

**20-22 BERKELEY SQUARE,
MAYFAIR,
LONDON W1J 6LH**

Office to Let Totalling – 4,963 sq ft

**LOCATION**

The property is prominently located between Bruton Place and Bruton Street on the north eastern side of Berkeley Square. Green Park, Bond Street and Oxford Circus underground stations are within easy walking distance, providing access to Victoria, central Bakerloo, Jubilee and Piccadilly lines.

DESCRIPTION

The office benefits from existing fit out which provides a combination of open plan office floor and meeting rooms. The building benefits from spectacular views over Berkeley Square.

TRANSPORT LINKS

Green Park		3 minutes
Oxford Circus		8 minutes
Bond Street		7 minutes

AVAILABILITY8th Floor – 1,995 sq ft.3rd Floor – 2,968 sq ft.**TERMS**

The space is available on a direct lease from the landlord.

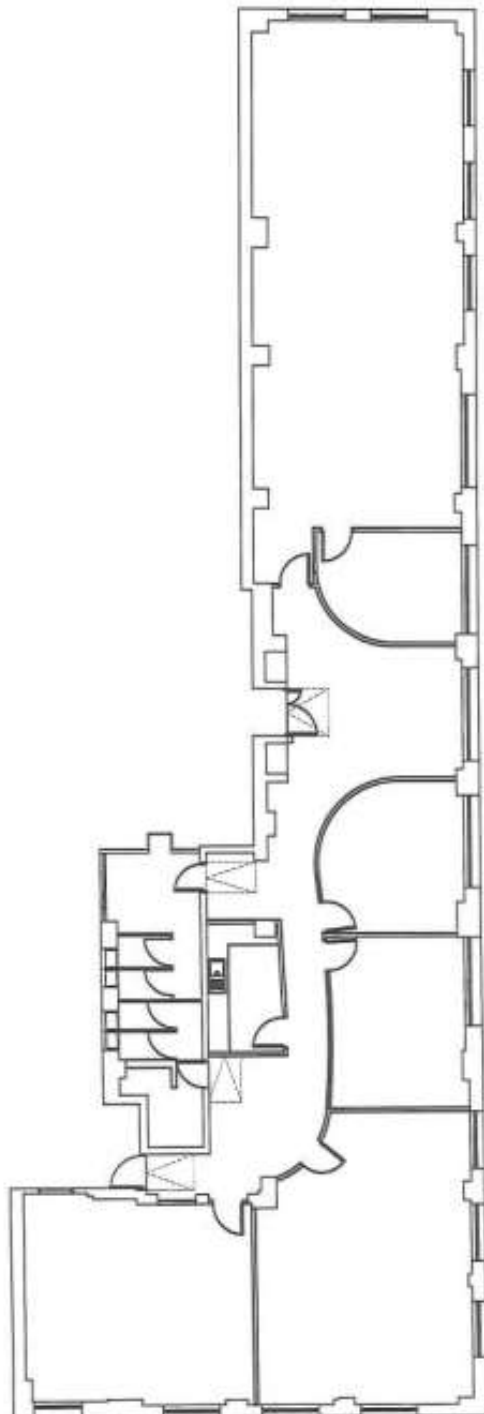
Rent: £45.00 per sq.ft**Rates:**8th Floor - £40.40 per sq.ft.3rd Floor - £36.96 per sq.ft**Service charge:** £10.13 per sq.ft**CONTACT****Maxim Vane Percy: 020 7866 7628**maxim.vanepercy@montagu-evans.co.uk**Alex Kirk: 020 3962 6453**alex.kirk@montagu-evans.co.uk**Louis Bendien: 020 3004 2911**louis.bendien@montagu-evans.co.ukJoint agents: **BNP – 020 3873 1464**

For further information or to arrange a viewing.

3rd FLOOR PLAN



1 PARTITION DEMOLITION PLAN
Scale: 1:100



BERKELEY SQUARE