

THE
**BERKELEY
SQUARE**
ESTATE

45 CHARLES STREET
MAYFAIR W1



Office to let - 258 sq ft (23.97 sq m)

THE REAL ESTATE



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MAYFAIR W1

Office to let - 258 sq ft (23.97 sq m)

DESCRIPTION

The property was constructed in the late 18th Century with brick elevations beneath a pitched slate roof. The property is arranged on basement, ground and four upper floors.

LOCATION

45 Charles Street is located on the south side of Charles Street, close to its junctions with Berkeley Square. Green Park, Bond Street and Oxford Circus Underground Stations are within easy walking distance, providing access to the Victoria, Central, Bakerloo, Jubilee and Piccadilly lines. Numerous bus routes operate along Piccadilly, Oxford Street, Park Lane and Regent Street.

SPECIFICATION

- Smart entrance
- Central heating
- Video entry phone system
- 24-hour access

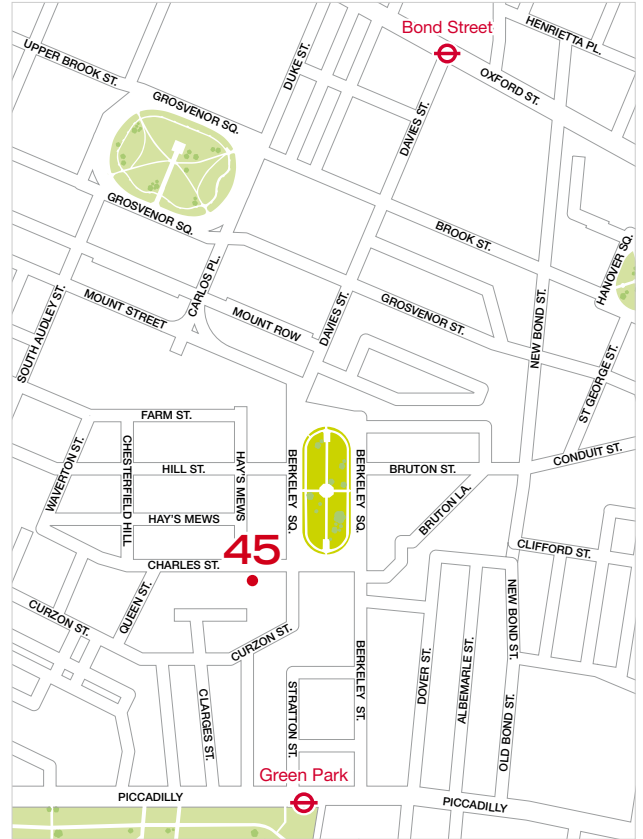
ACCOMMODATION

		sq ft	sq m
2nd floor, front	(under offer)	258	23.97

TERMS

The space is available on a lease for a term by arrangement direct from the freeholder.

	Rent	Service charge	Rates
2nd floor	£65.00 psf	£16.43 psf	£25.58 psf



EPC

The property has an epc rating of TBC.

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