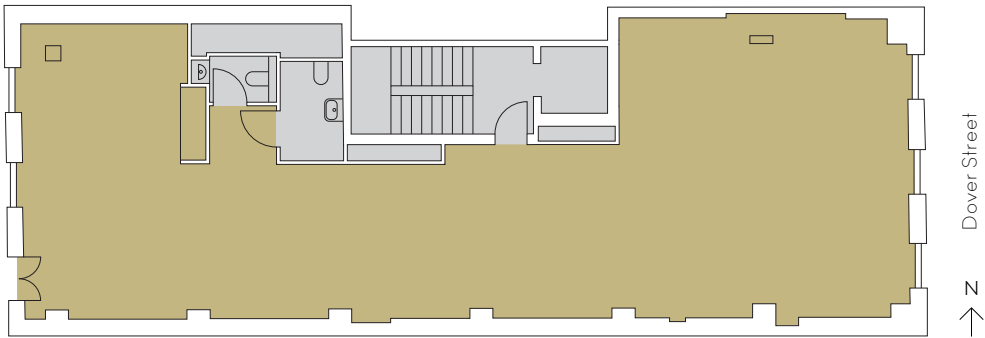DR NYLA

AUBAINE Restaurant

32

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.
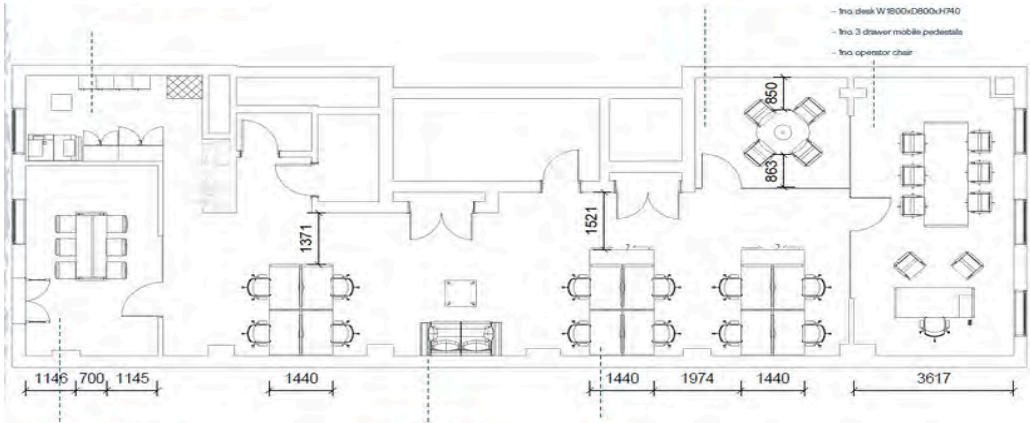
SECOND FLOOR

Dover Street

N

AVAILABILITY

FLOOR	SQ FT	SQ M
SECOND	1437	
THIRD	1,445	

*Net Internal Areas. Subject to onsite verification

THIRD FLOOR

- 1no. desk W1800xD800xH740
- 1no. 3 drawer mobile pedestals
- 1no. operator chair

850

863

1371

1521

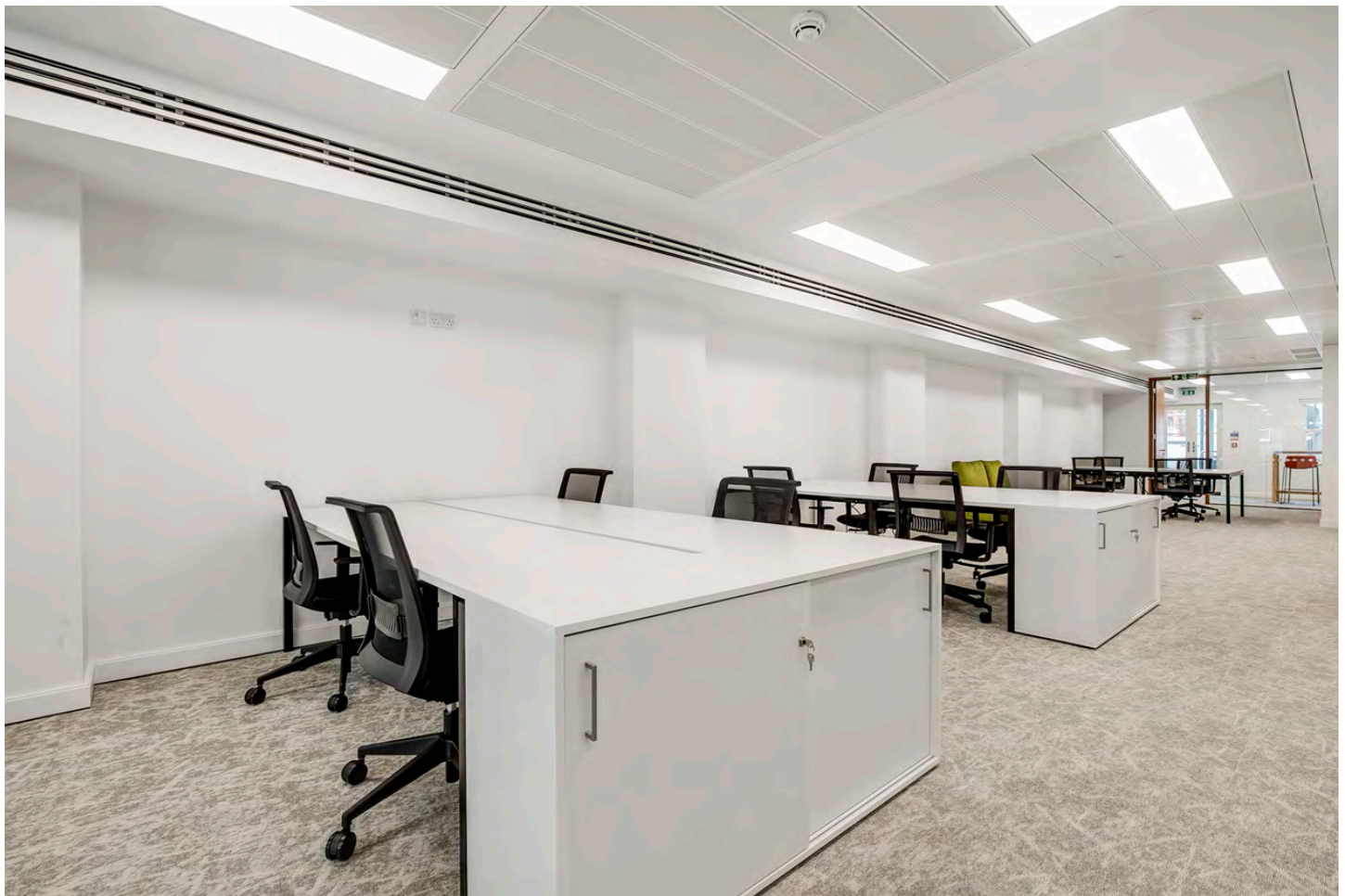1146 700 1145   1440   1440 1974 1440   3617

19 Dedicated Workstations – Comfortable, spacious, and designed for productivity

Private Meeting Room – Ideal for client calls, team huddles, or presentations

Secure Lockers – Personal storage to keep your belongings safe

Breakout Room – A relaxed space to brainstorm, unwind, or collaborate

Fully Equipped Kitchen – Fresh coffee, snacks, and all the essentials

Stylish New Furniture – Modern, ergonomic, and built for comfort

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.

Map legend:
- ● Restaurants + bars
- ● Galleries
- ● Retail
- ● Hotels

Map labels: John Lewis, Debenhams, OXFORD CIRCUS, The Photographers Gallery, Selfridges, BOND STREET (Elizabeth Line 2018), OXFORD STREET, HANOVER SQUARE, Liberty, Yauatcha Soho, BOND STREET, Fenwick, Riflemaker Art Gallery, Claridge's, Sketch, Kingly Court, Bob Bob Ricard, Maze Grill Mayfair, Charles Ede, Smythson, GOLDEN SQUARE, GROSVENOR SQUARE, GROSVENOR ST, REGENT STREET, William + Son, Hix, Gagosian, Hakkasan, SAVILE ROW, 34 Mayfair, Hedonism Wines, Cecconi's, PICCADILLY CIRCUS, The Connaught, BERKELEY SQUARE, Royal Academy of Arts, MOUNT STREET GARDENS, Annabel's, Sexy Fish, Burlington Arcade, Waterstones, Balfour Mews, The Greenhouse, DOVER ST, The Wolseley, Fortnum + Mason, The Dorchester, The Washington Mayfair, The May Fair, The Ritz, The Cavendish, ST JAMES'S SQUARE, PARK LANE, Burger + Lobster, GREEN PARK, Aktis Gallery, Mayoral Gallery, The Hilton, PALL MALL, Nobu, HYDE PARK, PICCADILLY, GREEN PARK, MARLBOROUGH HOUSE GARDENS, Sheraton Grand