

25 Dover Street, Mayfair, London, W1S 4LX

OFFICE TO LET | 298 - 1,663 sq ft



Location

This beautiful period building is situated on the east side of Dover Street near the junctions with Hay Hill and Stafford Street. The nearest underground stations are Green Park, Piccadilly Circus and Oxford Circus; all are just a short walk away. Being located in the heart of Mayfair, in a very glamorous location, an occupier will benefit from all the amenities and cache the area has to offer.

Description

The available offices have been refurbished to a high standard and are accessed via the refurbished period entrance.

Floor Areas

Floor	sq ft	sq m	Status
5th Floor Entire	298	28	
3rd Floor Rear	458	43	
2nd Floor Rear	455	42	
1st Floor Rear	452	42	
TOTAL (approx.)	1,663	155	

*Measurement in terms of NIA

Jason Hanley, Partner

020 7025 1391

Georgia Mason, Agency Surveyor

020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

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Terms

Tenure:	Leasehold
Lease:	A new 3 year lease outside the L&T Act direct from the Landlord with a 6 month tenant only rolling break upon 6 months prior written notice
Rent:	£110.00 psf pax (inclusive of service charge and dilapidations)
Rates:	Estimated at £27.50 psf pax (2017/2018)
Service Charge:	Inclusive in rent

Amenities

- Newly refurbished
- Passenger lift
- Wooden floors (3rd/5th)
- Raised floors (1st/2nd/3rd)
- Fully air conditioned
- LED lighting
- Fitted kitchenettes
- Excellent natural light
- Fully cabled

Jason Hanley, Partner

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