mayfair. The building provides over 350,000 sq ft of office accommodation accessed via a stunning double height manned reception with the added benefit of a further manned reception on Bruton Street.

The suite provides good quality, open plan fitted office accommodation benefiting from natural light on three sides. The suite was refurbished in 2005 and offers VAV air conditioning, suspended ceilings, recessed lighting and, perimeter trunking. The suite includes a small kitchen, comms room and 2 office/meeting rooms. Access is via either the main reception or the Bruton Street lifts which are immediately adjacent to the suite.

### FLOOR AREA

FLOOR	SQ FT	SQ M
Suite I, 6th Floor	4,596	426.9

Cushman & Wakefield have not tested any of the services or equipment within the property. Lessee's may wish to make their own investigations.

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. Details available from [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

Copies of the Code may be obtained from the Royal Institution of Chartered Surveyors, telephone 020 7334 3806 or from the website at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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### TERMS

The suite is available on flexible terms on either a traditional sub-lease or an inclusive package through until November 2011.

### RENT

£52.50 per sq ft per annum exclusive

### ESTIMATED RATES

£16.50 per sq ft

### ESTIMATED SERVICE CHARGE

£13.50 per sq ft

### VIEWING

Strictly by appointment only

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