20

DERING STREET

MAYFAIR

CAPSULE | WORK READY SPACE

SPACE TO THINK

20 Dering Street will provide contemporary Capsule work ready space, brought to you by Legal & General. The fully fitted office space totalling 7,927 sq ft will be arranged over three floors and available from September 2020.

The accommodation has been comprehensively refurbished and benefits from excellent natural light throughout.

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CAPSULE SPACES ARE INTELLIGENT AND DYNAMIC OFFICES CREATED BY TRUSTED EXPERTS

- Refurbished office floors and common parts
- Newly fitted and fully furnished
- New 3 pipe VRF air conditioning units
- Steel plated perimeter trunking
- Modern hanging LED lighting
- Exposed services
- Crittall windows
- Wooden and vinyl flooring
- Fibre backbone installed
- New WC's on every floor
- Passenger lift
- Video entry phone

PLUG & PLAY

A contemporary leasing option, combining the benefits of traditional leasing and serviced offices, will offer a simplified leasing process including digital connections to provide a high quality office environment.

2

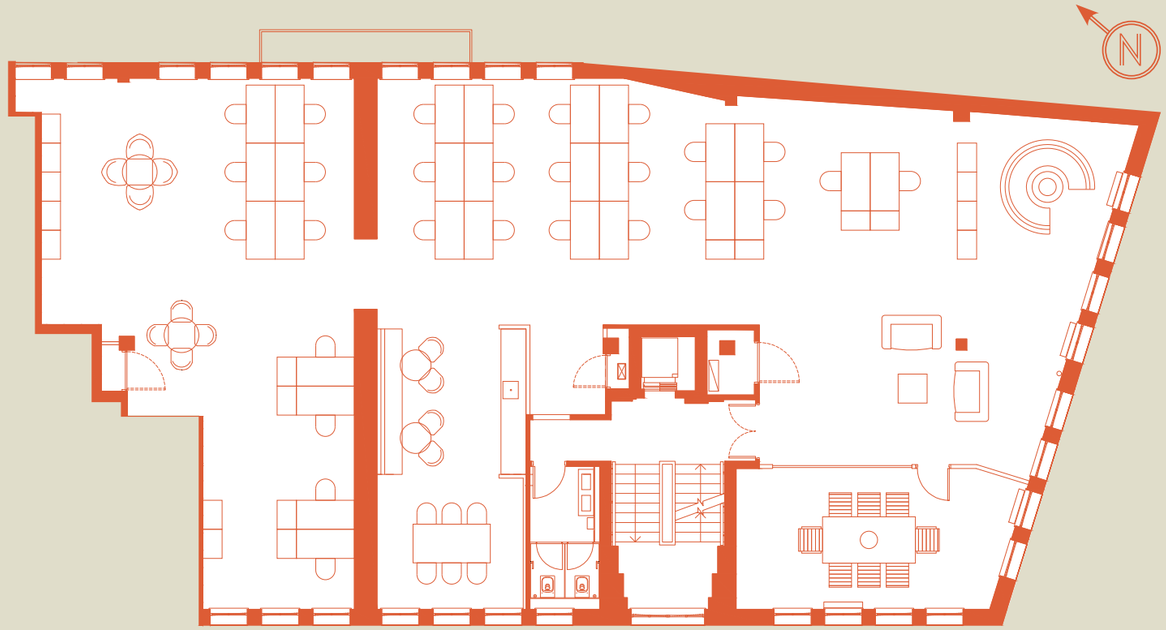
3,035 SQ FT

FITTED TO PROVIDE

28 workstations

3 break out / collaboration zones

1 x 8 person meeting room



3

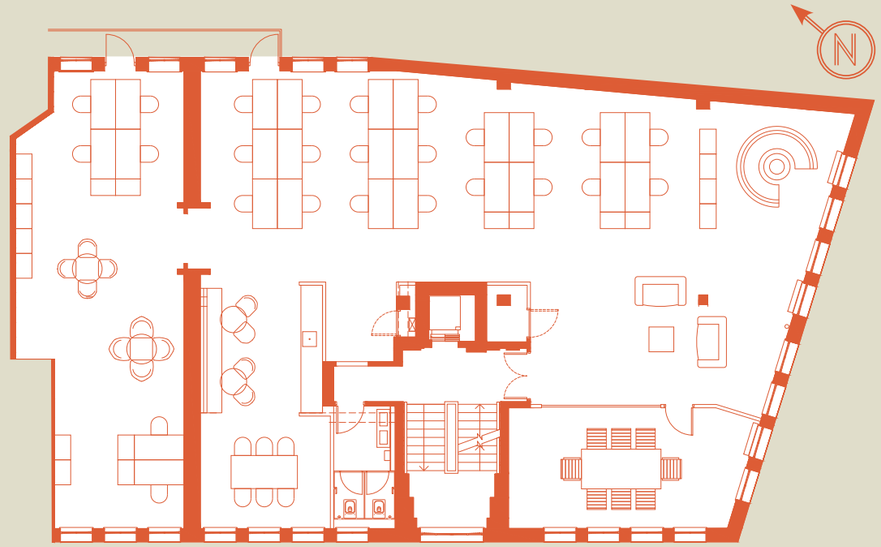
2,837 SQ FT

FITTED TO PROVIDE

26 workstations

3 break out / collaboration zones

1 x 8 person meeting room



4

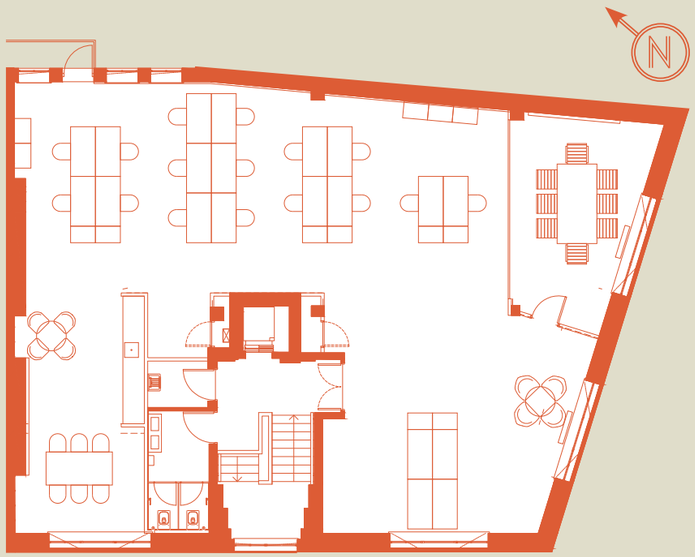
2,055 SQ FT

FITTED TO PROVIDE

20 workstations

2 break out / collaboration zones

1 x 8 person meeting room



READY TO GO

The landlord provides:

- Reception / waiting area
- Meeting rooms
- Fully fitted and operational kitchen / break out area
- Fully furnished with desks and chairs
- Soft furniture
- Storage
- Access to high quality internet service providers
- A variety of cabling, including fibre

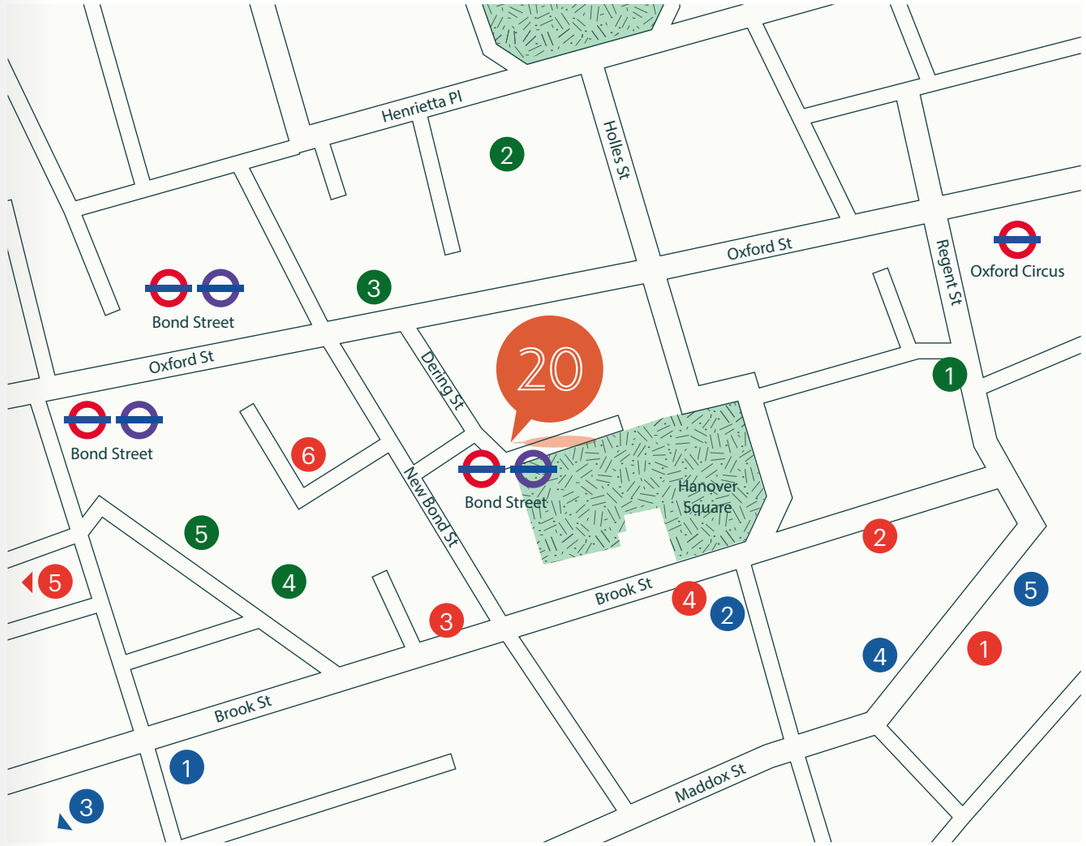
The tenant brings:

- Computers (including screen brackets)
- Telephones
- Electronics (TV / AV, photocopier, printer, etc.)
- Wi-Fi

ALL WITHIN REACH

20 Dering Street occupies a prominent position at the junction of Dering Street and Tenterden Street to the North West of Hanover Square.

New Bond Street, which is renowned for its international flagship designer stores and luxury brands, is close by.



Cafés & Restaurants

1. Sketch
2. Pollen Street Social
3. Hush
4. Pret a Manger
5. Deliciously Ella
6. Drunch

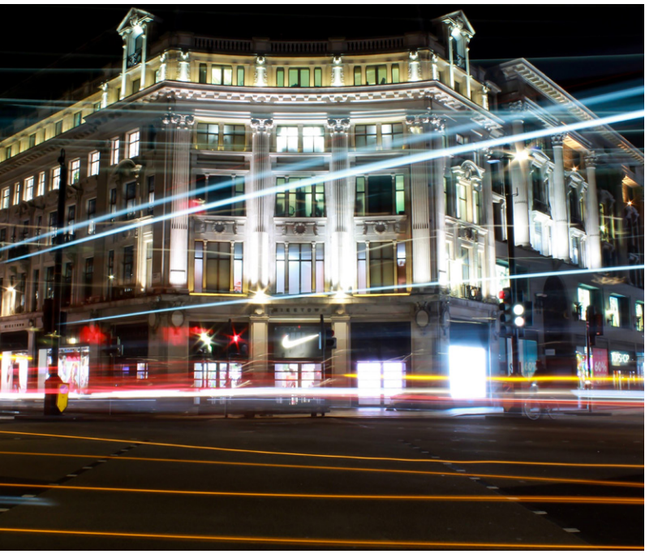
Shopping

1. Apple Regent Street
2. John Lewis
3. The Kooples
4. SpaceNK
5. Monica Vinader

Hotels & Wellness

1. Claridge's
2. Ten Pilates
3. Mandarin Oriental
4. AllBright
5. Maddox Gallery

ALL CONNECTED



Tottenham Court Road – **16 mins**

Piccadilly Circus – **14 mins**

Heathrow Express — Paddington – 5 mins

Oxford Circus – **2 mins**

GX GATWICK EXPRESS — Victoria – 3 mins

Liverpool Street – 5 mins

Bond Street – **30 secs**

20

DERING STREET

MAYFAIR

Jubilee Line
Central Line
Victoria Line
Bakerloo Line
Piccadilly Line
Northern Line
Elizabeth Line

Availability

Available on a new lease direct from the Landlord for a term until 31st July 2024.

Viewings

Viewing is strictly by appointment through the joint sole agents Levy and JLL.

EPC

To be confirmed following completion of the refurbishment works.

Terms available upon request.

CONTACT

AGENTS

LEVY REAL ESTATE

Samantha Jones
D +44 20 7747 0140
M +44 7800 539 387
Samantha.Jones@levyrealestate.co.uk

Simon Tann
D +44 20 7747 0141
M +44 7748 180 198
Simon.Tann@levyrealestate.co.uk

JLL

Arabella Pollock
D +44 20 7087 5859
M +44 7849 636 978
Arabella.Pollock@eu.jll.com

Paul Grindal
D +44 207 087 5768
M +44 7920 231659
Paul.Grindal@eu.jll.com

AN INVESTMENT BY

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