



OFFICE TO LET

24 HANOVER SQUARE

London, W1S 1JD

MULTIPLE OFFICE FLOORS AVAILABLE TO LET IN A HANDSOME PERIOD BUILDING ON HANOVER SQUARE, ONE OF MAYFAIR'S PRIME OFFICE ADDRESSES.

414 TO 2,595 SQ FT (38.46 TO 241.08 SQ M)



**BNP PARIBAS
REAL ESTATE**

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DETAILS



DESCRIPTION

Offices TO LET from 414 to 2,595 sq ft located on a Mayfair garden square.

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| 5th | 414 | 38.46 | Coming Soon |
| 2nd | 1,255 | 116.59 | Available |
| Lower Ground | 926 | 86.03 | Available |
| Total | 2,595 | 241.08 | |

KEY FEATURES

- Air conditioned
- Cabled and ready for occupation
- Lift
- Entryphone system
- Period features
- Views overlooking Hanover Square

OUTGOINGS

- **Rent:** Quoting rent: £39.50 per sq ft (LGF), £85.00 per sq ft (2nd & 5th)
- **Rates:** Estimated rates payable: LGF £14.94 per sq ft, 2/F £36.76, 5/F £38.28 per sq ft
- **Service charge:** £16.71 per sq ft Estimated
- **EPC:** EPC exempt - Listed building

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London, W1S

TO REQUEST A VIEWING CALL US 0207 629 7282



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LOCATION



24 Hanover Square is prominently located on the south west corner of the Square, close to the junction with Brook Street. The property is surrounded by extensive high class retailing in Bond Street, Oxford Street and Regent Street and a wide range of eating opportunities from sandwich bars, deli's to high quality restaurants and world renowned hotels including Claridge's. Oxford Circus Underground Station is close by providing direct access to the City, Gatwick Express, Heathrow Express and eight mainline stations via the Bakerloo, Central and Victoria Lines.

CONTACT US

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BNP Paribas Real Estate (West End)
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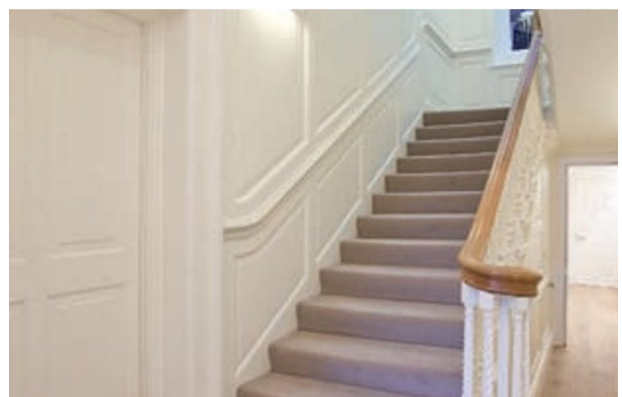
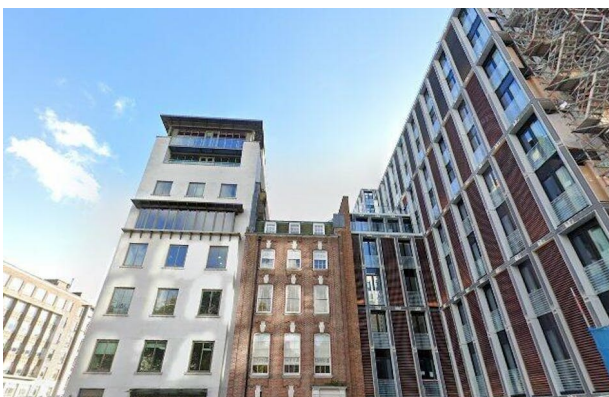
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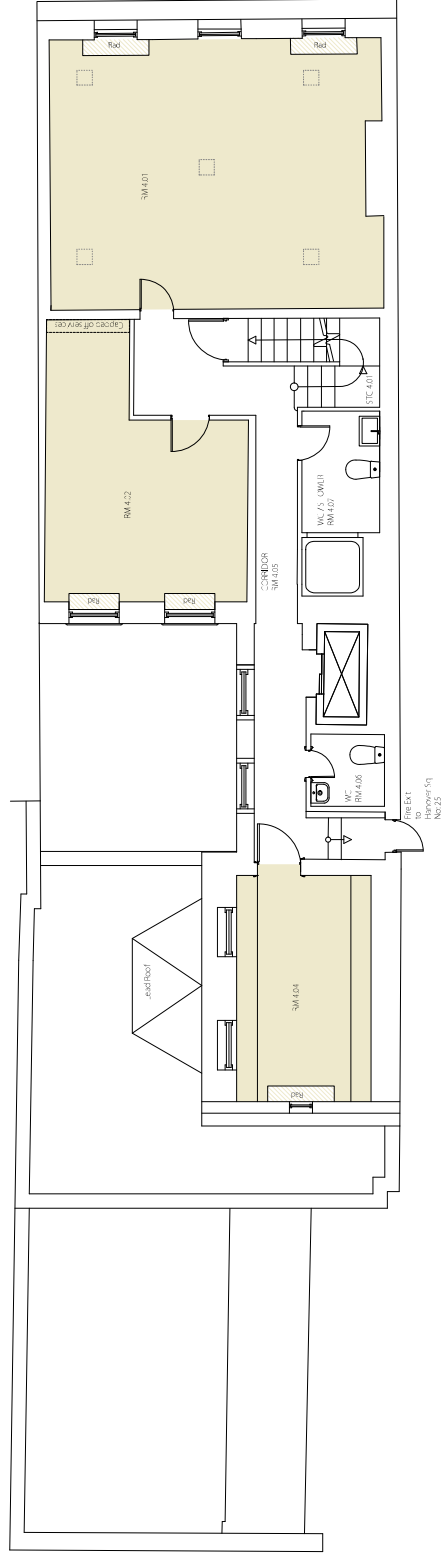
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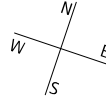
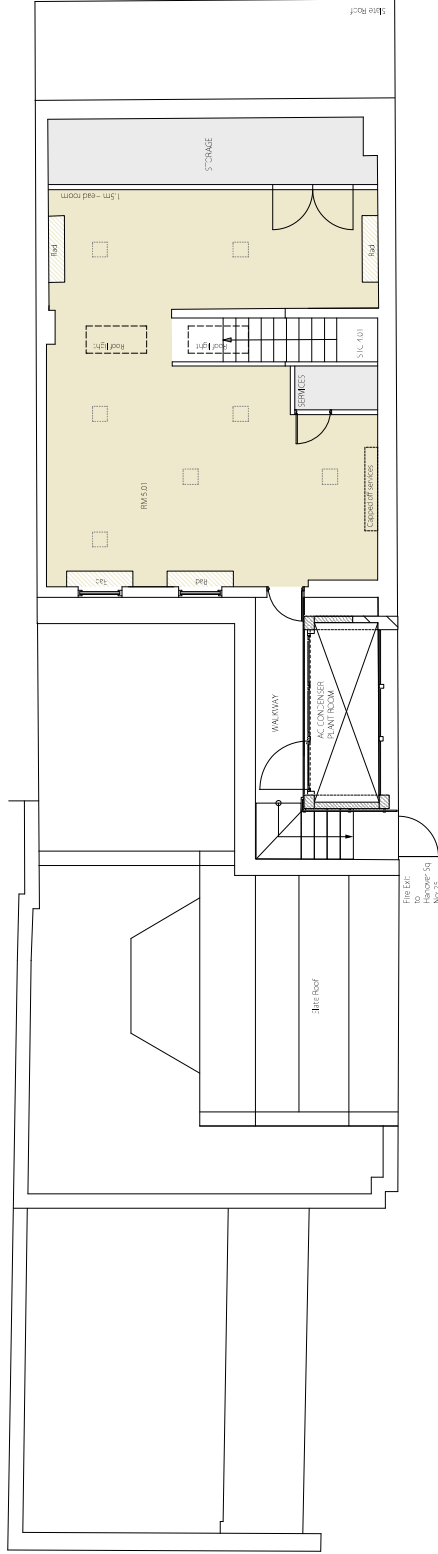


Proposed Fourth Floor Plan
August 2008

24 HANOVER SQUARE

greenway and lee architects

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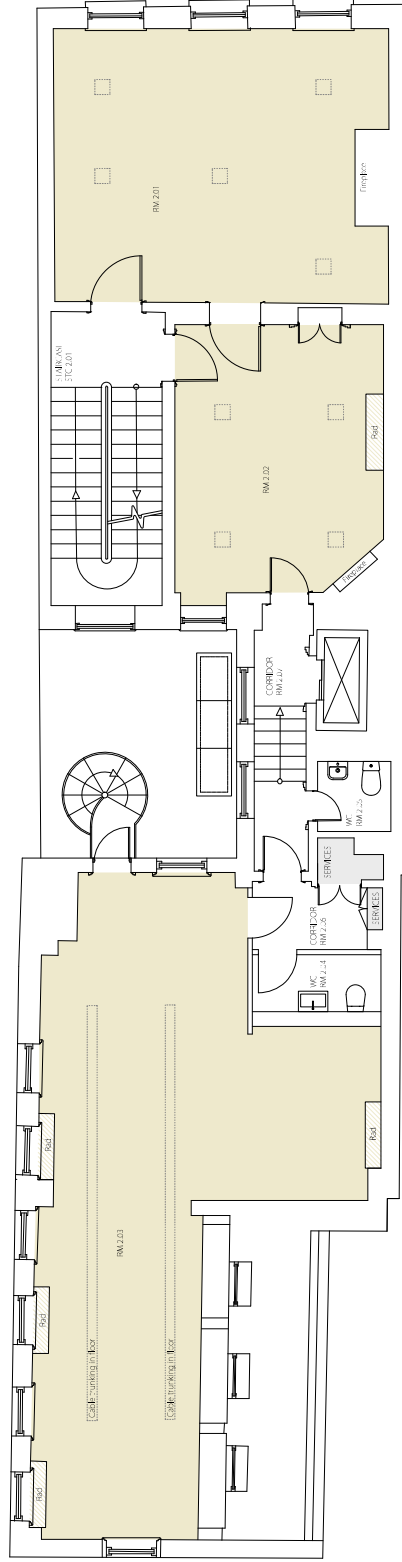


Proposed Fifth Floor Plan
August 2008

24 HANOVER SQUARE

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Proposed Second Floor Plan
August 2008

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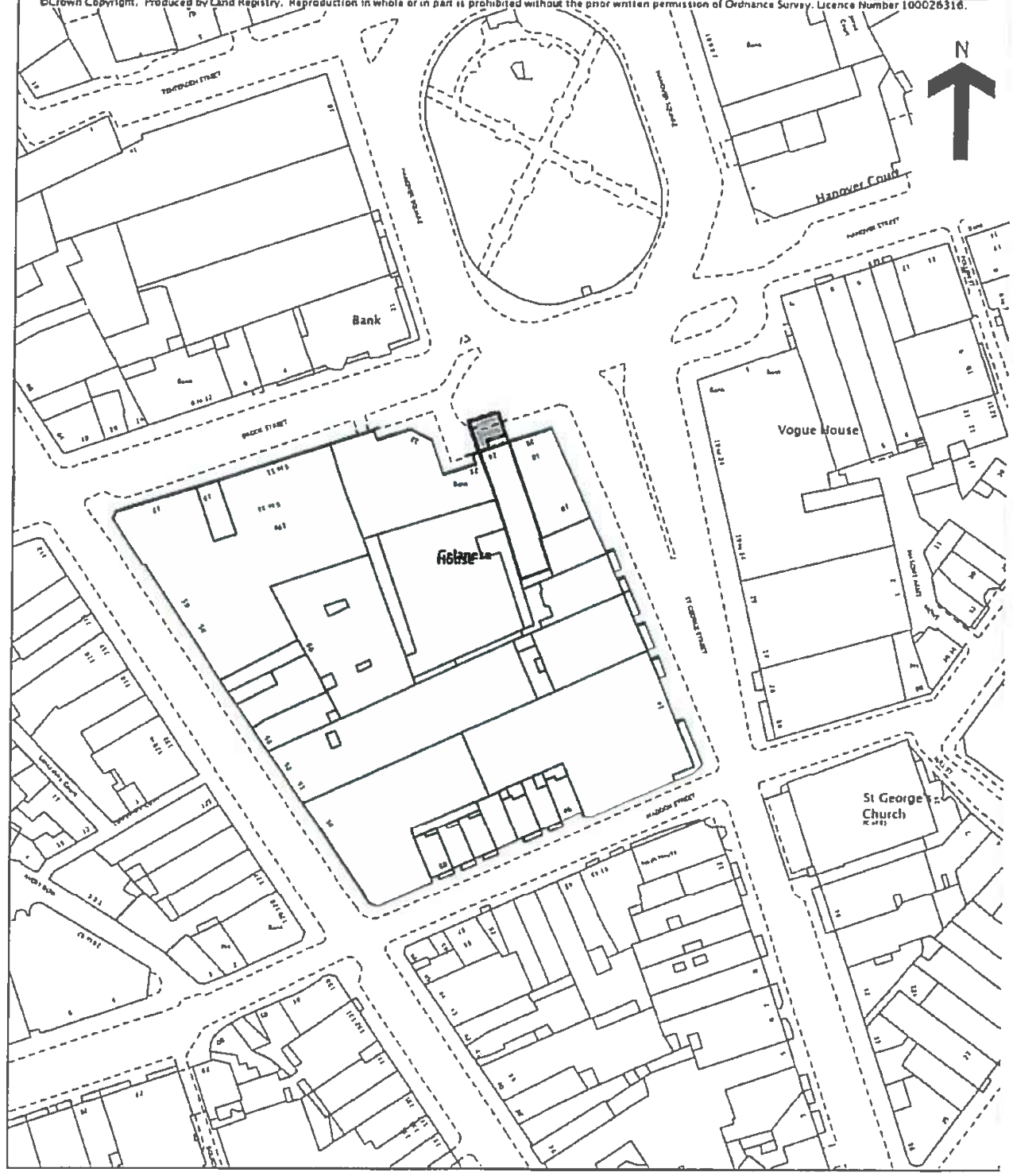
Land Registry
Official copy of
title plan

Title number NGL237858
Ordnance Survey map reference TQ2880NE
Scale 1:1250
Administrative area City of Westminster



PLAN 1

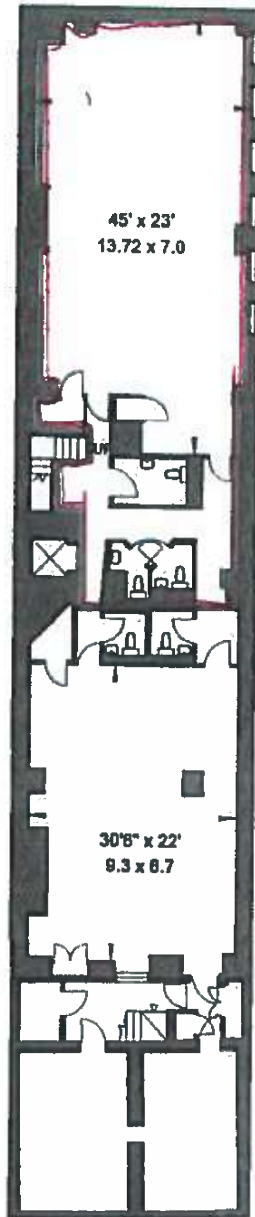
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24 HANOVER SQUARE
LONDON W1
Scale 1:200



LOWER GROUND FLOOR