

TWENTY

BERKELEY SQUARE

A RARE RESTAURANT &  
RETAIL OPPORTUNITY



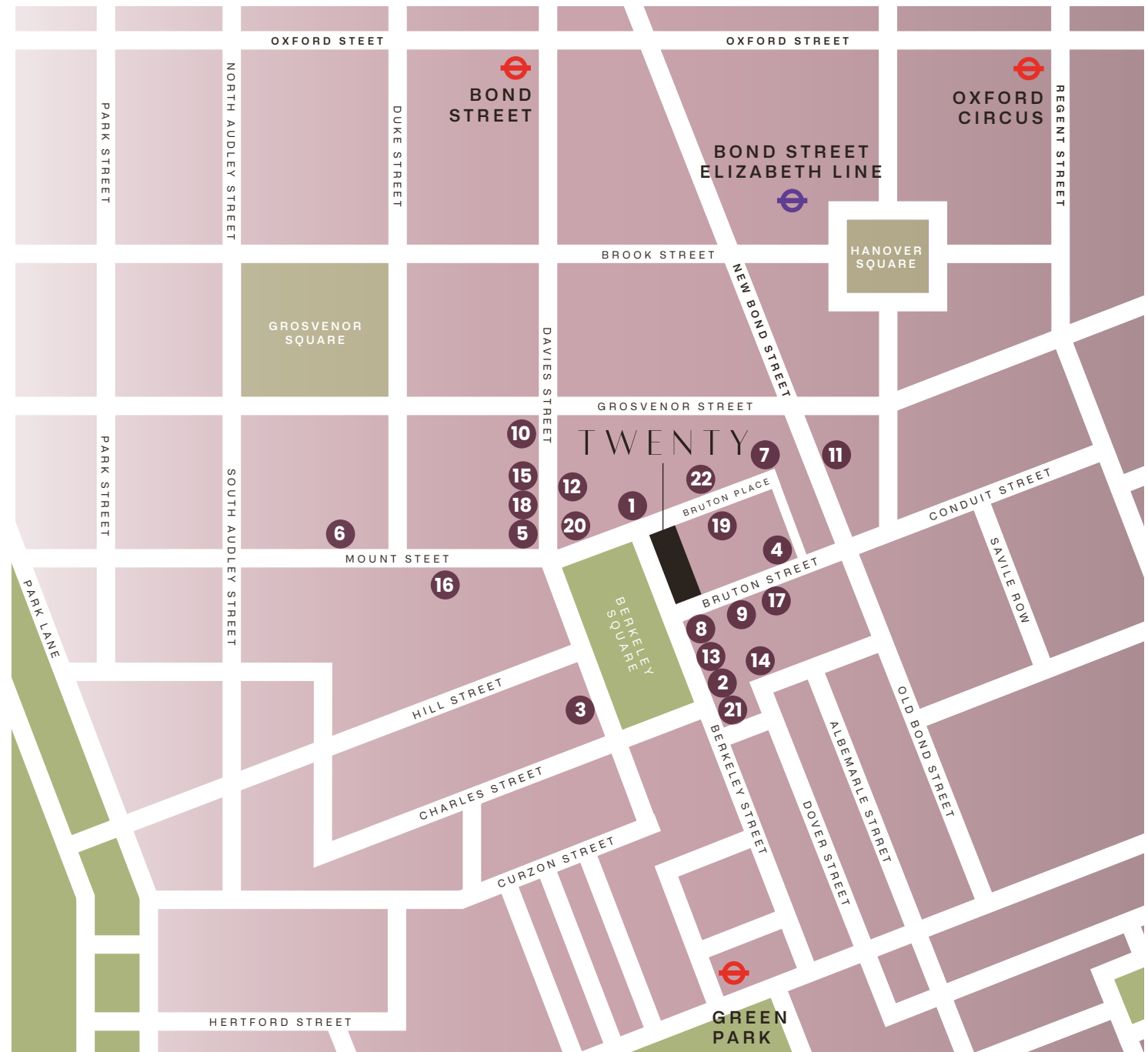
# THE AREA

TWENTY BERKELEY SQUARE IS CENTRAL TO THE BERKELEY SQUARE ESTATE, AN ESTATE LOVINGLY CURATED AND MANAGED BY BERKELEY ESTATE ASSET MANAGEMENT (BEAM).

BEAM ARE COMMITTED TO CREATING AND MAINTAINING EXCEPTIONAL SPACES THAT WILL CONTINUE TO UPHOLD THE GLOBAL REPUTATION AND QUALITY OF MAYFAIR.

## NEIGHBOURS

- |               |                     |
|---------------|---------------------|
| 1 ALMAR       | 12 DUNHILL          |
| 2 AMAZONICO   | 13 FERRARI          |
| 3 ANNABELS    | 14 FOGGS            |
| 4 ASPREYS     | 15 GAGOSIAN         |
| 5 BACCHANALIA | 16 GOYARD           |
| 6 BALENCIAGA  | 17 HAKKASAN         |
| 7 BELLAMY'S   | 18 HEDDONISM        |
| 8 BENTLEY     | 19 LALÍ             |
| 9 BUGATTI     | 20 PHILLIPS         |
| 10 C LONDON   | 21 SEXY FISH        |
| 11 CELINE     | 22 THE GUINEA GRILL |



# THE RESTAURANT & RETAIL

TWENTY BERKELEY SQUARE HAS A SPECTACULAR 5,027 SQ FT  
FLAGSHIP RESTAURANT SPACE SET OVER  
GROUND FLOOR, BASEMENT AND THE ENTIRE FIRST FLOOR.  
THIS RESTAURANT SPACE OVERLOOKS BERKELEY SQUARE.

ON THE ADJACENT CORNER, THERE IS A FURTHER 3,509 SQ FT  
PRIME RETAIL UNIT CONFIGURED OVER GROUND FLOOR AND BASEMENT.



# THE RESTAURANT & RETAIL

APPROXIMATE AREAS (GIA)

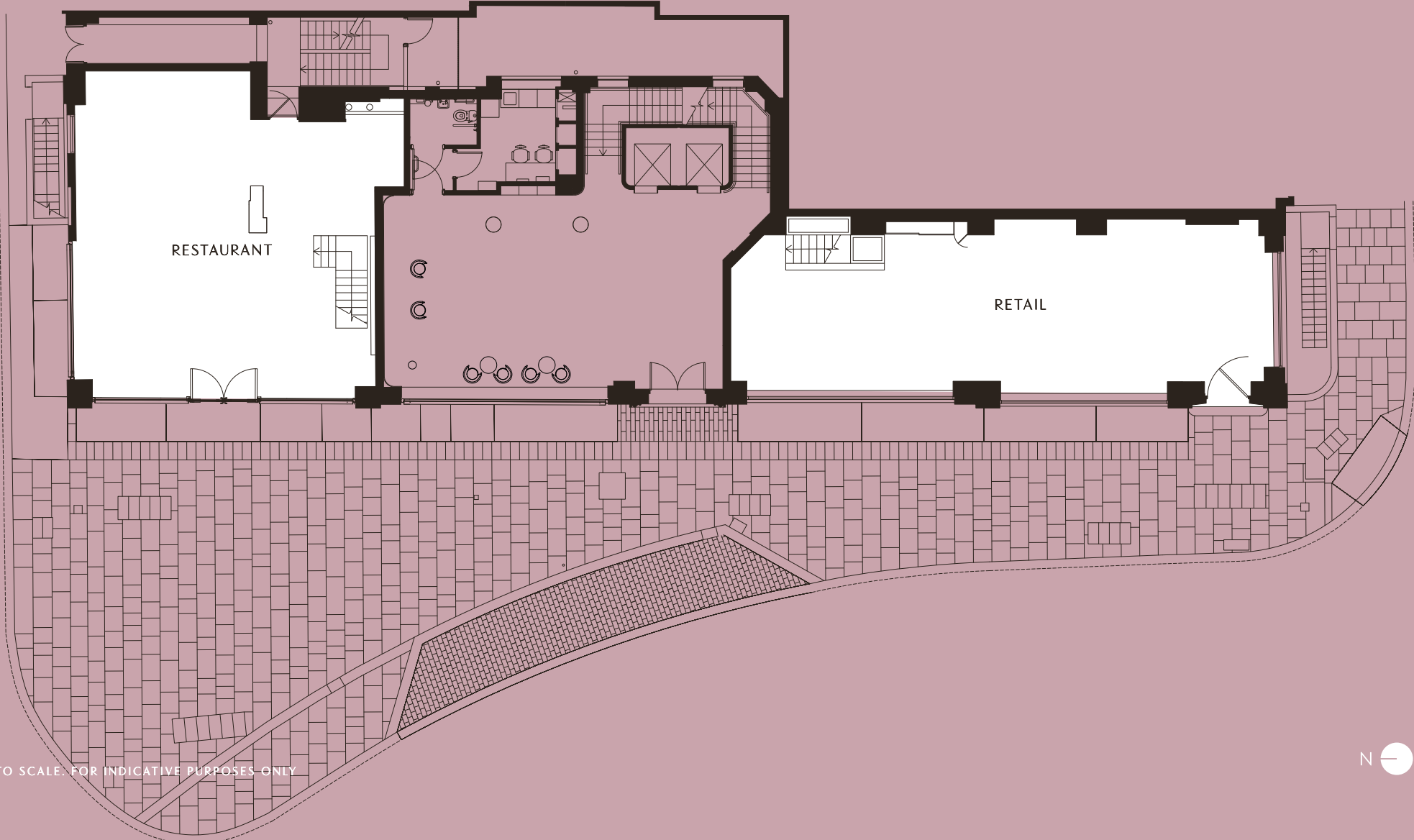
FLOOR	USE	SQ FT	SQ M
FIRST	RESTAURANT	3,068	285
GROUND		1,087	101
LOWER GROUND		517	48
LOWER GROUND VAULTS		355	33
TOTAL		5,027	467
GROUND	RETAIL	1,023	95
LOWER GROUND		2,486	231
TOTAL		3,509	326

ALL AREAS ARE INDICATIVE AND NEED TO BE VERIFIED ON COMPLETION IN ACCORDANCE WITH THE RICS CODE OF MEASURING PRACTICE

# GROUND FLOOR

RESTAURANT  
1,087 SQ FT (101 SQ M)

RETAIL  
1,023 SQ FT (95 SQ M)



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY

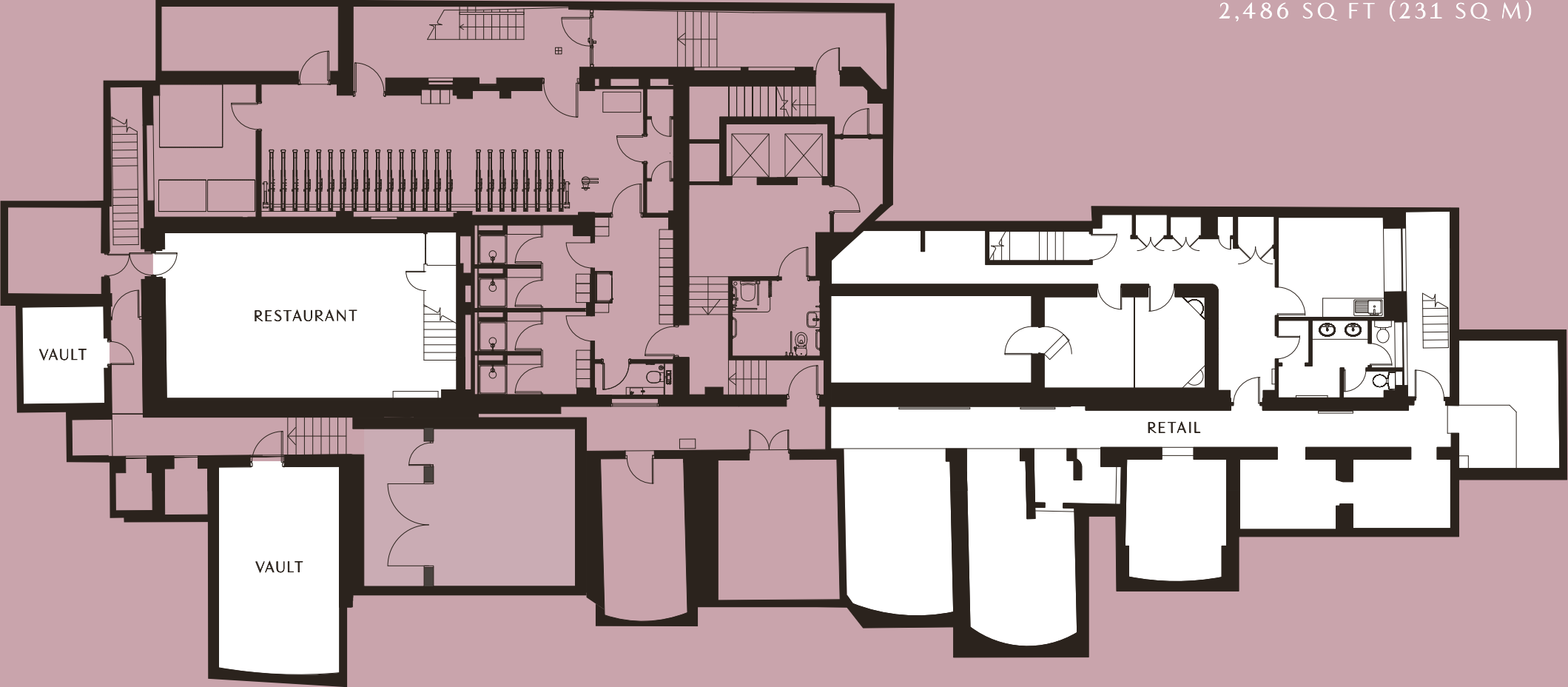


# LOWER GROUND FLOOR

RESTAURANT  
517 SQ FT (48 SQ M)

VAULTS  
355 SQ FT (33 SQ M)

RETAIL  
2,486 SQ FT (231 SQ M)



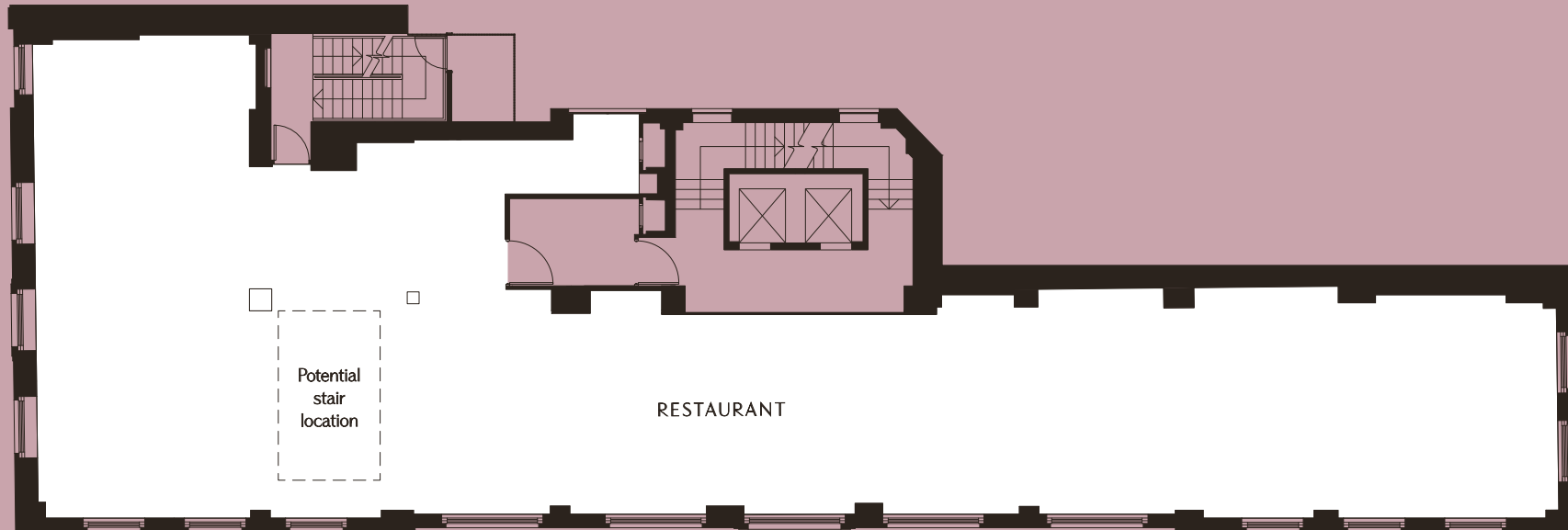
NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY





# FIRST FLOOR

RESTAURANT  
3,068 SQ FT (285 SQ M)



DEVELOPER

**BE** | Berkeley Estate  
**AM** | ASSET MANAGEMENT

FOR FURTHER INFORMATION, PLEASE CONTACT



**KENNINGHAM  
RETAIL**

Alex Mann  
+44 (0)7875 236 136  
amann@hanovergreen.co.uk

David Kenningham  
+44 (0)7785 956 977  
dk@kenninghamretail.com

Martin Thomas  
+44 (0)7870 264 025  
mthomas@hanovergreen.co.uk

Hannah Barter  
+44 (0)7753 312 591  
hannahb@kenninghamretail.com

Misrepresentation Act 1967 and declaration Hanover Green Retail and Kenningham Retail for themselves and for the vendor/ lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. March 2023.

All images shown are computer generated and therefore indicative only.