

GRANT MONGER-GODFREY

CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

17 HANOVER SQUARE, MAYFAIR, LONDON W1S 1HU



Description

A fully self-contained quality office suite of 3,298 sq ft (306 sq m) on the first floor overlooking this well known Mayfair garden square.

Fully fitted and ready for occupation immediately with furniture included if required.

Floor Layout / Floor Plan

The first floor is presently divided into reception, meeting rooms / private offices, open plan offices, Kitchen, Toilets inc disabled. If required the partitioning can be removed or altered. A plan is available upon request by email.

Location

Hanover Square is one of the premier business addresses in Mayfair and is situated at the centre of the West End, just south of Oxford Street and just west of Regent Street. Public transport is second to none in this location. Both Oxford Circus and Bond Street Underground Stations (Central, Bakerloo, Victoria and Jubilee) are only a few minutes walk away and these lines provide direct access to all the mainline rail termini. Over twenty five bus routes are closeby.

020 7491 3838

388 Oxford Street, London W1C 1JS

Fax: 020 7493 1990 Email: enquiries@gm-g.co.uk

Misrepresentation Act: The particulars contained herein are for guidance only and do not form any part of any contract nor can their accuracy be guaranteed



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Local Area

The following are all a short walk from the property :-

- Top class Hotels including Claridges, The Westbury and The Langham
- Major Bank branches, Post Office and other services
- Shopping stores including John Lewis and Liberty
- Shops in Bond Street, Regent Street and Oxford Street
- A wide selection of restaurants, bars, public houses and coffee shops

Specification

- Impressive ground floor entrance hall off the Square
- Commissionaire and 24 hour security
- Three high speed passenger lifts
- Air Conditioning
- Underfloor or perimeter power and computer cabling
- Fully fitted kitchen
- En suite male, female and disabled toilets
- Comms room
- High quality partitioning
- Furniture available if required

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Terms

There are four possible options available :

- a) An assignment of the existing lease which expires in June 2012. The rent currently payable is £143,463 per annum exclusive (£43.50 per sq ft) and there is a rent review due in March 2011. Full lease details and terms for this assignment are available upon request. An incentive premium may be available to the new tenant
- b) A sub-lease to expire in June 2012 at a quoting rent of £43.50 per sq ft subject to rent review in March 2011. A rent free period may be available.
- c) A sub-lease for a shorter term from 18 months upwards at a quoting rent of £43.50 per sq ft. A rent free period may be available.
- d) A new lease directly from the Landlord for 5 years or longer may be available subject to a surrender of the existing lease.

All leases would be excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II.

Rates and Service Charge

Business Rates and Building Service Charge information available upon request.

ALL TERMS SUBJECT TO LEASE and CONTRACT

Viewing

Through sole agents Grant Monger-Godfrey. Please contact :-

Michael Wright by telephone or email : Michael@gm-g.co.uk

Steven Monger-Godfrey by telephone or email : Steven@gm-g.co.uk

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