



**BERGHEM MEWS
BLYTHE ROAD
BROOK GREEN
LONDON W14 0HN**

**Flexible leases
available**

509 sq ft to 4,920 sq ft

On site Car parking
24 hour security
Mews environment

Refurbished Air Conditioned Offices To Let

LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington and just south of Shepherds Bush/White City. The development is on Blythe Road opposite the junction with Augustine Road with many local shops, cafés and restaurants close by.

Underground services at Hammersmith (Piccadilly, Hammersmith & City, Circle and District Line) Kensington Olympia (overground rail (to Willesden and Clapham Junctions) and District Line) and Shepherds Bush (Central Line and overground) are all within a short walk. Westfield London is within easy walking distance to the north.



Unit 12 mezzanine

Subject to contract and exclusive of VAT if applicable

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7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk



DESCRIPTION

Berghem Mews is a purpose-built multi-unit office development around a central courtyard with gated access. There are 24 individual office and studio units totalling approximately 45,000 sq ft (4,200 sq metres) with a substantial underground car park.

The scheme has attracted a mixture of businesses including Designers, IT companies, Software companies, Sports business, Film companies and Fund managers.

A 24-hour security system is provided and many of the units are self-contained.

SCHEME AMENITIES

Air conditioning and/or heating
 24-hour security
 Wood floors or laminate
 Excellent natural light
 Metal perimeter trunking
 On site car parking separate arrangement

LED lighting
 On site bicycle parking
 Kitchenette(s)
 Courtyard environment

Open reach fibre serves the scheme.

DESCRIPTIONS

Units 11,12 and 23a have been refurbished to provide highly specified units with contemporary WC facilities, Kitchenettes, new air conditioning, LED lights and metal perimeter trunking including power and cat 6 cables. Floor coverings are porcelain wood effect tiles in the entrances and wood effect vinyl in the offices.

Units 1,5,6,10 and 23c have suspended ceilings and integral lighting with new WC's. They have been occupied and have cabling and are ready to occupy.

Unit 1 is a self contained building on Gnd,1st and mezzanine with a small patio area. The ground provides a large private office/meeting room and separate kitchen with the remaining space in open plan. The unit has private WC's, Gas heating and opening windows.

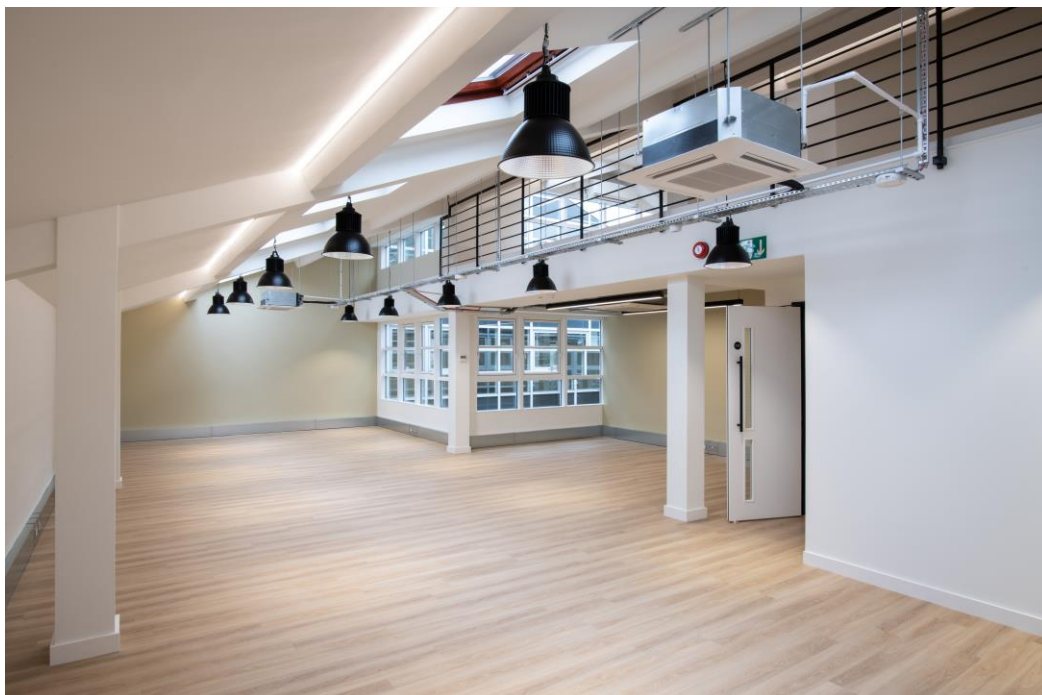
Unit 5 is self contained on the ground floor with Cooling and heating, new private WC, kitchenette, cat 5 cables and wood laminate floor.

Unit 6 is self contained on the ground floor with a second private entrance. This unit also has a private patio. The suite has a new kitchen and WC's, is in open plan with cat 5 cables and cooling/heating.

Unit 10 is self contained on the ground floor with private WC and Kitchenette.

Unit 23c is second floor and has a private office and open area. The premises have cooling and Cat 5 cables.

Units	Sq Ft approx.	Floor	Rent psf pax
5,6,11 + 12	4,920	Gnd,1 st & 2nd	£37.95
11 + 12	3,123	1 st & 2nd	£38.50
12	1,920	1 st & 2nd	£38.50
1	1,290	Gnd,1 st & 2nd	£36.50
11	1,203	1st	£38.50
6	1,232	Gnd	£36.50
23a	1,032	Gnd	£38.50
5	585	Gnd	£36.50
10	553	Gnd	£36.50
23©	509	2nd	£38.50

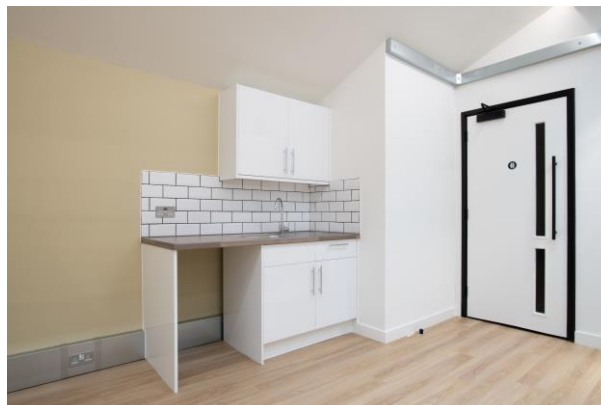


Unit 12 1st floor



Unit 11





Units 11,12 & 23a

NEW KITCHENS
NEW WC'S
CAT 6 CABLED
SMALL POWER INSTALLED
GALVANISED PERIMETER TRUNKING
LED SUSPENDED LIGHTING
WOOD EFFECT VINYL FLOORS

REFURBISHED ENTRANCE HALLS



Unit 6 own front door



Unit 23a own front door

ENERGY PERFORMANCE CERTIFICATE

Unit 5	E104
Unit 6	In production
Unit 10	In production
Unit 11	C61
Unit 12	C71
Unit 23a	In production

TERMS

New flexible fully repairing and insuring lease(s) by way of service charge for a typical period of 5 years directly from the freeholder.

Short form flexible leases from 12 months available subject to terms.

Rent from £36.50 per sq ft per annum exclusive.

ESTATE SERVICE CHARGE AND INSURANCE

Service charge approx. £7.50-8.00 psf plus insurance of £0.65 psf
Occupational costs such as gas/electricity will be billed directly.

BUSINESS RATES

The Mews is located in the London Borough of Hammersmith & Fulham Tel No: 020 8748 3020 and the following information should be verified by direct application to them. The following figures do not include any Crossrail supplement. Estimates for Year 2020-21

Unit	Area Sq Ft	RV	Estimated payable to 04/21
1	1,290	£29,750	£14,845.25
5	585	£15,000	£7,485
6	2,232	£30,750	£15,344.25
10	553	£12,750	£ 6,362.25
11	1,203	£23,750	£11,851.25
12		£16,750	£8,358.25
12		£26,250	£13,098.75
23a	1,032	£22,750	£11,352.25
23c	509	£10,000	£4,999

ESTIMATED TOTAL COSTS

Units	Sq Ft approx.	Rent, Rates, Service and Insurance per annum	Total per month
1	1,290	£71,175	£5,930
5	585	£33,520	£2,793
6	1,232	£70,168	£5,847
10	553	£30,970.75	£2,581
11	1,203	£67,790.75	£5,650
12	1,920	£110,690	£9,224
23a	986	£57,660.15	£4,805
23c	509	£33,668.50	£2,805

The above costs are assuming a 5 year lease and exclude VAT and all direct costs such as utilities etc.

CAR PARKING

On site car parking is available on separate licenses at £35 per week per space exclusive and occupiers may apply to LB H&F for business car parking permits.

AVAILABILITY

The suites are immediately available, subject to legal formalities.



INSPECTIONS AND FURTHER INFORMATION

Regulated by RICS

By prior appointment with joint sole agents:



Neville Forest 07770 477 166



Mark Belsham 07973 372 698