

32 Dover Street, Mayfair, W1S 4NE

Air-conditioned Offices
3rd floor - 1,445 sq ft

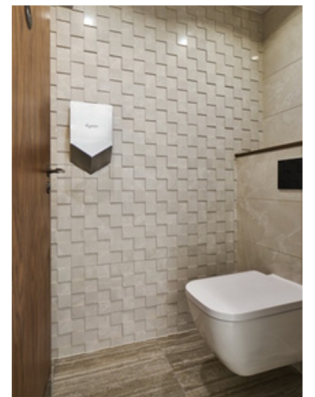




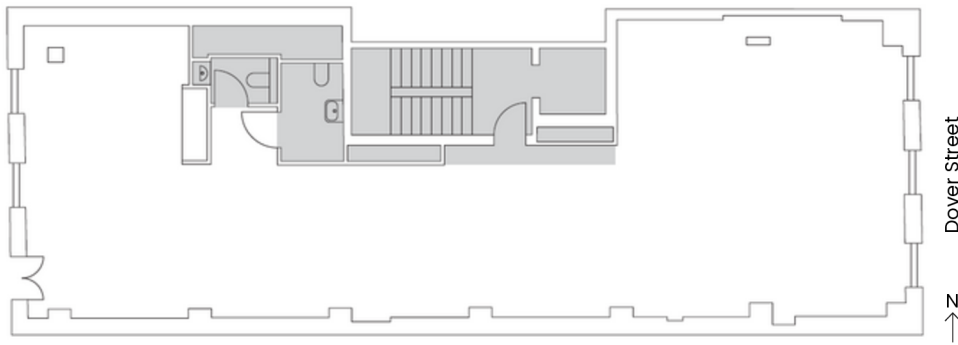
DESCRIPTION

32 Dover Street occupies a prominent position on the west side of Dover Street. The building, which sits behind an attractive period façade has recently been comprehensively refurbished including new M&E.

The third floor has a net floor area of 1,445 sq ft and is column free.



TYPICAL FLOOR PLAN

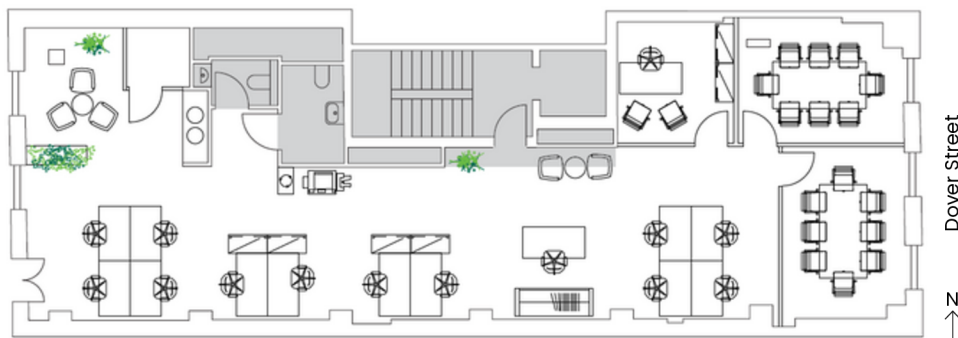


AVAILABILITY

FLOOR	SQ FT	SQ M
THIRD	1,445	134
TOTAL	1,445	134

*Net Internal Areas. Subject to onsite verification.

SUGGESTED LAYOUT



- + 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



SPECIFICATION

- + 4 person passenger Lift
- + Demised WC's
- + Fully Accessible Metal Tile Raised Floor
- + VRV Air Conditioning
- + Metal Tile Suspended Ceiling
- + Inset LED Lighting
- + Fitted Kitchenette
- + Excellent Natural Light
- + EPC Rating – B



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 Green Park and Piccadilly Circus underground stations all within comfortable walking distance of the property. Numerous bus routes pass along Piccadilly servicing the wider London network.

LEASE

A new lease is available for a term by arrangement.

RENT

Provided upon application.

For further information please contact the sole leasing agents:



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