

THE  
**BERKELEY SQUARE**  
ESTATE

46 BERKELEY SQUARE  
MAYFAIR W1



Self-contained Mayfair building with courtyard garden

THE REAL ESTATE



# 46 BERKELEY SQUARE

MAYFAIR W1

Self-contained Mayfair building with courtyard garden

## DESCRIPTION

The property was built in the mid-18th Century and is of stone construction beneath a mansard slate roof.

Office accommodation is provided on basement, ground and three upper floors. The property also has the benefit of a courtyard garden.

## LOCATION

The property is situated within an attractive terrace of buildings between Hill Street and Charles Street, overlooking the west side of Berkeley Square.

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

## ACCOMMODATION

Floor	Use		sq ft	sq m
Third	Office	(Under offer)	1,657	159.9
Second	Office	(Under offer)	1,852	172.1
First	Office	(Under offer)	1,970	183.0
Ground	Office	(Under offer)	1,594	148.1
	Reception		619	57.5
Basement	Office	(Under offer)	2,637	245.0
<b>Total</b>			<b>10,329</b>	<b>959.6</b>

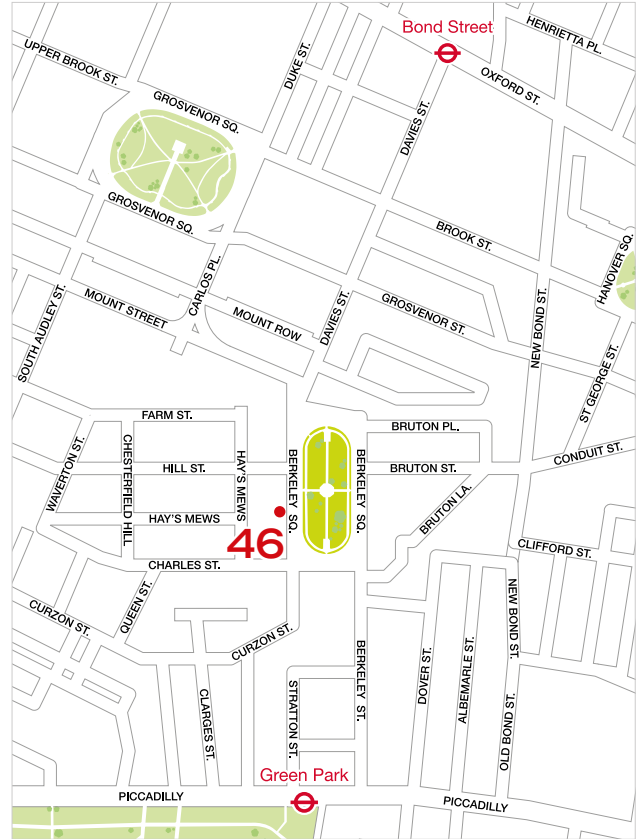
Please note all areas are subject to check measurement

## TERMS

A new lease outside the Landlord & Tenant Act 1954 Part II (as amended) is available lease 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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