

THE
**BERKELEY
SQUARE**
ESTATE

49 CHARLES STREET
MAYFAIR W1



Self-contained office building due to be refurbished - 4,642 sq ft (431 sq ft)

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DESCRIPTION

49 Charles Street is of typical Georgian construction, arranged on basement, ground and five upper floors.

The property is un-refurbished and represents an opportunity for an occupier to refurbish and fit out a self-contained building to their own specification.

LOCATION

The property is situated within an attractive terrace of buildings on the south side of Charles Street close to Berkeley Square.

Green Park, Bond Street and Oxford Circus Underground Stations are within easy walking distance.

ACCOMMODATION

Floor		sq ft	sq m
Fifth	(under offer)	462	42.9
Fourth	(under offer)	652	60.6
Third	(under offer)	473	43.9
Second	(under offer)	481	44.7
First	(under offer)	529	49.2
Ground	(under offer)	1,013	94.1
Lower ground	(under offer)	1,032	95.9
Total		4,642	431

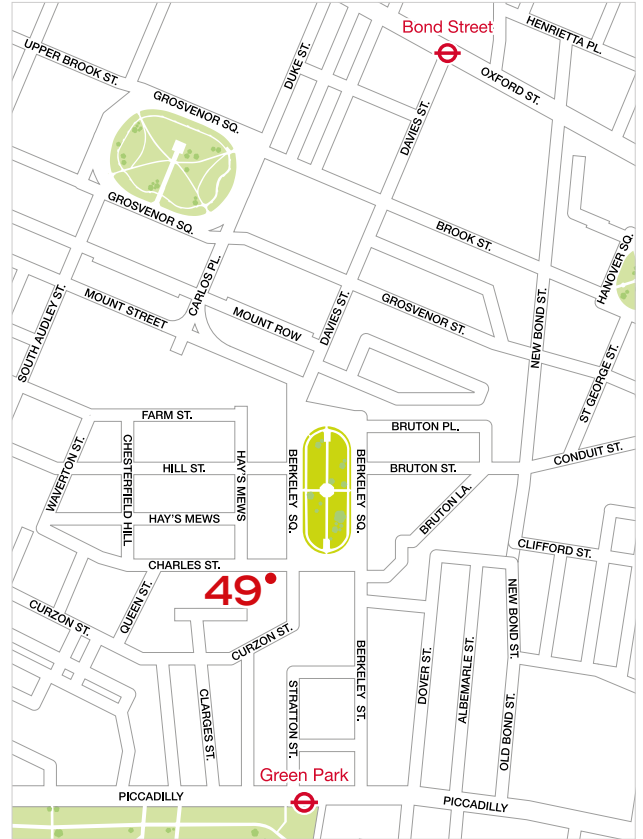
Please note all areas are subject to check measurement.

TERMS

A new lease outside the Landlord & Tenant Act 1954 Part II (as amended) is available direct from the freeholder for a term by arrangement. Quoting rent upon request.

EPC

To be assessed upon completion of refurbishment works.



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