



**BERGHEM MEWS
BLYTHE ROAD
BROOK GREEN
LONDON W14 0HN**

**Flexible leases
available**

From 550 sq ft

**On site Car parking
24 hour security
Mews environment**

Key Highlights

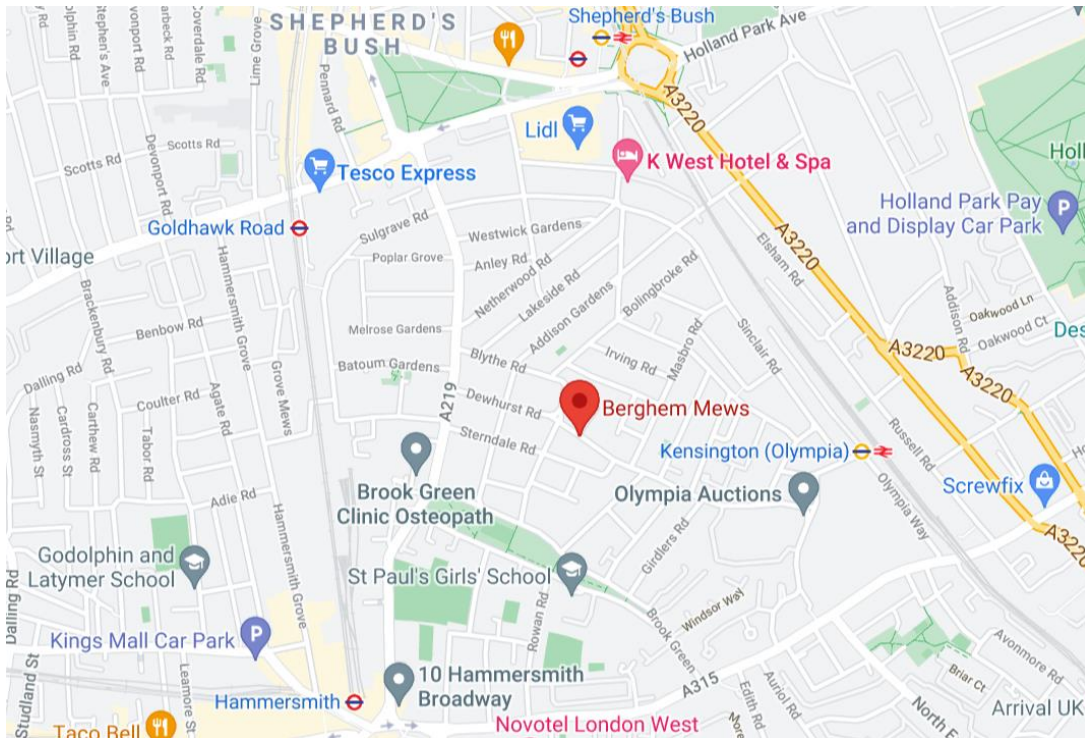
- Excellent location between Kensington, Shepherds Bush and Hammersmith.
- Easy walk to Shepherds Bush (Central), Hammersmith (Piccadilly/District and Olympia (Overland) stations.
- Your own unit.
- Courtyard environment.
- Features include opening windows, independent heating and cooling, LED lighting,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

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. Architects have moved into 2,000 sq ft in January.

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



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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



Unit 11 approx. 1,200 sq ft private facilities, kitchen and cables ready to move in.

SCHEME AMENITIES

Air conditioning and/or heating
 24-hour security
 Laminate wood floors or carpets
 Excellent natural light
 Metal perimeter trunking inc power
Open reach fibre serves the scheme.
 On site car parking by separate arrangement.

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

AVAILABILITY

Unit 23 a+b Approx. 2,166 sq ft

Ground and first floor suites. The ground is newly refurbished to open plan with new cooling, cat 6 cables, kitchenette, LED lights and wood laminate floor.

The 1st floor is mostly open plan with a private office, kitchenette, carpets, suspended ceilings with inset LED lights



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Unit 3 Approx. 1,795 sq ft

Self-contained building on 3 floors with small rear patio. Undergoing refurbishment with new plaster ceiling and suspended LED lights, floor coverings, kitchen, power and data cables.

Cooling by arrangement



Unit 23 b Approx. 1,134 sq ft

1st floor mainly to open plan, private office, Kitchenette, cooling, cat 6 cables, carpets and suspended ceilings with LED lights. Furniture by arrangement.

Unit 11 Approx. 1,203 sq ft

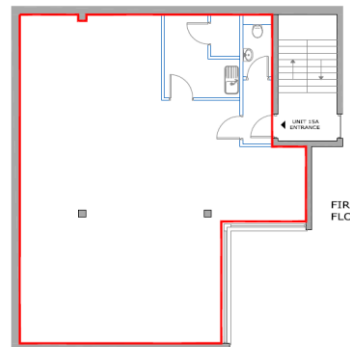
Fully refurbished self-contained unit on the first floor.

New cooling, plaster ceiling with suspended LED lights, kitchen, 2 WC cubicles, wood laminate floors, metal trunking with power and data.



Unit 15 a Approx. 1,065 sq ft

1st floor self-contained mainly to open plan, private office, meeting room, coms/storeroom, Kitchenette, cooling, cat 6 cables, carpets and LED lights.



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Unit 23a Approx. 1,032 sq ft

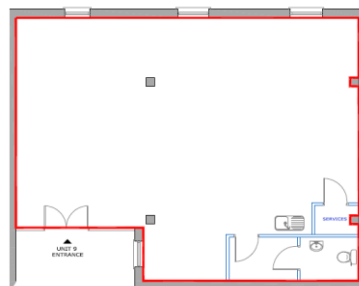
Fully refurbished unit on the ground floor with own entrance if required.

New cooling, LED lights, kitchen, wood laminate floors, metal trunking with power and data.



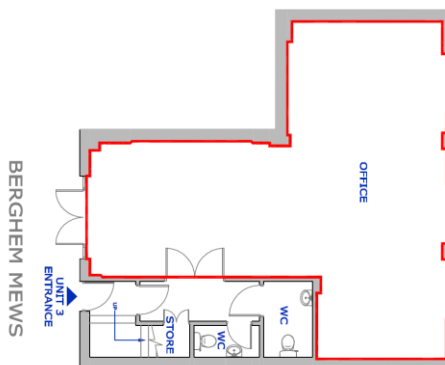
Unit 9 Approx. 980 sq ft

Ground floor open plan with own entrance and access to rear garden/patio area. Kitchenette, cooling, wood laminate floor, suspended ceiling with inset lights.



Unit 3a Approx. 730 sq ft

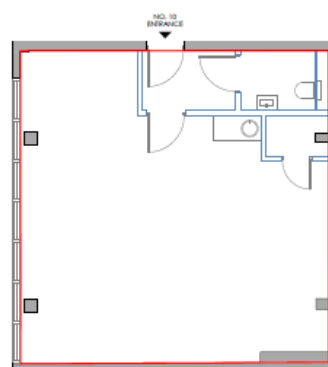
Ground floor with private entrance if required. Open plan with suspended ceiling and inset LED lights, perimeter trunking with small power and Cat 6 cables. Small kitchenette.



Unit 10 Approx. 553 sq ft

Refurbished to provide a unit with new Kitchen, wood laminate floor, plastered ceiling and suspended LED lights, metal trunking with power and data.

Cooling by arrangement.

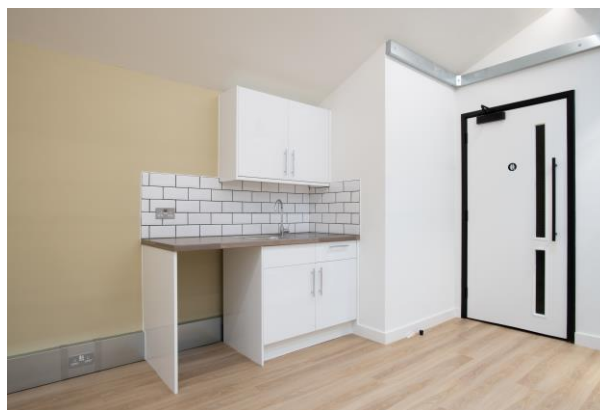


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NEW KITCHENS
NEW WC'S
CAT 6 CABLED
SMALL POWER INSTALLED
GALVANISED PERIMETER TRUNKING
LED SUSPENDED LIGHTING
WOOD EFFECT VINYL FLOORS

REFURBISHED ENTRANCE HALLS

ENERGY PERFORMANCE CERTIFICATE

On application

TERMS

New short form 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.

BUSINESS RATES

The Mews is located in the London Borough of Hammersmith & Fulham Tel No: 020 8748 3020 and the following information should be verified by direct application to them. The following figures do not include any Crossrail supplement. Estimates for Year 2021-22

Unit	Area Sq Ft	RV	Estimated payable to 04/22
1	1,290	£29,750	£14,845.25
3a	730	£16,000	£7,984

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3b	1,065	18,000	£12,475
3c		7,000	Inc above
9	980	£18,250	£9,106.75
10	553	£12,750	£ 6,362.25
11	1,203	£23,750	£11,851.25
23a	1,032	£22,750	£11,352.25
23b	1,134	£21,750	£10,853.25

COSTS

Rent £35 per sq ft per annum exclusive.
Service £8.50 per sq ft per annum.
Building Insurance £0.65 per sq ft per annum, estimate.
Business rates direct to the local authority

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.

AVAILABILITY

The suites are immediately available, subject to legal formalities

INSPECTIONS AND FURTHER INFORMATION *Regulated by RICS*

By prior appointment with joint sole agents:



Tim Wilkinson
07973 302 814
tim.wilkinson@eddisons.com

Mark Belsham
07973 372 698
mark.belsham@eddisons.com



Neville Forest
07770 477 166

For more information visit eddisons.com
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