



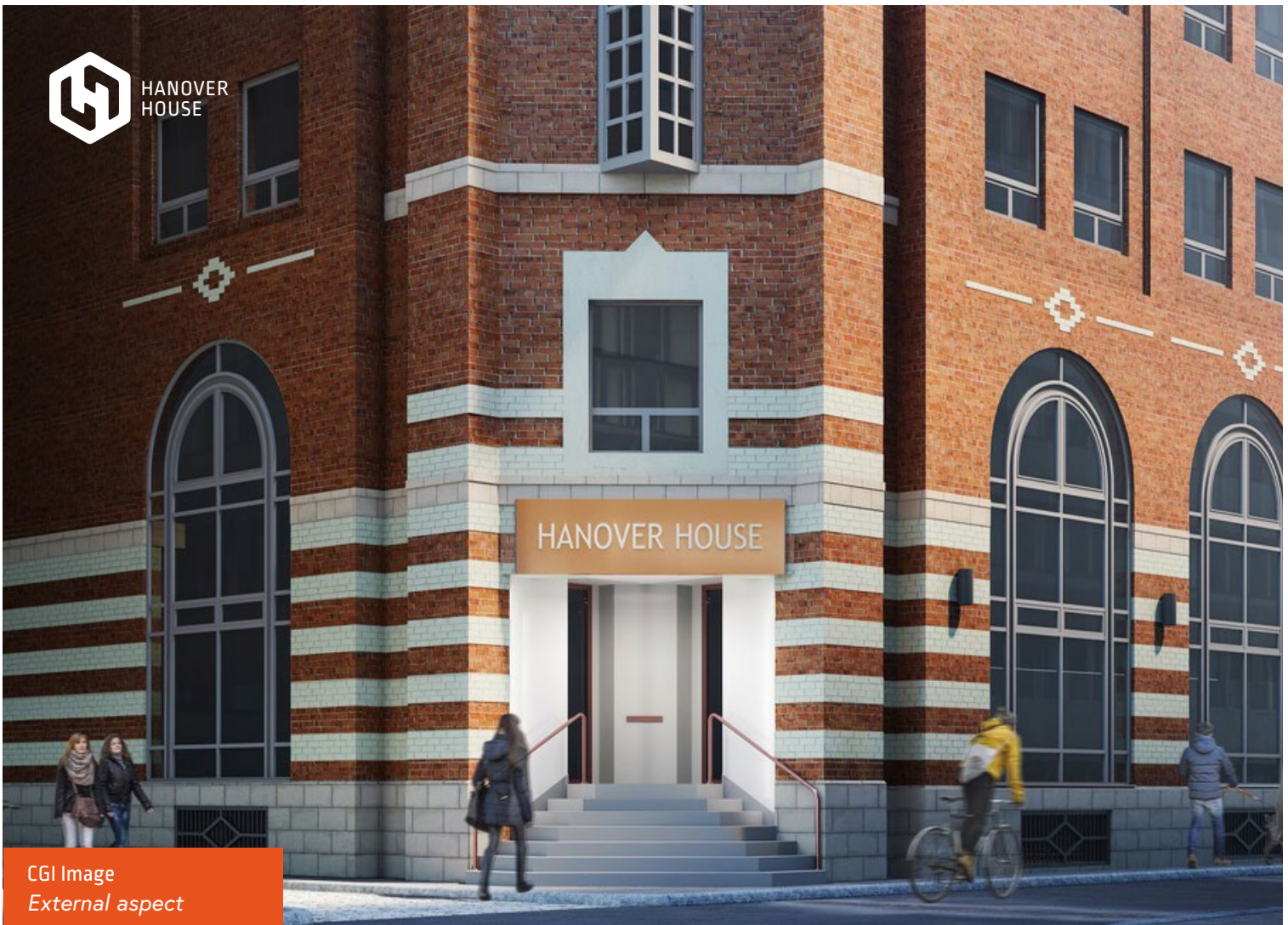
HANOVER HOUSE IS UNDERGOING A COMPLETE TRANSFORMATION  
TO PROVIDE SIX FLOORS OF INSPIRING WORKSPACE

QUEEN CHARLOTTE STREET | BRISTOL | BS1 4EX

[hanoverhousebristol.com](http://hanoverhousebristol.com)



HANOVER  
HOUSE



CGI Image  
External aspect

CGI Image  
Reception



# MODERN OFFICES IN THE HEART OF THE CITY

## LOCATION

Hanover House occupies a prominent location in Queen Charlotte Street, close to the historic Queen Square and floating harbour.

Hanover House is situated opposite a multi-storey car park and close to local amenities on Baldwin Street. Cabot Circus shopping centre and Temple Meads railway station are both within walking distance.



KING  
ST.

QUEEN  
SQUARE

GROVE  
CAR PARK

QUEEN  
CHARLOTTE ST. NCP



PRINCE  
ST. NCP

BRISTOL  
HIPPODROME

TRENCHARD  
ST. NCP





HANOVER  
HOUSE



VRV COMFORT  
COOLING



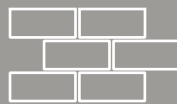
FULL ACCESS  
RAISED FLOOR



EXPOSED  
CEILINGS



NEW SHOWER  
FACILITIES



BRICK  
FEATURE WALLS



SUSPENDED CEILINGS WITH  
INSET LG3 LIGHTING



RE-MODELLED  
RECEPTION AREA



BICYCLE  
PARKING

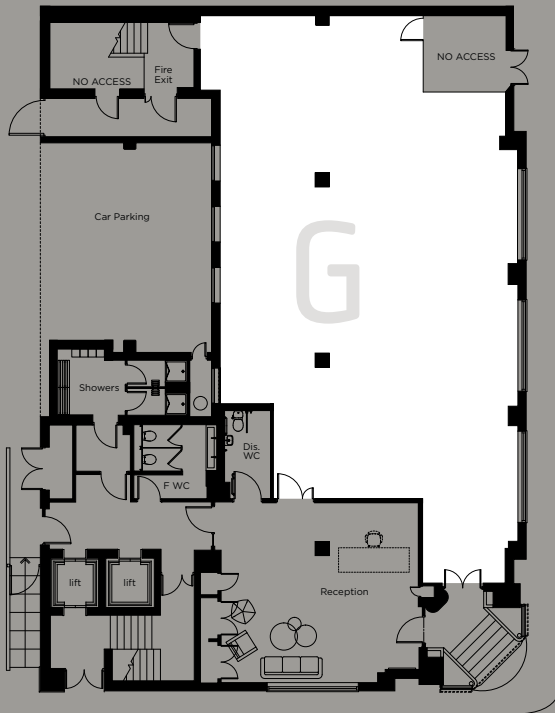


CAR  
PARKING

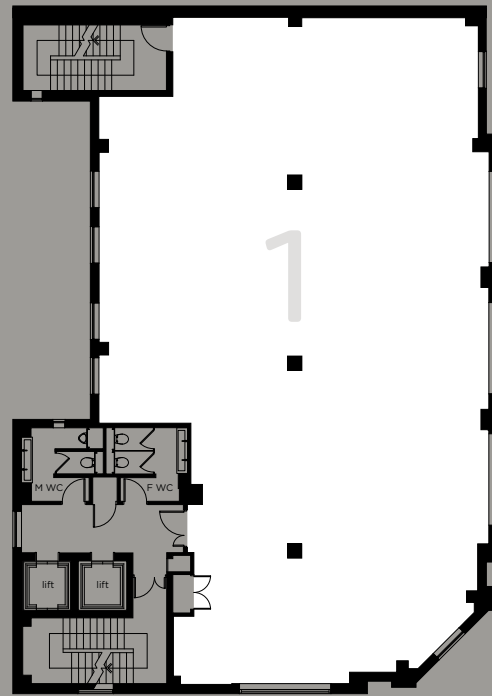




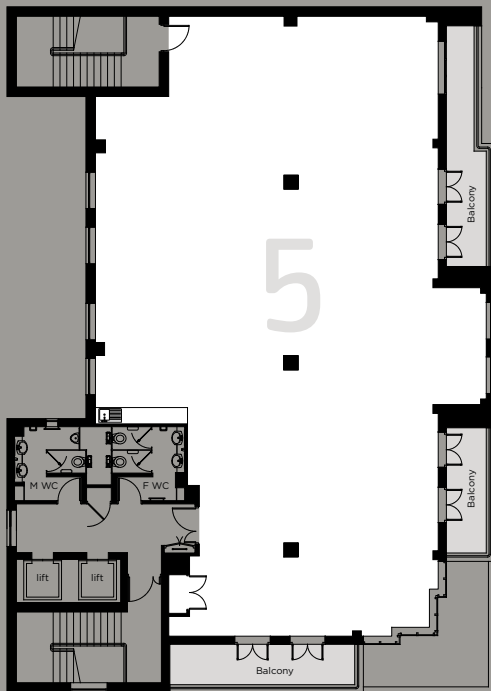
HANOVER HOUSE



CORONATION PLACE



CORONATION PLACE



CORONATION PLACE

QUEEN CHARLOTTE STREET

QUEEN CHARLOTTE STREET

QUEEN CHARLOTTE STREET

SCHEDULE OF AREAS

|              | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Ground       | 2,100         | 195          |
| First        | 3,255         | 302          |
| Second       | 3,255         | 302          |
| Third        | 3,255         | 302          |
| Fourth       | 3,255         | 302          |
| Fifth        | 2,773         | 258          |
| <b>Total</b> | <b>17,893</b> | <b>1,662</b> |

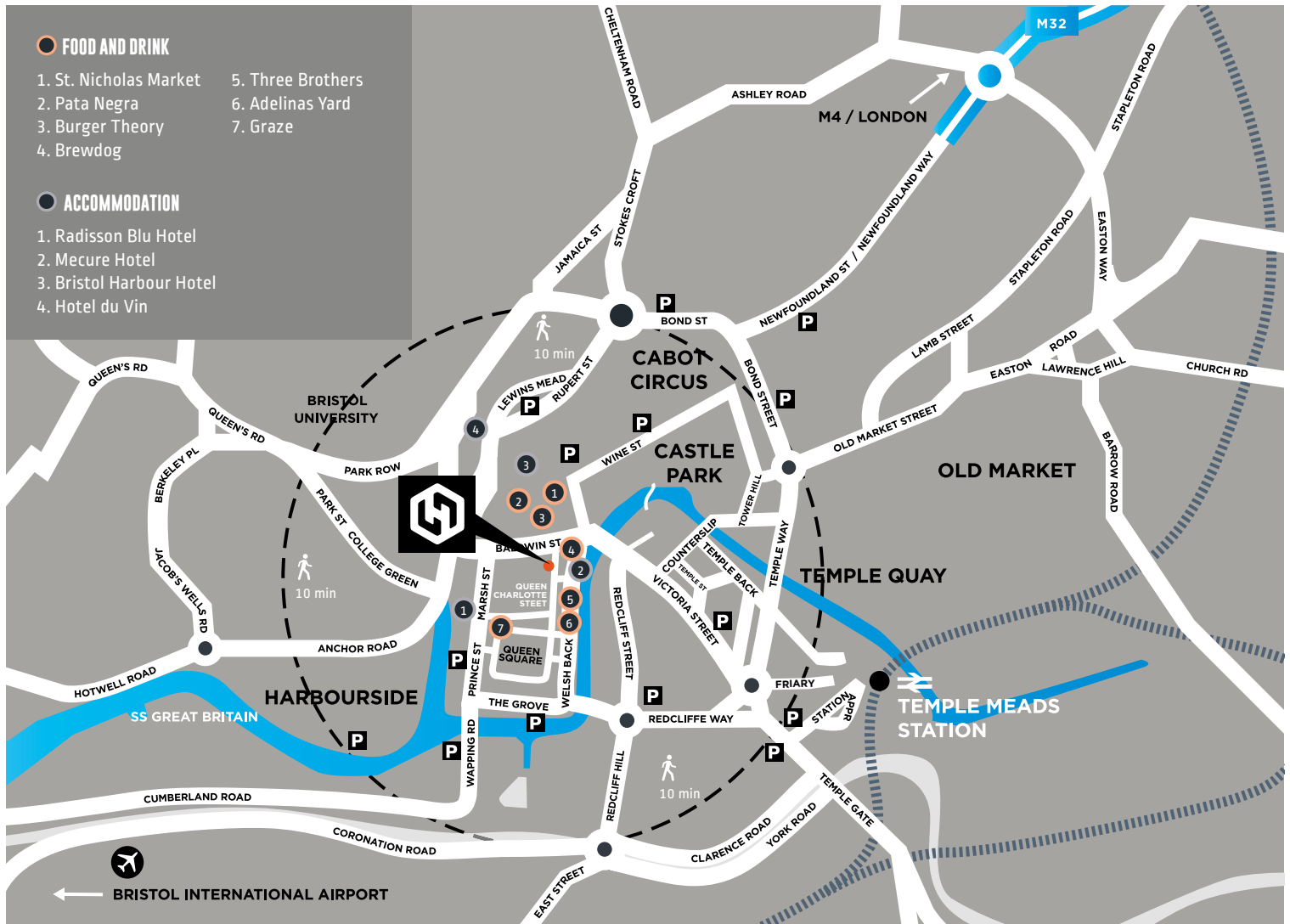
FLEXIBLE OPEN PLAN FLOOR PLATES  
IDEAL FOR MODERN WORKING

### FOOD AND DRINK

1. St. Nicholas Market
2. Pata Negra
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelinas Yard
7. Graze

### ACCOMMODATION

1. Radisson Blu Hotel
2. Mecure Hotel
3. Bristol Harbour Hotel
4. Hotel du Vin



## PERFECTLY LOCATED WITHIN RANGE OF GREAT AMENITIES

#### TERMS

The suites are available by way of a new full repairing and insuring lease for a term to be agreed.

#### RENT

On application.

#### BUSINESS RATE

Interested parties should verify the rating liability to their own satisfaction with the local valuation office at Bristol City Council on 0117 922 2000.

#### VAT

Please note all figures quoted are VAT applicable.

#### EPC

Target Energy Performance Rating B.

#### LEGAL COSTS

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

#### VIEWING

For an appointment to view please contact the sole agents.

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Find out more: [hanoverhousebristol.com](http://hanoverhousebristol.com)