

THE
**BERKELEY
SQUARE**
ESTATE

48 CHARLES STREET
MAYFAIR W1



Office suites to let – Flexible terms

THE REAL ESTATE



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Office suites to let – Flexible terms

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

48 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

- Impressive entrance hall
- Kitchens
- Comfort cooling
- Passenger lift
- Video entry phone system
- Under floor trunking
- 24-hour access

ACCOMMODATION

The current availability comprises:

		sq ft	sq m
4th floor suite 2	(Available)	362	33.6

TERMS

The space is available on a new lease direct from the landlord for a term by arrangement subject to a rolling break option from March 2018.

	Rent	Service charge	Rates
4th floor suite 2	£75.00 psf	£7,945 pa	£30.70 psf

Approx 2017/18 all figures are exclusive of VAT.



EPC

The property has an epc rating of E.

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