

To Let

2,920 – 11,624 sq ft



13 Hanover Square, London, W1S 1HL



Accommodation:

Modern air-conditioned fitted out office space behind a period style façade.

Sixth Floor	271.27 sq m	2,920 sq ft
Second Floor	412.95 sq m	4,445 sq ft
First Floor	395.67 sq m	4,259 sq ft
Total (NIA)	1,080 sq m	11,624 sq ft

Amenities:

- Air conditioning
- Fully accessible raised floors (1st & 2nd floors)
- Perimeter trunking (6th floor)
- 2 x passenger lift
- Building commissionaire
- Excellent natural light
- Demised male, female & accessible WCs
- EPC Rating : 1st – D93, 2nd D-96, 6th – D92

Location:

The building is situated in a prime position on the north side of Hanover square at the junctions with Princes Street and Harewood Place. The property is a short walk from four key London underground stations (Piccadilly Circus, Oxford Circus, Bond Street and Green Park).

A new ticket hall entrance for Bond Street East station is scheduled to open on Hanover Square in December 2018 and the new Elizabeth Line will be fully operation from December 2019. The urban realm improvements to the square will provide a new setting for the Crossrail station and a framework for restoration of the historic layout of the square by creating generous pedestrian areas around the gardens, high quality granite paving extending into the station concourse and a new public courtyard accessed from Tenterden Street, New Bond Street and Brook Street.

Terms:

Flexible sub-leases are available for a minimum term of 12 months up to 5 years.

Alternatively, an assignment is available on terms by negotiation.

Guide Rent:

1st & 2nd Floors : £87.50 per sq ft exclusive

6th Floor : £77.50 per sq ft exclusive

Rates:

Est. £32.60 per sq ft

Service Charge:

Est. £9.50 per sq ft

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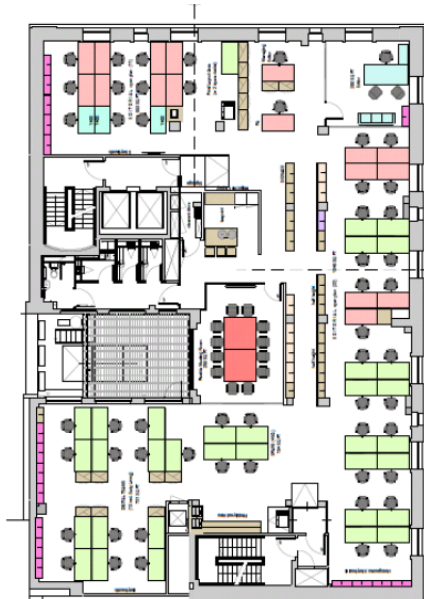
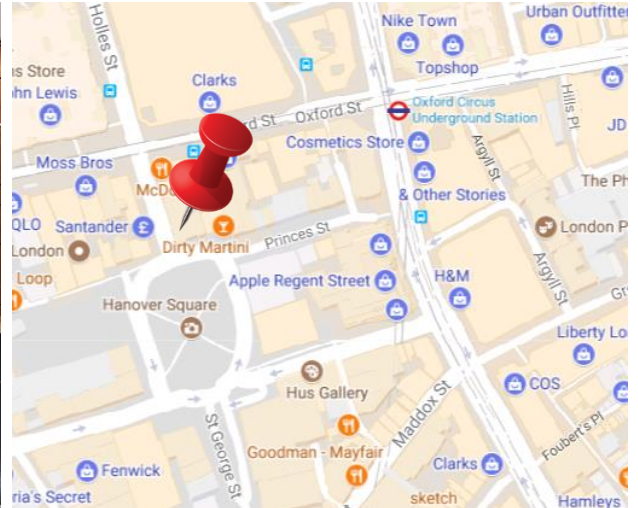
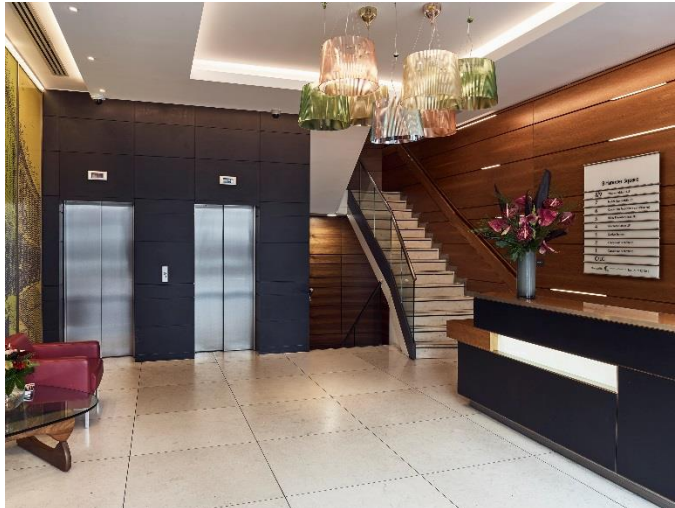
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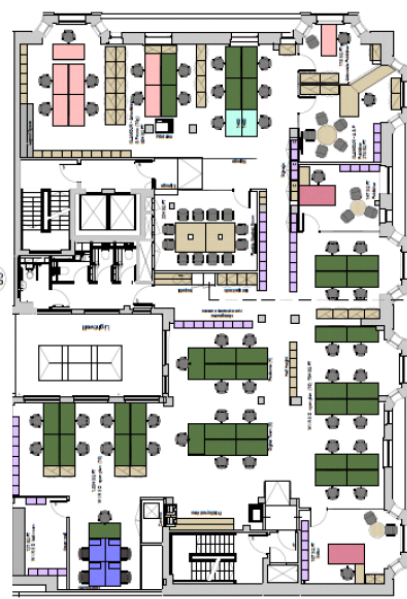
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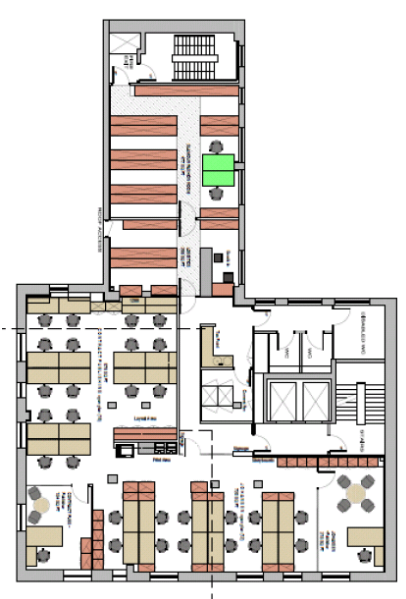
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First Floor



Second Floor



Sixth Floor

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