



HANOVER HOUSE HAS UNDERGONE A COMPLETE TRANSFORMATION  
TO PROVIDE SIX FLOORS OF INSPIRING WORKSPACE

QUEEN CHARLOTTE STREET | BRISTOL | BS1 4EX

[hanoverhousebristol.com](http://hanoverhousebristol.com)



External aspect



HANOVER HOUSE

# MODERN OFFICES IN THE HEART OF THE CITY

## LOCATION

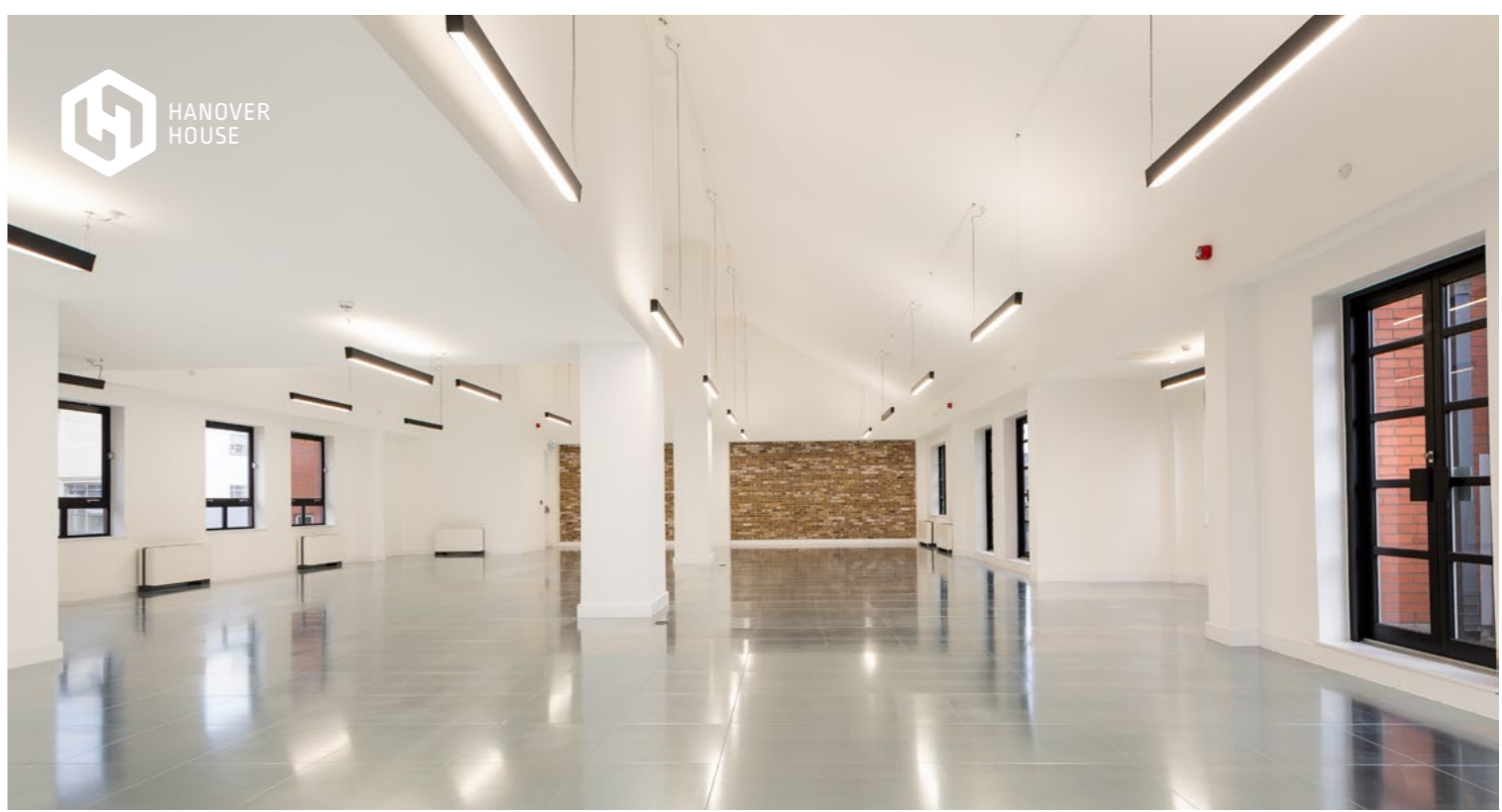
Hanover House occupies a prominent location in Queen Charlotte Street, close to the historic Queen Square and floating harbour.

Hanover House is situated opposite a multi-storey car park and close to local amenities on Baldwin Street. Cabot Circus shopping centre and Temple Meads railway station are both within walking distance.

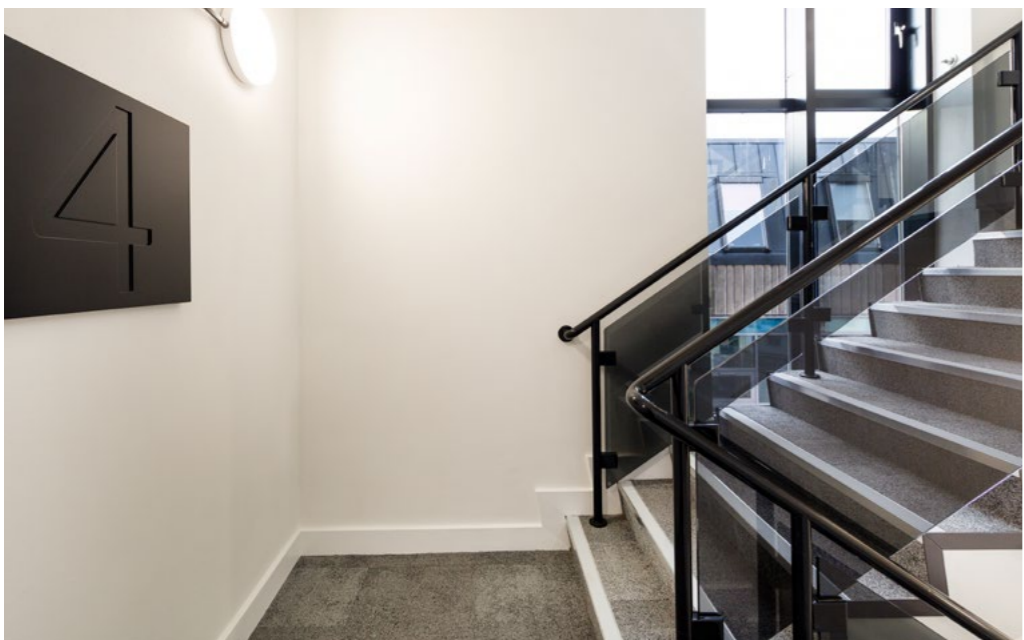
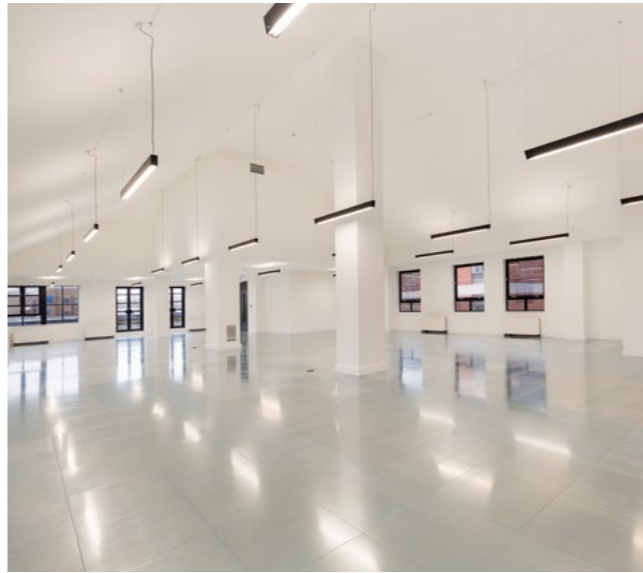


Reception



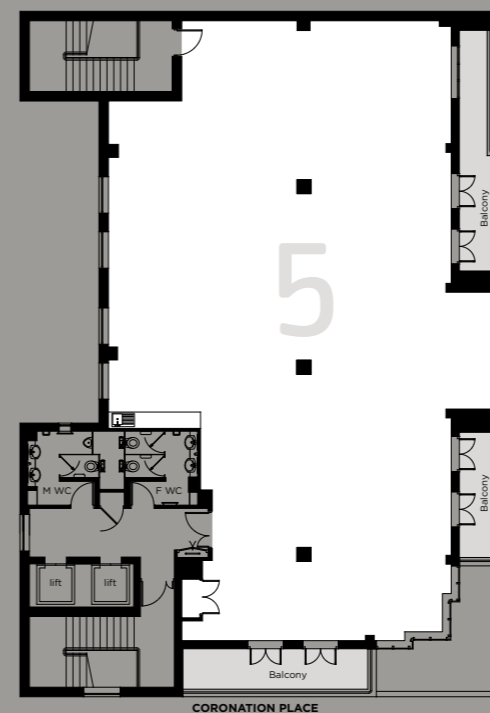
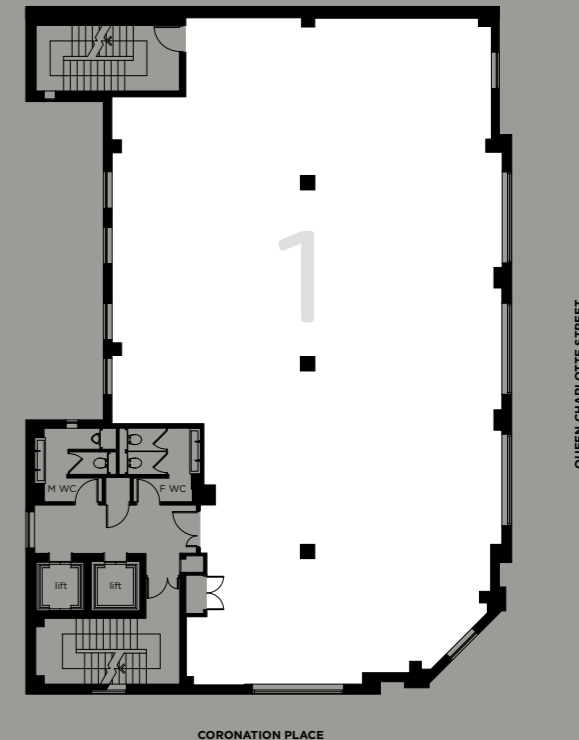
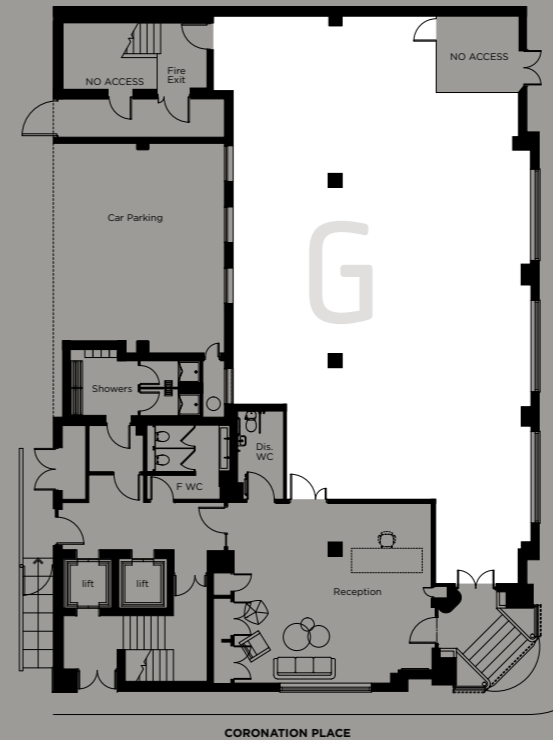


HANOVER HOUSE





# FLEXIBLE OPEN PLAN FLOOR PLATES IDEAL FOR MODERN WORKING



## SCHEDULE OF AREAS

	SQ FT	SQ M
Ground	2,100	195
First	3,255	302
Second	3,255	302
Third	3,255	302
Fourth	3,255	302
Fifth	2,773	258
<b>Total</b>	<b>17,893</b>	<b>1,662</b>



VRV COMFORT COOLING



FULL ACCESS RAISED FLOOR



EXPOSED CEILINGS



NEW SHOWER FACILITIES



BRICK FEATURE WALLS



LED PENDANT LIGHTING



RE-MODELLED RECEPTION AREA



BICYCLE PARKING



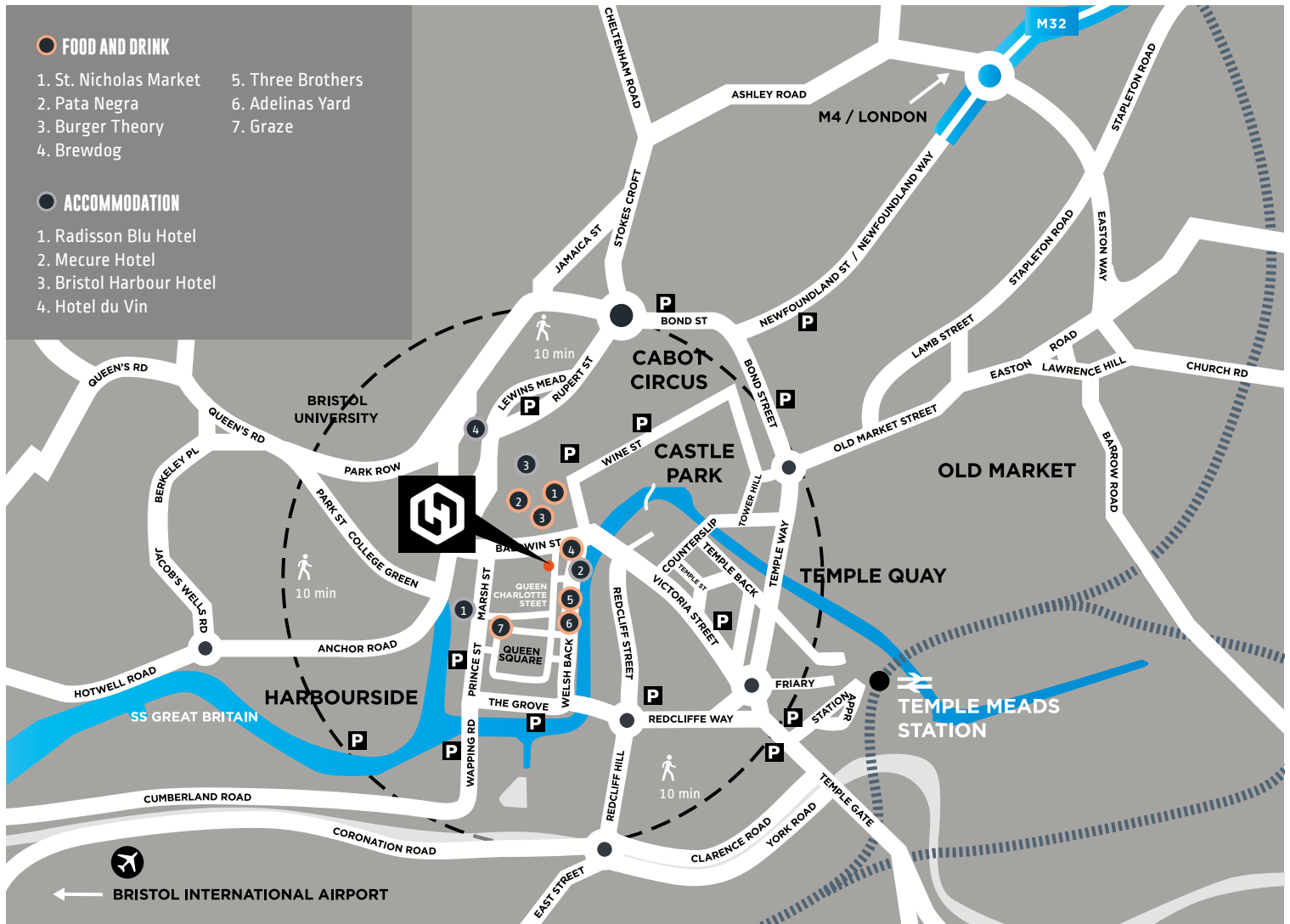
CAR PARKING

### FOOD AND DRINK

1. St. Nicholas Market
2. Pata Negra
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelinas Yard
7. Graze

### ACCOMMODATION

1. Radisson Blu Hotel
2. Mecure 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.

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Find out more: [hanoverhousebristol.com](http://hanoverhousebristol.com)