

## LAST REMAINING FLOOR REFURBISHED THIRD FLOOR OFFICES

1,500 SQ FT (139 SQ.M) APPROX.

38 DOVER STREET  
LONDON W1



### 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.

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

**DESCRIPTION:**

The available offices are situated on the third floor being primarily 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
- Kitchen/break out area
- Carpeted

**RENT**

£93,750 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: -

**Richard Spencer / Will Gyngell**

**Eddisons**

**020 3205 0200**

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