

**38 DOVER STREET
LONDON W1**

TREMENDOUS MAYFAIR VALUE AT ONLY £62.50 (psf)

FOURTH FLOOR OFFICES WITH COMFORT COOLING

795 SQ FT (73.85 SQ M) APPROX.



LOCATION

Situated in a prominent position on the west side of Dover Street, almost opposite the junction with Stafford Street. The offices are exceptionally well located for the excellent hotel, restaurant and shopping facilities of Mayfair and St. James. Green Park and Piccadilly underground stations are within a short walk.

DESCRIPTION The available offices are situated on the fourth floor, primarily planned in clear space together with a meeting room, in total extending to 795 sq ft (73.85 sqm).



FEATURES

- Lift
- Comfort Cooling
- Central Heating
- Tea Point
- Newly Carpeted
- Perimeter trunking

RENT

£49,700 per annum exclusive (£62.50 psf approx.)

LEASE

A new Lease available for a term to be agreed.

VIEWING

By appointment through the landlord's sole agents:

BTG Eddisons

Richard Spencer: 07778 521230 & Omar Saad: 07483 111764

For more information, visit eddisons.com
020 3205 0204



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