



DISTINCTIVE AND INSPIRING WORKSPACE
IN THE HEART OF BRISTOL

QUEEN CHARLOTTE STREET | BRISTOL | BS1 4EX

hanoverhousebristol.com



HANOVER HOUSE



External aspect



HANOVER HOUSE

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 close to local amenities on Baldwin Street and King Street / Welsh Back. Cabot Circus shopping centre and Temple Meads railway station are both within walking distance.



Reception

KING ST.

QUEEN SQUARE

GROVE CAR PARK



HANOVER HOUSE

PRINCE ST. NCP

BRISTOL HIPPODROME

TRENCHARD ST. NCP





Fitted – Ground Floor



Fitted – Ground Floor



Fitted – Ground Floor



Fitted – Ground Floor



Fitted – Ground Floor



Fitted – Ground Floor



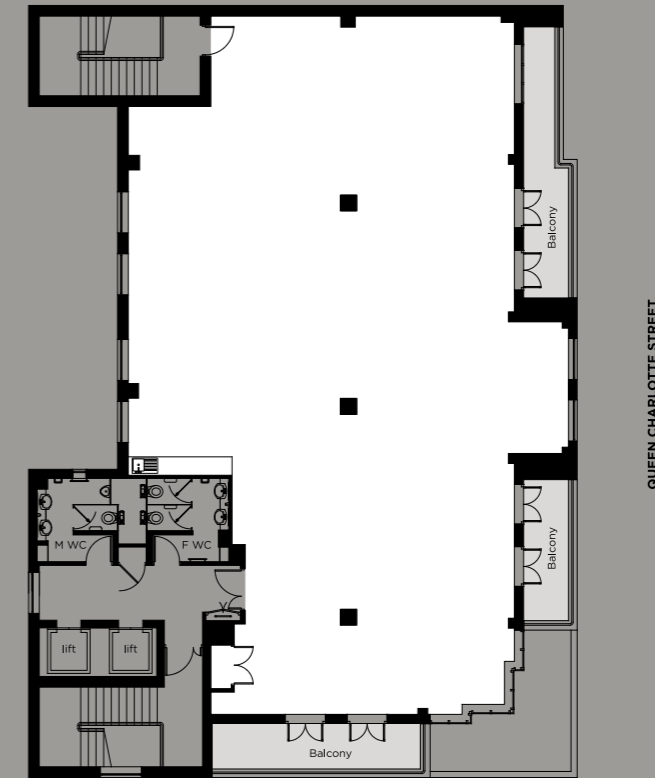
Fitted – Ground Floor

FULLY FITTED GROUND FLOOR IDEAL FOR MODERN WORKING

SCHEDULE OF AREAS

	SQ FT	SQ M
Ground	2,100	195
First		LET
Second	3,255	302
Third		LET
Fourth		LET
Fifth	2,753	256
Total	8,108	753

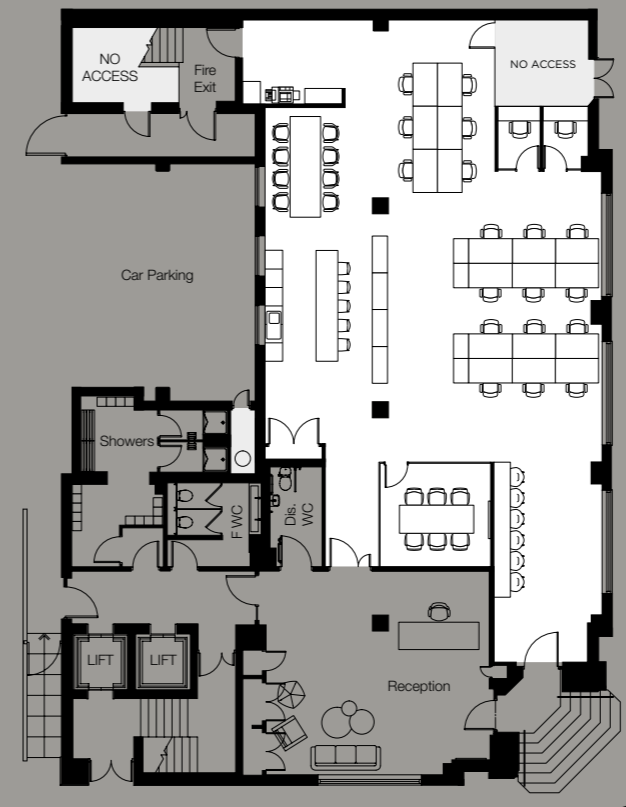
FIFTH FLOOR



CORONATION PLACE

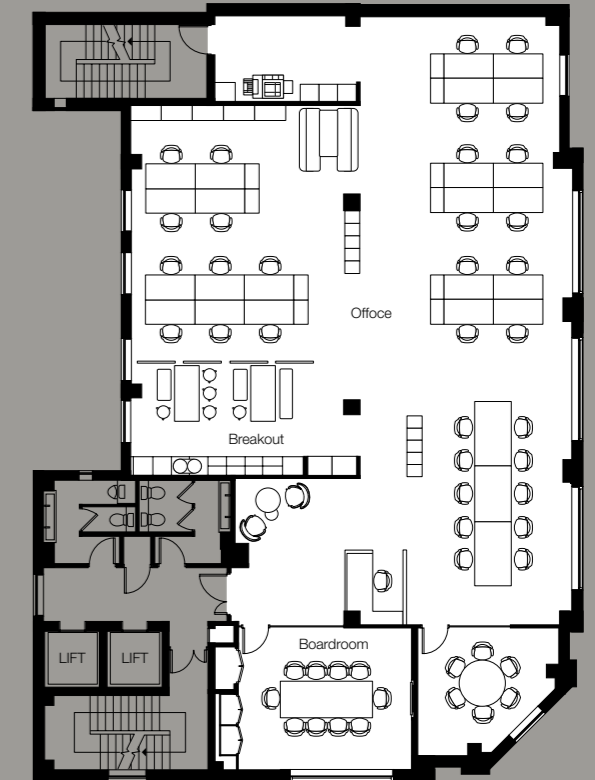
QUEEN CHARLOTTE STREET

GROUND FLOOR



CORONATION PLACE

SECOND FLOOR



CORONATION PLACE

QUEEN CHARLOTTE STREET

EXAMPLE LAYOUT



VRV COMFORT COOLING



FULL ACCESS RAISED FLOOR



EXPOSED CEILINGS



NEW SHOWER FACILITIES



BRICK FEATURE WALLS



LED PENDANT LIGHTING



RE-MODELLED RECEPTION AREA



BICYCLE PARKING



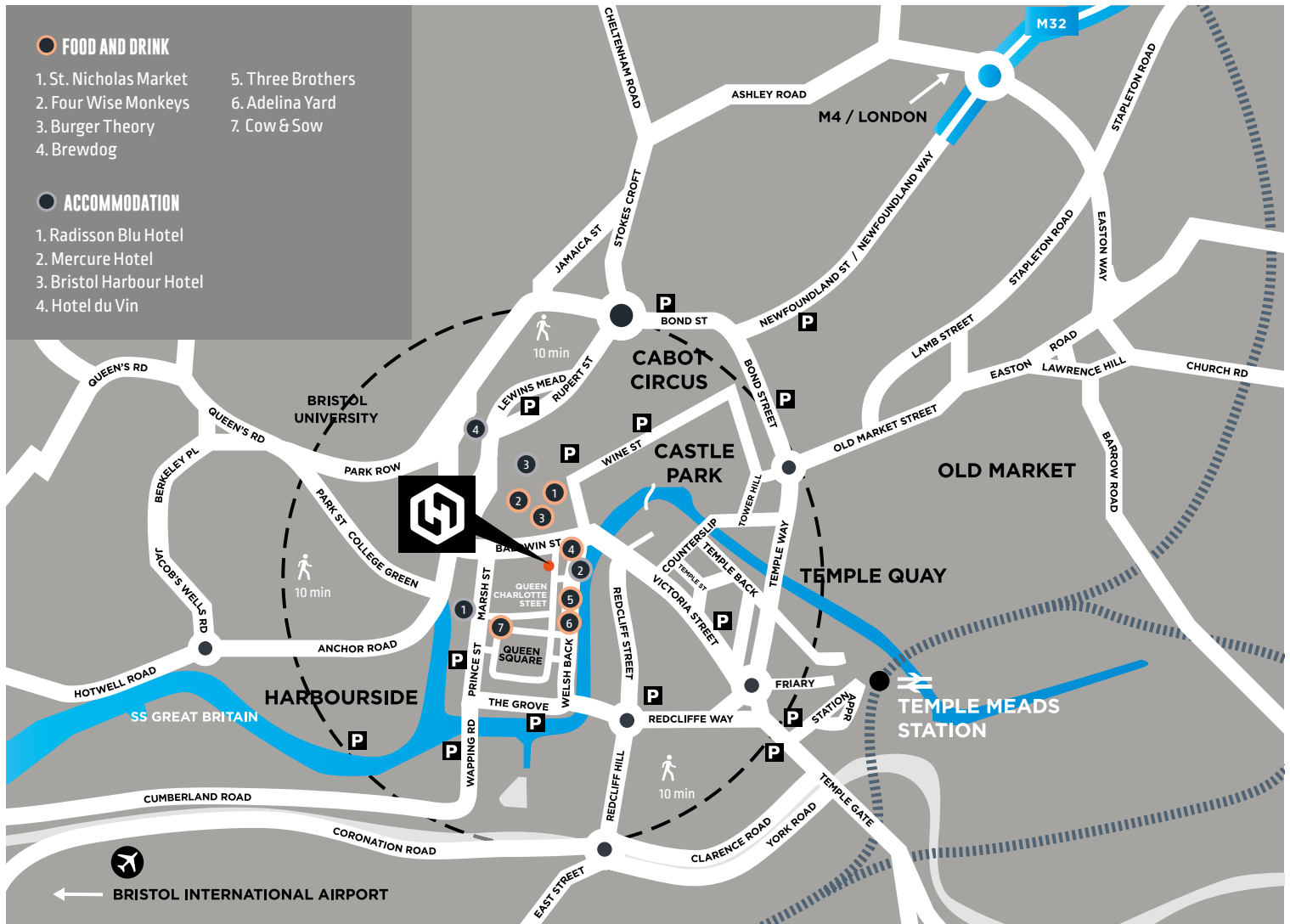
FIBRE INSTALLED

FOOD AND DRINK

1. St. Nicholas Market
2. Four Wise Monkeys
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelina Yard
7. Cow & Sow

ACCOMMODATION

1. Radisson Blu Hotel
2. Mercure 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 RATES

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

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.

James Preece

james.preece@colliers.com

D +44 (0)117 917 2047

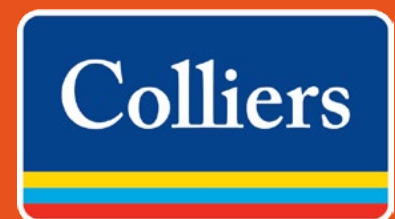
M +44 (0)7917 392867

Oliver Batt

oliver.j.batt@colliers.com

D +44 (0)117 917 2001

M +44 (0)7900 770221



Find out more: hanoverhousebristol.com