

STATE OF THE ART
FULLY FURNISHED OFFICES

4TH & 5TH FLOOR

BERWICK STREET

RIB

ROBERT IRVING BURNS

DESCRIPTION

Berwick Works is situated in the heart of London's fashionable Soho district, along the renowned Berwick Street, home to a vibrant mix of creative occupiers, cafés, and independent retailers.

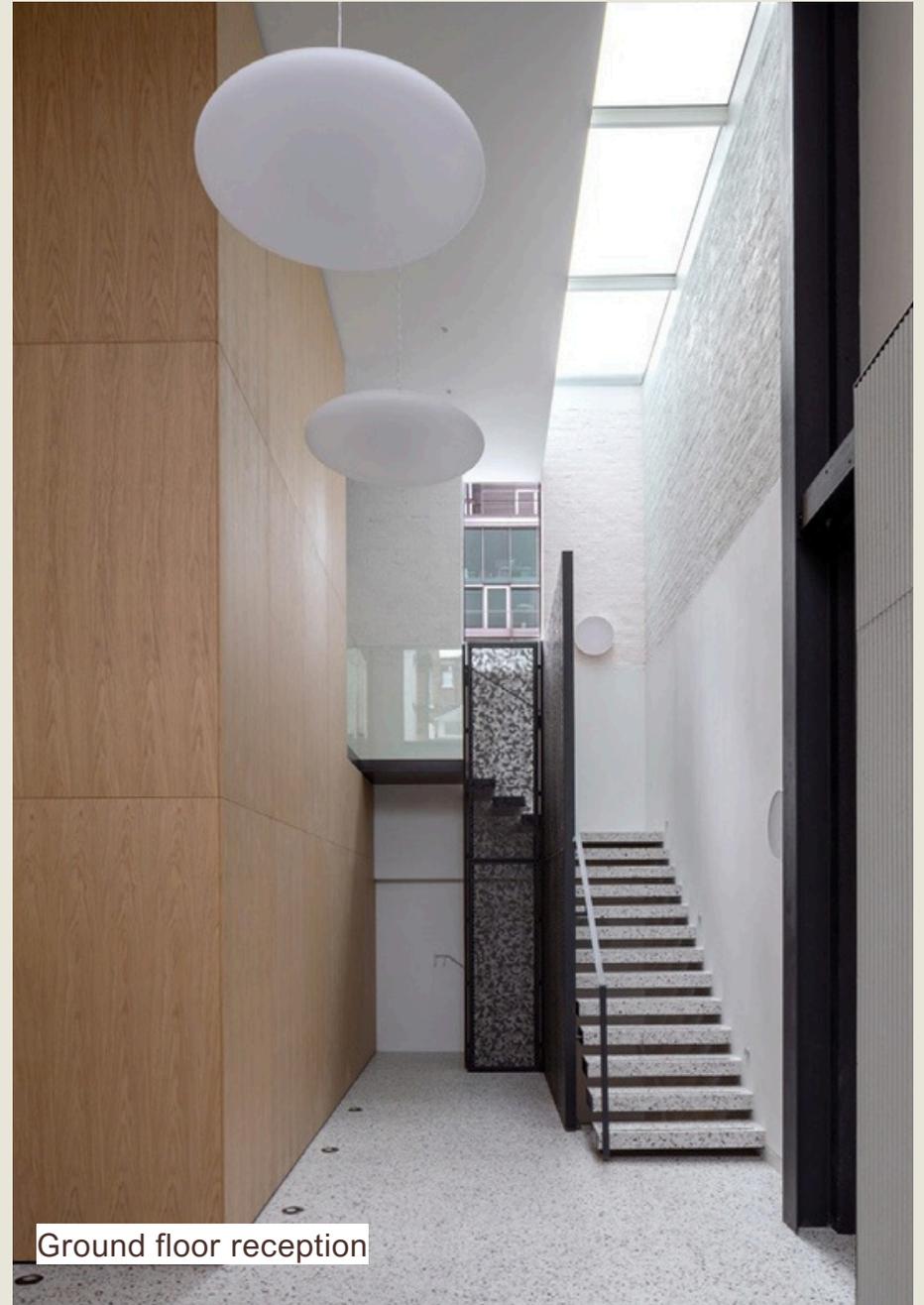
The available accommodation is arranged across the 4th and 5th floors, offering a fully fitted and furnished office connected via an internal staircase. The architecturally designed space, refurbished in 2020, delivers a seamless blend of contemporary design and characterful detail, creating an inspiring working environment from arrival to rooftop.

The building features an impressive double-height terrazzo-laid reception, setting a striking tone for visitors and occupiers alike. The 5th floor enjoys panoramic views across Soho, complemented by a private roof terrace and a generous boardroom—ideal for entertaining clients or hosting meetings.

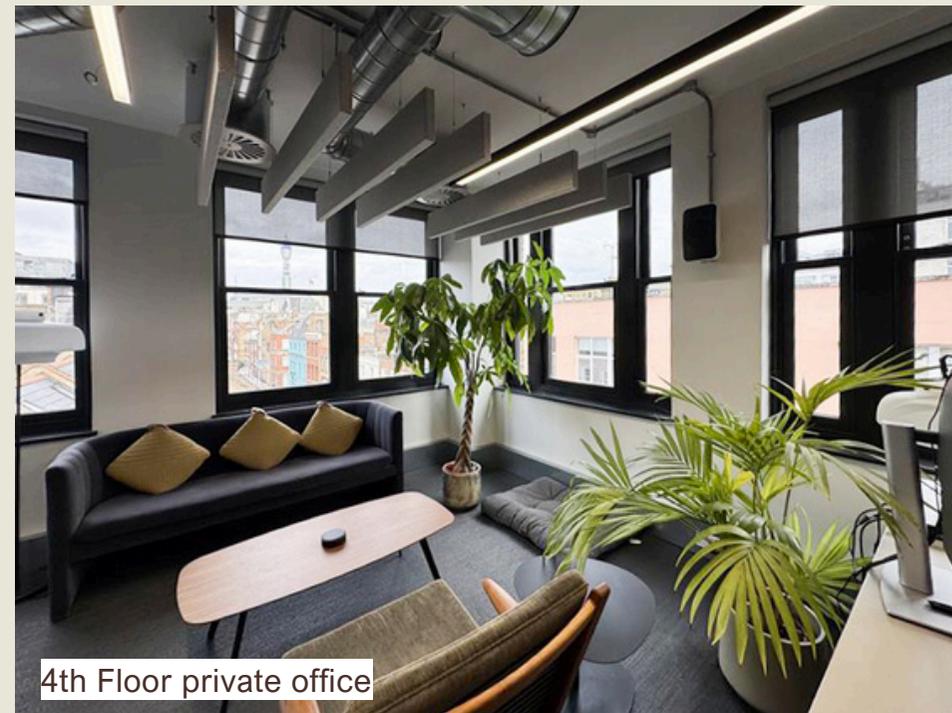




Ground floor entrance



Ground floor reception



4th Floor private office



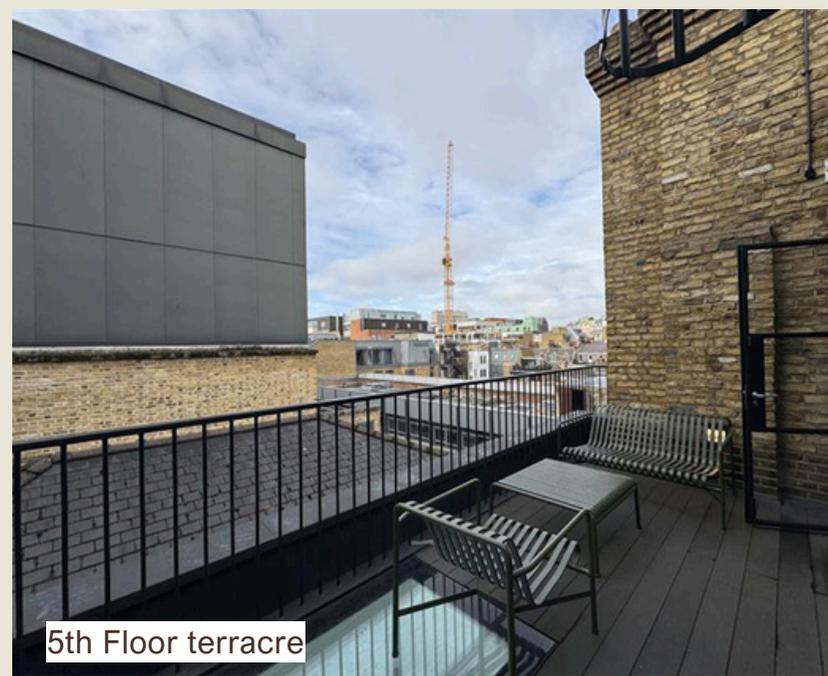
4th Floor private office



5th Floor Kitchen



5th Floor Boardroom



5th Floor terrace

LOCATION

Occupiers

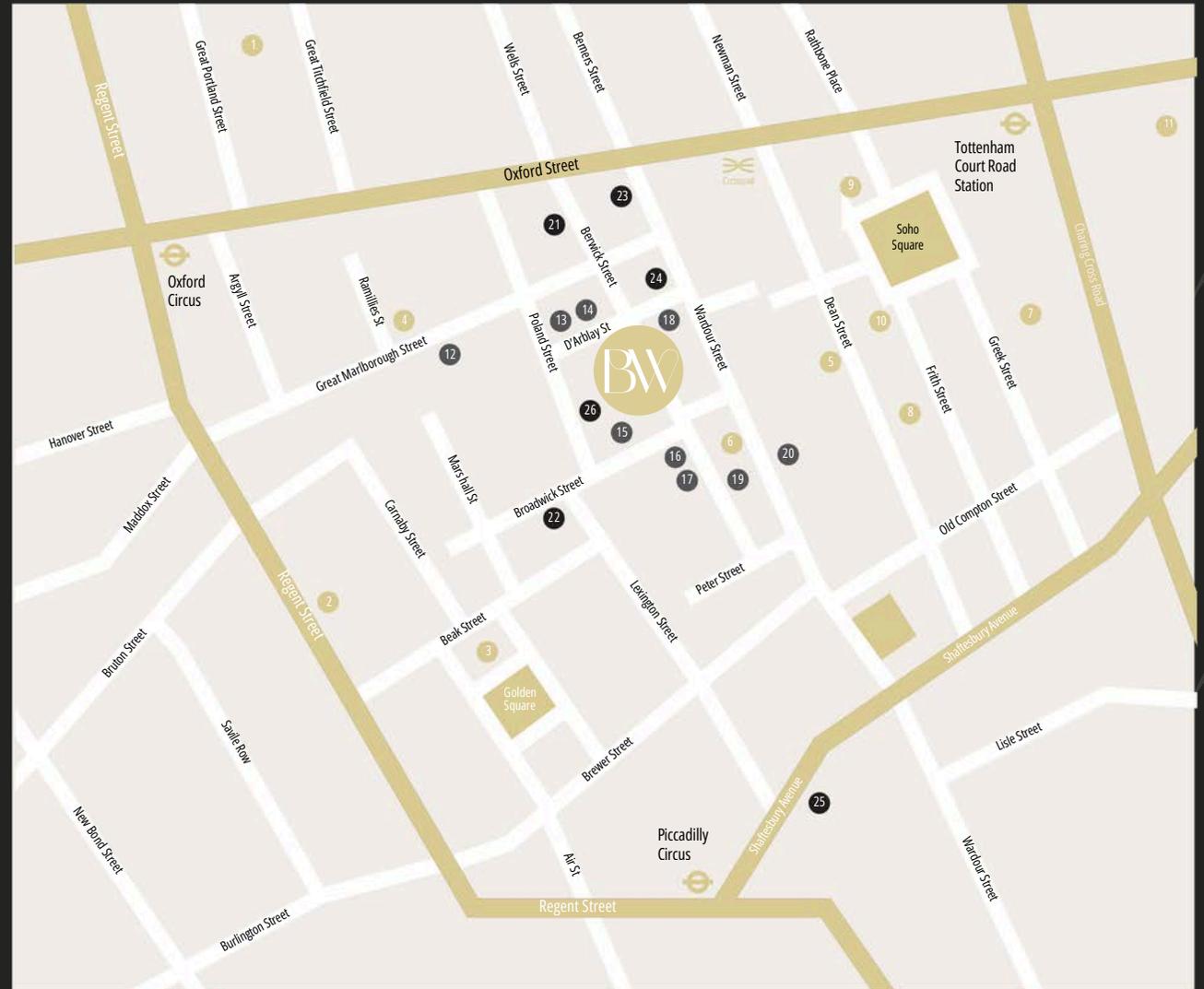
1. BBC
2. BBH
3. M&C Saatchi
4. Sony
5. Blink Productions
6. Moving Picture Company
7. Warner Brothers
8. Tapestry
9. Dolby
10. 20th Century Fox
11. Google

Food

12. Ping Pong Soho
13. Bodean's BBQ
14. Blanchette
15. The Ivy Soho
16. Yauatcha
17. Duck & Rice
18. The Breakfast Club
19. Polpetto
20. Busaba

Drinks

21. Ember Yard
22. The John Snow Pub
23. Dirty Harry's
24. The George
25. The Blue Posts
26. Barrio



AMENITIES

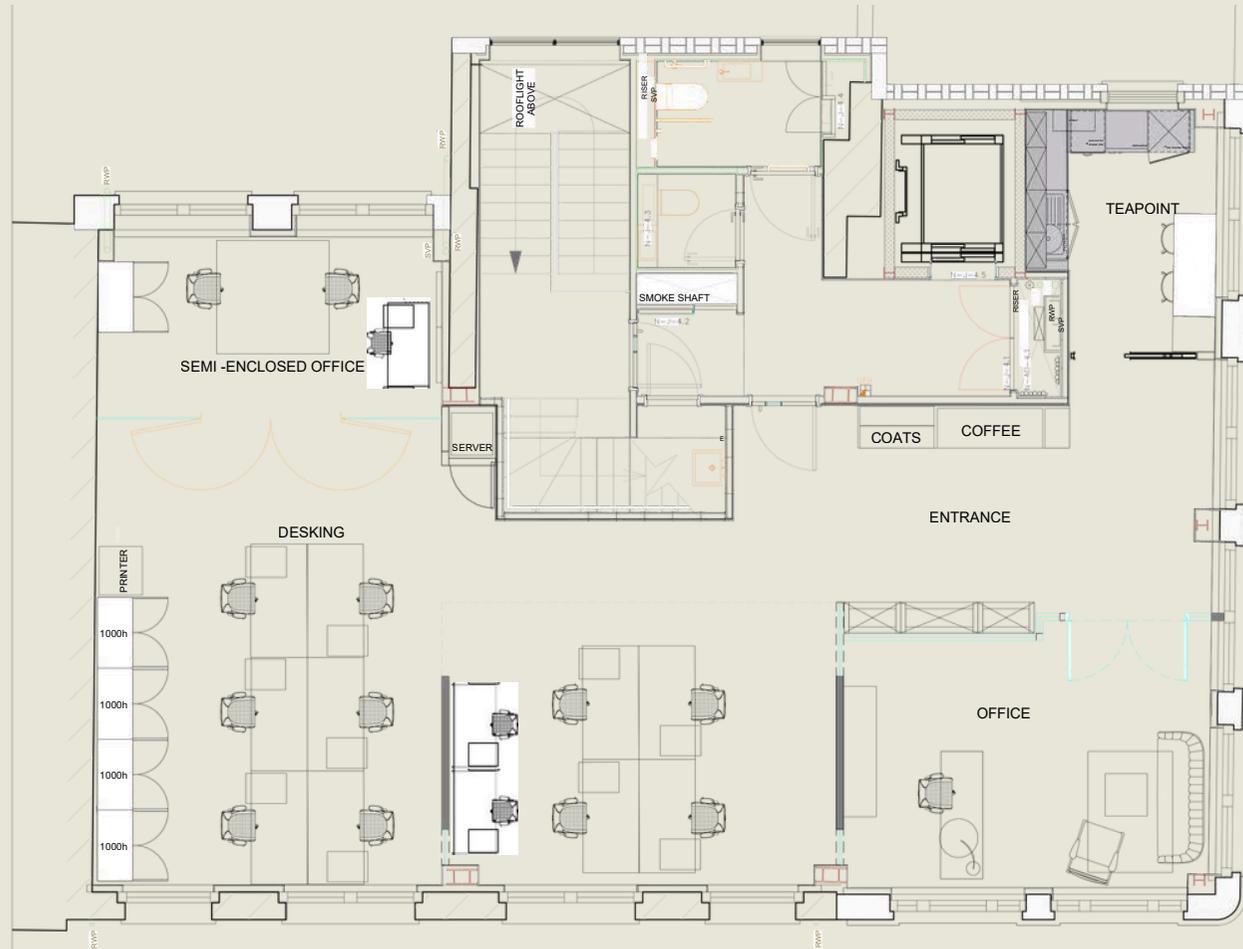
- Large Private Boardroom
- 1 x Large Meeting Room
- 2 x Private Offices
- Separate Kitchen
- Kitchenette
- Private Roof Terrace (5th Floor)
- Comfort Cooling (not tested)
- Fully Furnished
- Impressive Views Over Soho



5th Floor boardroom

FLOOR PLANS

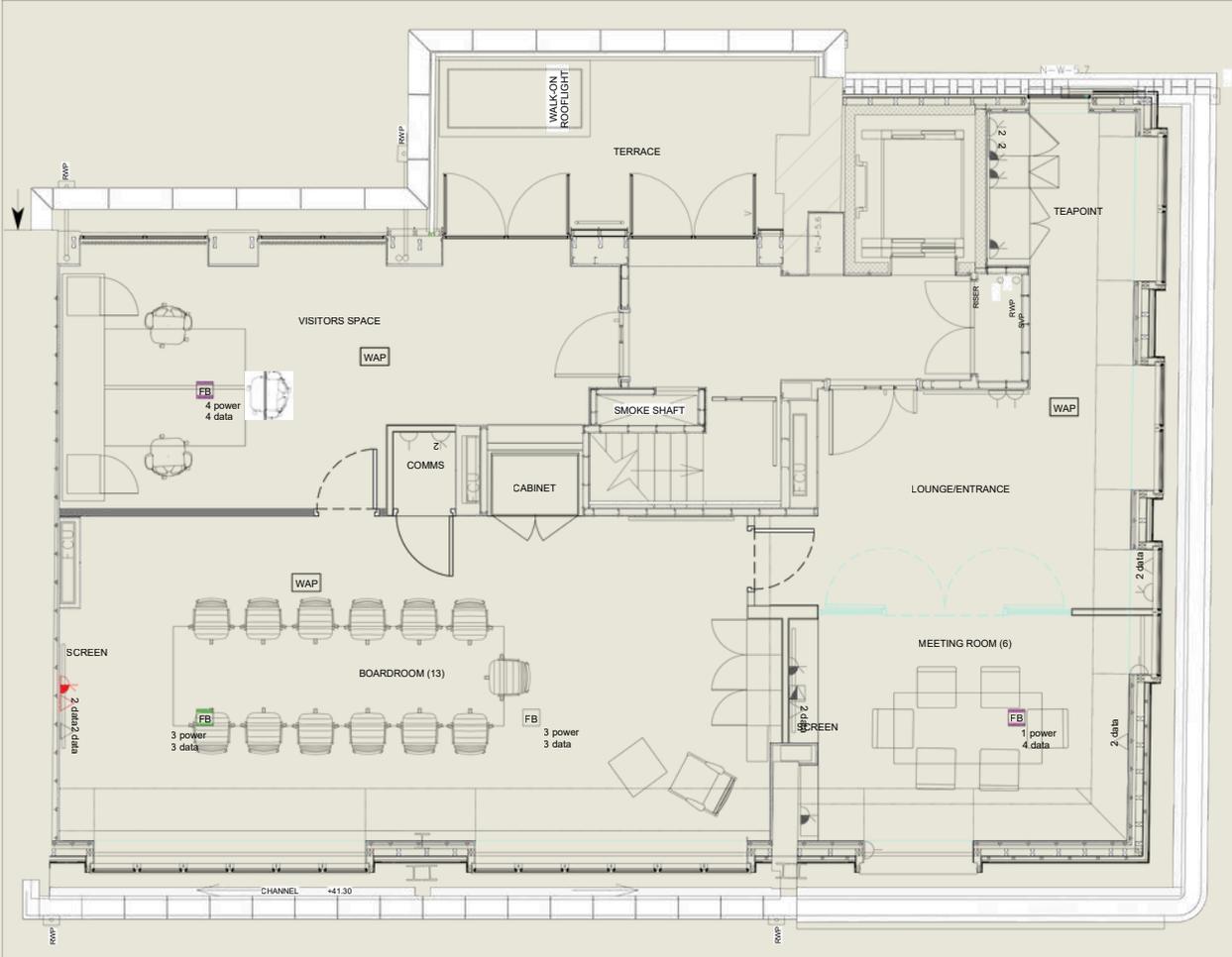
4th Floor



Not to scale. Scaled floor plans available on request.

FLOOR PLANS

5th floor



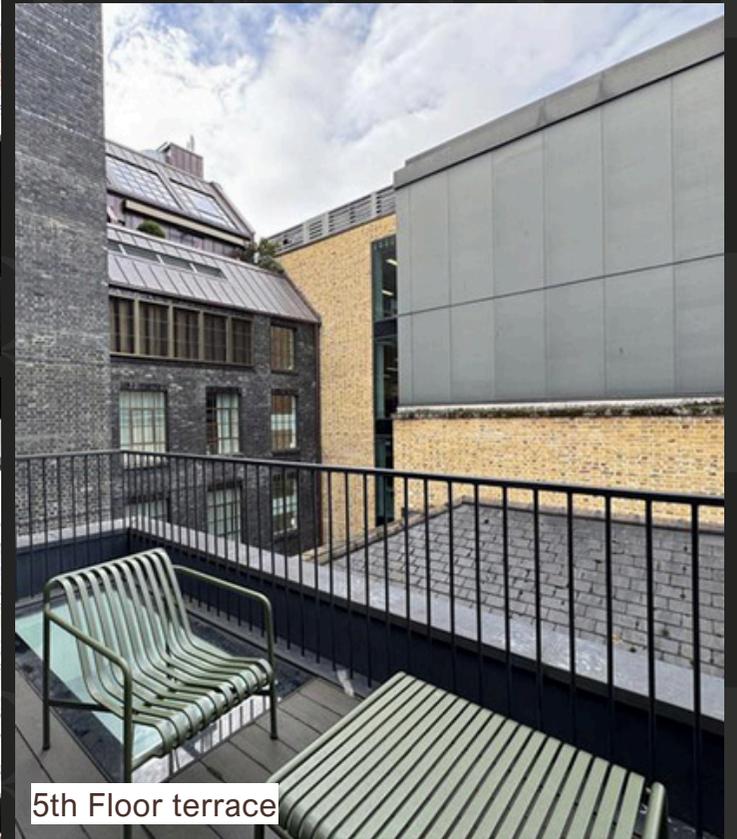
Not to scale. Scaled floor plans available on request.

FINANCIALS

| | 4th Floor | 5th Floor | Total |
|--|-----------|-----------|-----------------|
| SIZE (SQ.FT.) | 1,333 | 1,222 | 2,555 |
| QUOTING RENT (P.A.) | | | £268,275 |
| ESTIMATED RATES PAYABLE (P.A.) | | | £84,000 |
| SERVICE CHARGE | | | £40,880 |
| ESTIMATED OCCUPANCY COST (P.A.) | | | £393,155 |

*Please note 3rd Floor 1,378 sqft also available

grand total 3,942 sq ft



5th Floor boardroom

5th Floor terrace

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Scaled floor plans available on request.

VAT

TBC

EPC

50B

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

RIB

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