



Air-Conditioned Offices To Let
Rent £35 psf pax.

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

Unit 13 and 14

13 – 3,580 sq ft

14 – 4,285 sq ft

Total 7,865 sq ft

On site Car parking
24 hour security system
Mews environment



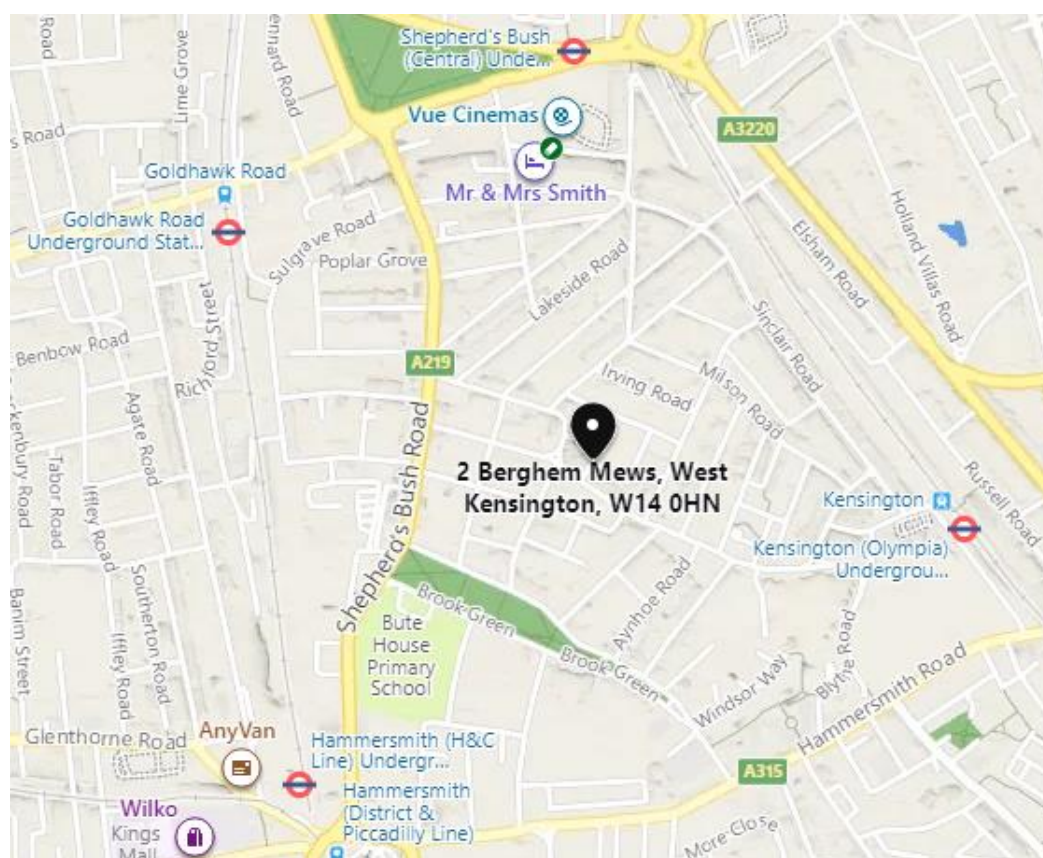
Unit 13 first floor

For more information visit eddisons.com
T: 020 3205 0200

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 Shepherds Bush (Central Line and Overground) are all within a short walk. Westfield London is within easy walking distance to the north.



Postcode W14 0HN

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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 system
Wood laminate floor coverings
Excellent natural light
Metal perimeter trunking
Lift to unit 13 first floor

Shower
LED lighting
Bicycle parking
Kitchen
Courtyard environment
On site car parking

Open reach fibre serves the scheme.

Unit 13 has been refurbished to provide a highly specified unit with contemporary private WC facilities, Kitchenette, 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.

The floors are in open plan and have excellent natural light.

Unit 14 has been stripped out and is in shell condition. A bespoke fit can be agreed subject to design.



2nd floor Unit 13

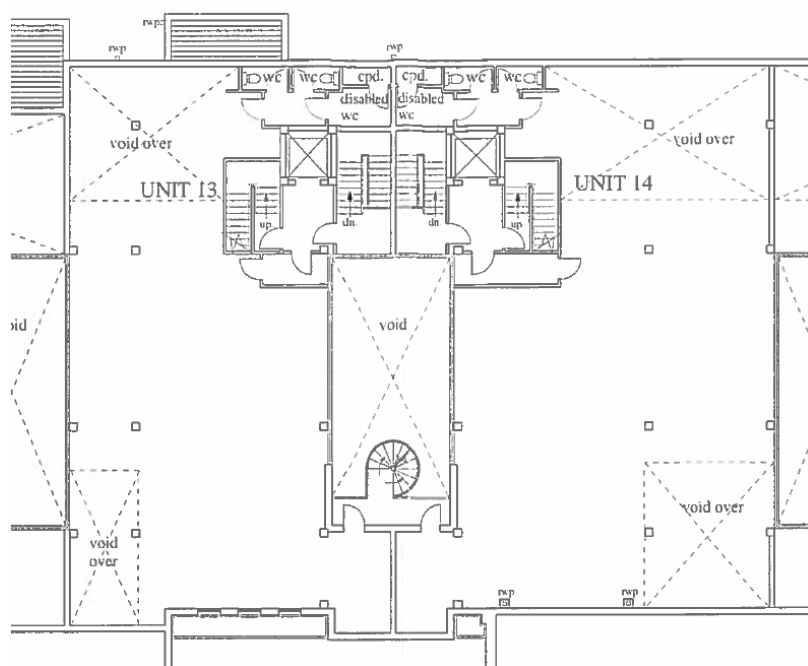
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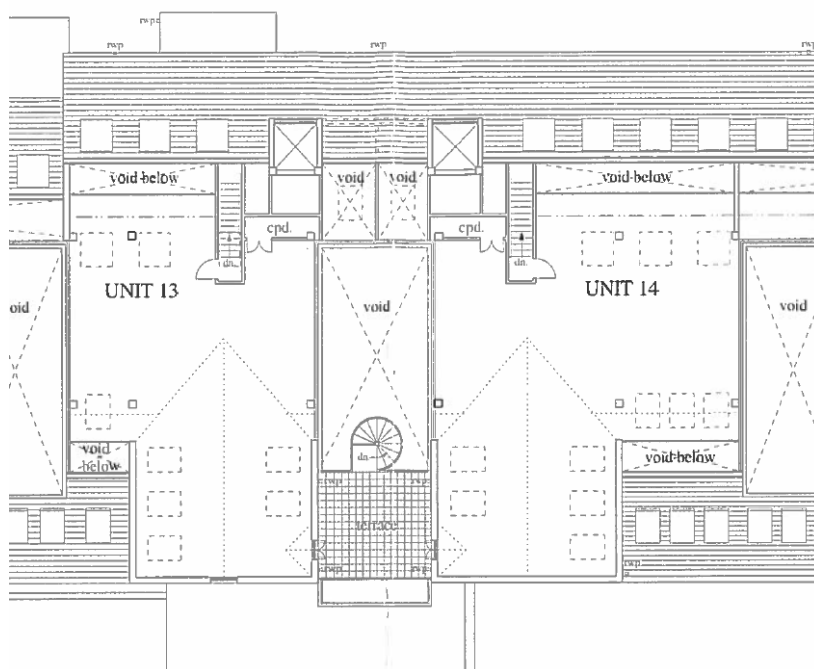
Subject to contract and exclusive of VAT if applicable

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1st floor (13 can be linked to Unit 14)



Unit 13 and 14 2nd floors



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| <u>Floor</u> | <u>Unit 13</u> | <u>Unit 14</u> |
|--------------|----------------|----------------|
| 2nd | 1,388 | 1,602 |
| 1st | 2,152 | 2,683 |
| Total | 3,580 | 4,285 |

Grand Total
7,865 Sq Ft

TERMS

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

Rent £35 per sq ft per annum exclusive plus annual increase in line with RPI.

ESTATE SERVICE CHARGE AND INSURANCE

Service charge fixed at £8.50-9.50 psf plus annual increase in line with the retail price index. Building insurance approx. £0.85 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 2024-25.

Car spaces are individually rated at RV £2,500 on 04/2024.

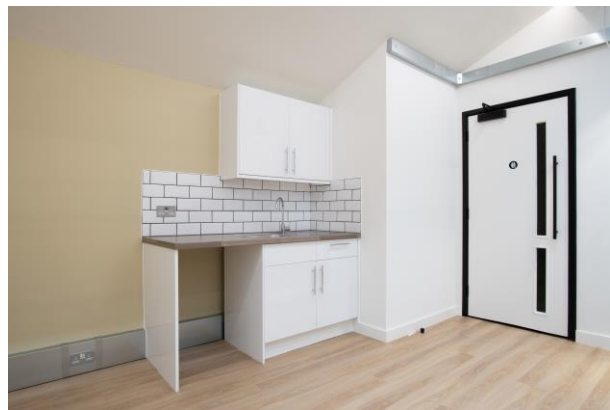
| Unit | RV | Estimated payable from 04/24 |
|------|----------|------------------------------|
| 13 | £102,000 | £55,692 |
| 14 | £129,000 | £70,434 |

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

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ENERGY PERFORMANCE CERTIFICATE

Unit 13 C 61

Unit 14 To be assessed

CAR PARKING

On site car parking is available on separate licenses at £35 per week per space exclusive of business rates 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:



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