

TO LET**GRADE II LISTED OFFICES TO LET IN PRIME MAYFAIR LOCATION****SUITABLE FOR NEW BUSINESS CLASS E
(RETAIL, OFFICES, CLINICS, LEISURE ETC.)****10 DOVER STREET, LONDON, W1S 4LQ**

From 685 SQ. FT. to 1,610 SQ. FT. – 3rd & 4th Floor

LOCATION (GOOGLE MAPS [LINK](#))

The property is situated on the east side of the thoroughfare between Piccadilly and New Bond Street / Berkeley Square. Within a very short walk of Green Park Underground Station (Jubilee, Piccadilly, Victoria Lines). Dover Street and the surrounds offers a healthy mix of established retailers.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

DESCRIPTION

Arranged over 3rd and 4th floor, this Grade II listed building benefits from a passenger lift and period features.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

AMENITIES

- Central Heating
- Serviced Lift
- Good Natural Light
- 24 Hour Access
- Carpeted
- Entry Phone System
- Communal WCs

FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
3 rd Floor	925	£50,875	£34,398	£10,915	£96,188
4 th Floor	685	£37,675	£22,081	TBC	£59,756
Total	1,610	£88,550	£56,479	TBC	£145,029

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

VIEWINGS:

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