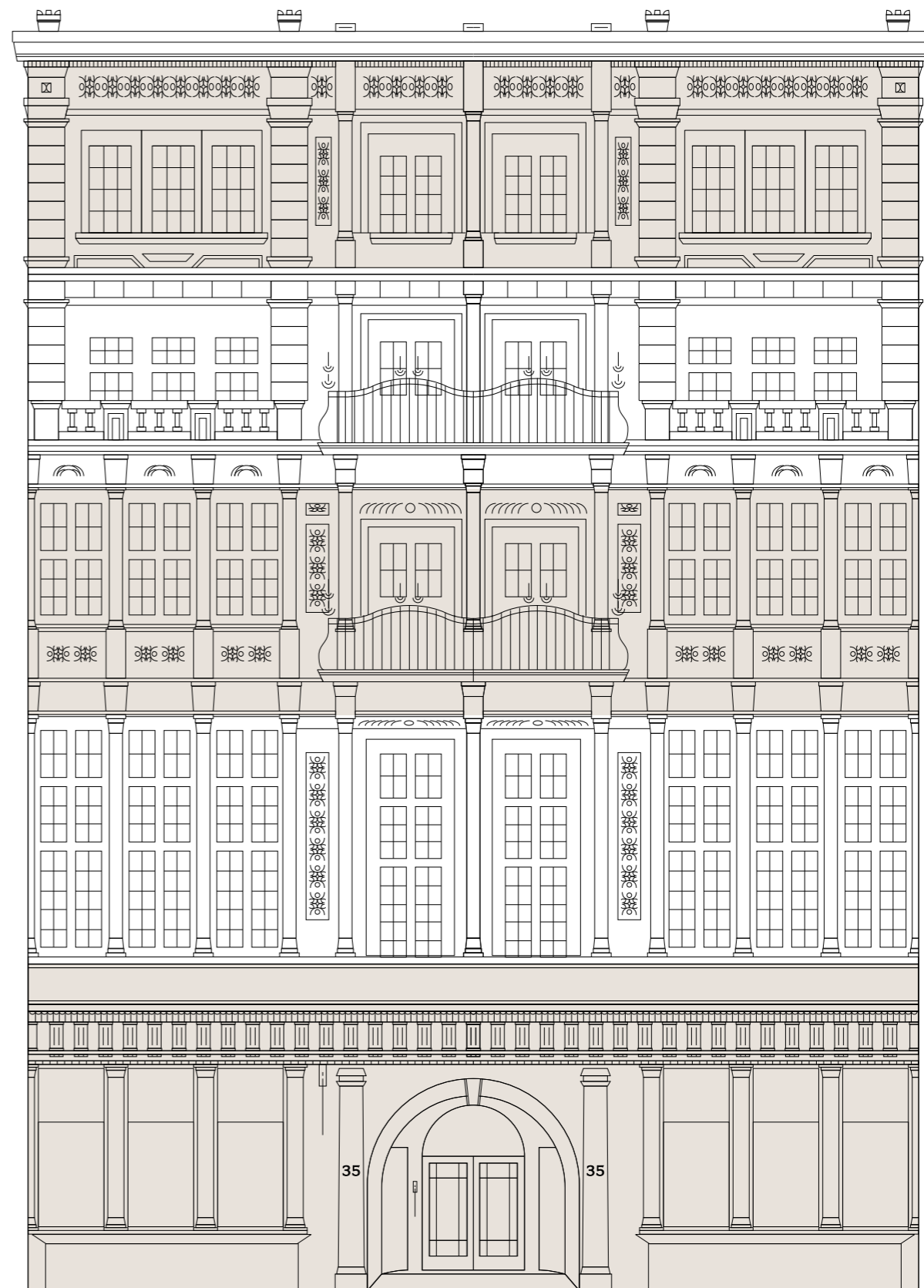




35 DOVER ST ^{W1}

EMPRESS

INTRODUCING THE REIMAGINED 35 DOVER STREET
ARTFULLY STYLED BY MAISON ARABELLA



AVAILABLE NOW

AN ELEGANT RECEPTION



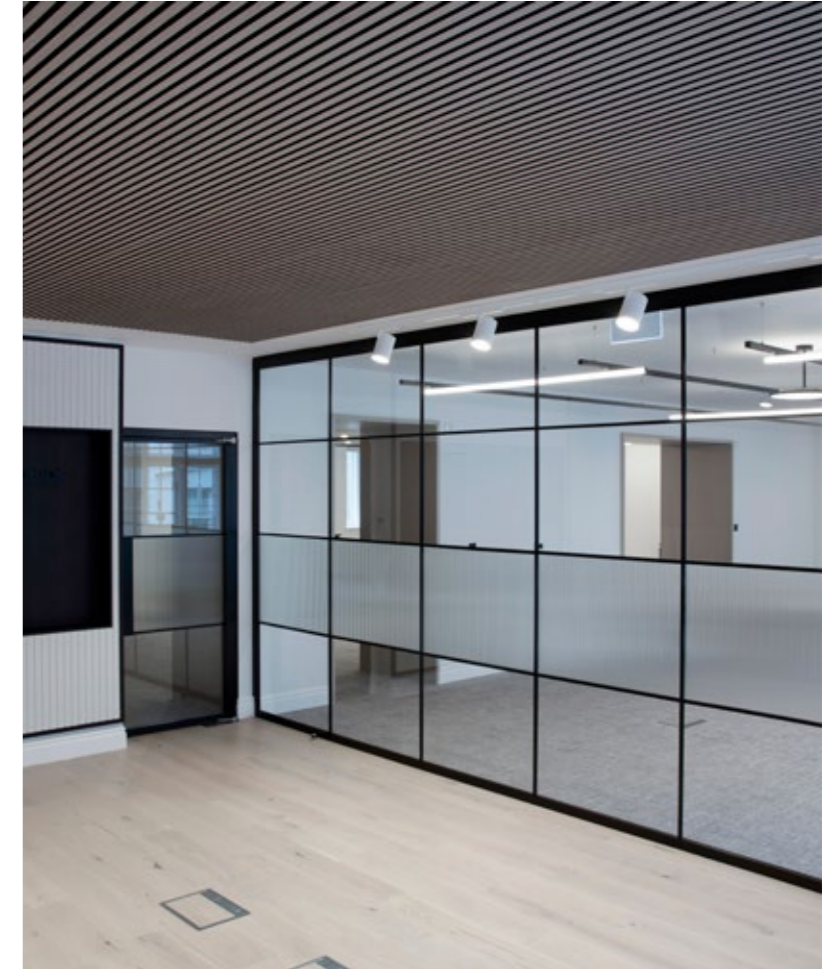
ENTRANCE



RECEPTION AREA



OFFICE SPACE



A SOPHISTICATED WORKSPACE

35 DOVER STREET, WI



OPEN PLAN OFFICE SPACE

FINISHED WITH REFINED DETAILS





THE JEWEL OF DOVER STREET

35 Dover Street is connected to the adjacent 15 Berkeley Street via the basement levels. The two buildings were historically home to the exclusive women-only Empress Club. Purpose built for the opening of the club in 1887 and inaugurated by Queen Victoria, the Empress Club marked a new era in the history of ladies' clubs. The building will be renamed Empress, a nod to its noble history.

Over 100 years later, 35 Dover Street has most recently been multi-let to office and luxury retail occupiers, and the fit out will see the repositioning of the building to create a workspace for today's commercial market.

HOME OF THE EMPRESS CLUB



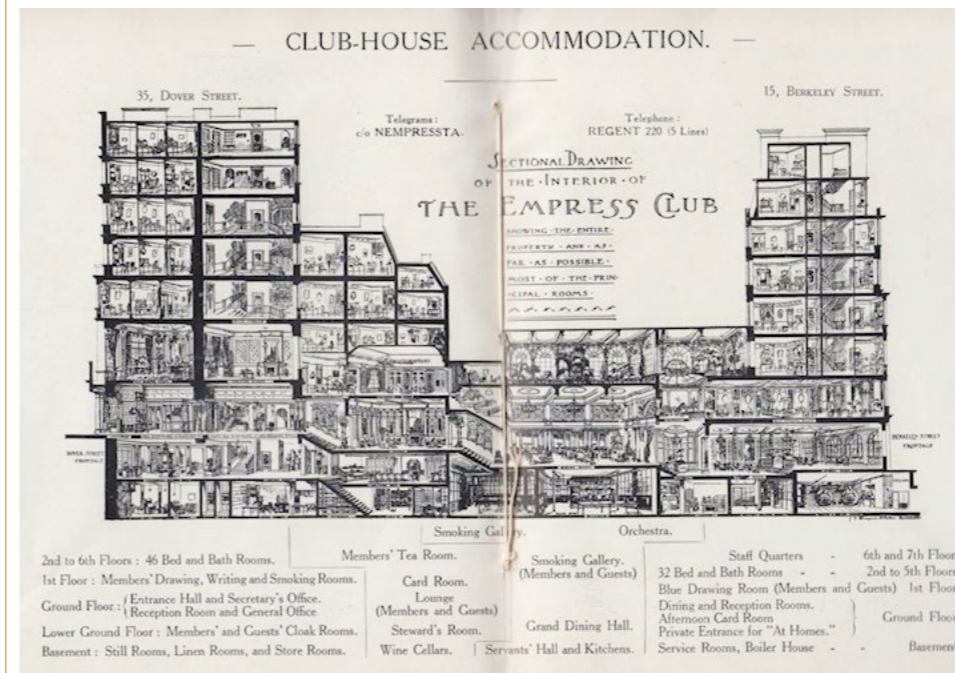
QUEEN-EMPRESS

Backed by Queen Victoria, also known as 'Queen-Empress', the Empress Club was established at 35 Dover Street in her name.



LADY LEILA TREACHER

Was an active member of the Women's Freedom League, which was an offshoot organisation in the UK which campaigned for women's suffrage and sexual equality.



BUILDING CONCEPTION

The idea was put forward by one of Queen Victoria's handmaids, and backed by the women in court and Queen Victoria herself, at a time when most members' clubs catered only for men.

The club's premises were purpose-built and boasted two drawing rooms, a dining room, a lounge, a smoking gallery and a smoking room, a library, a writing room, a tape machine for news, a telephone, dressing rooms, a staircase decorated with stained glass windows depicting Shakespeare's heroines, and one of London's best orchestras.

INSTALLED IN THE IMPRESSIVE AND PALATIAL BUILDING, 35 DOVER STREET MARKED A NEW ERA IN THE HISTORY OF LADIES' MEMBER CLUBS.



PRINCESS SOPHIA DULEEP SINGH

The Princess, suffragette and revolutionary, Sophia Duleep Singh, along with her mother and sisters, were leading members of the Empress Club. Princess Sophia was the god-daughter of Queen Victoria.

She returned from a trip back to India in her later teens, fuelled by experiences of discrimination and the injustice of poverty at the hands of colonial Brits. It was this experience that developed her political consciousness and later drove her fight for equality. This flight led the Princess to join the suffragettes, who held many of its rallies at the Empress Club.

'IS IT NOT POSSIBLE FOR LADIES TO POSSESS A CLUB WHICH WILL NOT AFFORD TOO STRIKING A CONTRAST WITH THE SPLENDOURS OF ST JAMES?'

FRANCES POWER COBBE, 1870s

MORNING



THIRDSPACE MAYFAIR

Start your day right at the brand new luxury Third Space Mayfair with a morning workout - strength training, performance bike zones and award winning personal trainers.

Image source: thirdspace.london/mayfair/

LUNCH



DELI ROBUCHON

From hampers to fresh food, enjoy a selection of seasonal treats that will fuel your day.

Image source: robuchonlondon.co.uk/le-deli

AFTERNOON

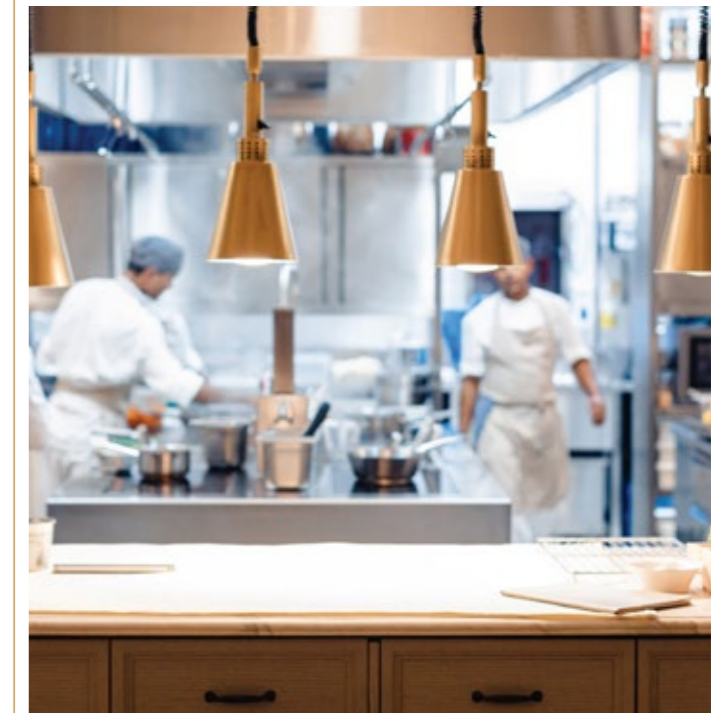


ROYAL ACADEMY OF ARTS

World-class exhibitions of art from around the world, welcoming hundreds of thousands of people to our galleries each year.

Image source: royalacademy.org.uk

EVENING



IL BORRO

From the beautiful valley in Arezzo, to the vibrant dining scene in London. Experience the authentic Tuscan flavours of Il Borro, brought to your table.

Image source: ilborrotuscanbistro.co.uk

LOCAL AREA

NEAREST TUBES

Green Park - 3 min walk



Piccadilly Circus - 9 min walk



Bond Street - 10 min walk



Oxford Circus - 11 min walk



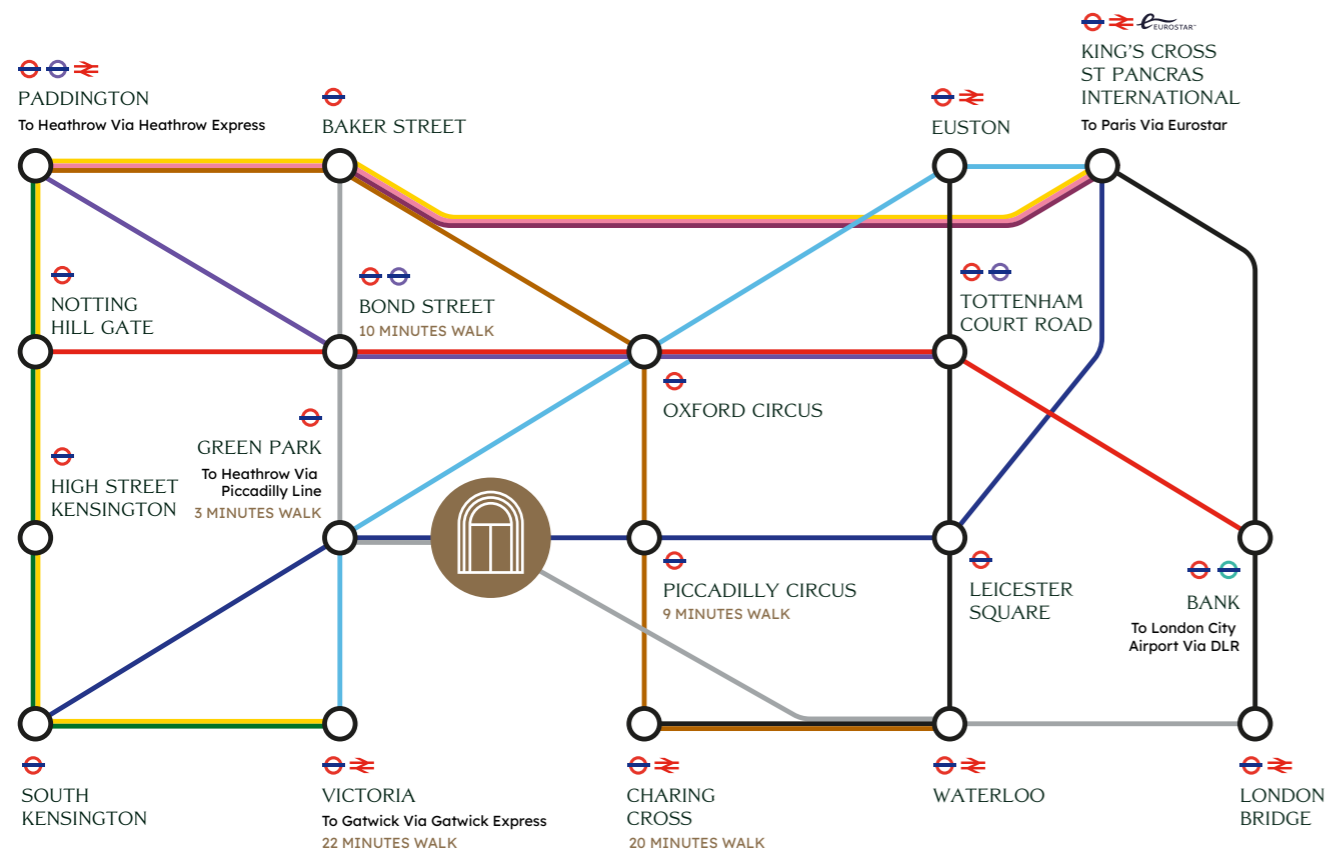
AIRPORTS

London City - 37 mins

Heathrow - 40 mins

Gatwick - 44 mins

ON YOUR DOORSTEP



EAT

- 01. Cojean
- 02. Aubaine
- 03. Chucs
- 04. Il Borro
- 05. Bibi Mayfair
- 06. The Gentlemen Baristas
- 07. SHOT London



DRINK

- 08. Blue Posts
- 09. Dukes
- 10. The Clarence
- 11. Mr Fogg's Secret Garden
- 12. Swans @ Maison Assouline
- 13. The Footman
- 14. The White Horse



ENERGISE

- 15. BuddhaBox
- 16. Third Space Mayfair
- 17. Fitness First
- 18. Bien Etre Pilates Studio
- 19. Equinox
- 20. Ten Health & Fitness
- 21. Barry's Soho

FLOOR	NIA (SQ FT)	NIA (SQ M)
9TH FLOOR	1,386	129
8TH FLOOR	LET	LET
7TH FLOOR	2,101	195
6TH FLOOR	LET	LET
5TH FLOOR	LET	LET
4TH FLOOR	LET	LET
3RD FLOOR	LET	LET
2ND FLOOR	453	42
1ST FLOOR	LET	LET
TOTAL	3,940	366

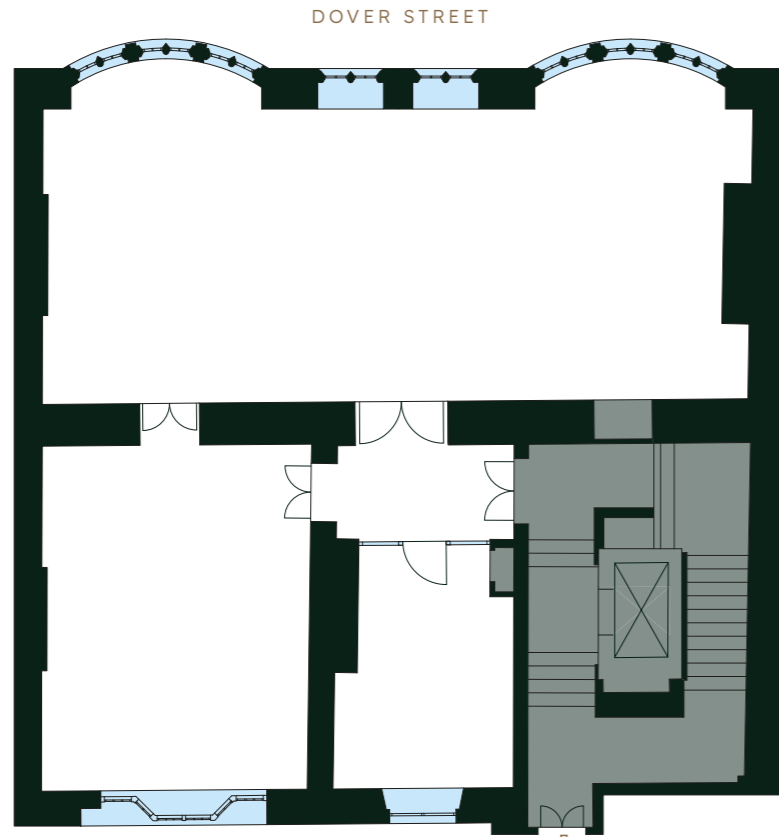
FLOOR	NIA (SQ FT)	NIA (SQ M)
UNIT 1	LET	LET
UNIT 2	LET	LET
TOTAL	-	-

GROUND FLOOR

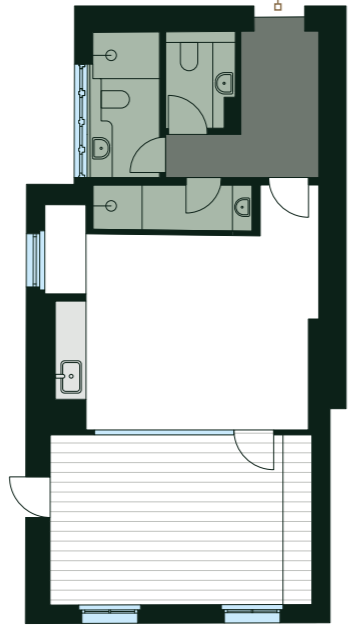
UNIT 2: 1,005 SQ FT / 93 SQ M
 RECEPTION: 1,078 SQ FT / 100 SQ M



FIRST & SECOND FLOOR



FIRST FLOOR
1,729 SQ FT
161 SQ M



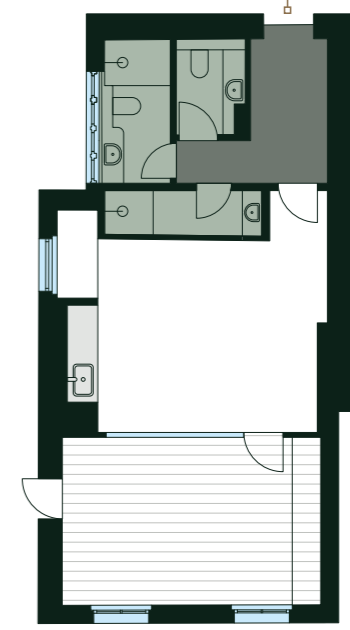
SECOND FLOOR
453 SQ FT
42 SQ M

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- WC/SHOWER
- WINDOWS

THIRD & FOURTH FLOOR



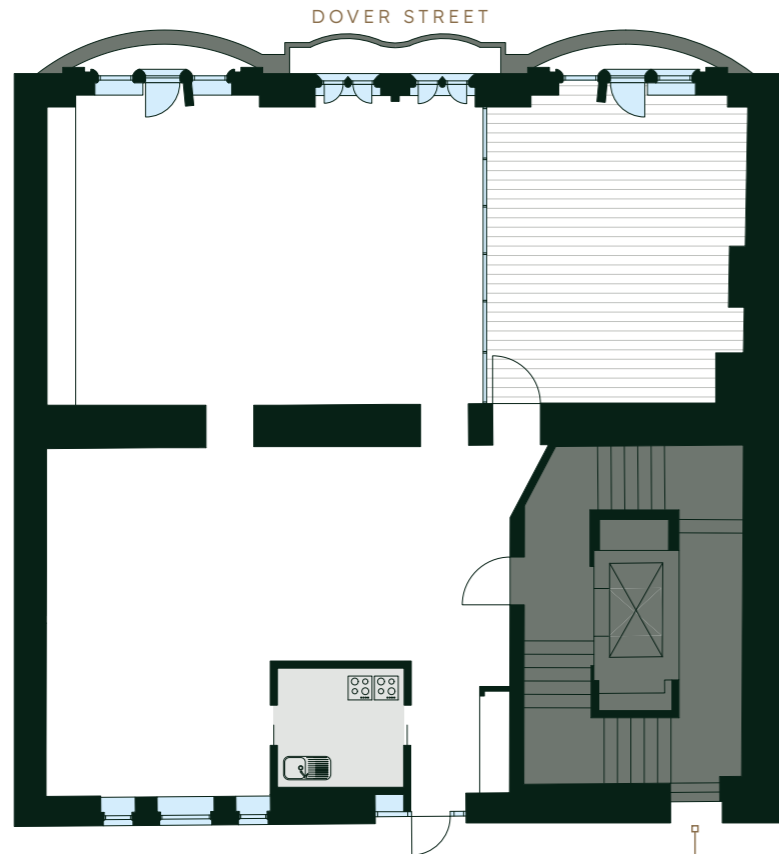
THIRD FLOOR
1,757 SQ FT
163 SQ M



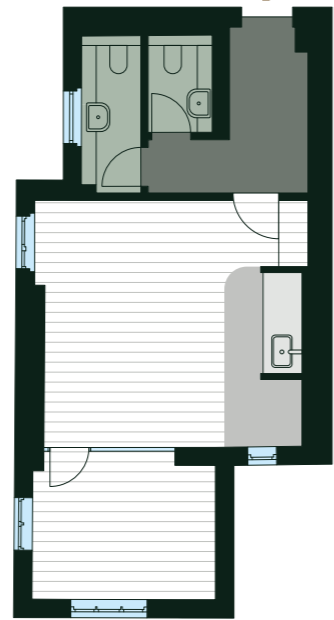
FOURTH FLOOR
LET

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- ZOOM ROOM
- WC/SHOWER
- WINDOWS

FIFTH & SIXTH FLOOR



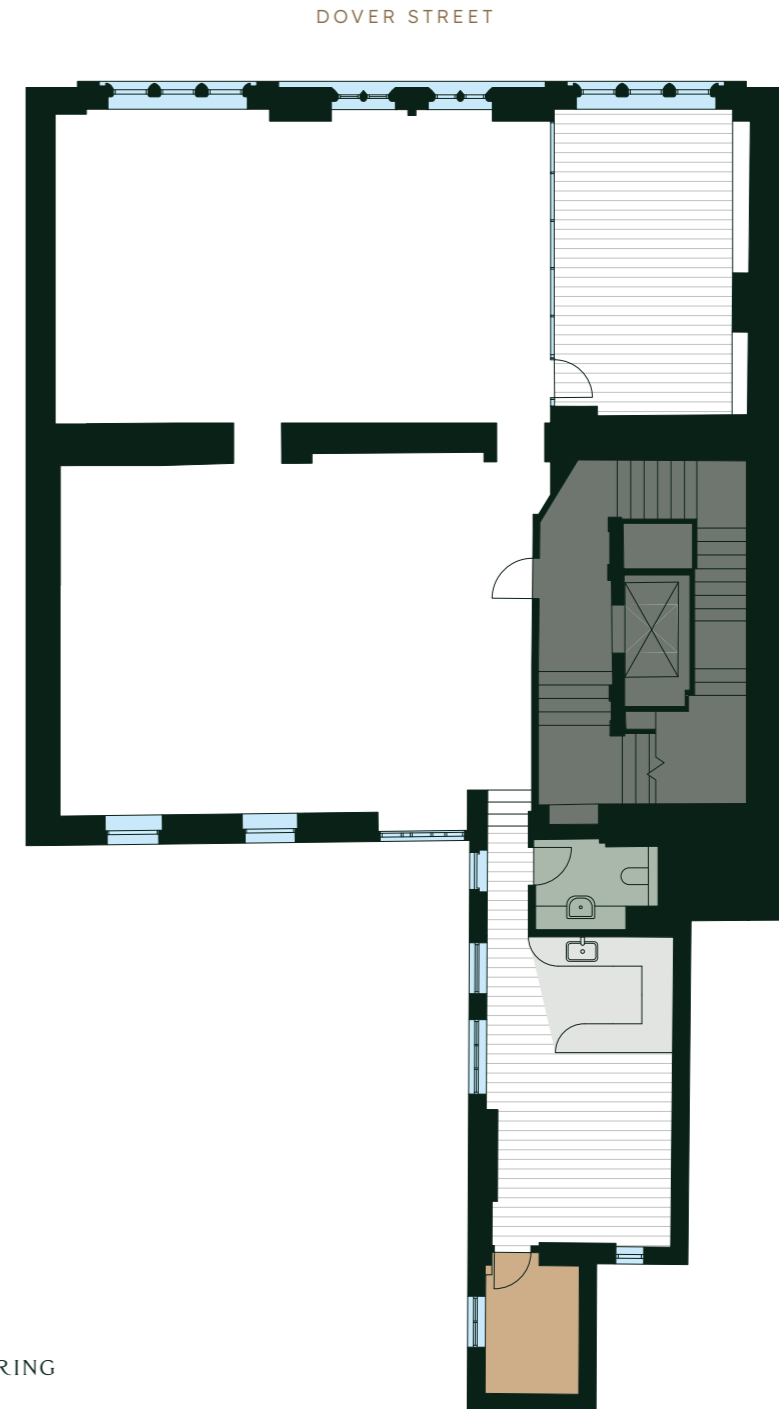
FIFTH FLOOR
LET



SIXTH FLOOR
LET

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- WC/SHOWER
- WINDOWS

SEVENTH FLOOR



SEVENTH FLOOR
2,101 SQ FT
195 SQ M

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- ZOOM ROOM
- WC/SHOWER
- WINDOWS

EIGHTH FLOOR

DOVER STREET

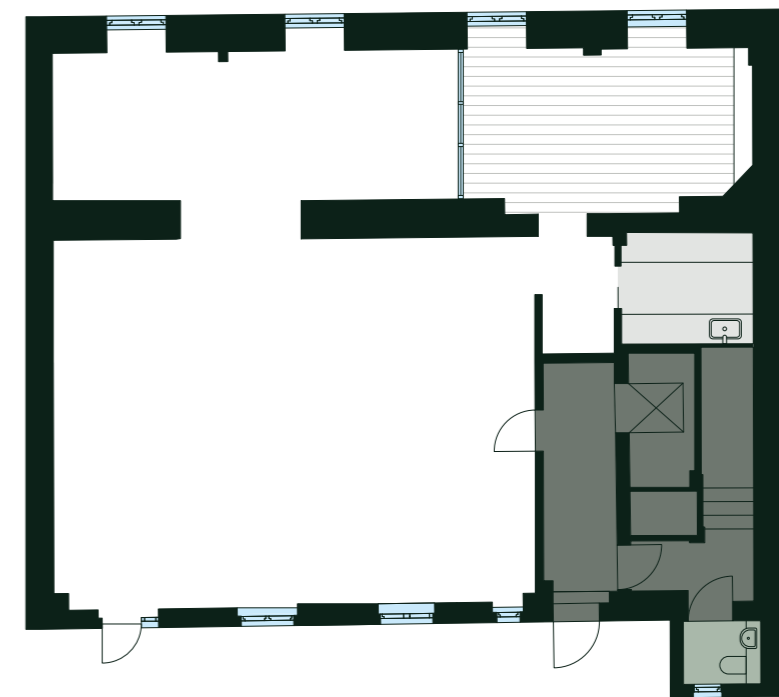


EIGHTH FLOOR
LET

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- WC/SHOWER
- WINDOWS

NINTH FLOOR

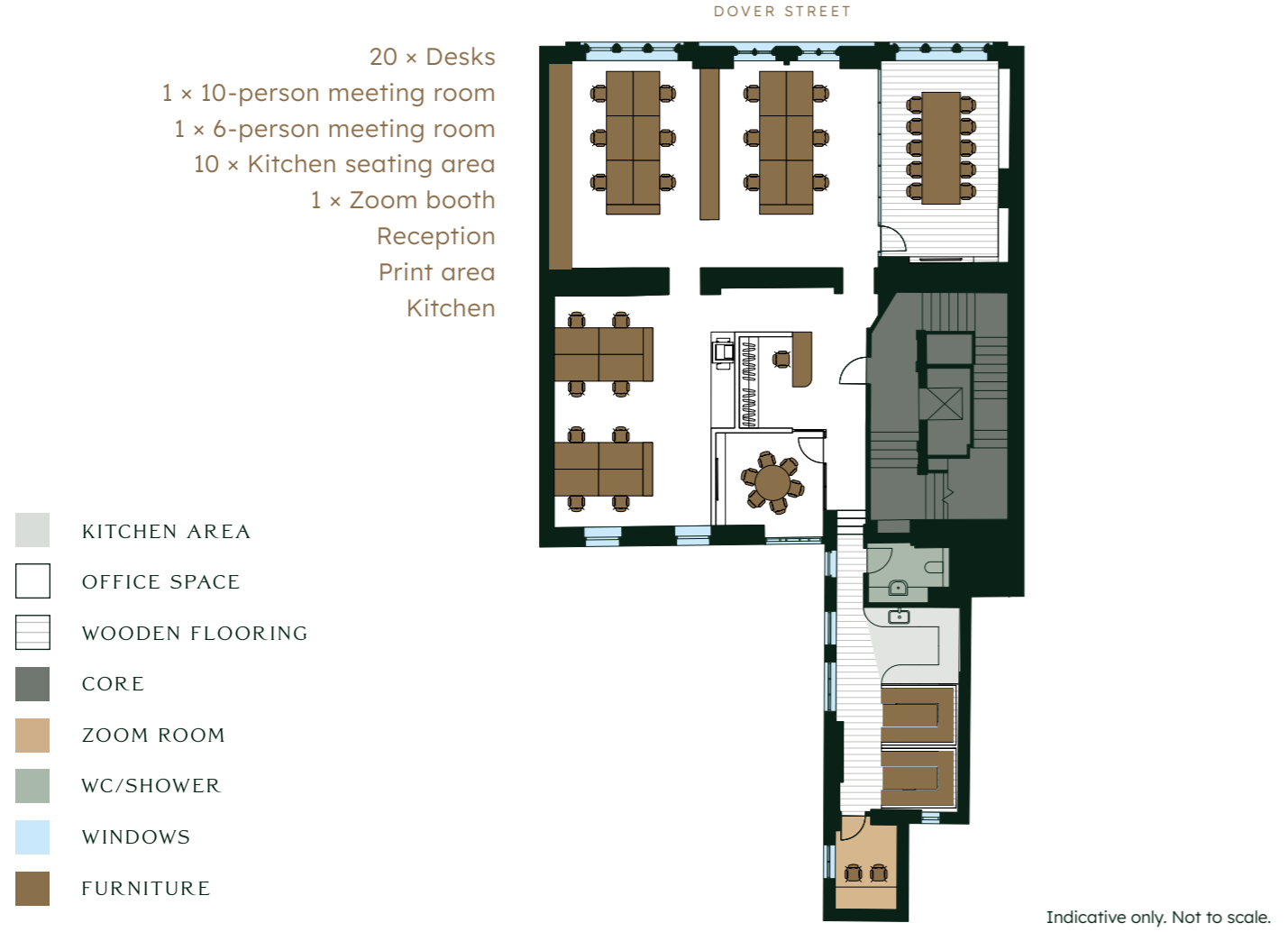
DOVER STREET



NINTH FLOOR
1,386 SQ FT
129 SQ M

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- WC/SHOWER
- WINDOWS

TYPICAL UPPER (CAT A+)



WHAT IS CAT A+?

The space will be delivered ready for an occupier to move in subject to furniture choices:



Executive meeting room - All joinery & partitions installed



Plug & play: AV comms cabinet, intercom data and video comms cabling installed



Kitchenettes - All joinery, appliances and floor & wall finishes installed



High-speed building internet (wifi)



Premium floor finishes with carpet and timber flooring

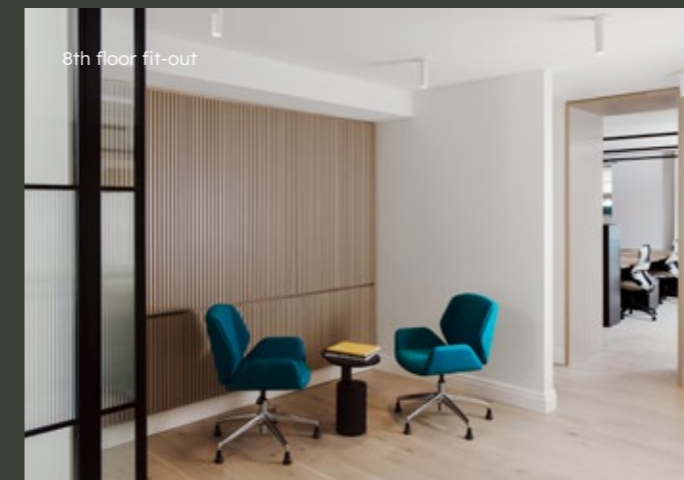


Blinds to all windows



Architectural lighting with provision and cabling for feature lighting

Tokoro Capital & Maison Arabella are able to work with potential occupiers to complete the Cat A+ design to provide a personalised bespoke finish, whether that includes additional meeting rooms / private offices or bespoke office furniture to meet their needs.



TOKORO CAPITAL

HOW OFTEN DO YOU SEE A SECTION IN A LEASING BROCHURE ABOUT YOUR LANDLORD?

NOT OFTEN...



WE ARE

DIFFERENT

We are visible, available, and here to address your needs. Our service like the history and materiality intrinsic to this building is unique.

Our business is built upon contributing to our shared economy. We do not want to feel separate from our environmental context, community, or occupiers and if you want to read more about our ethos check out our website. (Not many landlords are committed to 1% for the Planet, we are.)

A lease may be the legal contract that binds us but we are humans and that is what we want your office experience to be.

ON FLOOR SPECIFICATION



Fitted, furnished and managed workspace option available



Substantially refurbished and upgraded existing building, saving on embodied carbon emissions



New / fully refurbished openable windows with double glazing



Occupational density 1:10 (1:8 may be possible subject to requirements)



Heating and cooling provided by new high efficiency wall mounted VRV units



Secure lockers available

BUILDING AMENITY



Manned reception



Fully refurbished, 8-person, 1.6 metre per second lift



Full fibre connectivity



2 x shower facilities



Cycle parking facilities



Lockers facilities



Communal Roof Terrace (June 2024)

WELLNESS AND SUSTAINABILITY



BREEAM Very Good (pending)



EPC A (1st, 2nd & 6th floors)



EPC B (other floors)

ELEGANCE & MODERNITY

MAISON ARABELLA

INTERIOR DESIGNER

At Maison Arabella we balance art, craft and architectural dynamism to create life-enhancing spaces. The result weaves an intoxicating web of understated beauty and timeless style bringing refined sophistication to each diverse project.

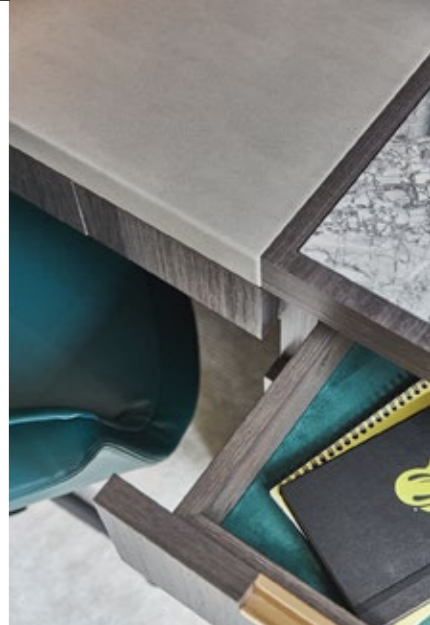
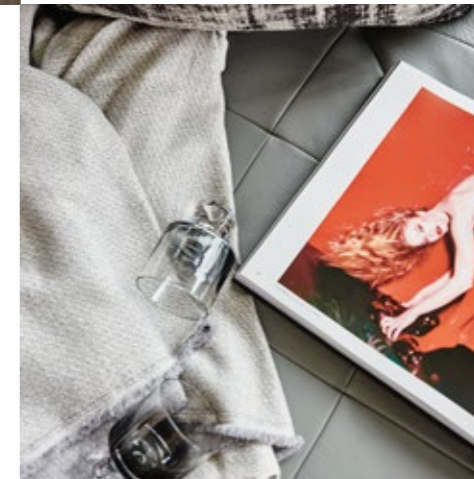
Intuitively blending contemporary and avant-garde, light and colour, intimacy and expressiveness, Maison Arabella spaces are filled with a sense of purpose and context.

“ BEAUTY IS ONLY BEAUTIFUL, IF IT WORKS ”



It was the desire to create identity and disrupt which drove the founder and creative director Arabella Bassadone to establish an architectural interior design studio in 2016. Never enclosed in one style, always inspired by many references, Arabella conveys new meaning and opportunity to express yourself while focusing on functionality and promoting wellbeing.

Maison Arabella's portfolio encompasses a range of award winning designs, from private homes to boutique commercial projects inc. luxury offices & spa wellbeing spaces in London & internationally. In 2019 Arabella established 'Objets' for the home including furniture, lighting & accessories.



OWEN BULLETT

Owen Bullett established his London studio after completing his MA in Sculpture at the Royal College of Art in 2005. Owen has since opened a second studio in rural Norfolk.

Bullett Studio produces sculptural furniture designed in house under the Bullett Editions label, as well as fabricating furniture pieces to order for other designers and private clients.

Owen has steadily developed his own particular sculptural language. This has further evolved through his playful approach to functional objects. The Bullett Editions collection maintains the key sculptural concerns of material, scale and surface, showcasing Bullett's signature themes of balance, colour and texture.



ARTBOX

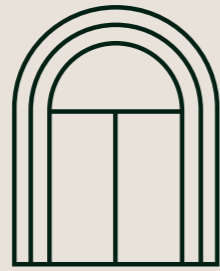
Artbox London is a registered charity and social enterprise that runs art workshops, trips, exhibition and sales opportunities for people with learning disabilities and autism.

Through our work, we aim to improve the wellbeing and inclusion of people with learning disabilities and autism, while increasing their visibility in the community and raising the profile of their artwork in the wider art world.



“ THE ARTISTS WHO ATTEND OUR WORKSHOPS ARE GIVEN THE TOOLS TO RE-GAIN THEIR CONFIDENCE AND THRIVE IN AND OUTSIDE OF THE STUDIO. ”





35 DOVER ST ^{W1}
EMPRESS

GET IN TOUCH WITH THE LEASING AGENTS TO FIND OUT MORE:



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PROJECT TEAM

TOKORO CAPITAL
Landlord

MAISON ARABELLA
Interior designer

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