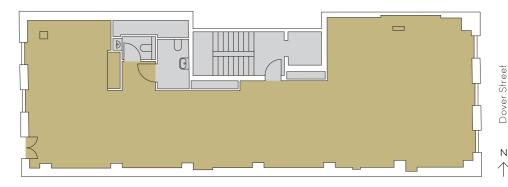




SECOND FLOOR

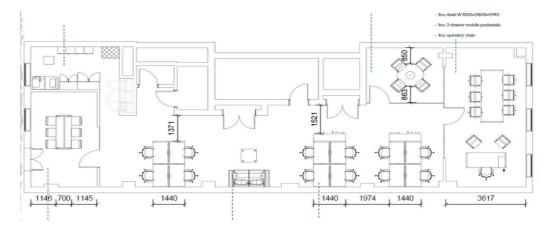


AVAILABILITY

FLOOR	SQ FT	SQ M
SECOND	1437	
THIRD	1,445	

*Net Internal Areas. Subject to onsite verification

THIRD FLOOR



19 Dedicated Workstations – Comfortable, spacious, and designed for productivity

Private Meeting Room – Ideal for client calls, team huddles, or presentations

Secure Lockers – Personal storage to keep your belongings safe

Breakout Room - A relaxed space to brainstorm, unwind, or collaborate

Fully Equipped Kitchen – Fresh coffee, snacks, and all the essentials

Stylish New Furniture – Modern, ergonomic, and built for comfort

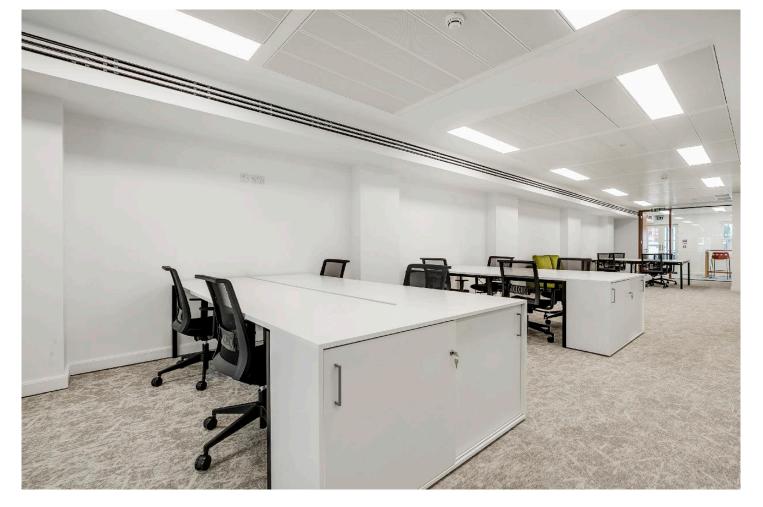






SPECIFICATION

- + Reception
- + 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 Piccadilly Circus, Oxford Circus, Bond Street (with the Elizabeth line joining in 2018) and Green Park underground stations all within walking distance. Numerous bus routes pass along Piccadilly servicing the wider London network.

TERMS

A new lease is available for a term by arrangement.

