

**FULLY FITTED
PLUG AND PLAY
MAYFAIR OFFICE
FLOOR TO LET**

1260 sq ft approx



9 BERKELEY STREET, LONDON W1

Location

The building is located on the East Side of Berkeley Street, next to the Mayfair Holiday Inn and close to its junction with Piccadilly. Green Park underground station is within a two minute walk away.

Accommodation

Comprises a **third floor** office suite of approximately **1260 sq ft**, which is accessed via an attractive entrance hall with a uniformed Commissionaire.

The floor was originally open plan but now benefits from a high quality fit out comprising a large open plan area, a boardroom/office and three further offices and a store room.

NB: All existing furniture, equipment and telephone system can be made available by separate negotiation, therefore offering a plug and play situation.

Amenities

- Air conditioning
- Commissionaire
- Perimeter trunking
- Wood flooring
- Passenger lift
- Video entry phone
- Private WC facilities
- Kitchenette

Lease

An assignment of a lease for a term to expire in June 2011. The lease is contracted outside The Security of Tenure and Compensation Provisions of The Landlord and Tenant Act 1954

Alternatively, I understand that a new lease can be made available for a term by arrangement.

Rent

The passing rent on this floor is **£60,480** per annum exclusive, i.e. £48 per sq ft per annum exclusive

Viewing

Strictly by appointment through sole letting agent

Andrew Rosen

January 2009

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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