

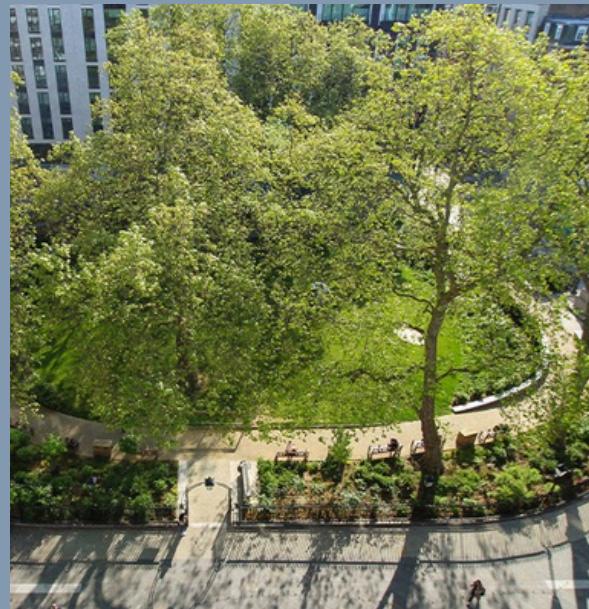
25-6 Dering Street
Mayfair

WELCOME TO MAYFAIR

Nestled between Hanover Square and New Bond Street in the heart of Mayfair, 25-6 Dering offers two exceptional office floors in one of London's most prestigious locations.

The second floor provides 769 sq ft of brand-new, fully fitted office space, and the fourth floor provides 1,640 sq ft of similarly high specification office space.

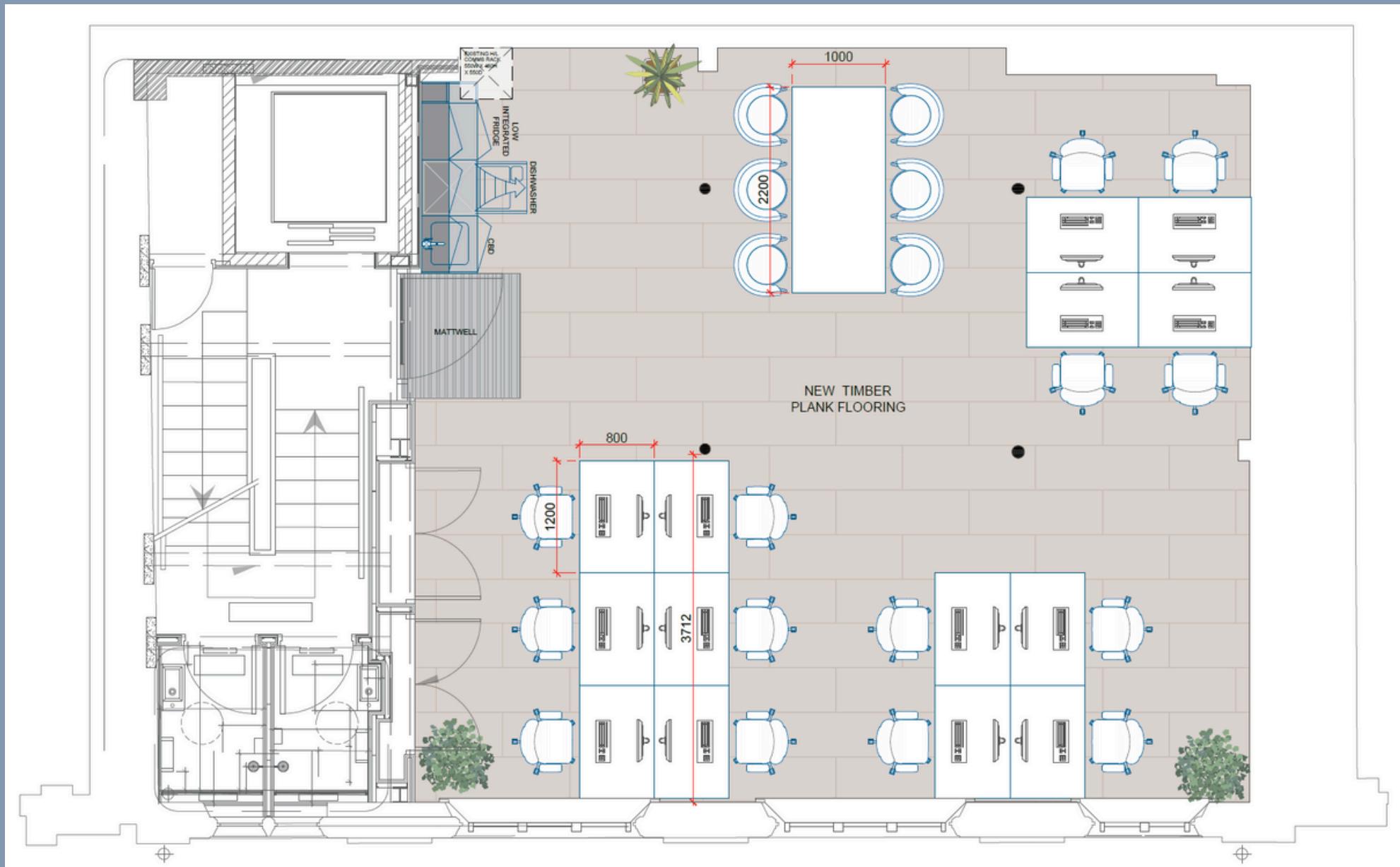
Both offices have been meticulously designed to provide optimal space for businesses seeking a balance of elegance, functionality, and connectivity.



2nd Floor

Step into a thoughtfully designed workspace with timber floors, high-quality desking and abundant breakout space to foster a productive and inspiring environment. Available for immediate occupation.



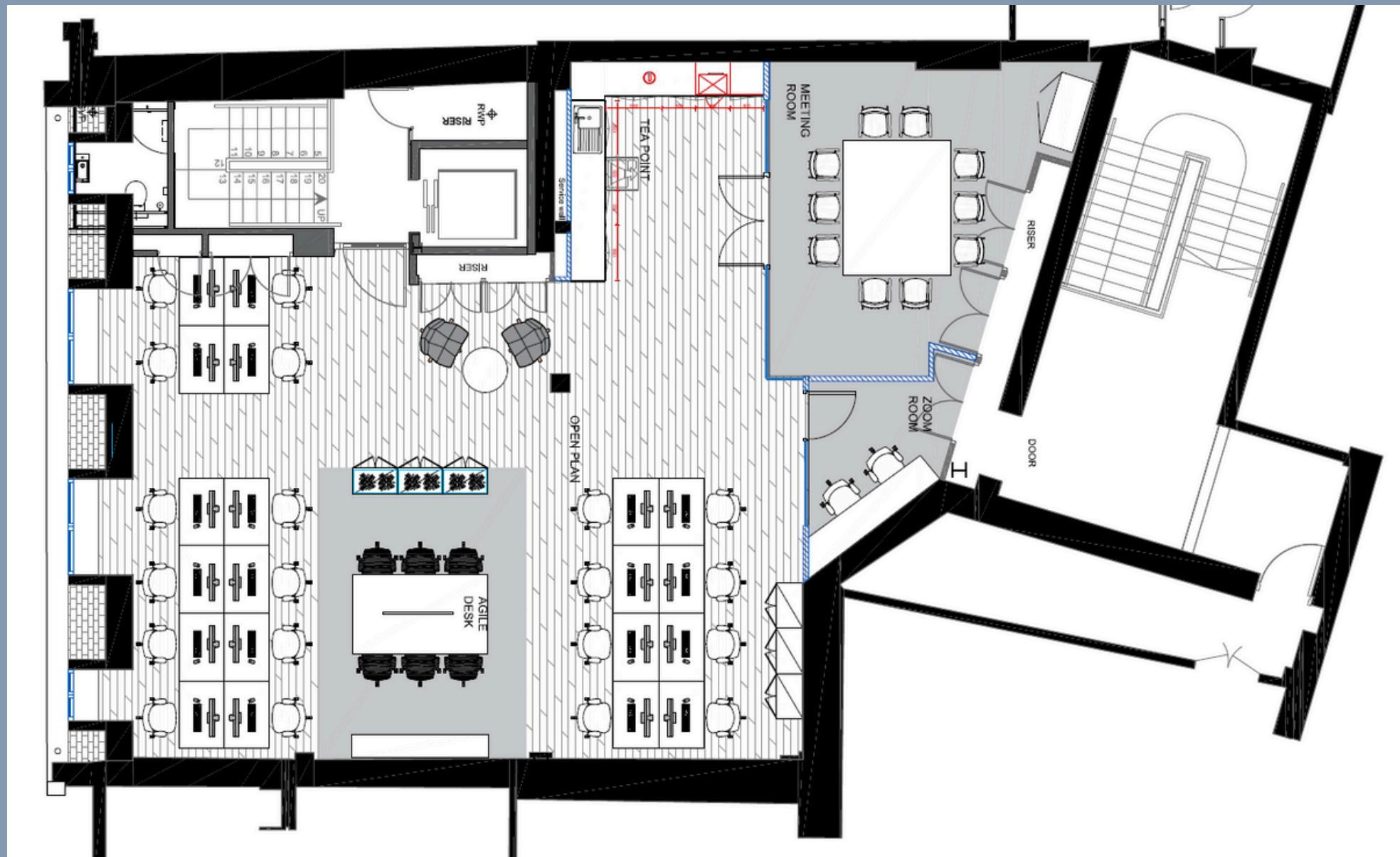
2nd Floor - 769 sq. ft

4th Floor

The 4th floor offers light-filled, fitted, modern space with 20 fixed desks, a 10 person boardroom, a two-person call room and generous breakout space. Ready for occupation February 2026.



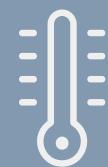
4th Floor - 1,640 sq. ft



BUILDING SPECIFICATION

Designed for convenience, 25-6 Dering Street offers a comprehensive range of modern amenities, including:

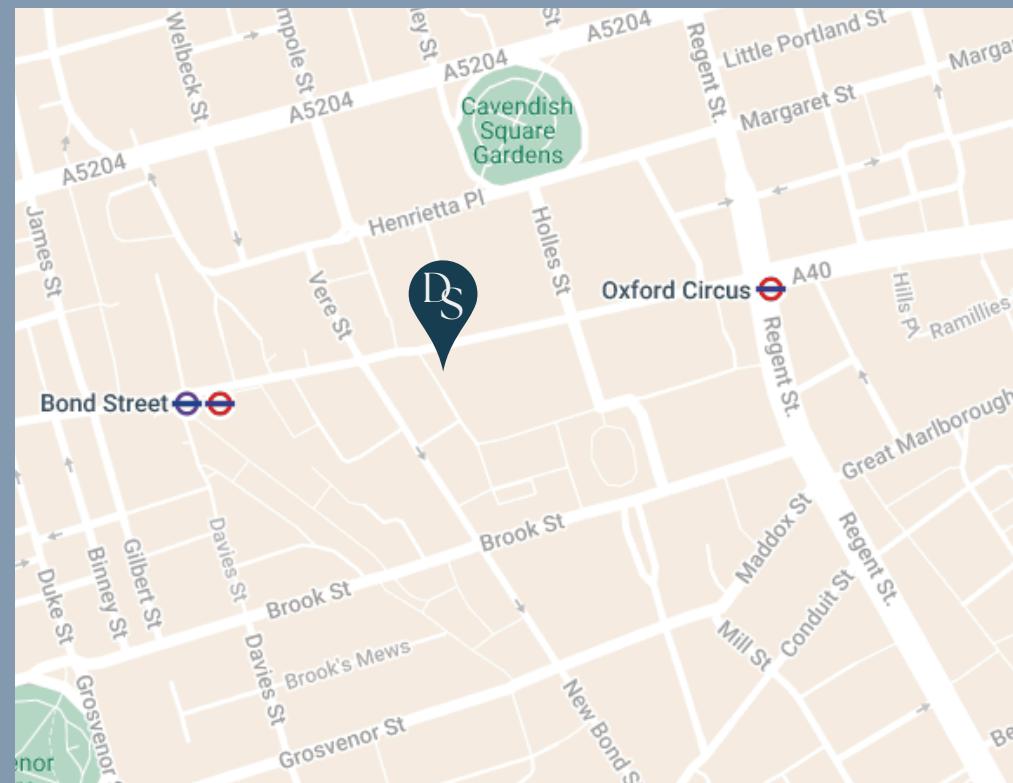
- ✓ Security and fob access
- ✓ Secure bike storage for cyclists
- ✓ Kitchenette with fridge and dishwasher
- ✓ Showers & changing facilities
- ✓ Lift access to all floors
- ✓ Fully fitted with new furniture
- ✓ High-speed internet & air conditioning
- ✓ LED Lighting



CONNECTIVITY & TRANSPORT

25-6 Dering Street provides seamless routes across London. Numerous underground stations, bus routes and cycle-friendly infrastructure ensure that however your team commutes, convenience is guaranteed.

Bond Street (Elizabeth & Central) 1 min
 Oxford Circus (Central, Bakerloo & Victoria)..... 4 mins
 Green Park (Jubilee, Piccadilly & Victoria) 14 mins



Heathrow Airport
31 mins



Hyde Park
15 mins



New Bond Street
1 min



25-6 Dering
Street



Covent Garden
18 mins



St Pauls
19 mins



Liverpool Street
19 mins

WHERE HISTORY AND MODERNITY MEET

Hanover Square, Mayfair's first public square, is steeped in history while being at the forefront of London's dynamic business scene.



Just moments away, the Bond Street Elizabeth Line entrance connects you effortlessly to the city, while the luxury of Bond Street, Oxford Street, and world-class dining and retail options are just steps from your door.

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