

On the instructions of the Portman Estate

SELF-CONTAINED OFFICE BUILDING ON A CENTRAL LONDON GARDEN SQUARE

**Suitable for a variety of uses including
offices, hotel, training and educational**
(subject to planning consent)

48 Bryanston Square, London W1

14,575 sq ft (1,354 sq m) approx

TO BE LET

Location: This substantial period property is located on the south west corner of Bryanston Square, which is one of the prettiest garden squares on the Portman Estate. It is a impressive building with a return frontage to George Street and backing on to Bryanston Mews West. Well-known shops and restaurants are within easy walking distance, as are underground stations at Marble Arch, Edgware Road, Baker Street and Bond Street.

Accommodation: An attractive Grade II listed building, providing a combination of modern and period rooms, all of which benefit from excellent natural light. The building is arranged over lower ground to fourth floor. Several of the more prestigious rooms contain period pieces and fireplaces and are ideal for boardroom, training or conference use. Other large areas provide modern open-plan offices.

Please note that the property requires substantial refurbishment.

The property currently benefits from full B1 office consent, but the freeholders will consider alternative uses, subject to any necessary change of use.

Size

Floor	Size (sq ft)	Size (sq m)
4 th	1,140	105.9
3 rd	1,535	142.6
2 nd	1,590	147.7
1 st	3,090	287.1
Ground	3,350	311.2
Lwr Ground	3,870	359.5
Total	14,575	1,354.1

- Amenities:**
- Refurbishment opportunity
 - New lease
 - Large garage/car parking
 - Lift
 - Excellent natural light
 - Central heating
 - Impressive Square location

Terms: The property is available to let only, for a minimum term of 10 years.

Rent: Upon application

Rent free period: **The ingoing tenant will benefit from a substantial rent free period to reflect the necessary works required.**

Rates: Currently approximately £11.50 per sq ft per annum

Viewing: Strictly by appointment through the joint sole agents

Godfrey Vaughan: Mike MacKeith 020 7659 4939
 Julie Rees 020 7659 4904

DTZ: Chris Burrows 020 7757 6838
 Geoff Scodie 020 7643 6160

**NB Particulars and photographs may be viewed on our website:
 www.godfreyvaughan.co.uk**

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