



# 10 DOVER STREET

Mayfair, London, W1S 4LQ

## **TO LET**

GRADE II LISTED PREMISES IN PRIME MAYFAIR LOCATION

**ECONOMICALLY PRICED FLOORS**

**PRIME FOR TENANT REFURBISHMENT**

CLASS E USE CONSIDERED (OFFICES, MEDICAL ETC.)

3RD & 4TH FLOORS

685 SQFT - 1,610 SQFT

RIB

ROBERT IRVING BURNS

# LOCATION

The property is situated on the east side of the thoroughfare between Piccadilly and New Bond Street / Berkeley Square.

The opportunity is a very short walk away from Green Park Underground Station (Jubilee, Piccadilly, Victoria Lines). Dover Street and the surrounds offers a healthy mix of established, high-end retailers.





# DESCRIPTION

Arranged over 3rd and 4th floor, this Grade II listed building benefits from a passenger lift, period features, AC (not tested), carpeted flooring and good natural light.

This is an excellent opportunity for an incoming tenant to create a first class office space.

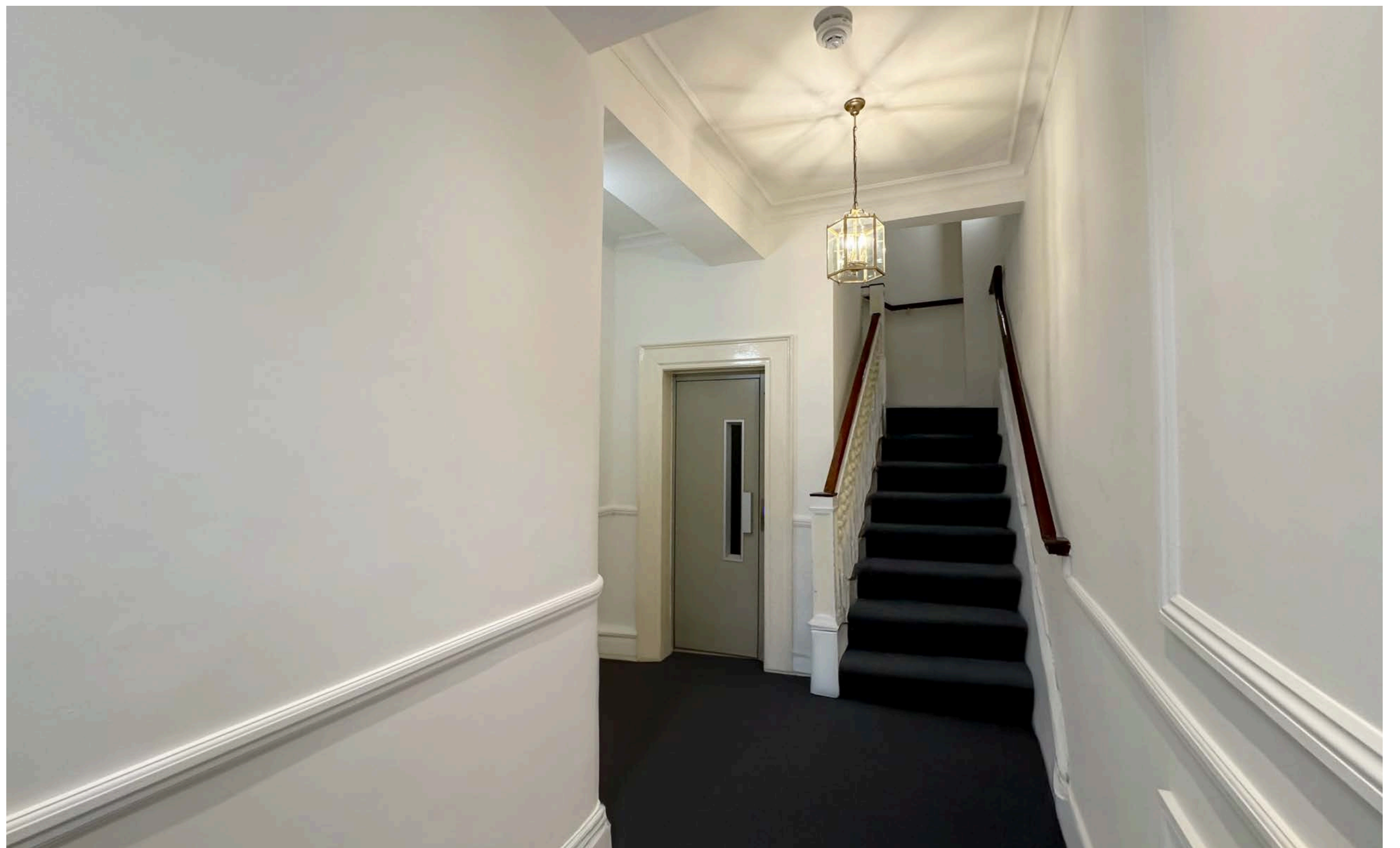
# FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
3rd Floor	925	£50,875	£36,480	£10,915	£98,270
4th Floor	685	£37,675	£25,440	£8,083	£71,198
<b>Total</b>	<b>1,610</b>	<b>£88,550</b>	<b>£61,920</b>	<b>£18,998</b>	<b>£169,468</b>



# AMENITIES

- |                 |                    |                    |
|-----------------|--------------------|--------------------|
| Central Heating | Good Natural Light | Carpeted           |
| Passenger Lift  | 24 Hour Access     | Kitchen            |
| Communal WCs    | AC (Not Tested)    | Entry Phone System |





CGI for indicative purposes.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Available on request.

## VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2026

## FOR FURTHER INFORMATION CONTACT:

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