

34 Dover Street, London, W1

Fitted Offices To Let

1,244 – 10,075 sq ft (114.4 – 935.97 sq m)



Location

The property is situated on the west side of Dover Street directly opposite Brown's Hotel. The building is well placed to benefit from the world famous shopping, hotels and restaurants that Mayfair has to offer. Green Park underground station (Piccadilly, Jubilee & Victoria lines) is conveniently located within a short walking distance.

Amenities

- High quality existing fit out per floor
- Air conditioning
- Metal tiled suspended ceilings
- Under floor and perimeter trunking
- Raised Floor (7th Floor only)
- LG7 lighting
- Commissionaire
- 8 person passenger lift

Floor areas

7th – 1,244 sq ft (114.4 sq m)
6th – 1,723 sq ft (160.1 sq m) - Nov '15
5th – 2,026 sq ft (188.2 sq m) – U/O
4th – 2,592 sq ft (240.8 sq m)
1st – 2,490 sq ft (231.3 sq m) – U/O
Total – 10,075 sq ft (935.97 sq m)

Deloitte.

Real Estate

020 7303 5000
deloitterealestate.co.uk

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Lease Term

New lease terms direct from the landlord. The 6th Floor will be available from November 2015.

Rent

Upon application

Business Rates

Estimated to be approximately £37.00 per sq ft (2015/16)

Service Charge

Currently running at approximately £14.00 per sq ft.

Services

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.

VAT

The building is elected to pay VAT

EPC Rating

E111

Viewing

For further information or to arrange an inspection please contact:

Rhodri Phillips - 020 7007 8012

rhophilips@deloitte.co.uk

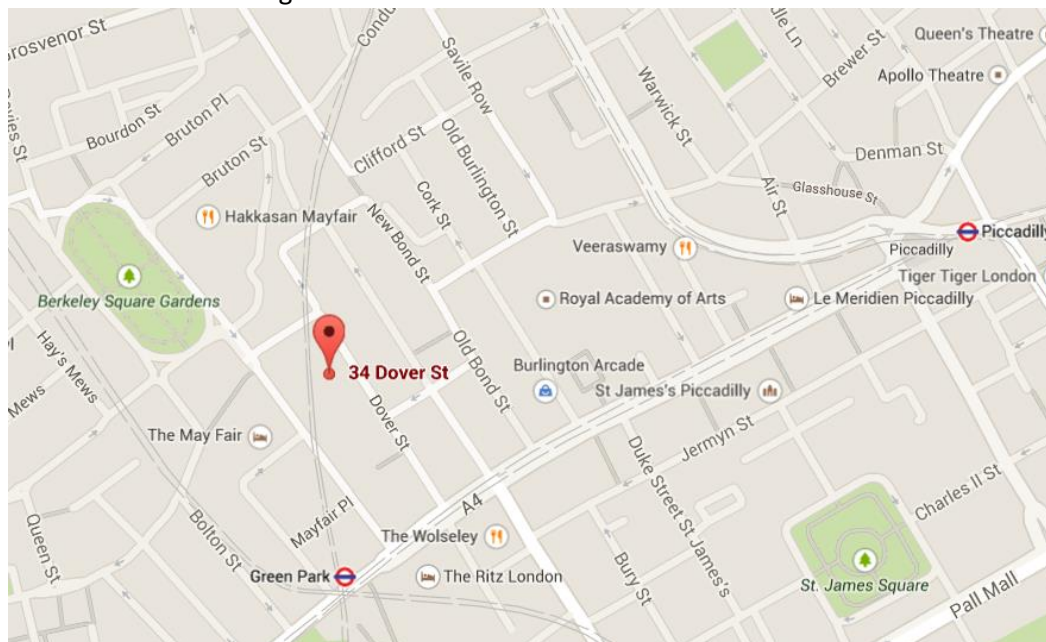
Niall Sloane – 020 7007 8174

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Or our joint agent at Capita:

Ben Nichols – 020 7544 2143

Benjamin.nichols@capita.co.uk



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