

## 48 CHARLES STREET, MAYFAIR, W1J 5EN

Office to Let – 83 sq ft to 2,300 sq ft.



### 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.

### 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.

### AMENITIES

- Period Building
- Air conditioning
- Great natural light

### TRANSPORT LINKS

Green Park	 5 minutes
Oxford Circus	 8 minutes
Bond Street	 9 minutes

### TERMS

The space is available on a new lease for a term by arrangement direct from the freeholder.

### AVAILABILITY

Floor	Area (sq. ft.)	Rent (PSF)	Rates (PSF)	Service Charge (PSF)
4 <sup>th</sup> (Suite 1)	525	£75	£28.99	£19.96
4 <sup>th</sup> (Suite 2)	362	£75	£29.32	£19.96
3 <sup>rd</sup> (Suite 2)	389	£75	£30.00	£19.96
2 <sup>nd</sup> (Suite 1 & 2)	565	£75	£30.80	£19.96
2 <sup>nd</sup> (Suite 4)	83	£75	N/A	£19.96
1 <sup>st</sup> (suite 4)	566	£75	TBC	£19.96
Ground	1,356	£75	£42,415 per annum	£19.96

### CONTACT

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For further information or to arrange a viewing