

REFURBISHED OFFICE SUITE

425 sq ft

35 DOVER STREET, LONDON W1



Location:

The property is located on the west side of Dover Street in the heart of Mayfair, approximately midway between Stafford Street and Hay Hill. The area is renowned for its excellent restaurants, bars, shopping facilities and hotels.

Both Piccadilly Circus (Piccadilly and Bakerloo lines) and Green Park (Piccadilly, Jubilee and Victoria lines) underground stations are within easy walking distance, whilst numerous bus routes pass along Piccadilly.

Accommodation: The available accommodation is situated on the first floor (mezzanine), and has recently been refurbished with new decoration, carpeting and air cooling.

There is air conditioning, perimeter trunking, and male, female and disabled WC's in the common parts of the building. The building benefits from a commissionaire, a new six person passenger lift, and the common parts are shortly to undergo extensive refurbishment.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
1 st (Mezz)	426	39.6

Amenities:

- Newly refurbished
- Air conditioning
- Perimeter trunking
- Newly refurbished common parts
- New passenger lift
- Commissionaire

Terms: New lease direct from the landlord on terms by arrangement.

Rent: £47.50 per sq ft

Service Charge: TBC

Rates: Approx. £11.36 per sq ft payable.

Viewing: Strictly by appointment through sole agent:

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**NB Particulars and photographs may be viewed on our website:
www.godfreyvaughan.co.uk**

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