



3rd & 4th floor
 16 Hanover Square
 Mayfair
 London W1S

- Fully Fitted, Plug & Play
- 1,286 – 2,547 sq ft
- Period Building
- Overlooking Hanover Sqr

Office to Let

Location

The property is located on prime position on Hanover Square.

This Georgian Townhouse building benefits from excellent transport links situated in close proximity of both Bond Street (Central & Jubilee Line) and Oxford Circus (Central, Bakerloo, Victoria Line) Underground Stations.

Upon completion the office will benefit from additional connectivity from the Victoria Line which is located opposite the building.

Description

Amenities include:

- Wood panelled Reception/waiting area
- LED lighting
- Fitted kitchen
- Zoned Air conditioning
- Excellent natural light via sash windows
- Demised shower and w.c
- Meeting rooms/boardrooms
- Additional meeting rooms available
- Garden square views

Rent

£ 65 per sq ft

Service Charge

£12.00 per sq ft

Accommodation

The accommodation covers the entire second and third floor of an attractive period building in the heart of Mayfair.

The offices are currently arranged as open plan office space with 1 x board room and 2 x offices/meeting room with demised fully fitted kitchen and breakout area with demised male and female w.c's as well as a shower.

The office overlooks Hanover Square gardens. There is considerable improvement work to the public realm in the immediate vicinity which will be further benefit 16 Hanover Squares prime location.

Availability

Floor	Size (sq ft)	Availability
4 th Floor	1,279	Available
3 rd Floor	1,286	Available

Tenure

The floor is available by new lease directly from the landlord.

Business Rates

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

EPC

The building achieved a rating of D.

Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

David Hume

davidhume@hdh.co.uk

T 020 7462 9128

M 07973 248 756

Harry Hopson

harryhopson@hdh.co.uk

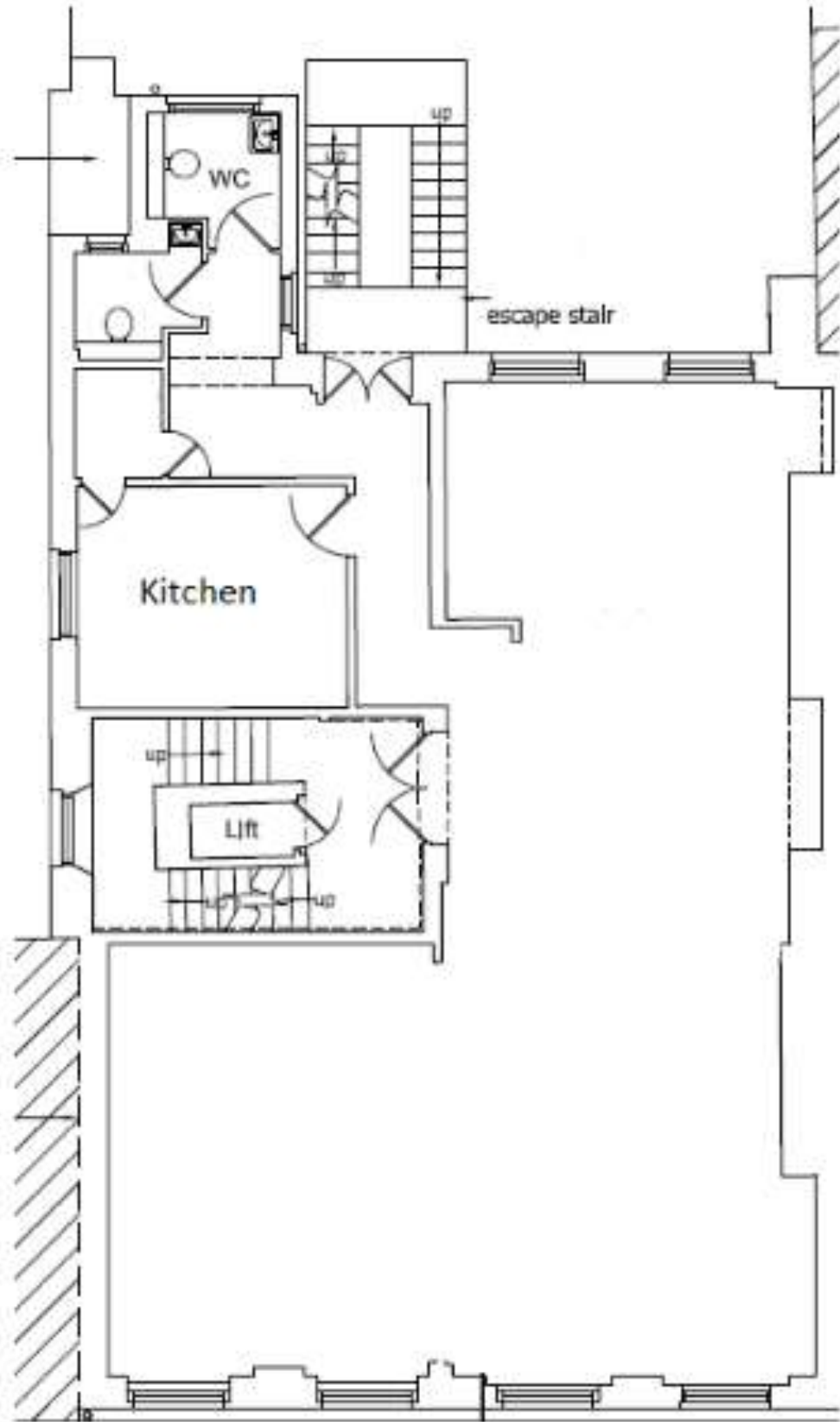
T 020 7462 913

M 07587 539 047

Harper Dennis Hobbs

16 Hanover Square
Mayfair
W1S 1HT





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