



London W1 14a-15 HANOVER SQUARE

MAYFAIR

Location

The property occupies a prominent position fronting onto Hanover Square and dual frontage onto Harewood Place. The property is strategically located directly opposite the new Hanover Square Crossrail entrance, which will be operational in early 2022.

Nearby occupiers include **Pret a Manger, Starbucks and McDonalds.**

Accommodation

The unit is arranged over ground and lower ground floors with the following approximate net internal areas:

Ground Floor	3,080 sq ft	286.1 sq m
Lower Ground	805 sq ft	74.8 sq m
Total	3,885 sq ft	360.9 sq m

Passing Rent

£163,828 pax.

Tenure

The property is available by way of an assignment of an existing lease expiring on 23rd June 2022.

The lease is contracted **outside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Business Rates

Full Rates Payable (21/22) – £88,312 per annum.

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

Peter Flint

+44 7820 999192
peter.flint@colliers.com

Ellie Grimes

+44 7936 338757
ellie.grimes@colliers.com



London W1 – 14a-15 Hanover Square



Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 08/03/2021 (20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.