



Fitted Air-Conditioned Offices To Let
Rent £38.50 psf pax.

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

Unit 13

3,580 sq ft

On site Car parking
24 hour security
Mews environment



Unit 13 first floor prior to current fit out

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 Shepherd's 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.

A 24-hour security system is provided.

SCHEME AMENITIES

Air conditioning/heating
24-hour security
Wood laminate floor coverings
Excellent natural light
Metal perimeter trunking
Lift to unit 13

LED lighting
Bicycle parking
Kitchen
Courtyard environment
On site car parking

Open reach fibre serves the scheme.

REFURBISHMENT PROGRAM

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.

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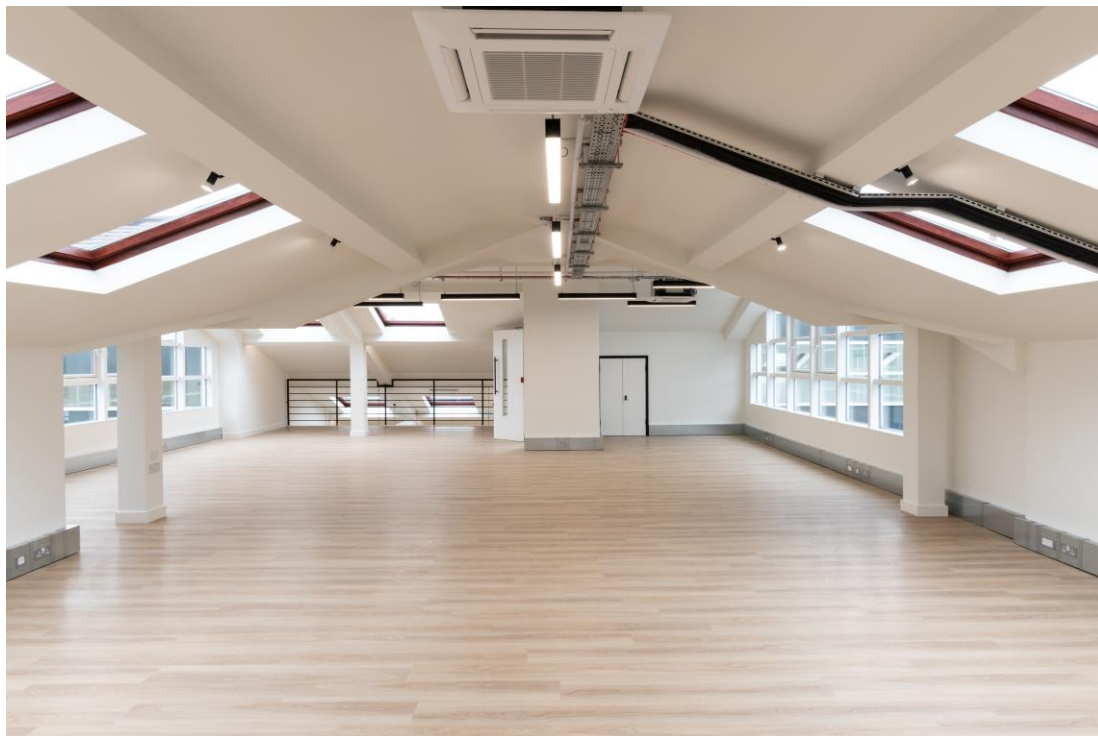
Eddisons

Subject to contract and exclusive of VAT if applicable

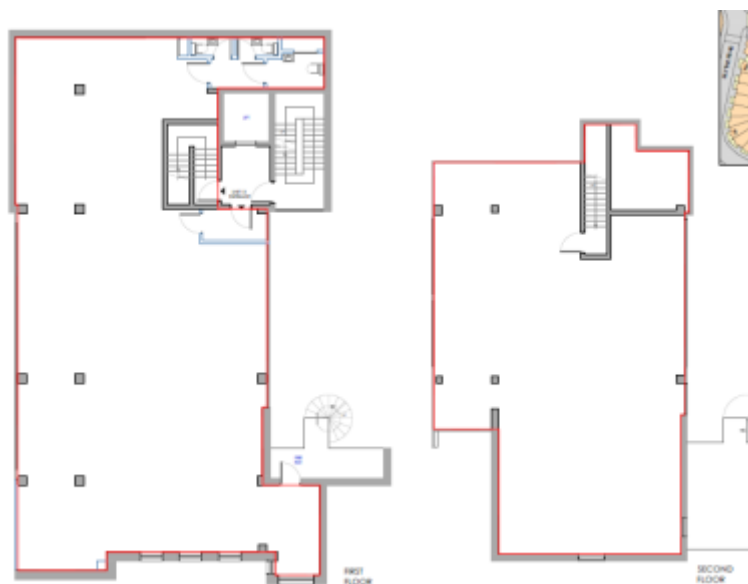
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The office was in open plan on the first floor with the second floor and has subsequently been divided into private offices and meeting rooms. These alterations can remain or the premises reinstated to open plan. The unit has excellent natural light and private WC facilities

Second floor approx. 1,388 sq ft
First floor approx. 2,192 sq ft
Total approx. 3,580 sq ft



Second floor before partitioning into offices and meeting rooms.

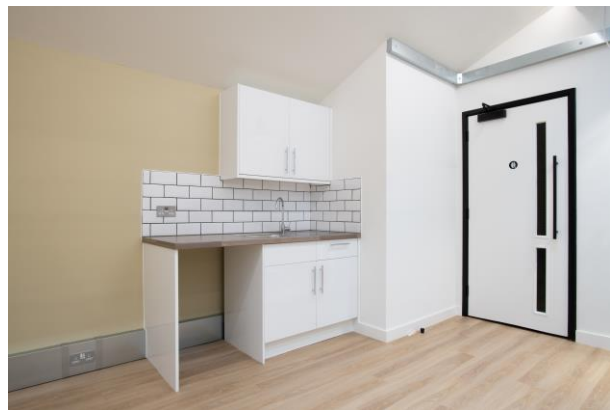


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KITCHEN
PRIVATE WC'S
CAT 6 CABLED
SMALL POWER INSTALLED
GALVANISED PERIMETER TRUNKING
LED SUSPENDED LIGHTING
WOOD EFFECT VINYL FLOORS

NEW ENTRANCE HALLS

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ENERGY PERFORMANCE CERTIFICATE

Unit 13 C 61

TERMS

New flexible fully repairing and insuring lease by way of service charge for a period by arrangement directly from the freeholder.

Rent £38.50 per sq ft per annum exclusive.

ESTATE SERVICE CHARGE AND INSURANCE

Service charge fixed at £8.50 psf plus annual increase in line with the retail price index.
Building insurance approx. £0.65 psf

Occupational costs such as gas/electricity will be billed directly.

BUSINESS RATES

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

RV £85,000

Estimated payable £43,520 (£12.16 psf)

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.

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

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