



AGENCY

OFFICE

21 HANOVER SQUARE CITY OF WESTMINSTER, LONDON W1S 1JW

DESCRIPTION

The available accommodation is situated on the 2nd floor (1,512 sq ft) with prolific views over Hanover Square to the East. The office accommodation as well as the buildings reception and common parts are scheduled to be refurbished. Available now.

LOCATION

The red-brick building prominently sits on the south west corner of Hanover Square, fronting on to Brook Street which itself extends through to Grosvenor Square and Hyde Park.

Bond Street (Jubilee & Central Lines), Green Park (Piccadilly, Victoria and Jubilee Lines) and Oxford Circus (Central, Bakerloo & Piccadilly Lines) Underground Stations are all close by whilst the area is served by a range of shops, restaurants, bars and hotels.

ACCOMMODATION

Floors / Units	Size
2nd Floor	1,512 sq ft (140.46 sq m)
Total	1,512 sq ft (140.46 sq m)

ADDITIONAL INFORMATION

Terms: TBC

Rating: £38.42 psf (April 2016/17)

Service Charges: £10.00 psf



TENURE LEASEHOLD

SIZE 1,512 SQ FT **EPC**

KEY FEATURES

- ▶ Perimeter comfort cooling and heating
- ▶ Perimeter trunking containing CAT 6 data cabling and power
- ▶ Recessed linea LED luminaires installed to the open plan office area
- ▶ Secondary glazing
- ▶ Fitted out kitchen / tea point
- ▶ Demised toilets / shower
- ▶ Door entry system

FOR FURTHER INFORMATION

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