

CROSSLAND OTTER HUNT

42 Upper Berkeley Street,
London,
W1H 5QJ

Fully Fitted + Furnished, Air
Conditioned Offices To Let.
2nd Floor - 3,182 sq ft (296 sq m)

3,182 sq ft (295.62 sq m)

020 7408 1114
www.coh.eu



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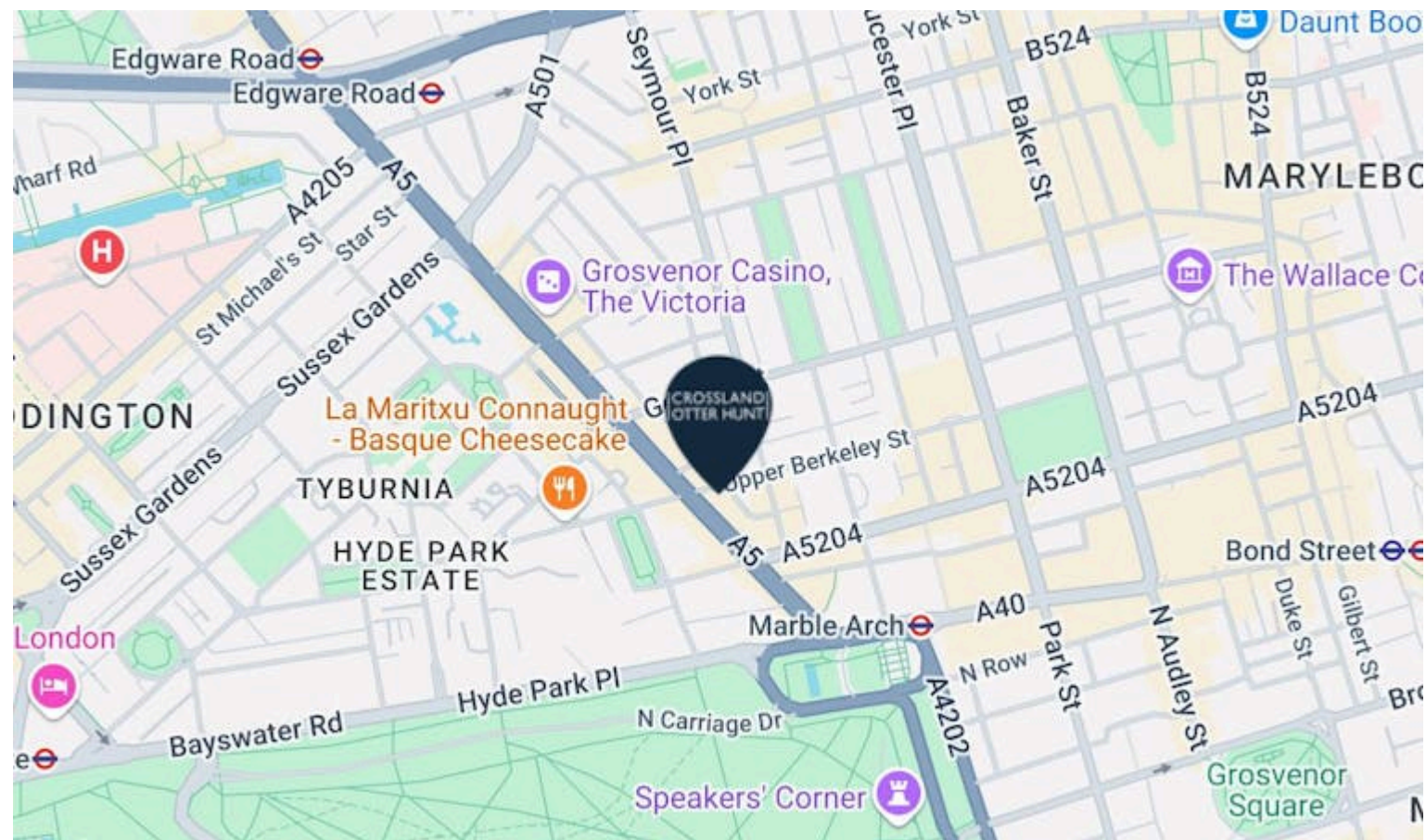
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Nearest Stations



Marble Arch
(0.2 Miles)

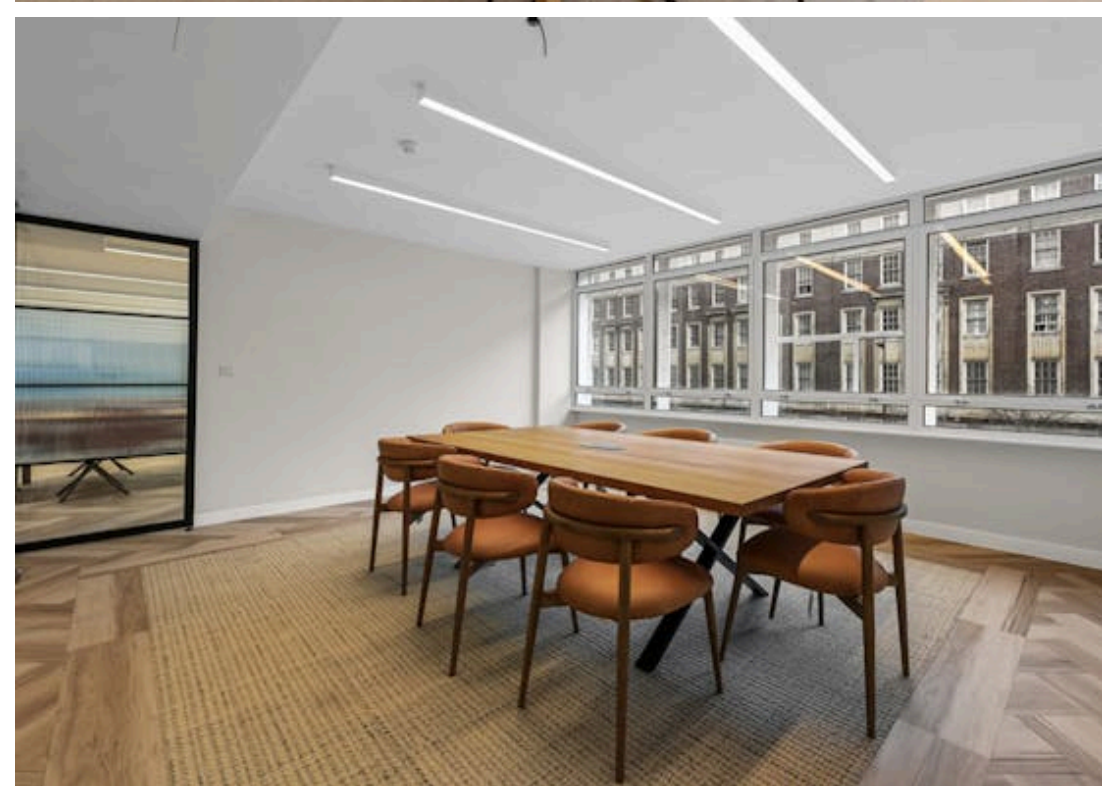
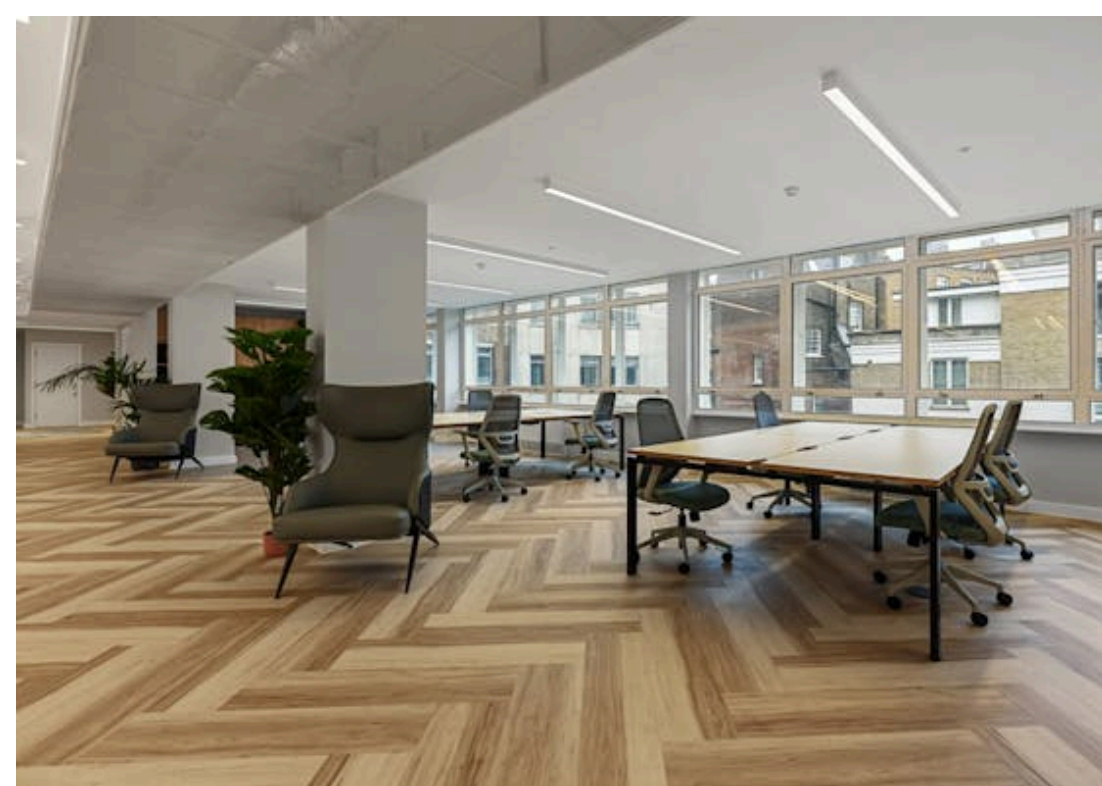


Edgware Road
(Circle/District/Hammersmith
and City)
(0.4 Miles)



Marylebone
(0.5 Miles)

The building is located on the South side of Upper Berkeley Street on the junction with Edgware Road. Marble Arch (Central Line), Edgware Road (Bakerloo, Circle and District and Hammersmith & City Lines) and Paddington (National Rail, Bakerloo, Circle and District Line) stations are all within a short walk.



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- Manned entrance
- Fully fitted + furnished providing 2x meeting rooms, hot desking + 34 open plan desks
- New perimeter cooling
- 8 Person Passenger lift
- New demised WCs
- Shower & Bike Rack Facilities
- Excellent natural light



Note: Refer to Loose furniture schedule for more details.

T1	TENDER ISSUE	11.06.24	SG
P2	FURNITURE LAYOUT	11.04.24	SG
P1	PRELIMINARY ISSUE	14.03.24	SG

Rev	Revision	Date	By
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NOTES
 All setting out dimensions and points will be found on the construction issue drawings.
 All dimensions to be checked on site prior to commencement of works. Do not scale this drawing.

TENDER

PROJECT
 42 Upper Berkeley Street

TITLE
 GENERAL ARRANGEMENT
 PLAN

SCALE
 1:100 @ A3

DATE
 14.03.24

DRAWING NO
 641_GA_001

REVISION
 T1



GRAVITY DESIGN

Old Bank Court, Monoco Street, London E1 3JH
 +44(0) 2087 134 studio@gravitydesign.co.uk

Accommodation

The accommodation comprises of the following

NAME	SQ FT	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	TOTAL YEAR
2nd	3,182	£62.50	£28.69	£13.35	£27,720.52	£332,646.28

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CONTACT US



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JOINT AGENTS

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020 7408 1114

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Description

This corner building is accessed by way of a manned reception. A passenger lift serves all floors. The office accommodation has been fully refurbished to a CAT A + specification, providing a raised floor, comfort cooling, plaster ceiling and LED lights. The accommodation is fitted to provide 2x meeting rooms, hot desking and space for 34 desks.

Location

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EPC

D (84)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY