



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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## 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	Available
3rd - Front	727	67.54	To Let	Available
2nd - Front	744	69.12	To Let	Available
1st - Front	766	71.16	To Let	Available
<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

### OUTGOINGS

- **Rent:** 4/F & 3/F £97.50, 2/F £105, 1/F £110 (per sq ft exc)
- **Rates:** 4/F £34.81, 3/F £39.81, 2/F £42.19, 1/F £42.01 (per sq ft)
- **Service charge:** £35.37 per sq ft For the period 1 January 2024 to 31 December 2024 + insurance charge of £3.68 per sq ft

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TO REQUEST A VIEWING CALL US 0207 629 7282



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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

Harry Radford  
07721 459564  
[harry.radford@realestate.bnpparibas](mailto:harry.radford@realestate.bnpparibas)

Alex Walters  
020 7318 5043  
[alex.walters@realestate.bnpparibas](mailto:alex.walters@realestate.bnpparibas)

Katrina Love  
07818290253  
[Katrina.Love@realestate.bnpparibas](mailto:Katrina.Love@realestate.bnpparibas)

BNP Paribas Real Estate (West End)  
24 Savile Row, London, W1S 2ES

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)  
0207 629 7282  
[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)  
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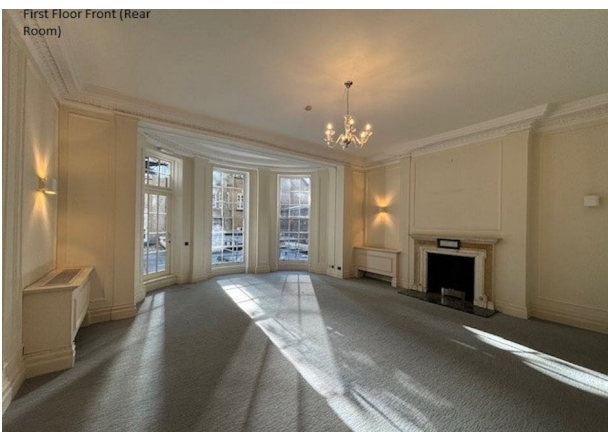
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First Floor Front  
(Front Room)



First Floor Front (Rear  
Room)



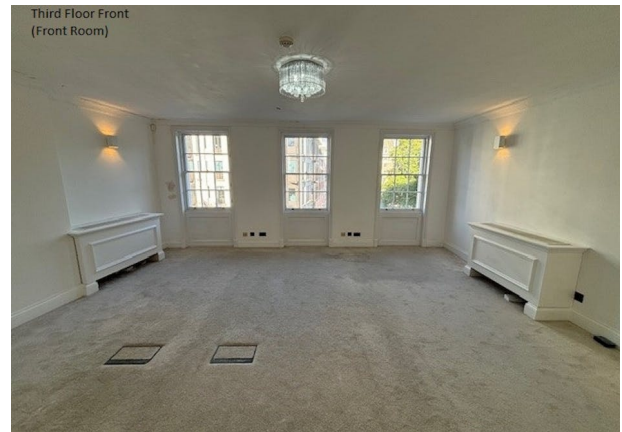
Second Floor Front  
(Front Room)

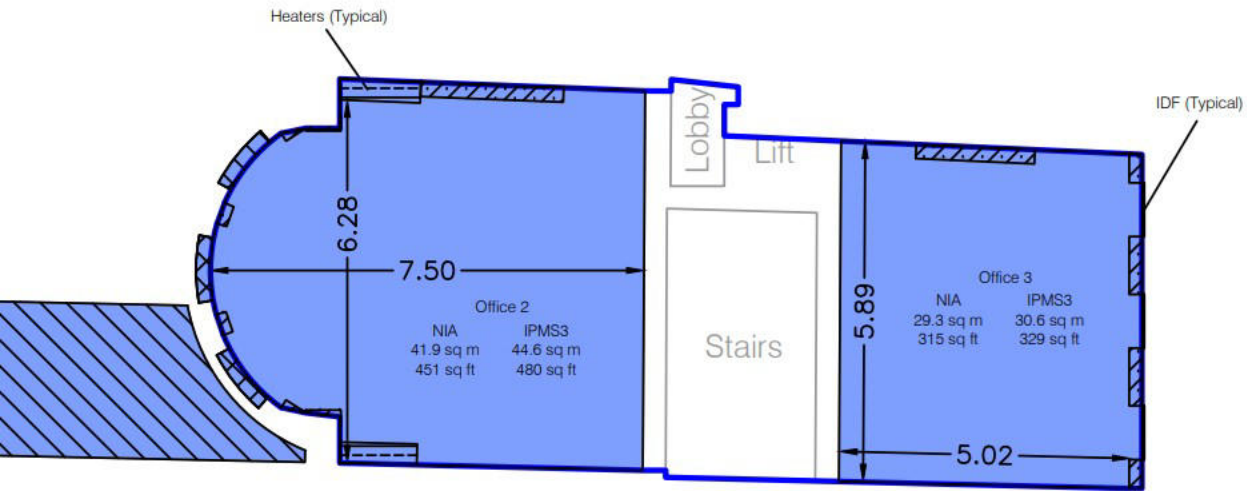


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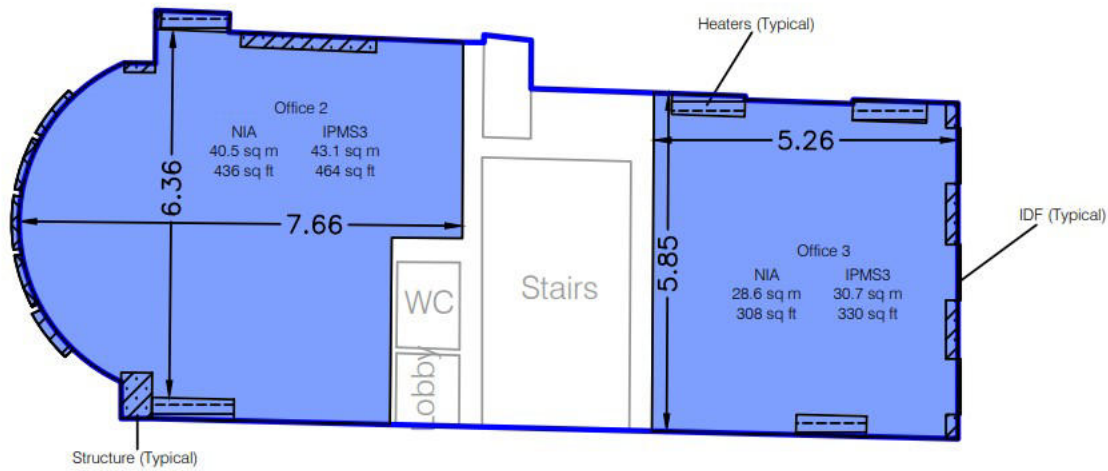


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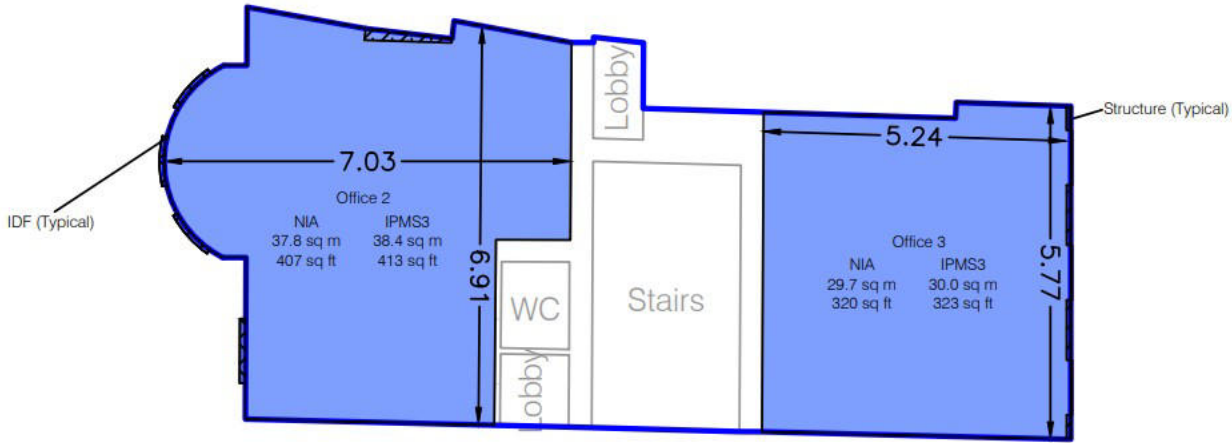




First Floor Front (Front & Rear Rooms)



Second Floor Front (Front & Rear Rooms)



Third Floor Front (Front & Rear Rooms)