

32  
DOVER  
STREET  
MAYFAIR  
W1







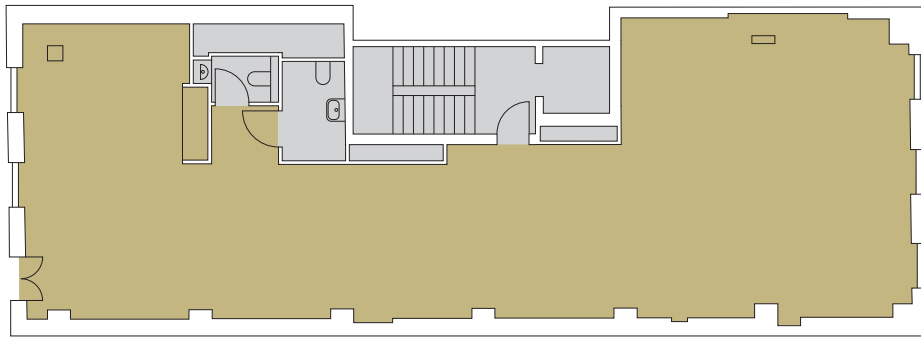
## BUILDING

32 Dover Street occupies a prominent position on the western side of Dover Street. The building, which sits behind an attractive period façade, has been recently comprehensively refurbished.

The floorplates are approximately 1,400 sq ft and are broadly rectangular in shape, offering extremely functional column free space. The property has windows to the front and rear providing excellent levels of natural light. It also benefits from exceptional floor to ceiling heights and there is an 8-person lift serving all floors.



## TYPICAL FLOOR PLAN



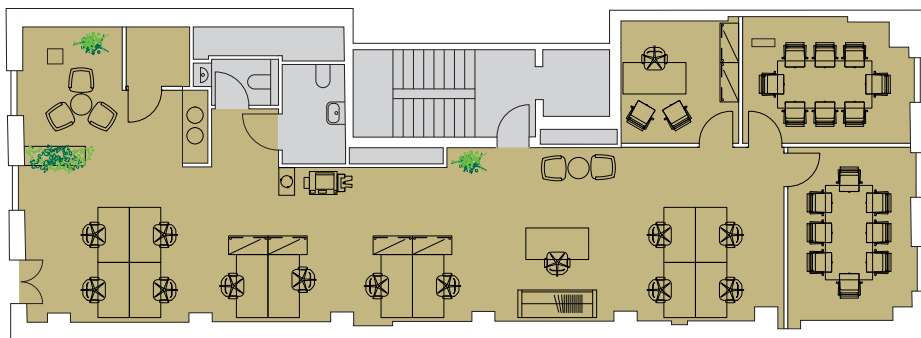
Dover Street  
N  
↑

## AVAILABILITY

FLOOR	SQ FT	SQ M
FIFTH	1,410	131
FOURTH	1,439	134
THIRD	1,445	134
<b>TOTAL</b>	<b>4,294</b>	<b>399</b>

\*Net Internal Areas. Subject to onsite verification

## SPACE PLAN



Dover Street  
N  
↑

- + 12 x Workstations
- + 2 x 8 Person Meeting Room
- + 1 x Private Office
- + 1 x Reception
- + 1 x Kitchenette
- + 1 x Breakout Area
- + 1 x Print Area
- + 1 x Comms Room
- + 1 x Coat Rack



## SPECIFICATION

- + Reception
- + Passenger Lift
- + Demised WC's
- + Fully Accessible Metal Tile Raised Floor
- + VRV Air Conditioning
- + Metal Tile Suspended Ceiling
- + Inset LED Lighting
- + Fitted Kitchenette
- + Excellent Natural Light
- + EPC Rating - B



## LOCATION

The building is prominently situated on the west side of Dover Street between its junction with Hay Hill to the north and Piccadilly to the south, moments away from Berkeley Square. Dover Street is notable for its Georgian architecture and is an attractive and vibrant thoroughfare within the heart of Mayfair.

The transport links are excellent with Piccadilly Circus, Oxford Circus, Bond Street (with the Elizabeth Line joining in 2018) and Green Park underground stations all within walking distance. Numerous bus routes pass along Piccadilly servicing the wider London network.

## TERMS

A new lease is available for a term by arrangement.



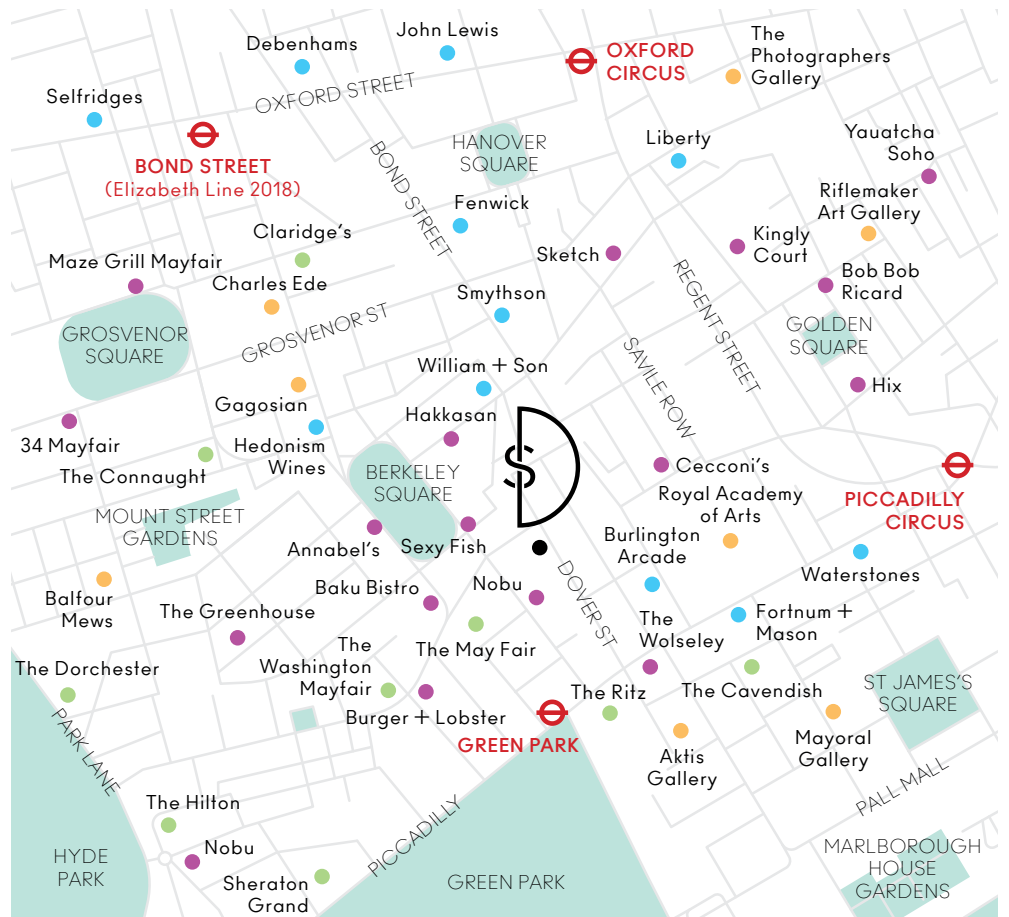
**HANNAH BUXTON**  
020 7075 2858  
hbuxton@savills.com

**ANDREW WEDDERSPOON**  
020 7409 8706  
awedderspoon@savills.com



**DANIEL BROWNLEE**  
020 3640 7027  
daniel.brownlee@knightfrank.com

**BEN LEWIS**  
020 7861 1197  
ben.lewis@knightfrank.com



● Restaurants + bars ● Galleries ● Retail ● Hotels

Important Notice: Savills, Knight Frank and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure + Photographs: August 2017.

Design and production: [www.stuartchapmandesign.co.uk](http://www.stuartchapmandesign.co.uk) 020 3897 6639