

# 32 Dover Street, Mayfair, W1S 4NE

Quality Furnished & Fitted Offices

3rd Floor - 1,445 sq ft



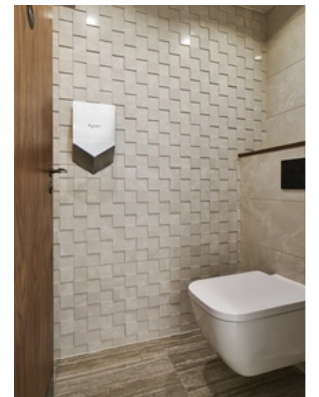




## DESCRIPTION

This luxury self contained office floor sits behind an attractive period style facade, in which amenities incorporate a 4 person passenger lift and a VRV air conditioning system in the ceiling.

The third floor has a net floor area of 1,445 sq ft and is column free, partially fitted & fully furnished.



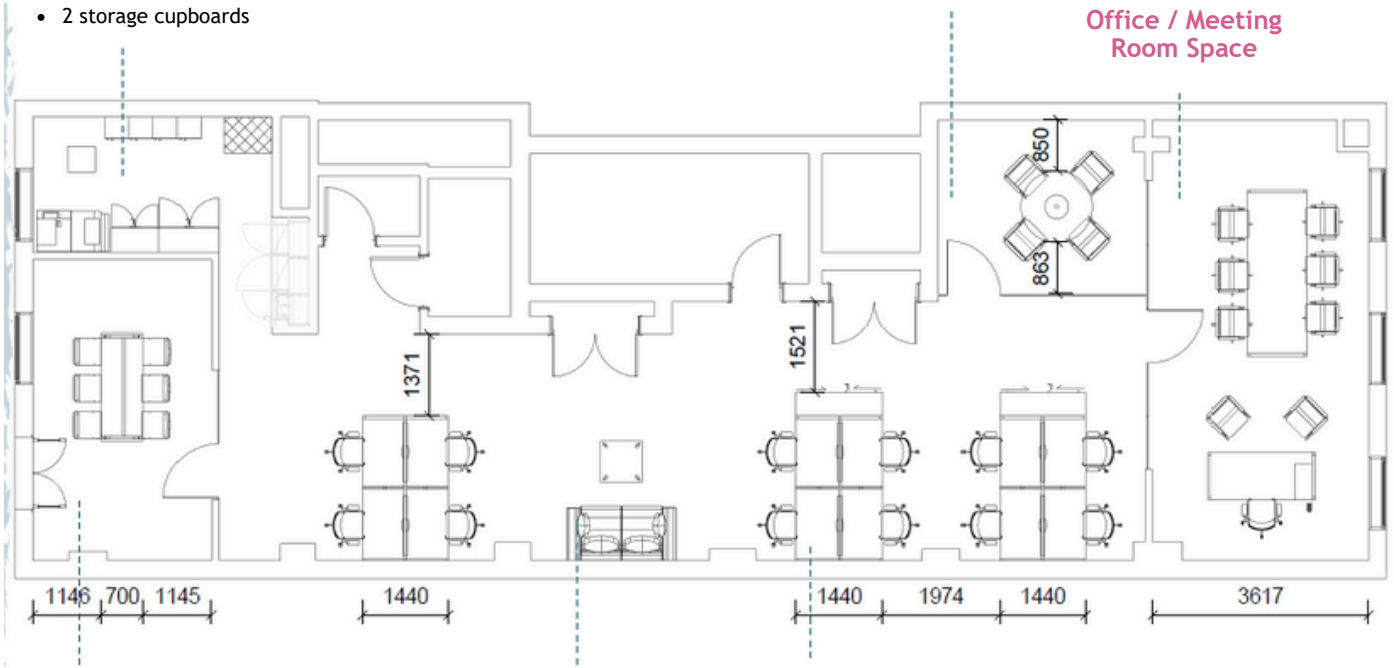


### Storage Area

- 16 lockers
- 2 storage cupboards

### Meeting Room Space

### Office / Meeting Room Space



### Breakout Space

- 1 high table
- 6 skid base high stools

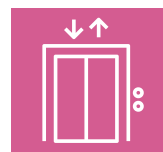
### Reception

### Desks

- 6 back to back desks
- 2 desks with cupboard space
- Cable management



## AMENITIES



Four person passenger lift



Fully Furnished space



Meeting Room



Fitted Kitchenette



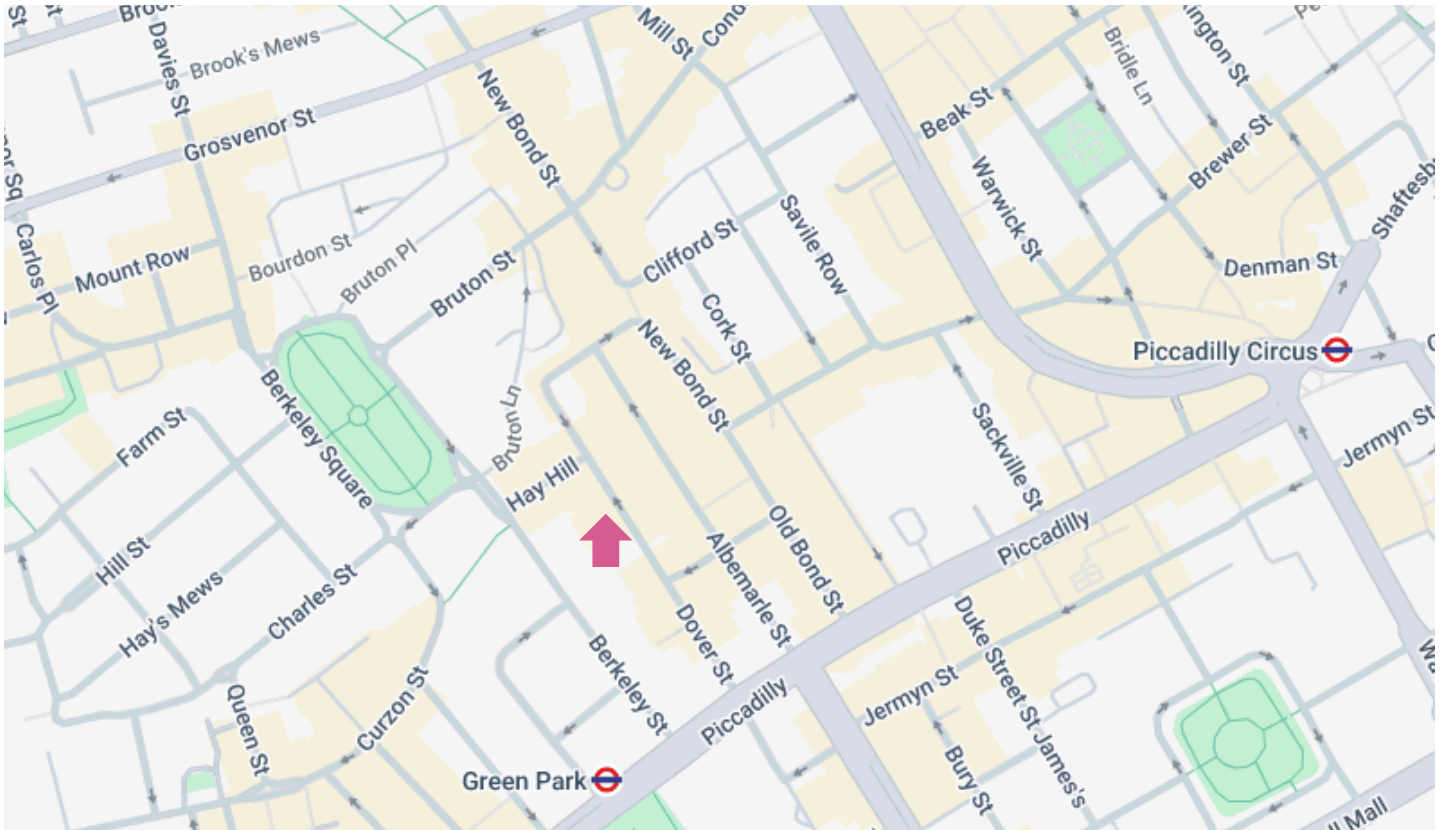
Demised WCs



Broadband wired with fibre







## LOCATION

The building is prominently situated on the west side of Dover Street close to its junction with Hay Hill and Piccadilly to the south, just minutes 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 Green Park (Jubilee & Victoria lines) and Piccadilly Circus (Piccadilly & Northern lines) underground stations all within comfortable walking distance of the property.

## TERMS

Rent: £152,000 pax (£105.00 per sq ft)

Business Rates: £55,146 payable (£38.00 per sq ft).

Service charge: Estimated for current year £21,165 (£14.00 psf)

The space is offered fully furnished.

Lease: A new lease available by arrangement.

EPC: B (43)

**For further information please contact the sole leasing agents:**



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