

New Instruction



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## 8-10 Hanover Street

London W1S 1YF

Property type	Offices
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Tenure	To Let
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Floor / Size	Ground	1,896 sq ft
	Lower Grd	3,198 sq ft
	Total	5,094 sq ft

Rent	£62.50 psf exc.
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### Key Points

- > Impressive staffed building reception
- > VRF Air Conditioning
- > 2.75m floor to ceiling height
- > Capped off services
- > LG7 lighting
- > Column-free lower ground space
- > Fully accessible raised flooring
- > Internal interconnecting staircase
- > Two 10 person passenger lifts /One goods lift
- > Lower ground outdoor space
- > Shower facilities / Cycle storage
- > BREEAM –Very Good

## Location

The building is situated on the south side of Hanover Street a stones through from Hanover Square in the heart of Mayfair but also a short walk from Soho, Marylebone and Fitzrovia. The area is served by some of the most famous and fashionable shops, restaurants and hotels in the world.

Bond Street (Jubilee and Central lines), Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) stations providing excellent transport links including the new Crossrail station on Hanover Square.

## Description

8-10 Hanover Square, designed by Squire & Partners, provides a spacious contemporary reception and waiting area.

The available accommodation comprises the entire ground and lower ground floors offices which benefit from plenty of natural light through the floor to ceiling windows at the rear of both floors and a rooflight over the interconnecting staircase.

Both floors have been refurbished to a Grade A standard and provide extremely flexible space

## Accommodation

Demise	sq ft	sq m
Ground floor	1,896	176.14
Lower Ground Floor	3,198	296.91
Total	5,094	473.24

## Terms

A new lease is available directly from the Landlord for a term by arrangement outside the Landlord and Tenant Act..



Ground Floor

## Energy Performance Rating

Available on request.

## Business Rates

£32.29 psf

Tenants are advised to make their own enquiries in this regard.

## Service Charge

£14.00 psf.

## Viewing & Further Information

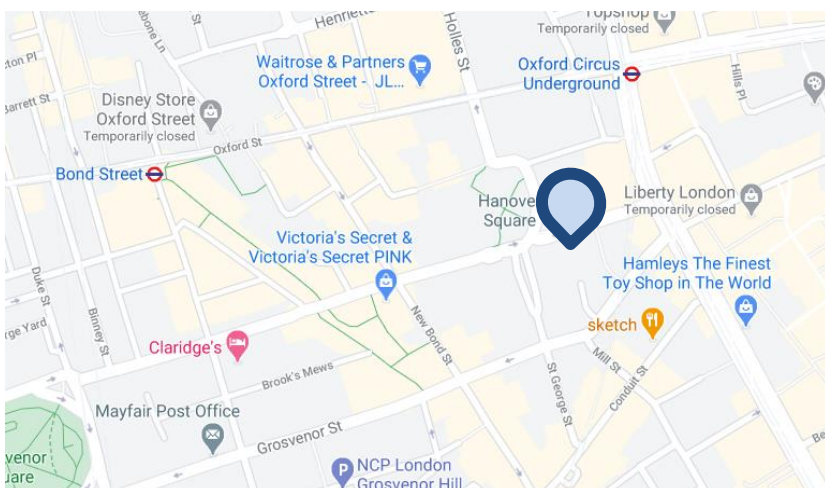
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Reception



Reception



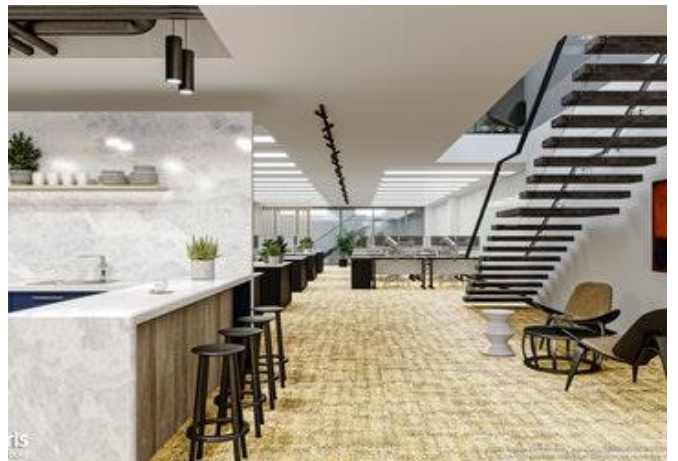
Lower Ground Floor



Interconnecting Staircase



CGI Ground Floor



CGI Lower Ground Floor