

THE  
**BERKELEY  
SQUARE**  
ESTATE

52 CHARLES STREET  
MAYFAIR W1



Office to let - 3,325 sq ft (308.9 sq m)

THE REAL ESTATE



# 52 CHARLES STREET

## MAYFAIR W1

Office to let - 3,325 sq ft (308.9 sq m)

### DESCRIPTION

52 Charles Street is a modern office building which provides Grade A specification floors with spectacular views over Berkeley Square. The property is arranged on basement, ground and four upper floors.

### LOCATION

The building is located on the south side of Charles Street, on its junction 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
- Commissionaire
- VRV air-conditioning
- Automatic 10-person passenger lift
- Raised floor
- Suspended ceiling
- 24-hour access

### ACCOMMODATION

		sq ft	sq m
First floor	under offer	2,388	221.85
Fourth floor	under offer	937	87.05

### TERMS

The space is available on a new flexible lease for a term by arrangement.

	Rent	Service charge	Rates
First floor	£105 psf	£45,579 pa*	£102,910 psf†

\*£19.08 psf approximately for 2014/15.

†£43.09 psf approximately for 2014/15.



### EPC

The property has an epc rating of C-59.

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