

## TO LET

**EXCELLENT OFFICE SUITE – SUPERB  
VALUE ONLY £50 PER SQ.FT.**

**3<sup>RD</sup> FLOOR 1,556 SQ. FT.**

**39 DOVER STREET, LONDON W1S 4NN**



**Location:**

The building is situated on the western side of Dover St directly opposite Stafford St. Piccadilly Circus, Oxford Circus, Bond Street, and Green Park Underground Stations are all within walking distance. Numerous bus routes pass along Piccadilly.

**Accommodation:**

The accommodation comprises a mainly open plan office suite providing 1,556 sq. ft. benefiting from excellent natural light.

**Amenities:**

- VRA Air conditioning
- Excellent Natural Light
- Passenger lift
- Fitted Kitchen
- Furniture

**Lease:**

A new Lease for a term up to two years.

**Rent:**

£50 per sq. ft. exclusive

**Rates:**

£30 per sq. ft.

**Service Charge:**

£12.50 per sq. ft.

**Legal Costs:**

Each party to bear their own legal costs incurred in this transaction.

**Viewing:**

Strictly by appointment with sole agents James Andrew International.

**JAMES ANDREW  
INTERNATIONAL**

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