



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

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.

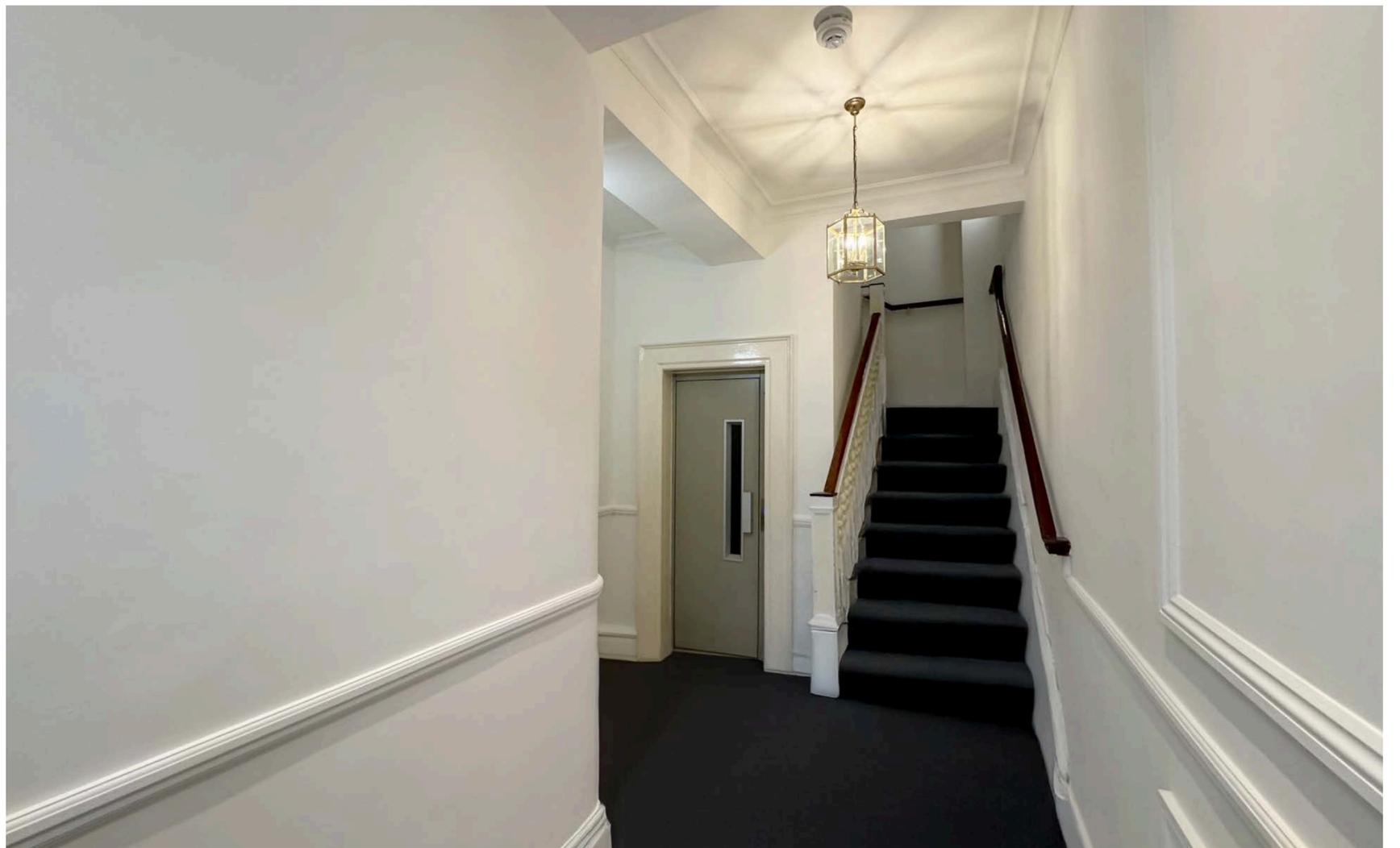
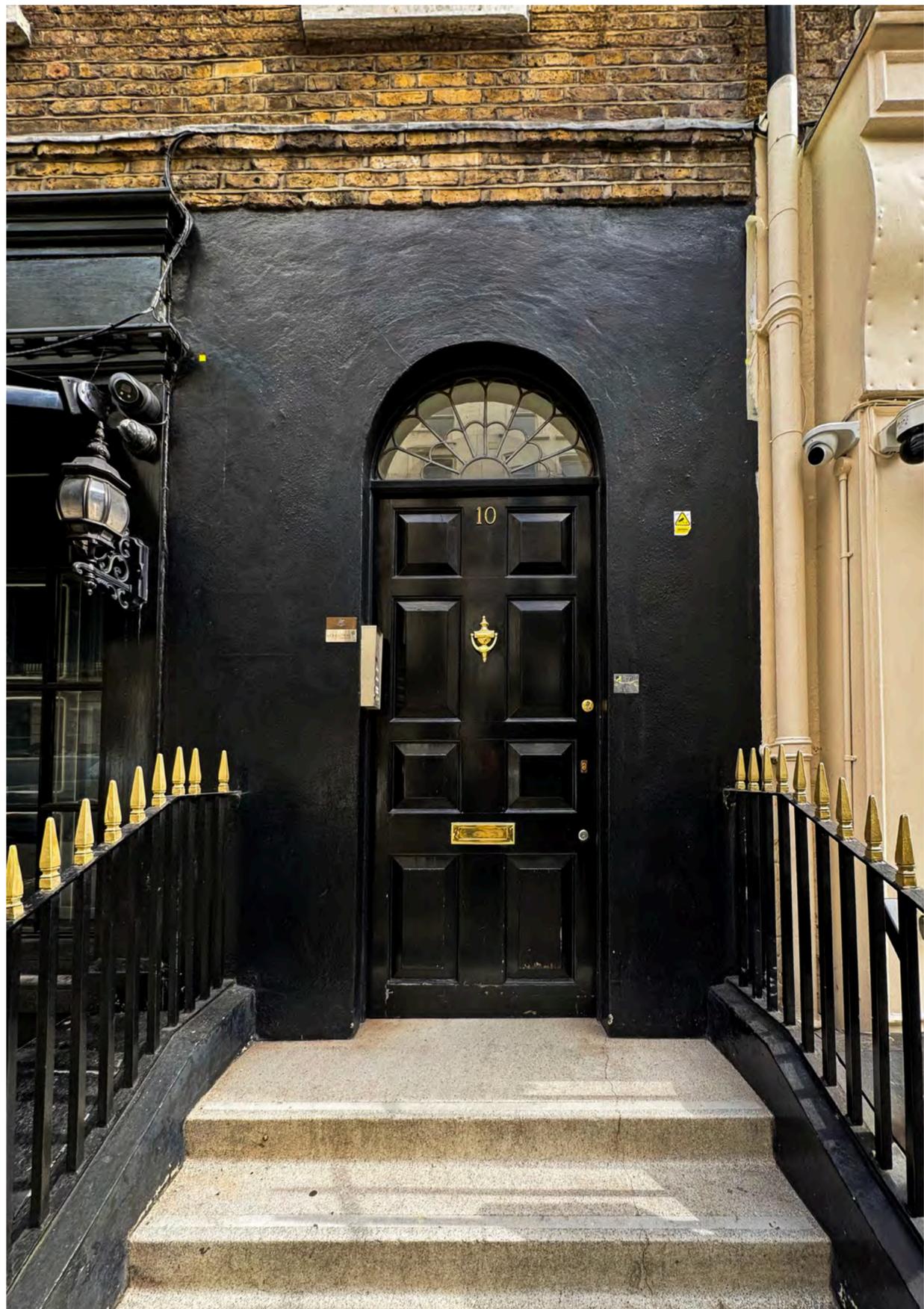
FINANCIALS

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	£30,240	£10,915	£92,030
4th Floor	685	£37,675	£19,116	£8,083	£64,874
Total	1,610	£88,550	£49,356	£18,998	£156,904



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. May 2025

FOR FURTHER INFORMATION CONTACT:

 **Thomas D'arcy**

020 7927 0648
Thomas@rib.co.uk

 **Jim Clarke**

07889 4569 57
Jim@rib.co.uk

 **Matthew Mullan**

07741 909 806
Matthewm@rib.co.uk