

EXCEPTIONALLY WELL-CONNECTED OFFICES & RETAIL IN CENTRAL BROMLEY

Hanover Place is a landmark office and retail property totalling 85,727 sq ft (NIA), over basement, ground and four upper floors.

The basement, ground and part first floors comprise two retail units extending 40,084 sq ft, which benefit from High Street frontage.

The part first, second, third and fourth floors total 45,643 sq ft and comprise Grade A office accommodation.

- **EXCELLENT TOWN CENTRE CAR PARKING – 80 spaces, 1:609 sq ft**
- **GRADE A OFFICE SPECIFICATION**
- **FOR OFFICE & RETAIL USES BUT OTHER USES CONSIDERED SUBJECT TO PLANNING**



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Hanover Place



Description & Specification

- Highly prominent high street location with The Glades Bromley close by and the bustling High Street
- The property is situated within a 2-minute walking distance from Bromley South railway station which benefits from 18-minute access into London Victoria

Specification includes:

- Four pipe fan coil air-conditioning;
- Fully accessible raised floors;
- Suspended ceilings incorporating CAT II lighting;
- Three 8-person (630 kg) passenger lifts;
- Modern reception refurbished in 2020;
- Male/female and disabled WCs on each floor
- Car parking ratio of 1:609 sq ft.

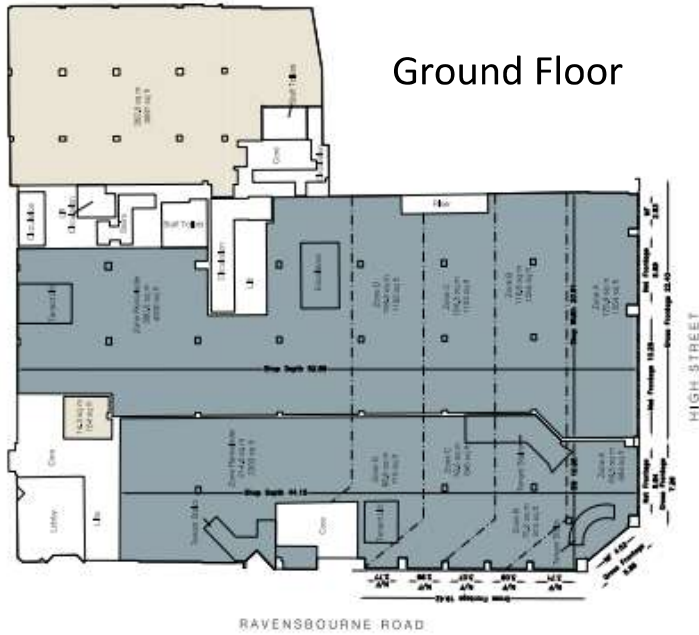
Available Floor Areas

Demise	Tenant	Use	Area Sq Ft
Pt 3 rd Floor	Vacant	Office	5,775
Pt 2 nd Floor	Vacant	Office	12,629
Pt 2 nd Floor	Vacant	Office	5,036
Pt 1 st Floor	Vacant	Office	5,507
Unit 2/3 (Pt Ground & Basement Floor)	Vacant	Retail	23,641
Unit 1 (Prt Ground & Prt 1 st Floor)	Dreams Limited (holding over)	Retail	18,224
TOTAL AVAILABLE			52,588



Floor Plans

Ground Floor



First Floor

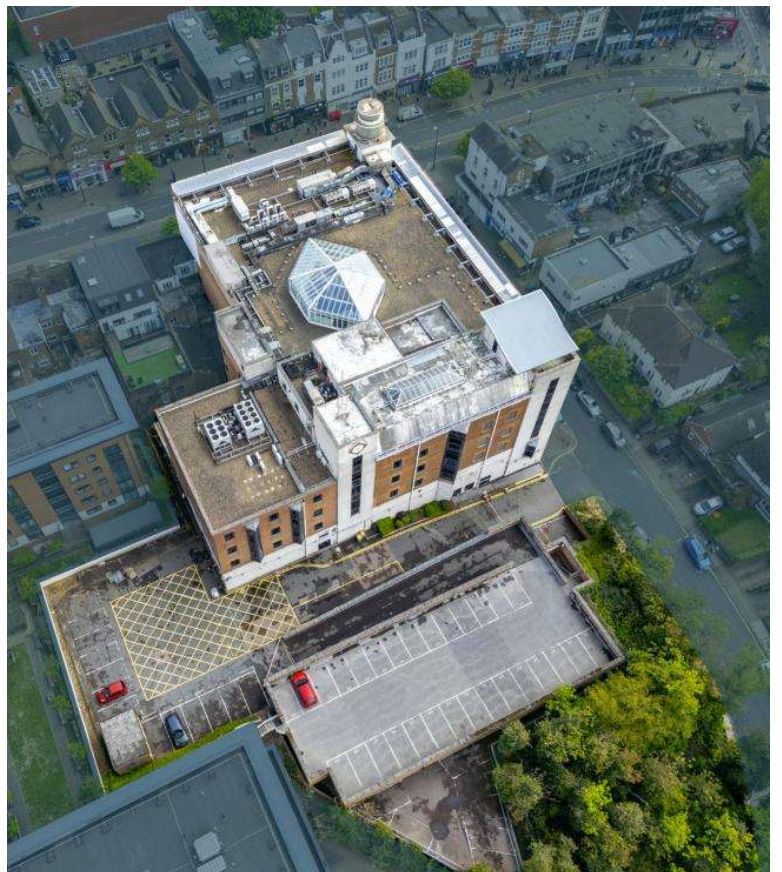


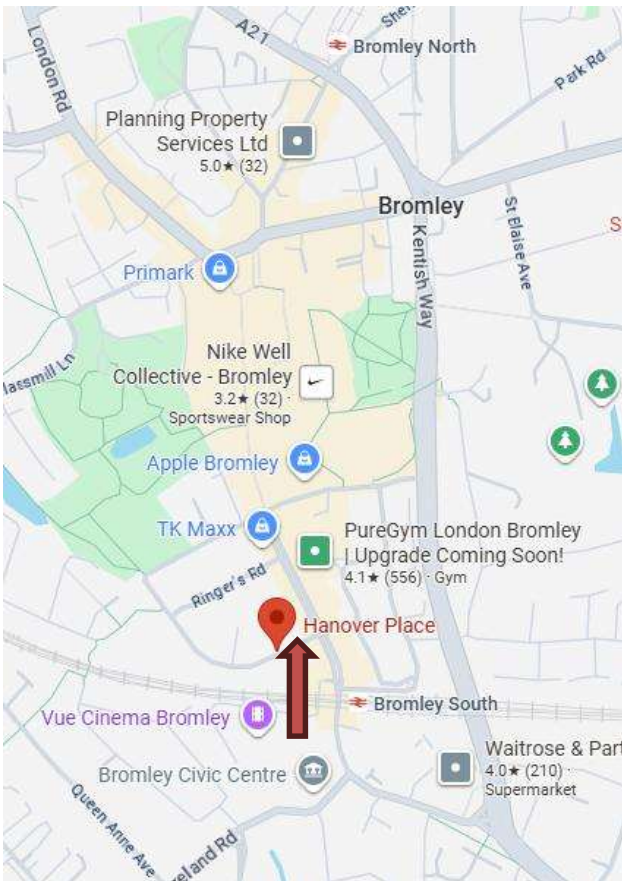
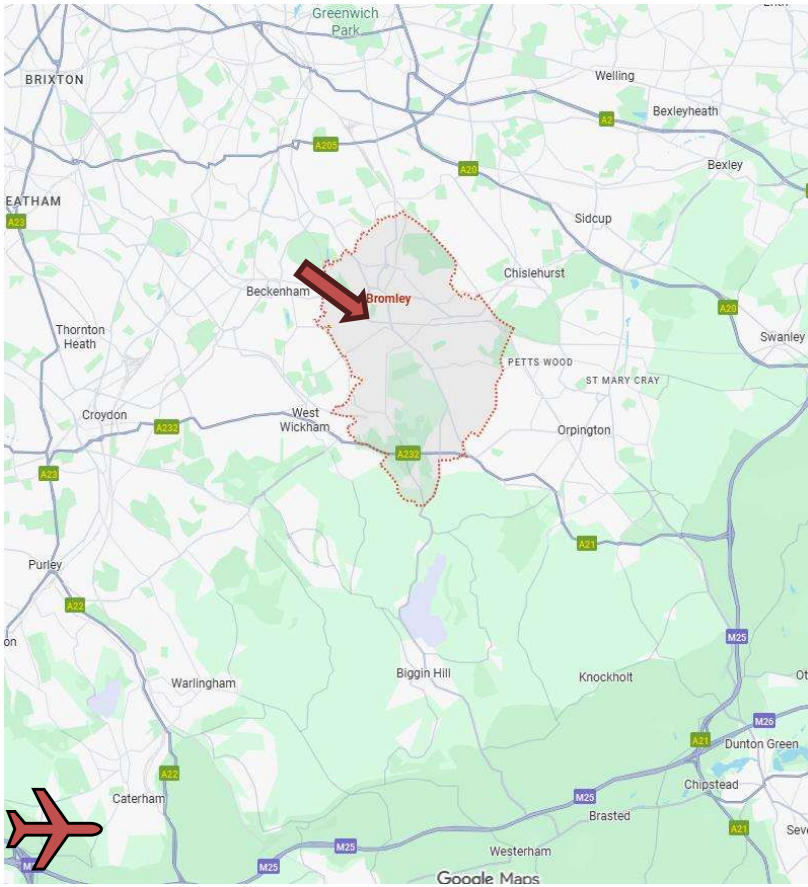
Second Floor



KEY

- Retail
- Office
- Storage





EPC

Copies of EPCs can be provided on request and are contained within the data room.

VAT

We understand the property has been elected for VAT.

Data Room

A data room has been set up with relevant documentation; access is available on request.