

**13 Hanover Square, Mayfair,**  
London, W1S 1HN



**OFFICE TO LET | c. 2,000 sq ft**



### Location

13 Hanover Square commands a prominent corner position on the north side of Hanover Square, by its junction with Harewood Place. Oxford Circus station (for the Central and Victoria lines), Bond Street station (for the Jubilee and Central lines, and Piccadilly Circus station (Piccadilly and Bakerloo lines) are all within close proximity.

Crossrail's Bond Street ticket hall and entrance will be accessed directly from Hanover Square in the near future.

### Description

The 7th floor provides good quality, fully fitted office space, with a large reception area, a kitchenette, a 10-person board room, an executive office and an open plan working area.

The building also benefits from a commissionaire and shower facilities on the lower ground floor.

### Floor Areas

Floor	sq ft	sq m
7th floor	2,000	186
<b>TOTAL (approx.)</b>	<b>2,000</b>	<b>186</b>

\*Measurement in terms of NIA

### Mayfair

Named after the annual May Fair that took place in the area between 1686 and 1764, the area has always synonymous worldwide as the monopoly board's most expensive address and it remains a destination of choice for some of the world's wealthiest individuals, investors and occupiers with good reason. Whether shopping at one of Saville Row's bespoke tailors, dining at Michelin star restaurants or working in an elegant converted Georgian townhouse, one cannot deny the prestige and glamour Mayfair has to offer.

**Paul Dart, Partner**

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**Suzy Link, Senior Surveyor**

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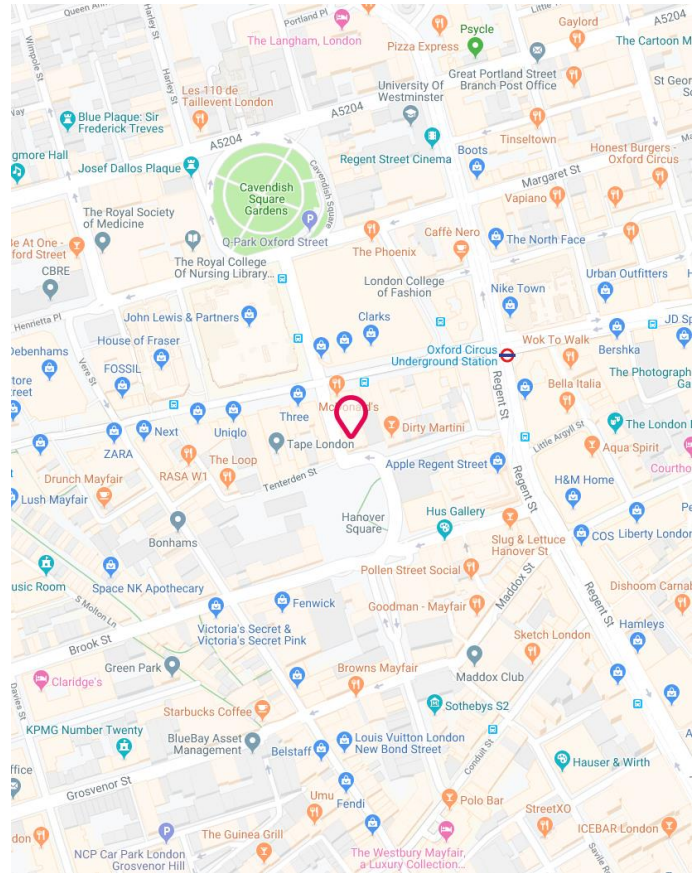
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**Subject to Contract May 2019**

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## Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until June 2031 with a mutual break in July 2026.
Rent:	£74.63 psf pax
Rates:	Estimated at £34.20 psf pa (2019/2020)
Service Charge:	Approx. £11.35 psf pa
EPC Rating:	D

## Amenities

- Fully fitted
- Air heating & cooling
- Kitchenette
- Demised WCs
- Shower facilities
- Commissionaire

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