



### 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	LET
3rd Floor Rear	458	43	LET
2nd Floor Rear	455	42	
1st Floor Rear	452	42	
<b>TOTAL (approx.)</b>	<b>1,663</b>	<b>155</b>	

\*Measurement in terms of NIA

Jason Hanley, Partner

 020 7025 1391

Rebecca Saxon, Agency Surveyor

 020 7025 1397

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](http://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.

Subject to Contract February 2017

25 Dover Street, Mayfair, London, W1S 4LX



OFFICE TO LET | 298 - 1,663 sq ft



## 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 (until 01st April 2017)
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

📞 020 7025 1391  
📧 jhanley@monmouthdean.com

### Rebecca Saxon, Agency Surveyor

📞 020 7025 1397  
📧 rsaxon@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract February 2017

📞 020 7025 1390 📍 10 Golden Square London W1F 9JA 📍 41 Lothbury London EC2R 7HG