



# 16 Hanover Square

Mayfair, London W1S

## Rent

£ 65 per sq ft

## Service Charge

£12.00 per sq ft

## Location

The property is located on prime position on Hanover Square.

This Georgian Townhouse building benefits from excellent transport links situated in close proximity of both Bond Street (Central & Jubilee Line) and Oxford Circus (Central, Bakerloo, Victoria Line) Underground Stations.

Upon completion the office will benefit from additional connectivity from the Victoria Line which is located opposite the building.

## OFFICE TO LET

### Property Highlights

- Fully Fitted, Plug & Play
- 10,555 sq ft
- Period Building
- Overlooking Hanover Sqr

### Amenities

- Wood panelled Reception/waiting area
- LED lighting
- Fitted kitchen
- Zoned Air conditioning
- Excellent natural light via sash windows
- Demised shower and w.c
- Meeting rooms/boardrooms
- Additional meeting rooms available
- Garden square views

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

### Percy Clarke

t 020-7462-9104  
M 07826-672-309  
percy.clarke@nrmk.com

### Harry Hopson

t 020-7462-9137  
M 07587-539-047  
harry.hopson@nrmk.com

84 Grosvenor Street  
London, W1K 3JZ United  
Kingdom

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

# NEWMARK

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## Business Rates

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

## Tenure

The floor is available by new lease directly from the landlord.

## Availability

Floor	Size (sq ft)	Availability
5 <sup>th</sup> Floor	1,297	Available
4 <sup>th</sup> Floor	1,279	Available
3 <sup>rd</sup> Floor	1,286	Available
2 <sup>nd</sup> Floor	1,279	Available
1 <sup>st</sup> Floor	1,269	Available
Ground Floor	5,005	Available
Basement	1,530	Available
Ancillary	610	Available

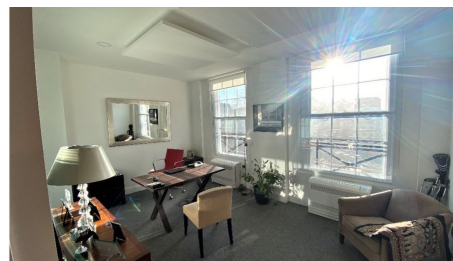
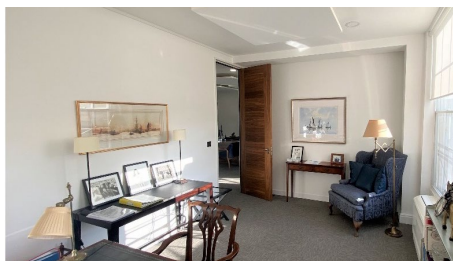
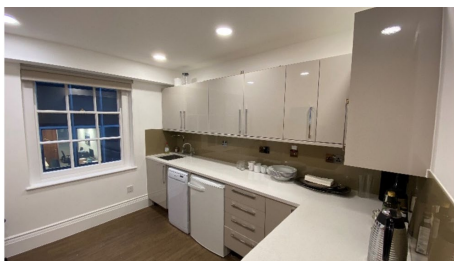
## EPC

The building achieved a rating of D.

## Accommodation

The accommodation spans the entire building of an attractive period building in the heart of Mayfair.

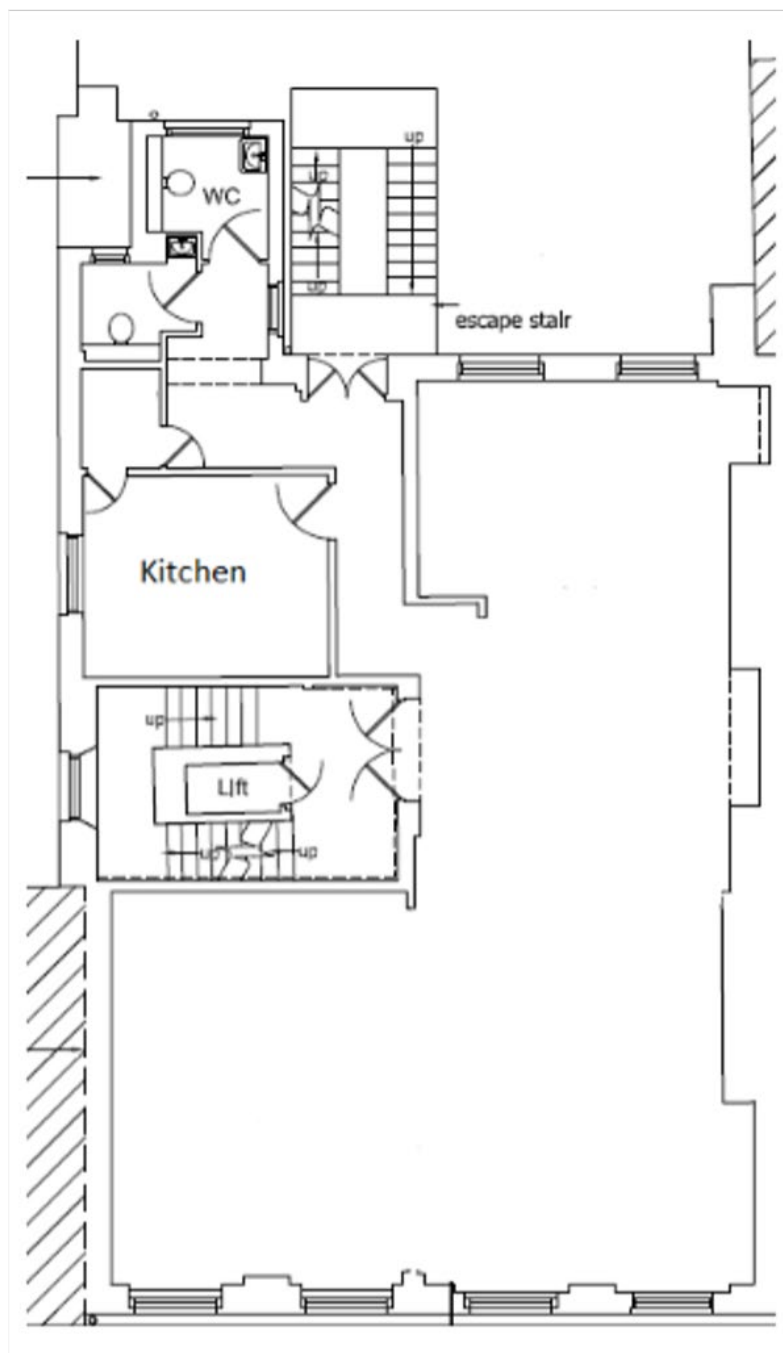
The office overlooks Hanover Square gardens. There is considerable improvement work to the public realm in the immediate vicinity which will be further benefit 16 Hanover Squares prime location.



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## Typical Floor layout



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