

1-2 Berners Street,  
Fitzrovia, W1



GERALDEVE



**FULLY FITTED 'PLUG AND PLAY' OFFICES TO LET**  
**5th Floor: 783 sq ft (with terrace)**  
**2nd Floor: 5,595 sq ft**

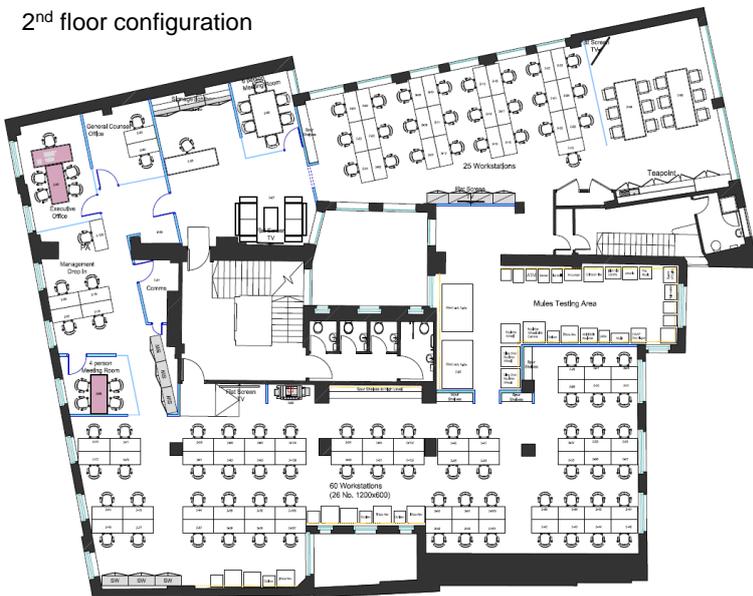
# 1-2 Berners Street, W1



FULLY FITTED 'PLUG AND PLAY' OFFICES TO LET  
783 – 6,378 SQ FT

GERALDEVE

2<sup>nd</sup> floor configuration



## Location

The Property is located on the east side of Berners Street, in the heart of the West End. It is conveniently located within a short walk of both Oxford Circus Underground station (Victoria, Bakerloo and Central lines) and Tottenham Court Road (Central, Northern & Elizabeth lines). The vibrant surrounding streets of both Fitzrovia and Soho offer superb local amenities with high quality restaurants, coffee shops, bars, international hotels and retail.

## Description

1-2 Berners Street is a modern office building providing fully fitted offices available over the fifth and second floors. The second floor provides a reception area, open plan offices, internal meeting rooms and a kitchenette. The fifth floor currently provides two large meeting rooms, a kitchenette and benefits from a generous roof terrace. The floors are available together or in isolation.

## Specification

- Fully fitted 'plug and play' space
- VRF Air Conditioning
- Raised floors
- Suspended lighting
- Roof terrace (5<sup>th</sup> floor)
- 8-person passenger lift
- Highly presentable ground floor reception
- Commissionaire
- Shower facilities
- Bicycle storage
- EPC Rating 'C – 60'

## Floor Areas

5th Floor: 783 sq ft (+ terrace)  
2nd Floor: 5,595 sq ft  
**Total: 6,378 sq ft**

## Term

Each floor is held on a separate lease for a term through to September 2020 and contracted 'Outside the 1954 Act'. Consideration will be given to a sub-lease or assignment of the leases. Alternatively new lease terms may be available via the landlord.

## Rent

5th Floor: £60.00 per sq ft (passing)  
2nd Floor: £57.50 per sq ft (passing)

## Rates (2018/19)

5th Floor: £17.52 per sq ft  
2nd Floor: £22.37 per sq ft

## Service Charge

£6.00 per sq ft

## Viewing

By appointment through Gerald Eve LLP

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