

**TO LET**  
**COWORKING DESKS AND SMALL PRIVATE**  
**OFFICES, ALL INCLUSIVE RENT,**  
**39 DOVER STREET, MAYFAIR, LONDON,**  
**W1S 4NN**



<b>Location:</b>	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.
<b>Amenities</b>	<p>All inclusive rent including:</p> <ul style="list-style-type: none"> <li>• Air Conditioned</li> <li>• Passenger Lift</li> <li>• Fitted Kitchenette</li> <li>• Raised Floors</li> <li>• LED Lighting</li> <li>• Good Natural Light</li> <li>• Newly Refurbished</li> <li>• Furniture Available</li> <li>• Entry Phone System</li> <li>• Showers</li> <li>• Meeting Room (free to use)</li> </ul>
<b>Lease:</b>	Private offices are available from the landlord on a licence basis from six months.
<b>Legal Costs:</b>	Each party is to bear their own legal costs incurred in this transaction.
<b>Viewing:</b>	Strictly by appointment through sole agents.



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Desk / Room	No of Desks	Cost Per Desk per month	Cost Per Annum per desk	Room Total Per Annum:
Coworking desk	X 4 Available	£550.00	£6,600	
Private Room 91	2	£600	£7,200	£36,000
Private Room 83	5	£650	£7,800	£39,000
Private Room 303	8	£675	£8,100	£40,500
Private Room 94	Not Available	N/A	N/A	N/A

## L2 Plan







