



32 Dover Street, London, W1S 4NE

1,445 SQ FT PARTIALLY FITTED MODERN MAYFAIR OFFICE TO LET BEHIND ATTRACTIVE PERIOD FACADE

- Efficient column free floor plates
- Fitted with a kitchen, meeting room, and private office
- Excellent floor to ceiling height
- Passenger lift
- Excellent natural light
- Demised WC's

Overview.

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Location.

The building is prominently situated on the west side of Dover Street between its junction with Hay Hill to the north and Piccadilly to the south, moments away from Berkeley Square. Dover Street is notable for its Georgian architecture and is an attractive and vibrant thoroughfare within the heart of Mayfair. The transport links are excellent with Piccadilly Circus, Oxford Circus, Bond Street and Green Park underground stations all within walking distance. Numerous bus routes pass along Piccadilly servicing the wider London network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd	1,445	134.24
Total	1,445	134.24

Financials.

Rent	£90 per sq ft
Rates Payable	£39.56 per sq ft
Service Charge	£11.21 per sq ft
EPC Rating	B (43)

Terms.

New lease direct from the Landlord for a term by arrangement.

Shorter term flexible leases will also be considered.

Contacts.

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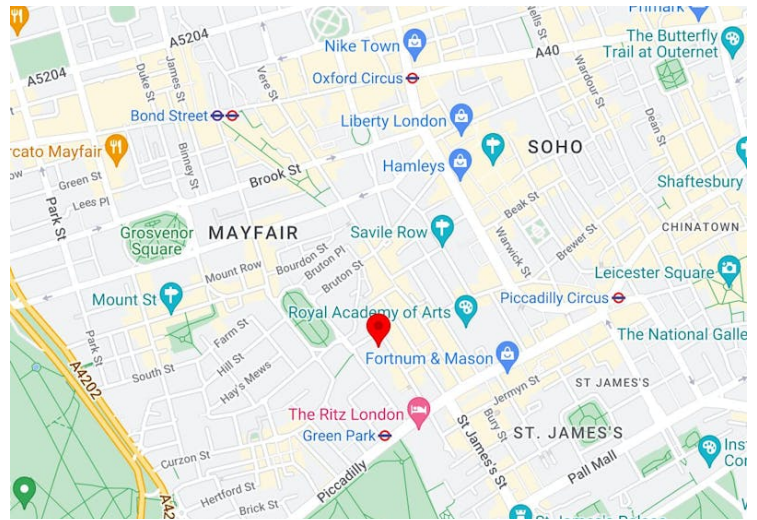
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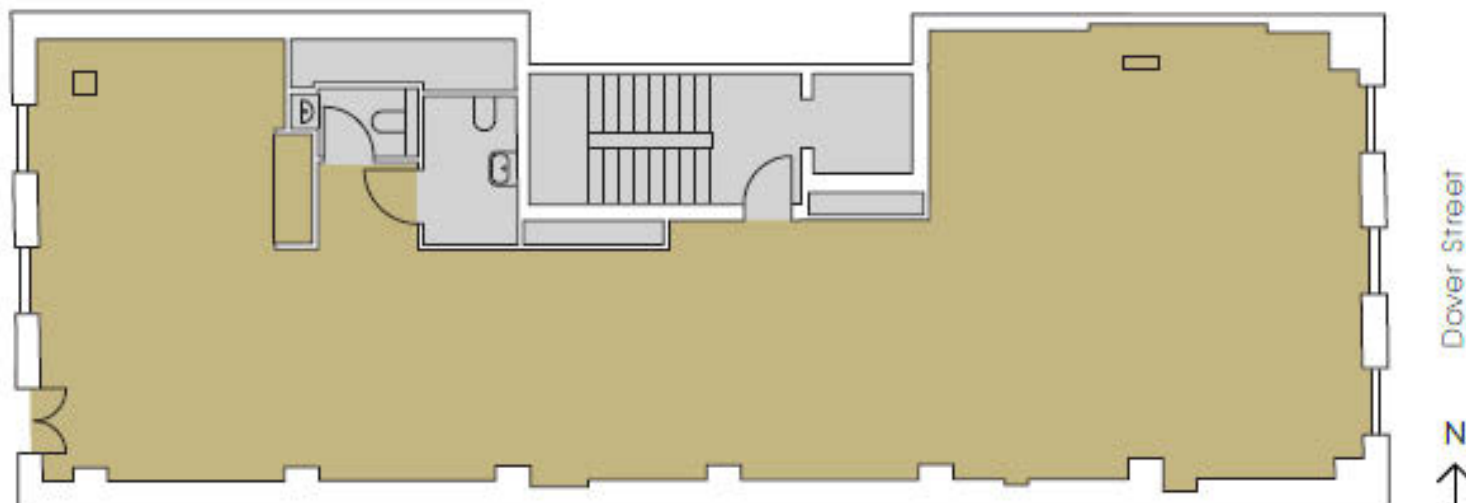
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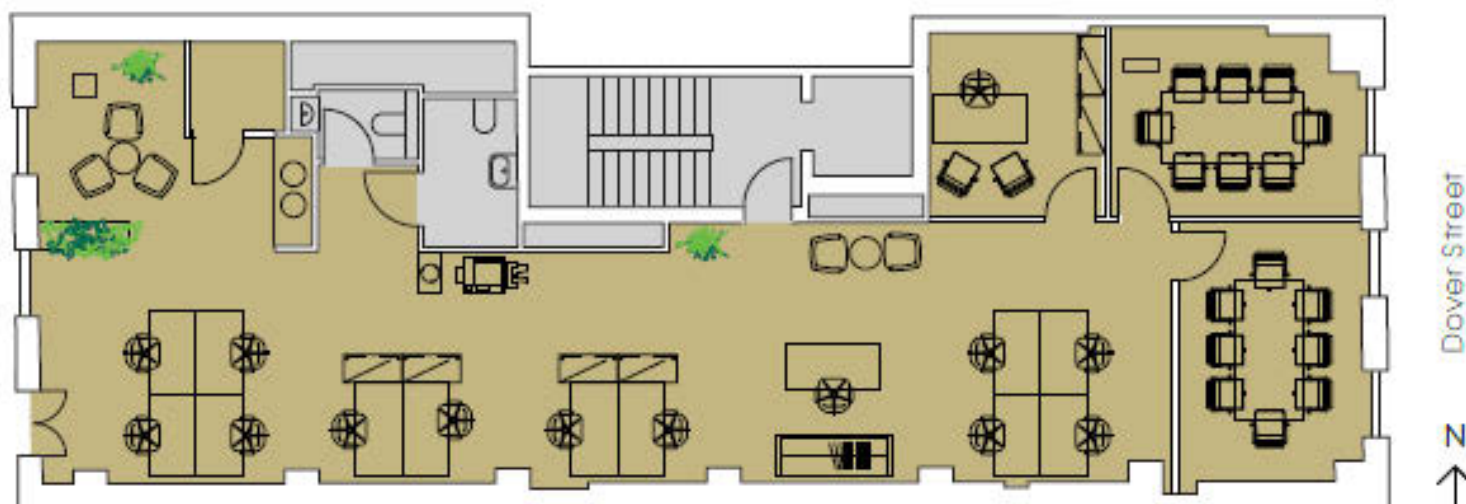


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TYPICAL FLOOR PLAN



SPACE PLAN



- + 12 x Workstations
- + 2 x 8 Person Meeting Room
- + 1 x Private Office
- + 1 x Reception
- + 1 x Kitchenette
- + 1 x Breakout Area
- + 1 x Print Area
- + 1 x Comms Room
- + 1 x Coat Rack