



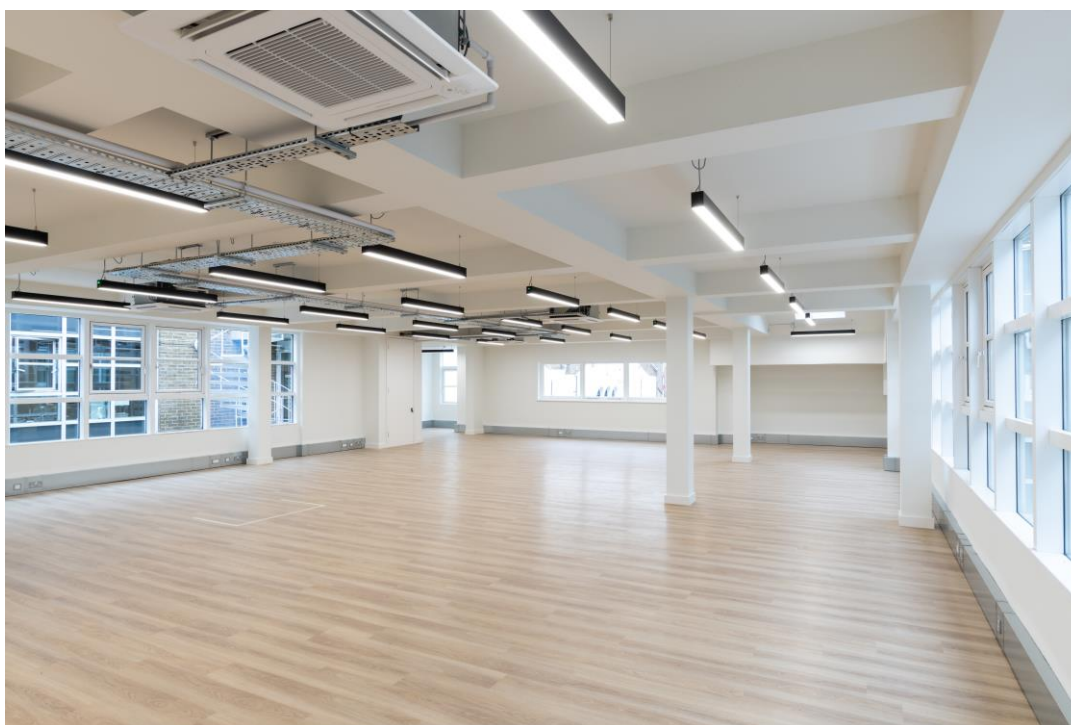
**BERGHEM MEWS  
BLYTHE ROAD  
BROOK GREEN  
LONDON W14 0HN**

Unit 13

3,580 sq ft

On site Car parking  
24 hour security  
Mews environment

**Fitted Air-Conditioned Offices To Let**  
Rent £38.50 psf pax.



Unit 13 first floor prior to current fit out

## LOCATION

Berghem Mews is located off Brook Green between Hammersmith and Kensington. 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.

Subject to contract and exclusive of VAT if applicable

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**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 .

**SCHEME AMENITIES**

Air conditioning/heating  
 24-hour security  
 Wood laminate floor coverings  
 Excellent natural light  
 Metal perimeter trunking  
 Lift to unit 13

LED lighting  
 Bicycle parking  
 Kitchenette(s)  
 Courtyard environment  
 On site car parking

**Open reach fibre serves the scheme.**

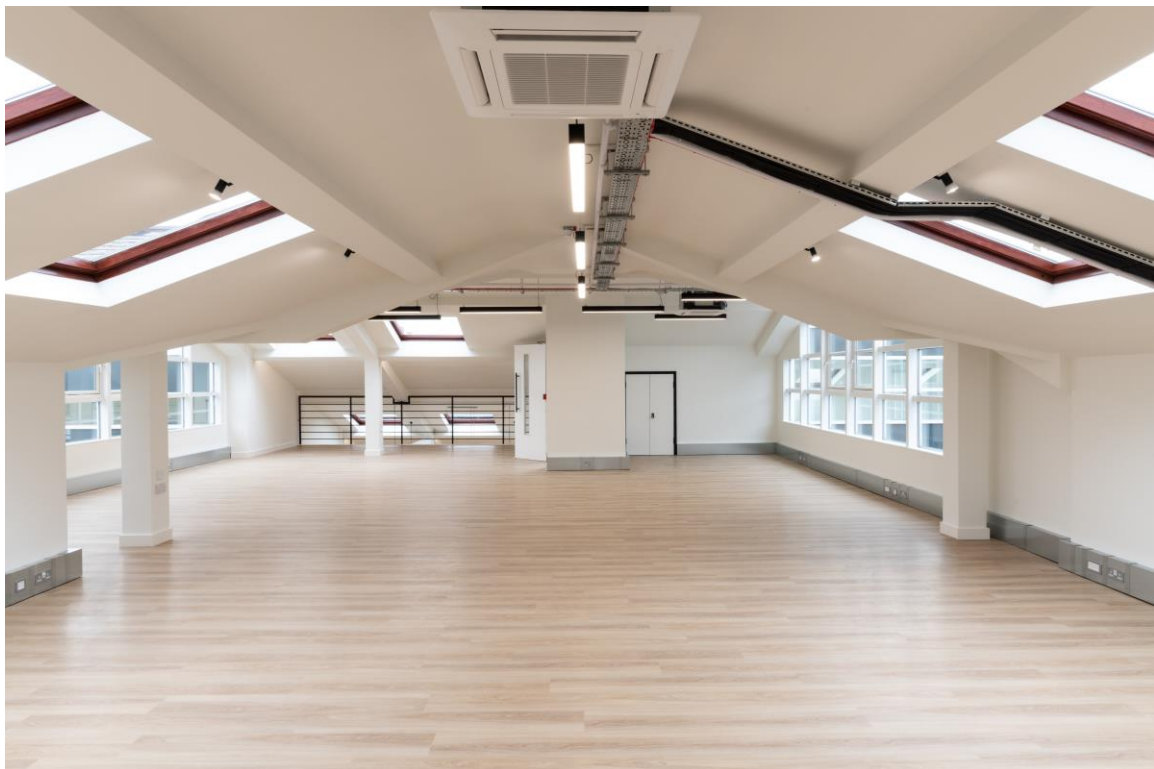
**REFURBISHMENT PROGRAM**

The units have been improved and the entrance halls upgraded to provide highly specified units with contemporary WC facilities, Kitchenettes, Air conditioning, LED lights and metal perimeter trunking. Floor coverings are porcelain wood effect tiles in the entrances and wood effect vinyl in the offices.

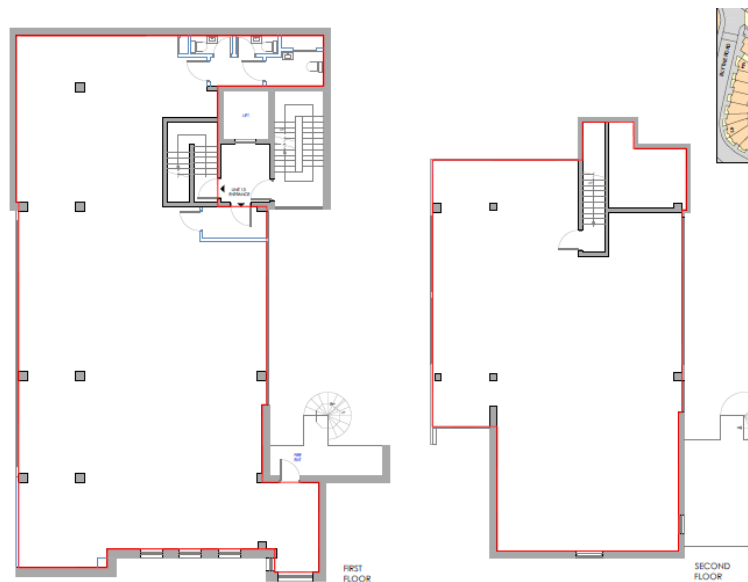
The office is in open plan on the first floor with the second floor divided into private offices and meeting rooms. The unit has excellent natural light and private WC facilities.  
Availability

Units	Sq Ft approx.	Floor	Rent psf pax
13	3,580	1 <sup>st</sup> + 2nd	£38.50

Second floor approx. 1,388 sq ft  
 First floor approx. 2,192 sq ft  
 Total approx. 3,580 sq ft



Second floor before partitioning into offices and meeting rooms.





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

**ENERGY PERFORMANCE CERTIFICATE**

### TERMS

New flexible fully repairing and insuring lease by way of service charge for a period by arrangement directly from the freeholder.

Rent £38.50 per sq ft per annum exclusive.

### ESTATE SERVICE CHARGE AND INSURANCE

Service charge approx. £7.75 psf plus insurance of £0.65 psf

Occupational costs such as gas/electricity will be billed directly.

### BUSINESS RATES

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

RV £85,000

Estimated payable £43,520 ( £12.16 psf)

### 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.

### INSPECTIONS AND FURTHER INFORMATION

*Regulated by RICS*

By prior appointment with joint sole agents:



**Neville Forest 07770 477 166**



**Mark Belsham 07973 372 698**