

**38 DOVER STREET
LONDON W1****THIRD FLOOR OFFICES WITH COMFORT COOLING****1,500 SQ FT (139 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 third floor primarily planned in clear space together with an individual office and kitchen/break out area. The suite is capable of further sub-division and extends to approximately 1,500 sq ft (139 sq m).

FEATURES

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

RENT & LEASE Full rent and lease terms on request.

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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