

32
DOVER
STREET
MAYFAIR
W1







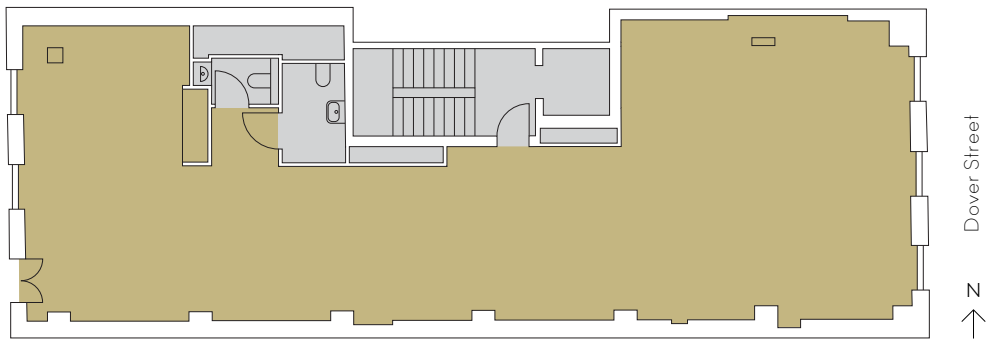
BUILDING

32 Dover Street occupies a prominent position on the western side of Dover Street. The building, which sits behind an attractive period façade has been recently comprehensively refurbished.

The floorplates are approximately 1,400 sq ft and are broadly rectangular in shape offering extremely functional column free space. The property has windows to the front and rear providing excellent levels of natural light. It also benefits from exceptional floor to ceiling heights and there is an 8-person lift serving all floors.



TYPICAL FLOOR PLAN

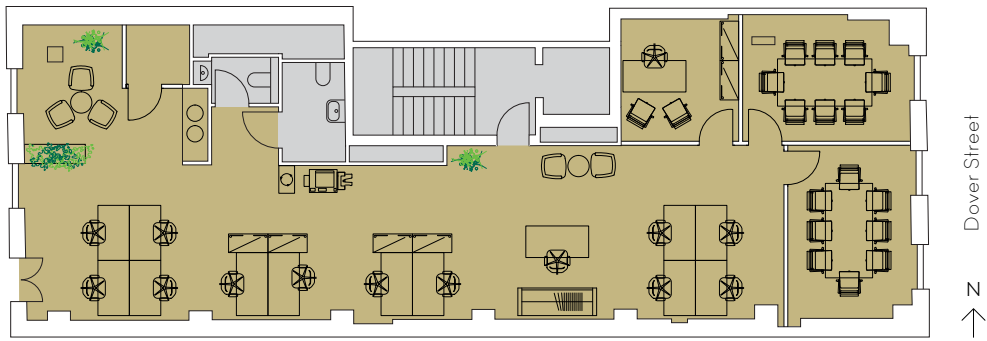


AVAILABILITY

FLOOR	SQ FT	SQ M
FIFTH	1,410	131
FOURTH	1,439	134
THIRD	1,445	134
TOTAL	4,294	399

*Net Internal Areas. Subject to onsite verification

SPACE PLAN



- + 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

- + 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.



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