

THE
**BERKELEY
SQUARE**
ESTATE

48 CHARLES STREET
MAYFAIR W1



Office suites to let – Flexible terms

THE REAL ESTATE



48 CHARLES STREET

MAYFAIR W1

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:

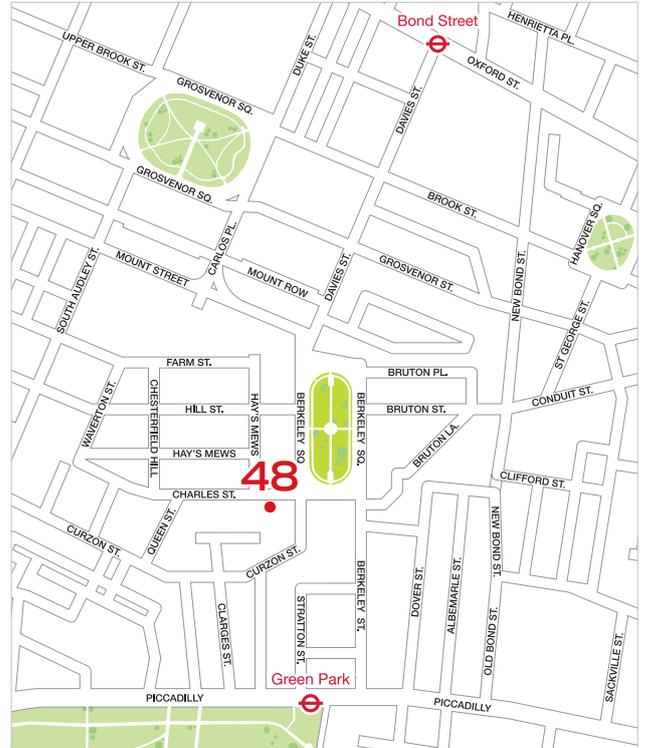
		sq ft	sq m
4th floor suite 2	(Available)	362	33.6

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.

Maxim Vane Percy

mvp@gva.co.uk

020 7911 2771

Alex Kirk

alex.kirk@gva.co.uk

020 7911 2774

Eleanor Rigg

eleanor.rigg@gva.co.uk

020 7911 2058

GVA
An **APLEONA** company

GVA is a trading name of GVA Grimley Ltd who for themselves, for any joint agents and for the vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT

taylorreid design +44 (0) 20 7355 2500