

45 CHARLES ST

MAYFAIR

45 CHARLES STREET, IS MAYFAIR REDEFINED.
IT TRANSCENDS TRADITIONAL DEVELOPMENT;
IT'S AN ARTISTIC ENDEAVOUR, A SYMPHONY OF
ELEGANCE AND EXCLUSIVITY ORCHESTRATED
WITH UNPARALLELED FINESSE.

MAYFAIR REDEFINED

With meticulous attention to every detail, 45 has reinvented the very fabric of luxury workspaces in London's most esteemed district. It's not just about creating spaces; it's about curating an experience, a sanctuary where refinement meets functionality. 45 Charles Street stands as a testament to timeless sophistication and uncompromising excellence.





PROMINENT BRITISH INTERIOR DESIGNER
FIONA BARRATT-CAMPBELL HAS DELIVERED
HER TIMELESS DESIGN AESTHETIC TO
45 CHARLES STREET.

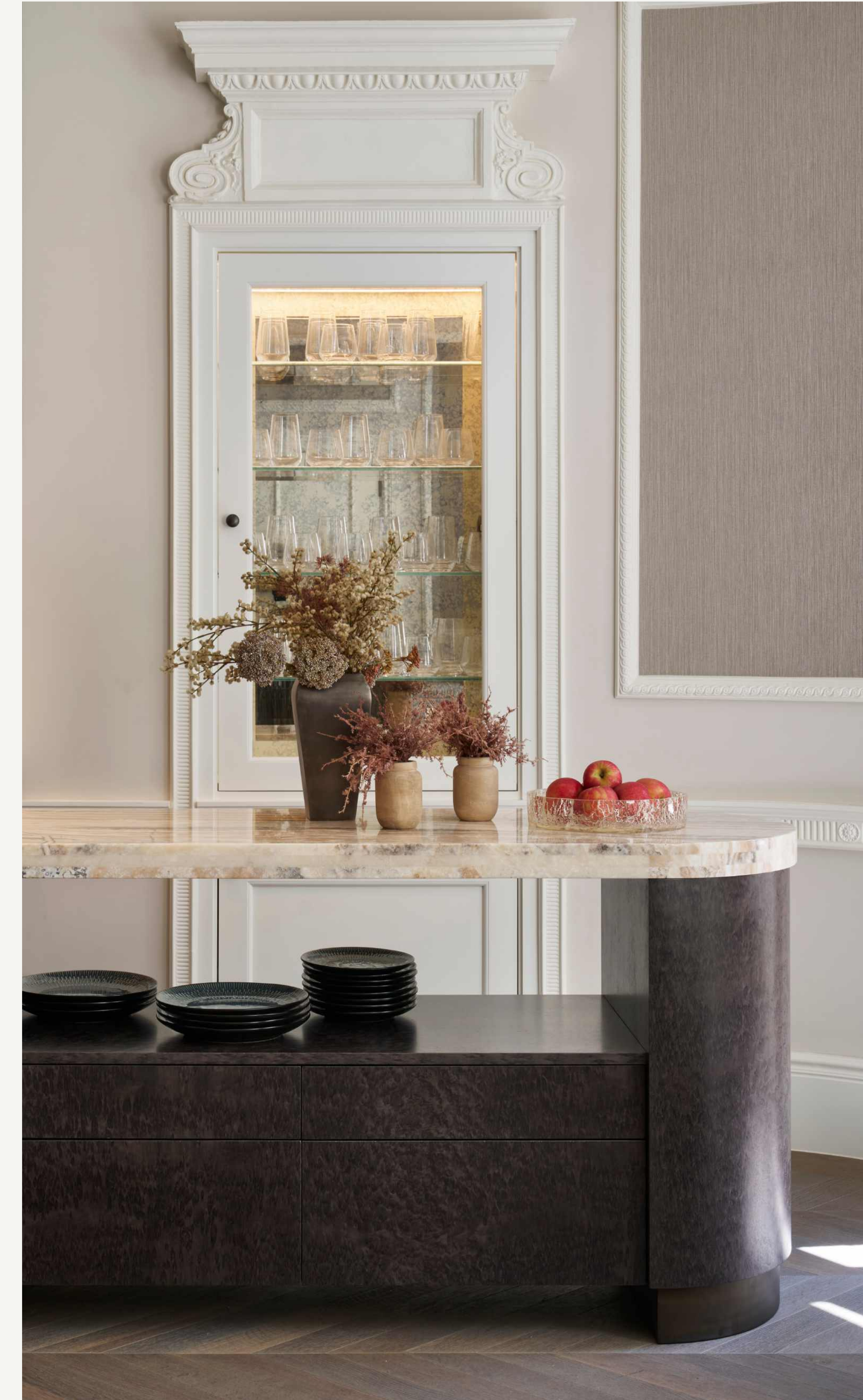
TIMELESS AESTHETIC

Barratt-Campbell's signature style is characterised by her expert use of texture, colour and natural materials. She often blends contemporary elements with antique pieces, creating spaces that are extraordinarily elegant and sophisticated, combining modernity with timeless charm for a distinct and luxurious aesthetic.

AT 45 CHARLES STREET, THE FOCUS
EXTENDS BEYOND PHYSICAL SPACES
TO CURATING AN IMMERSIVE AND
TRANSFORMATIVE EXPERIENCE.

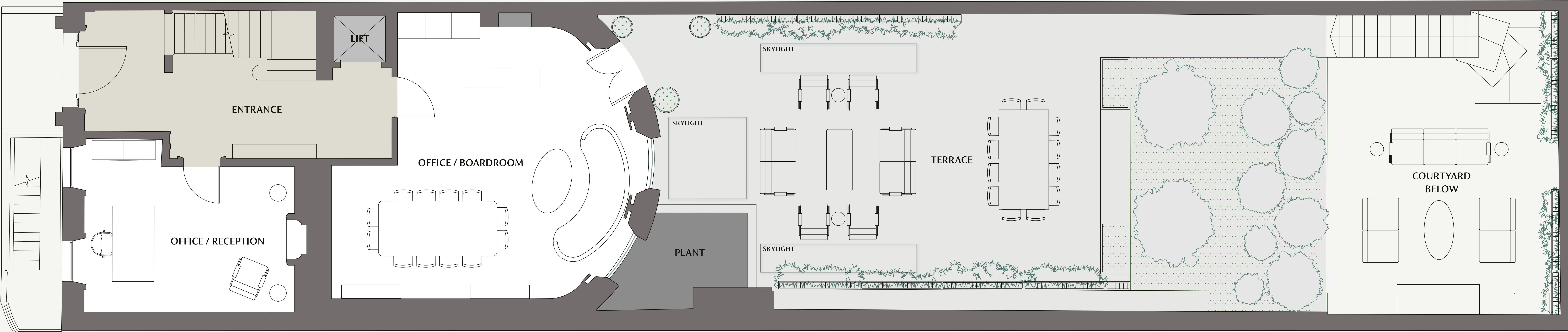
WORKSTYLE LIFESTYLE

The lower ground and ground floors are delivered fully fitted and furnished. Here, workstyle and lifestyle combine in a design that harmonises classical elegance with contemporary innovation and styling, promising an unparalleled workspace experience.



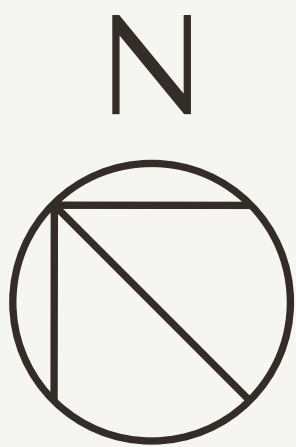
GROUND FLOOR

624 SQ FT_58 SQ M
NIA OFFICE



This boutique workspace is tailored for the most discerning individuals, offering an intimate setting that epitomises exclusivity and refinement.

Not to scale. For indicative purposes only



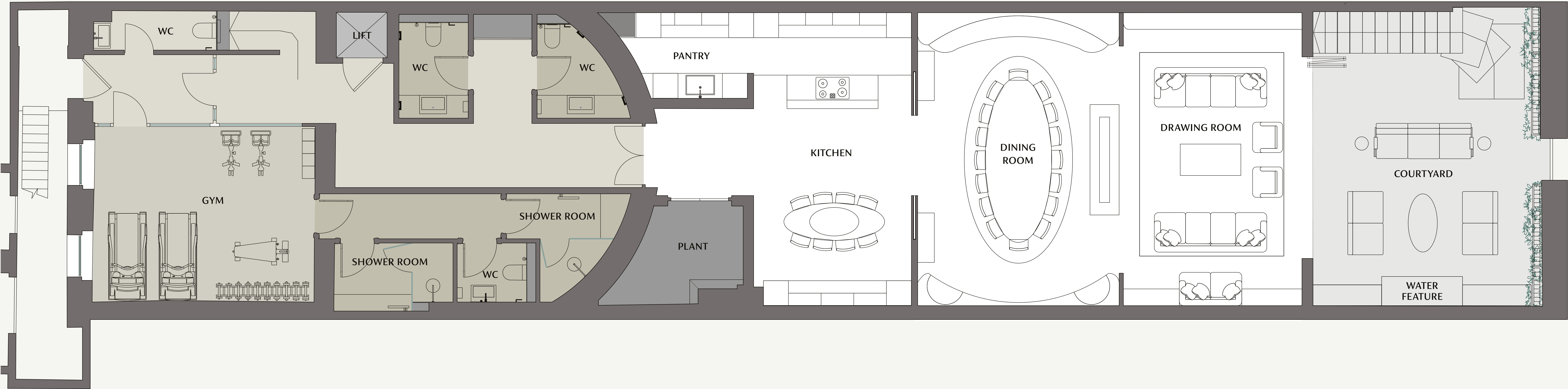




LOWER GROUND

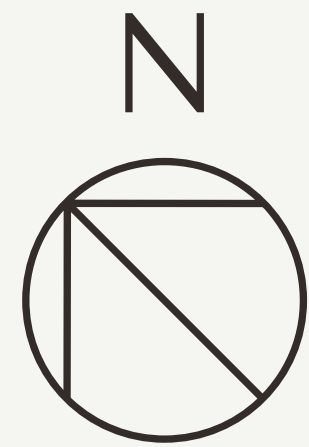
1,528 SQ FT_142 SQ M

NIA GYM AND EVENT SPACE



Fitness room, shower rooms, professional kitchen, courtyard, dining and drawing rooms with exquisite finishes, fixtures and fittings, have been carefully curated to form an exceptional experience.

Not to scale. For indicative purposes only













EXCEPTIONAL AMENITY

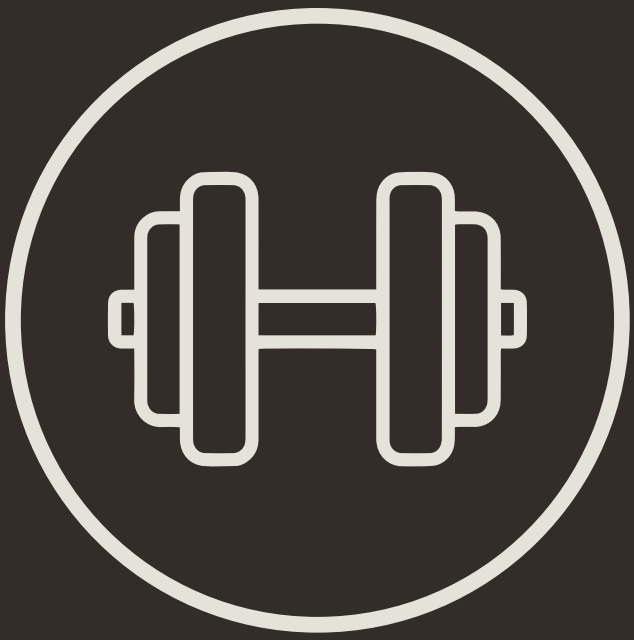
45 CHARLES STREET OFFERS 4,542 SQ FT OF ELEGANCE AND IS A PARAGON OF EXCELLENCE WITH EXTRAORDINARY ATTENTION TO DETAIL. IT PROMISES AN UNPARALLELED EXPERIENCE THAT TRANSCENDS EXPECTATIONS AND ELEVATES THE MODERN WORKSPACE.



PRIVATE SPACE
DINING & DRAWING ROOMS



KITCHENETTE
ON ALL UPPER FLOORS



GYM
& SHOWERS



OFFICES
OVER FIVE LEVELS



KITCHEN
PROFESSIONAL FITTINGS



TERRACES
& COURTYARD

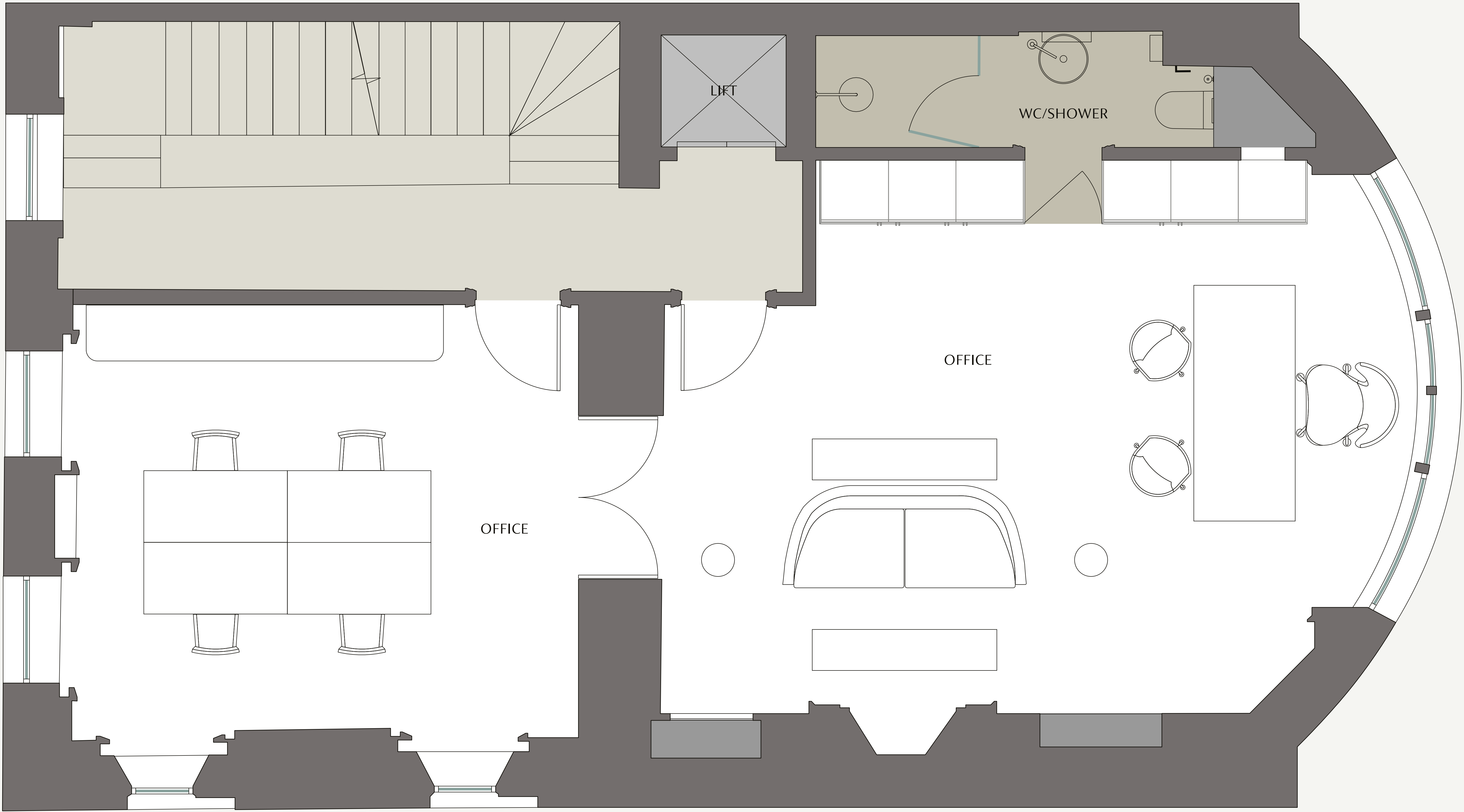
EXCEPTIONAL OFFICE FLOORS ARE
DESIGNED TO FOSTER PRODUCTIVITY.
SUPERB NATURAL LIGHT AND TAILORED
SURROUNDINGS ENCOURAGE FOCUSED
WORK AND BESPOKE INTERACTIONS.

TAILORED
WORKSPACE

FLOOR	SQ FT	SQ M
4	517	48
3	570	53
2	678	63
1	624	58
G	624	58
LG	1,528	142
TOTAL	4,542	422

Note: All areas are Net Internal Areas and have been verified in accordance with the RICS Code of Measuring Practice.

FIRST FLOOR
624 SQ FT_58 SQ M
NIA OFFICE

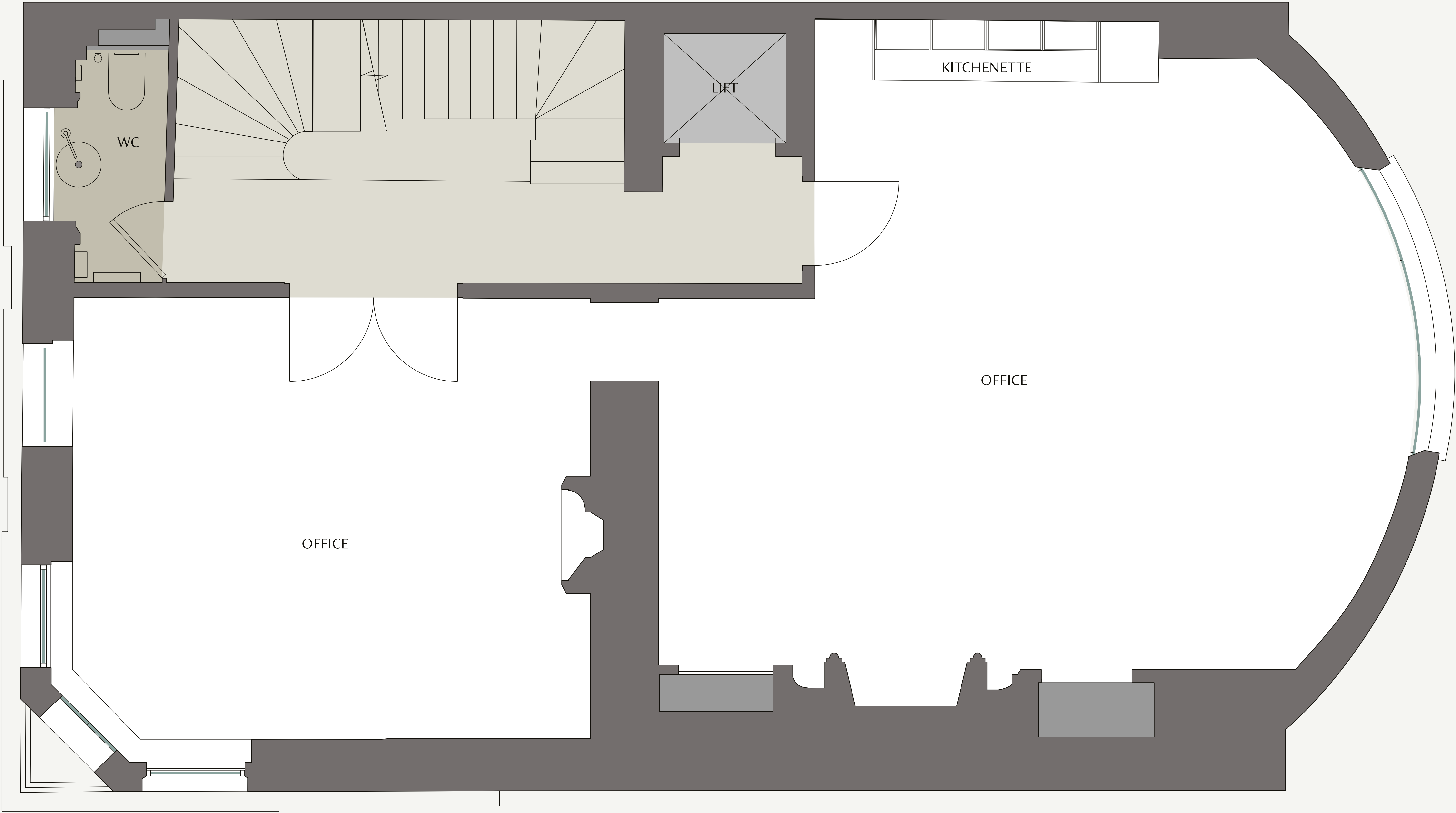






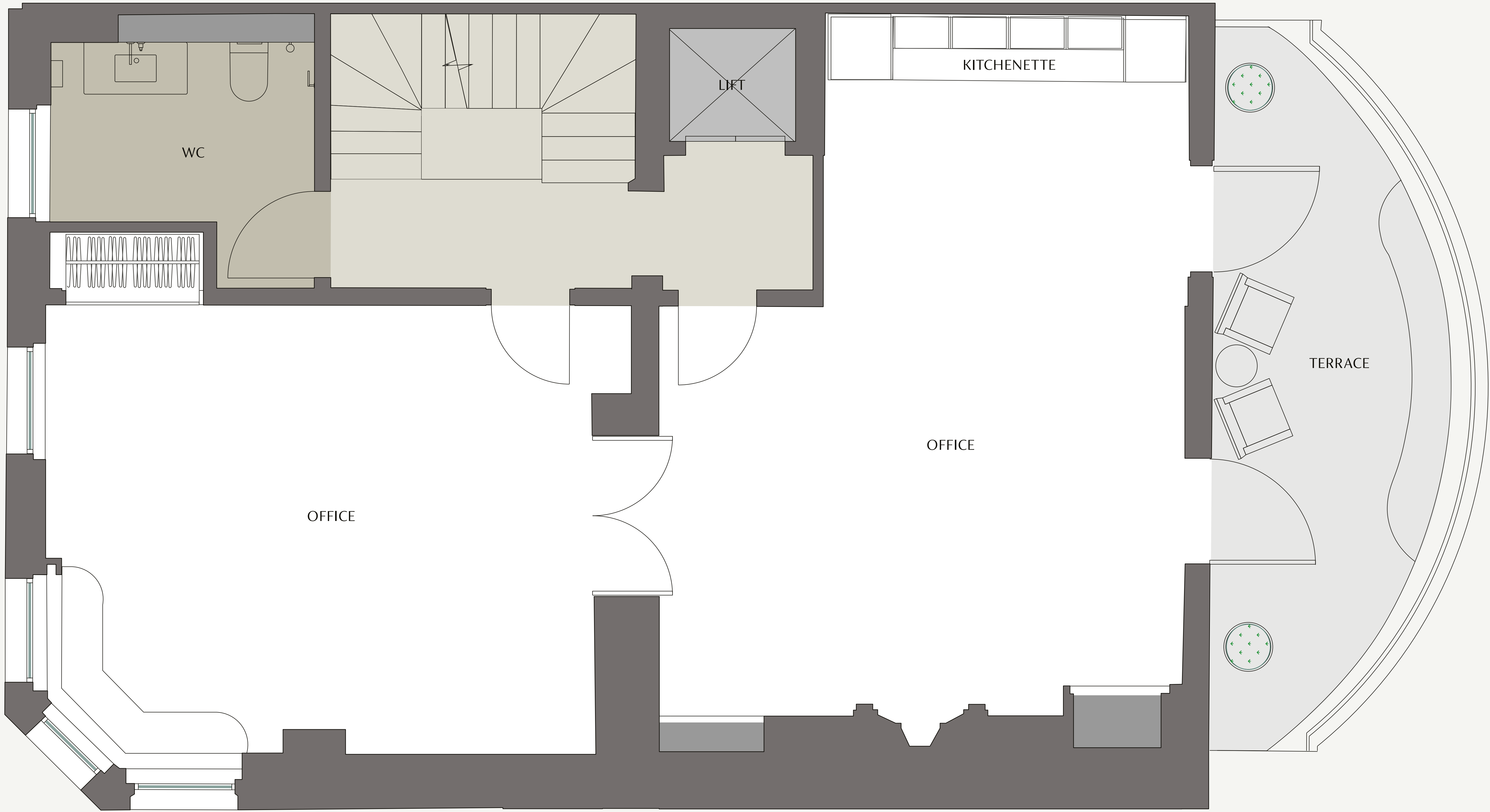
SECOND FLOOR

624 SQ FT_63 SQ M
NIA OFFICE





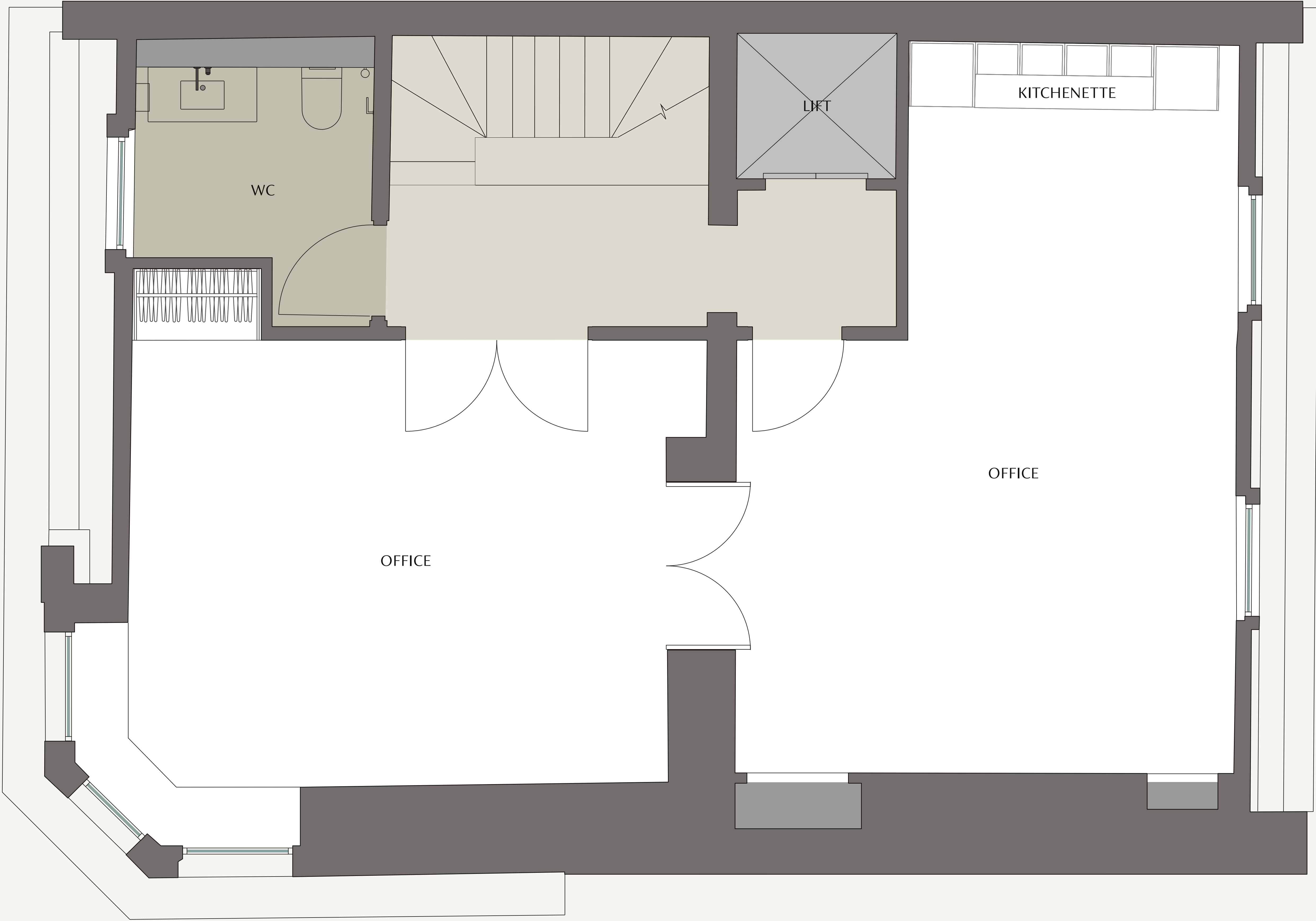
THIRD FLOOR
570 SQ FT_53 SQ M
NIA OFFICE





FOURTH FLOOR

517 SQ FT_48 SQ M
NIA OFFICE

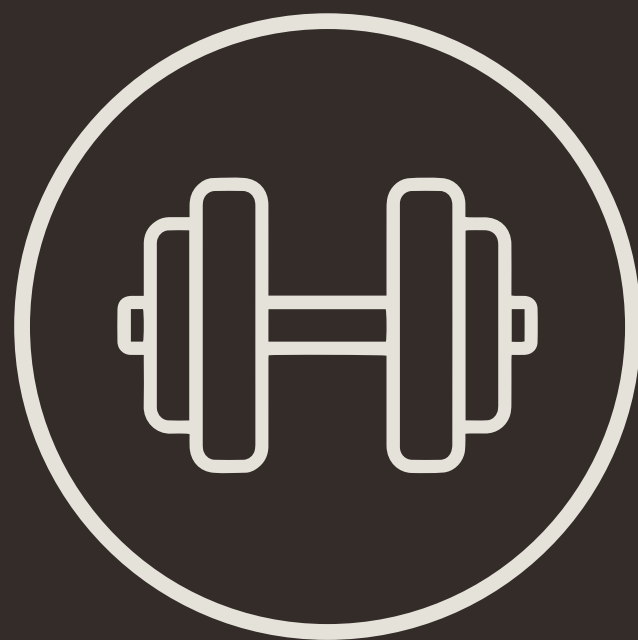




LOWER
GROUND



PRIVATE SPACE
DINING & DRAWING ROOMS



GYM
& SHOWERS



KITCHEN
PROFESSIONAL FITTINGS



COURTYARD
WITH WATER FEATURE

GROUND



RECEPTION/
OFFICES
FOR 6 PEOPLE



BOARDROOM/
OFFICES
FOR TWELVE



TERRACE
WITH PLANTING

UPPER
FLOORS



OFFICES
FOR 20 PEOPLE



MEETING ROOMS
OVER 4 LEVELS



TERRACE
THIRD FLOOR



KITCHENETTE
ON ALL UPPER FLOORS

PREMIUM ESG



RATING 'B'
TARGETED



100%
ELECTRIC

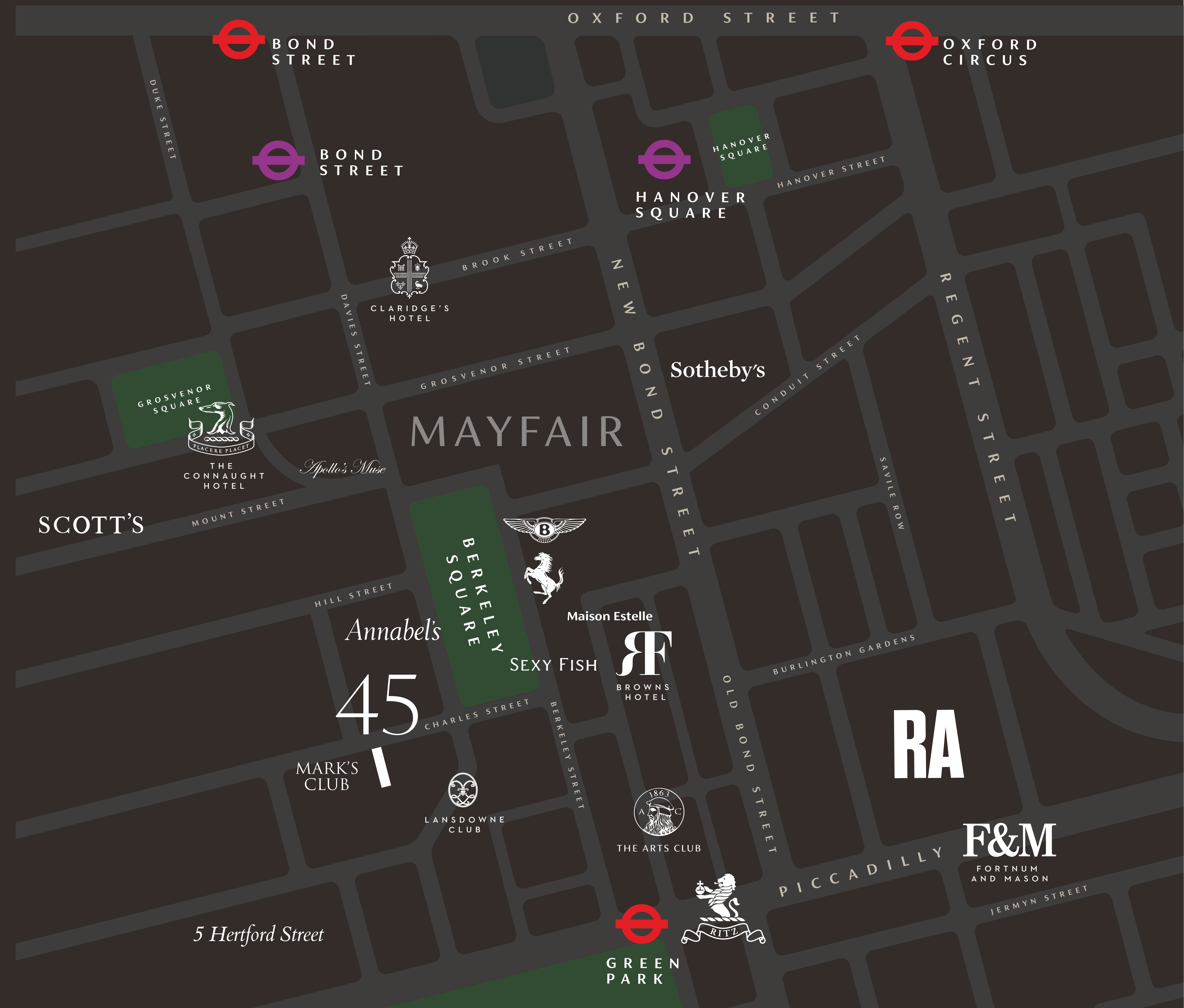
45 CHARLES STREET HAS BEEN
SENSITIVELY DESIGNED TO ENSURE IT
DELIVERS A SUSTAINABLE SOLUTION
THAT PUTS PEOPLE FIRST. THIS BUILDING
IS AN EXEMPLAR IN MAYFAIR AND IS
THE BEST OF ITS KIND.



THE BERKELEY ESTATE OFFERS
A GLIMPSE INTO A WORLD OF
SOPHISTICATION AND DISCRETION
LIKE NO OTHER.

WORKSTYLE LIFESTYLE

Mayfair epitomises refined taste and unabashed opulence. It is a playground for the beau monde, where discretion is revered and every indulgence is catered for. Here, every corner holds a story, every building whispers a past and every experience is steeped in luxury. It truly stands as a symbol of London's unparalleled grandeur and allure.



CHARLES STREET, MAYFAIR IS AN ADDRESS
THAT EXUDES UNBOUNDED LUXURY AND
UNMATCHED STYLE.

UNMATCHED EXCLUSIVITY

It is central to a village that is synonymous with exclusivity; it is a haven for embassies, exclusive clubs, high-end boutiques, art galleries, and the world's most revered restaurants and hotels.



CHARLES STREET ATTRACTS COMPANIES AND PROFESSIONALS WHO SEEK TO ASSOCIATE THEIR BRANDS WITH MAYFAIR’S ELITE.

PRESTIGIOUS COMPANY

It is a place where power and prestige converge, making it a prime location for influential business. This is not just an address; it is a statement. It is a breathtaking display of grandeur; it is the quintessential embodiment of London.

CARLYLE



GEMCORP



Paul|Weiss

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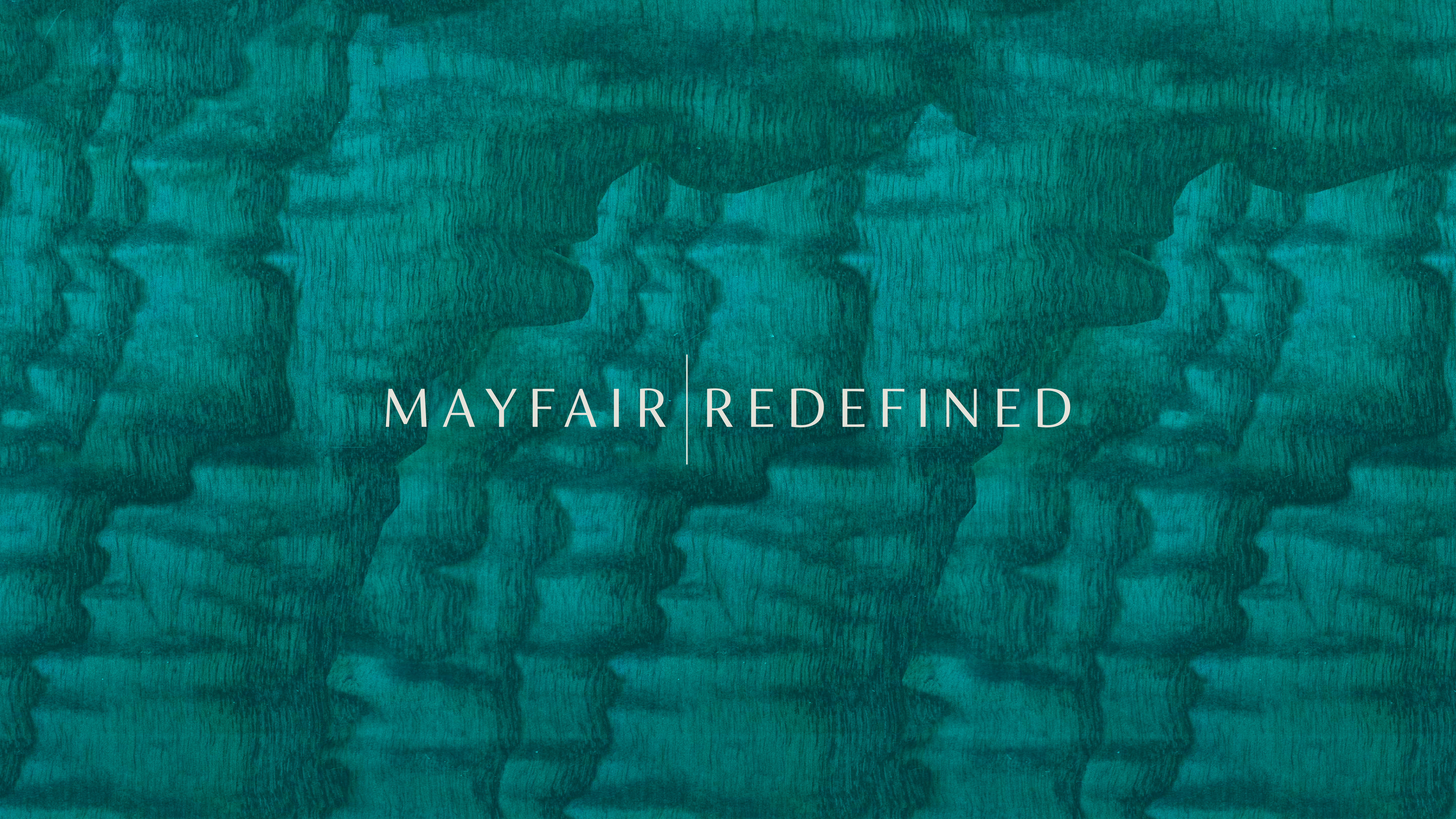
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DEVELOPER
BE | Berkeley Estate
AM | ASSET MANAGEMENT

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MAYFAIR | REDEFINED