

25 BERKELEY SQUARE

AVRIL J. KING

Prime retail units to lease suitable for gallery, café or AI retail
956 - 7,310 sq ft | 89 - 679 sq m



BLUEBELL
Cafe

BLUEBELL
Cafe

CGI view of Unit 2 from Jones Street

25 BERKELEY SQ.

Berkeley Square is one of London's most prestigious addresses. This prime retail location offers a range of unit sizes from 956 to 7,310 sq ft.

The premises form part of an imposing mixed-use building which has been fully refurbished and part redeveloped to provide a superb contemporary internal aesthetic behind the retained original façade dating back to 1906.

The units are arranged over ground and lower ground floors and offer a combination of retail, gallery and office use.

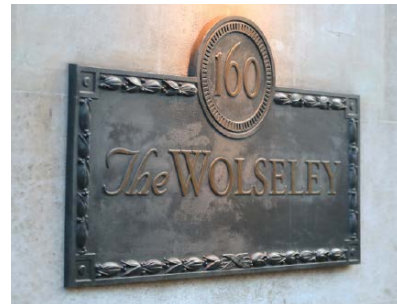
Units 1 and 2 have direct access from Jones Street, which leads directly onto Berkeley Square. Unit 1 is immediately opposite the Gagosian Gallery and close to the Phillips Gallery located at the rear of Berkeley Square.

The shopfront elevations, which incorporate glazed screens and entrance doors, have been sympathetically designed to complement the existing proportions of this elegant building and the units have been finished to a shell-and-core standard.

Current public realm enhancements to Berkeley Square allow for a number of improved streetscape works (see CGI image opposite).



CGI view from the west of Berkeley Square



LOCATION

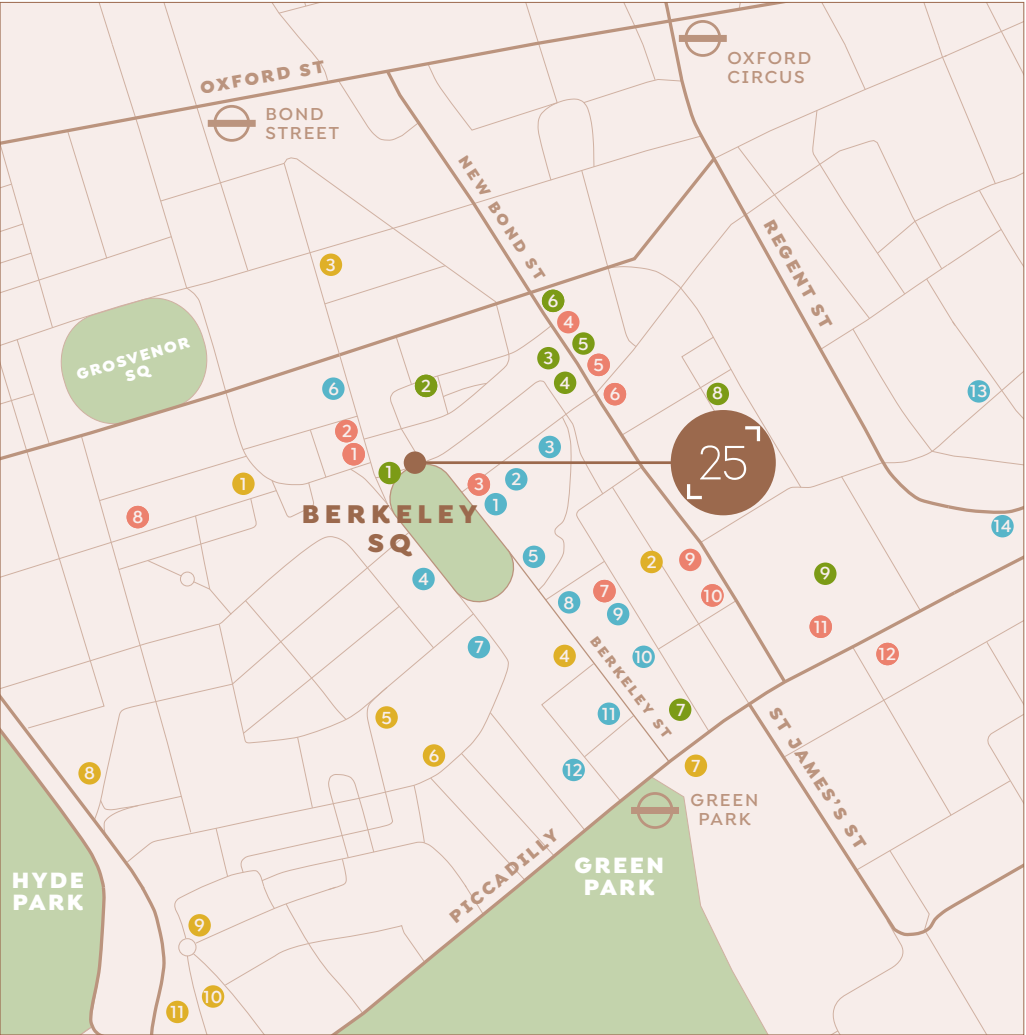
As befits such a distinguished location, the area is home to a wealth of deluxe retail establishments and Michelin-starred restaurants, luxury hotels and members' clubs, in addition to world-class museums, galleries and auction houses, featuring unparalleled fine and decorative arts.



View looking south from 25 Berkeley Square

London's Mayfair is rightfully recognised as one of the world's most desirable addresses. It enjoys excellent transport links within London and beyond: Heathrow and City airports are within easy reach through proximity to numerous Underground and bus stations. Furthermore, increased accessibility to the financial districts of Canary Wharf and the City is future-proofed by Crossrail.

From high fashion to high culture, as London's most select district Mayfair is also home to leading luxury brands, exclusive restaurants and members' clubs, world-class hotels and leading cultural institutions.



● RETAIL

- 1 PORSCHE
- 2 HEDONISM
- 3 JACK BARCLAY BENTLEY
- 4 LOUIS VUITTON
- 5 JIMMY CHOO
- 6 BURBERRY
- 7 CHRISTIAN LOUBOUTIN
- 8 MARC JACOBS
- 9 ROLEX
- 10 SAINT LAURENT
- 11 BURLINGTON ARCADE
- 12 FORTNUM & MASON

● HOTELS

- 1 THE CONNAUGHT
- 2 BROWN'S HOTEL
- 3 CLARIDGE'S
- 4 THE MAYFAIR HOTEL
- 5 THE CHESTERFIELD MAYFAIR
- 6 THE WASHINGTON MAYFAIR
- 7 THE RITZ
- 8 THE DORCHESTER
- 9 THE HILTON
- 10 THE FOUR SEASONS
- 11 INTERNCONTINENTAL HOTEL

● CULTURE

- 1 PHILLIPS
- 2 GAGOSIAN GALLERY
- 3 HALCYON GALLERY
- 4 RICHARD GREEN GALLERY
- 5 SOTHEBY'S
- 6 OPERA GALLERY
- 7 CLARENDON FINE ART
- 8 FLOWERS GALLERY
- 9 ROYAL ACADEMY OF ARTS

● DINING & NIGHTLIFE

- 1 BENARES
- 2 HAKKASAN
- 3 THE SQUARE
- 4 ANNABEL'S
- 5 SEXY FISH
- 6 CIPRIANI
- 7 LANDSDOWNE CLUB
- 8 PARK CHINOIS
- 9 NOBU
- 10 THE ARTS CLUB
- 11 NOVIKOV
- 12 LANGAN'S BRASSERIE
- 13 HIX
- 14 HAWKSMOOR



GREEN
PARK

REGENT
STREET

PICCADILLY

NEW BOND
STREET

BERKELEY
SQUARE

OXFORD
STREET

HYDE
PARK

25



CGI view of Units 1 & 2 from Bourdon Street
Entrance layout shown subject to approval of planning permission

SCHEDULE OF AREAS

GROUND FLOOR	SQ FT	SQ M
UNIT 1 RETAIL/GALLERY	2,066	192
UNIT 2 RETAIL	1,172	109
UNIT 3 RETAIL/OFFICE*	1,185	110
TOTAL AREA	4,423	411

ALL UNITS CAN BE COMBINED IF REQUIRED.

*UNIT 3 IS ACCESSIBLE VIA OFFICE RECEPTION.



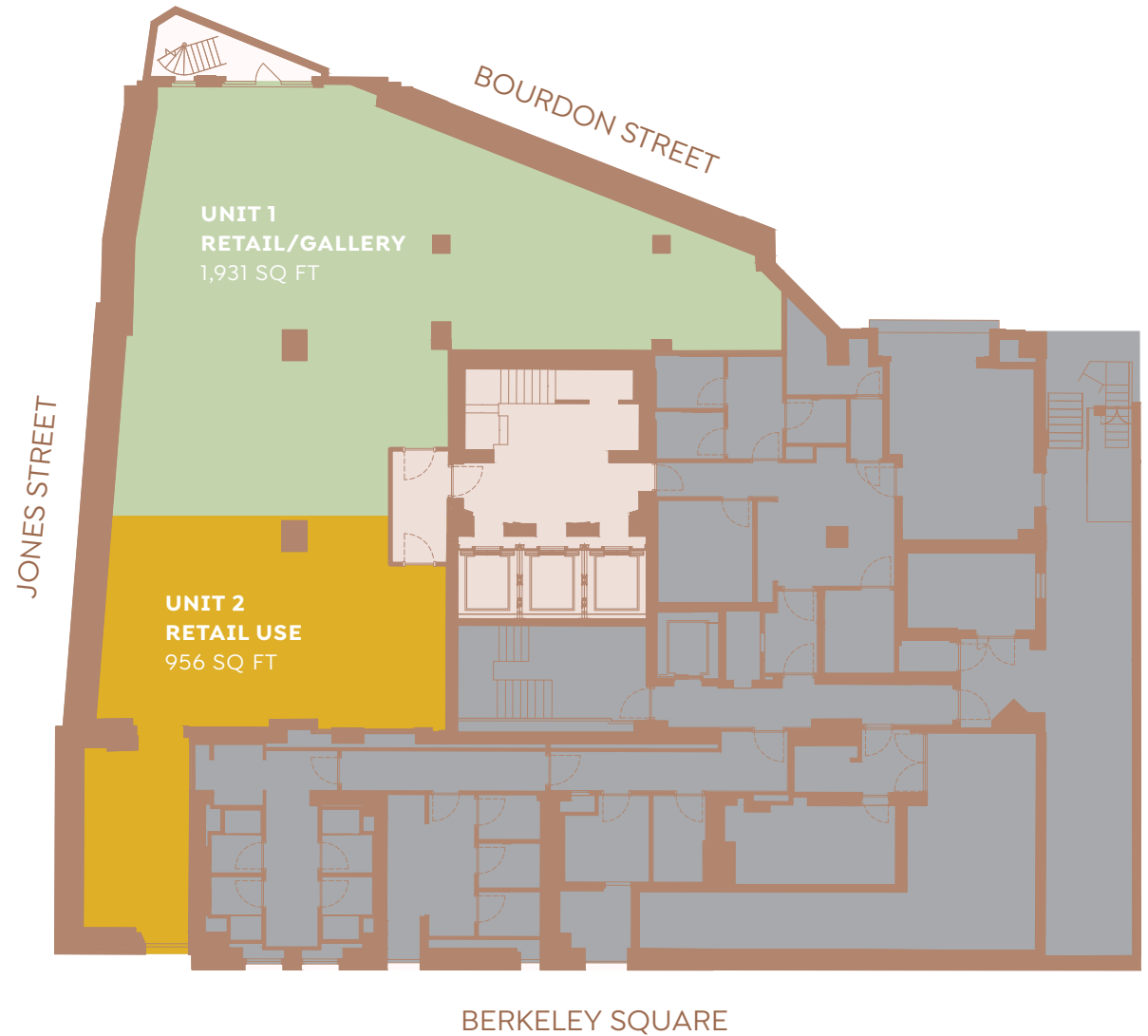
- RETAIL/GALLERY
- RETAIL USE
- RETAIL/OFFICE USE
- COMMON PARTS
- OFFICE USE OTHER (NOT FOR LEASE)

FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE



LOWER GROUND FLOOR	SQ FT	SQ M
UNIT 1 RETAIL/GALLERY	1,931	179
UNIT 2 RETAIL/OFFICE	956	89
TOTAL AREA	2,887	268

ALL UNITS CAN BE COMBINED IF REQUIRED.



- RETAIL/GALLERY
- RETAIL USE
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SPECIFICATION

Mains Power Supply	GF 90kVA (125A three-phase supply) LGF 2 x 90kVA (125A three-phase supply)
Mains Gas Supply	There is no gas provided to the retail unit
Mains Water Supply	The tenant will have a dedicated, metered Thames Water supply to the retail unit
Floor Loading Capacity	GF 4.0Kn/m2 LGF 5.5Kn/m2
FW Drainage	A waste water connection point will be provided at ground floor level. Any waste water from the lower ground floor, or parts of the ground floor that are not accessible to the drainage point will need to be pumped by the tenant
Vertical Transport	Tenant fit-out item: structural opening provided
External Plant Area	Provision for wall-fixed condensers opposite bike racks (pipework installed)*
Entrance Doors	1,805mm x 2,365mm bronze polyester powder-coated double-glazed ALUK GB GT 55 manual double doors
Ventilation	High level grilles on shopfront
Signage Zones	To be confirmed with Tenant & Landlord*
Floor to Ceiling Heights	Determined by the Tenant fit out
Head Heights	GF 3,800mm LGF 2,205mm

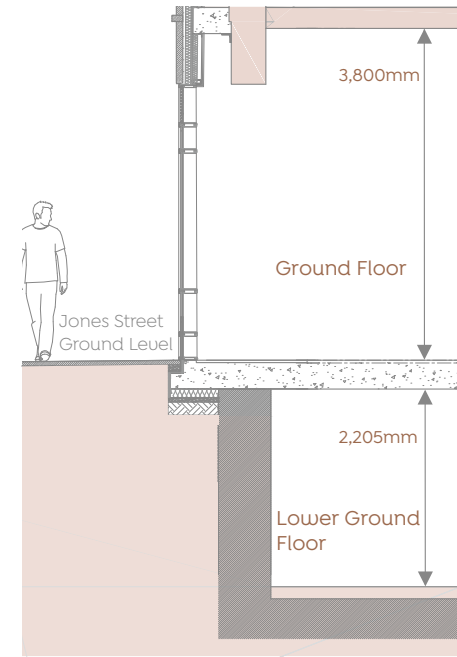
* Separate Planning Application by future tenant required. The design intent is for all Signage to be minimalist and kept within the top glazing light over the entrance doors and main display windows. Additional 3D lettering can also be fixed to the stone surrounds in keeping with the high-end retail in the local area.



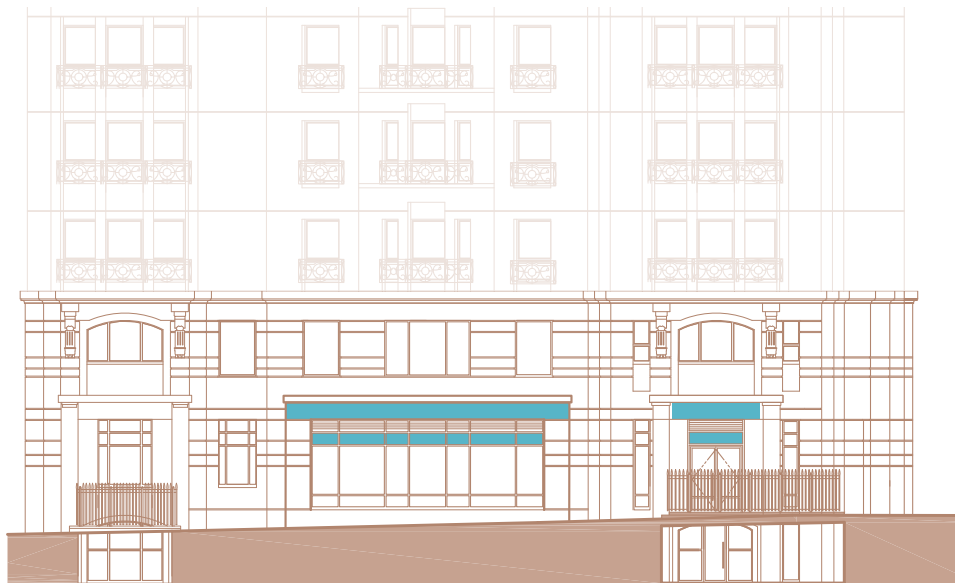
View of Units 1 & 2 from Bourdon Street
Entrance shown has approved planning permission



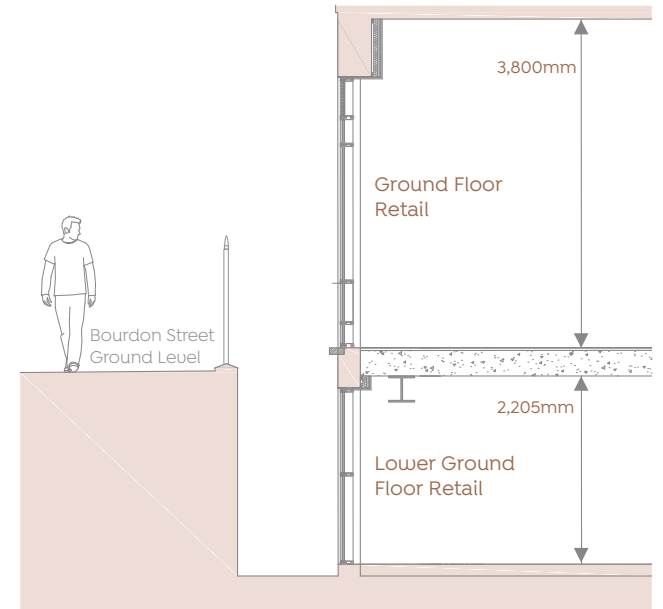
JONES STREET
WEST ELEVATION



 = Proposed signage zones



BOURDON STREET
NORTH ELEVATION



TERMS

LEASE

The premises are available on new, effective full repairing and insuring leases for terms to be agreed. The lease is to be contracted outside the Security of Tenure provisions of the 1954 Landlord & Tenant (Part II) as amended.

RENT

Upon application.

BUSINESS RATES

To be assessed. Interested parties are advised to contact Westminster City Council for further information.

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