



**AGENCY**

**OFFICE**

# 11, HANOVER STREET CITY OF WESTMINSTER, LONDON W1S 1YQ

## DESCRIPTION

The available accommodation is situated on the first floor in the building measuring 1,796 sq ft. The floor is currently available in a fitted out state with a number of private meeting rooms, board room and kitchen in situ. There is the possibility that the Landlord will undertake a full refurbishment of the floor for a premium rent.

## LOCATION

The building is situated on the south side of Hanover Street, equidistant between Hanover Square to the west and Regent Street to the east. The property occupies a prominent corner position on the junction of Hanover Street and Pollen Street.

## ACCOMMODATION

Floors / Units	Size (sq ft)
1st Floor	1,796 sq ft (166.85 sq m)
<b>Total</b>	<b>1,796 sq ft (166.85 sq m)</b>

## ADDITIONAL INFORMATION

Rent: On application.

Rates: Estimated £30.00 psf.

Service Charge: To be confirmed.



<b>TENURE</b>	<b>LEASEHOLD</b>	
<b>PRICE</b>		
<b>SIZE</b>	<b>1,796 SQ FT</b>	<b>EPC TBC</b>

## KEY FEATURES

- ▶ Underfloor Air Conditioning.
- ▶ Raised Floors.
- ▶ Commissionaire.
- ▶ 2.7m Floor to Ceiling Height.
- ▶ Passenger Lift.

## FOR FURTHER INFORMATION

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