

Refurbished office suite close to Portman Square



67 Upper Berkeley Street, London W1 – 1,099 sq ft plus kitchen & store

- Ground and Lower Ground floor office suite
- Fully refurbished
- Period features and fireplaces on ground floor
- New Comfort Cooling
- New Cat V cabling
- 3 new WCs
- New fitted kitchenette
- New LED lighting
- Period façade
- Moments from Portman Square and New Quebec Street
- Immediately available on a new Lease



THE
PORTMAN
ESTATE

MALLAM

- PROPERTY ADVISERS -

Location

The building is situated on the south side of Upper Berkeley Street, 30 metres west of New Quebec Street with its eclectic mix of cafes, restaurants and shops.

Access to public transport is provided via Marble Arch, Bond Street and Baker Street tube stations (Central, Jubilee, Hammersmith & City and Metropolitan lines). Marylebone mainline station is also easily accessible as are the bus route along Oxford Street.

Description

The available accommodation comprises a newly-refurbished office suite arranged over ground and lower ground floors, with new heating & cooling, new lighting, 3 new WCs, new kitchenette and Cat V cabling throughout.

The ground floor is arranged as two linking rooms with retained period features including fireplaces.

Floor Areas:-

Ground floor	564 sq ft
Lower Ground floor	<u>535 sq ft</u>
Total offices	1,099 sq ft

Lower ground store	52 sq ft
Kitchenette	25 sq ft

Lease

The suite is available on a new lease from the Portman Estate, outside the Act for a term to be agreed.

Rent

£60,000 plus VAT per annum, exclusive of Rates and Service Charges.

Rates

To be reassessed. Interested parties must confirm this by their own enquiries.

Service Charge

Approx. £12.50 per square foot per annum.

Viewing

Through Mallam Advisers – contact Mike MacKeith, or our joint agents Colliers International – James Swan or Tom Tregoning 020 7935 4499

*Please be advised that all offers made to The Portman Estate are subject to internal referencing and strength of covenant checks. The Portman Estate are under no obligation to accept any offers made to the Estate. November 2018