



OFFICE TO LET

## 35 BERKELEY SQUARE

London, W1J 5BF

35 BERKELEY SQUARE IS A SMALL OFFICE BUILDING LOCATED ON BERKELEY SQUARE IN THE CENTRE OF MAYFAIR.

577 TO 2,814 SQ FT (53.61 TO 261.43 SQ M)



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# 35 BERKELEY SQUARE

London, W1J

TO REQUEST A VIEWING CALL US 0207 629 7282



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## DETAILS

### DESCRIPTION

35 Berkeley Square is a small office building located on Berkeley Square in the centre of Mayfair.

### ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th - Front	577	53.61	To Let	Under Offer
3rd - Front	727	67.54	To Let	Let
2nd - Front	744	69.12	To Let	Available
1st - Front	766	71.16	To Let	Under Offer
<b>Total</b>	<b>2,814</b>	<b>261.43</b>		

### KEY FEATURES

- Period features throughout
- Comfort cooling
- Smart manned reception
- Access to shared kitchen facilities
- Meeting room available for hire
- Passenger Lift
- Shared courtyard
- Shower facility
- Bike rack

### OUTGOINGS

- **Rent:** £97.50 - £110 per sq ft 4/F & 3/F £97.50, 2/F £105, 1/F £110 (per sq ft exc)
- **Rates:** 4/F £37.03, 3/F £42.43, 2/F £44.88, 1/F £44.31 (per sq ft)
- **Service charge:** £40.31 per sq ft For the period 1 January 2024 to 31 December 2025

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## LOCATION



The property is located on the north west corner of Berkeley Square close to its junction with Mount Street. Berkeley Square is one of the most exclusive addresses in London and home to a wide range of prestigious shops and restaurants in the heart of Mayfair. Bond Street and Green Park Underground Stations are in close proximity providing access to the Jubilee, Central, Piccadilly and Victoria Lines.

### CONTACT US

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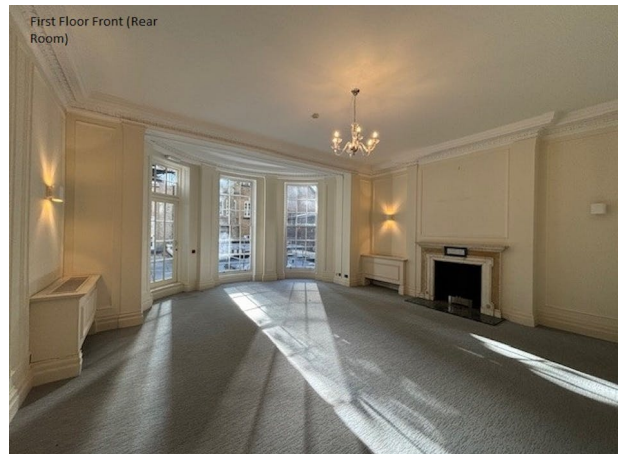
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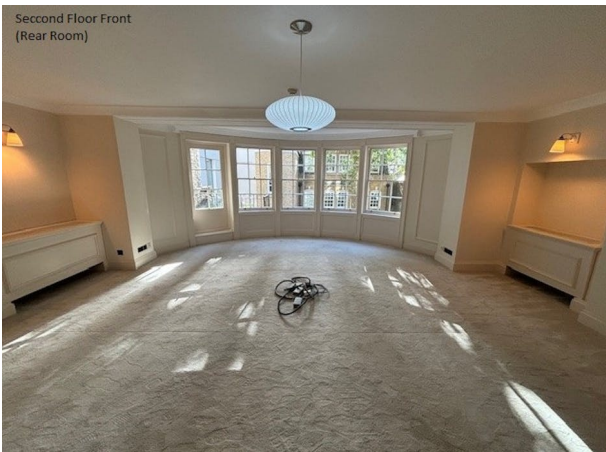
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Second Floor Front  
(Front Room)



Second Floor Front  
(Rear Room)



Third Floor Front  
(Front Room)



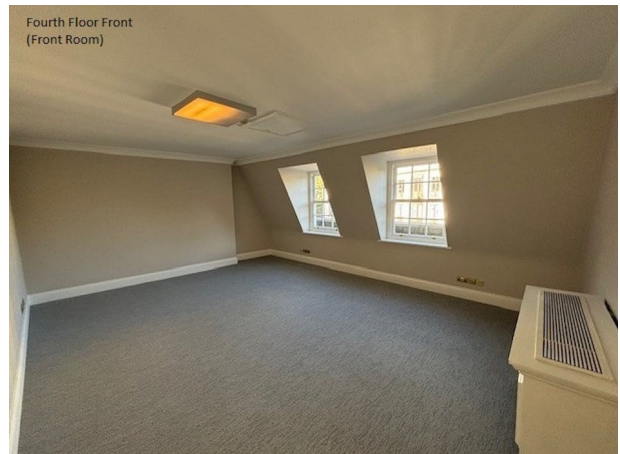
Third Floor Front (Rear Room)

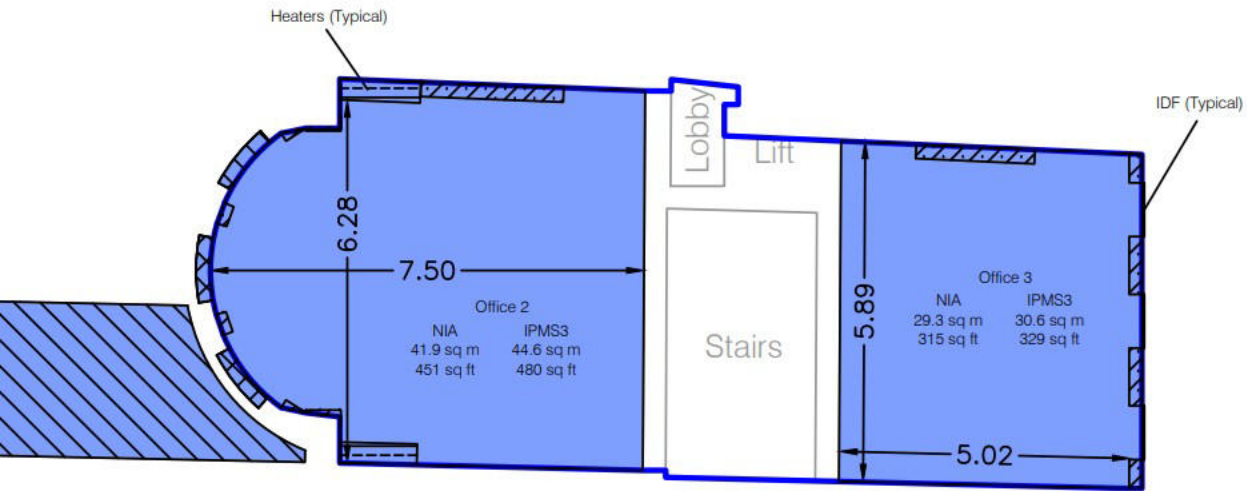


Fourth Floor Front (Rear Room)

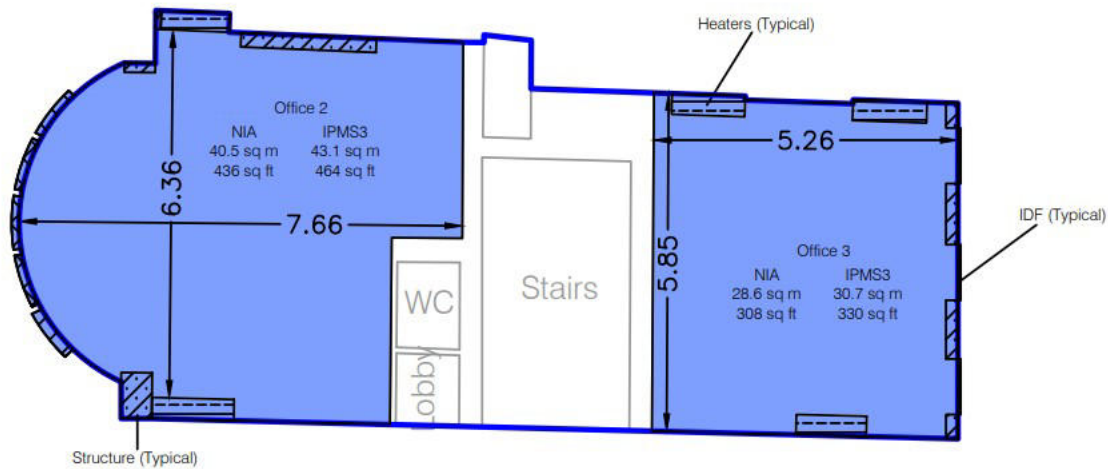


Fourth Floor Front (Front Room)



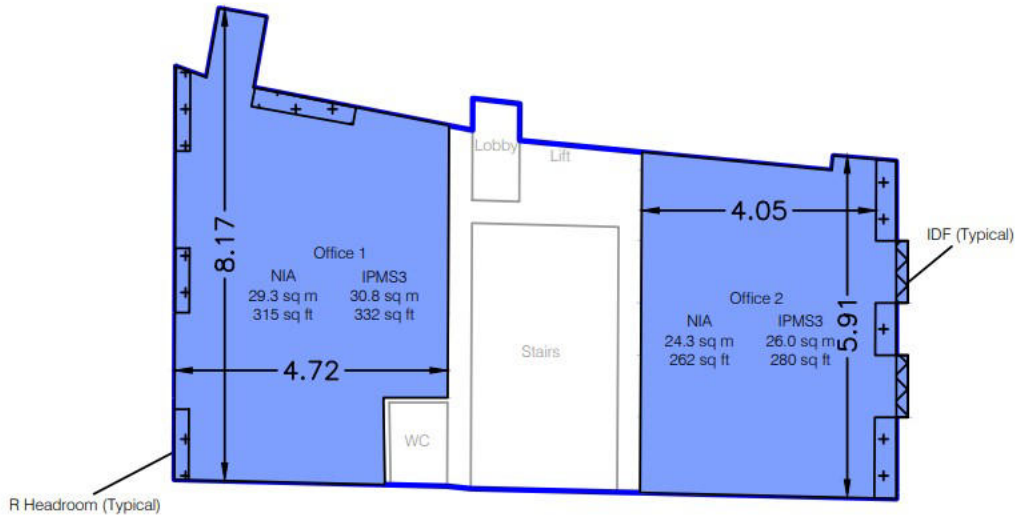


First Floor Front (Front & Rear Rooms)



Second Floor Front (Front & Rear Rooms)

BERKELEY SQUARE



Fourth Floor Front (Front & Rear Rooms)