

TO LET

HANOVER

PLACE

100m to
Bromley
South
Station

SECURE
PARKING

16 MINS
TO LONDON
VICTORIA
BY RAIL

GRADE A
REFURBISHED
TOWN CENTRE
OFFICES
**TO
LET**
5,500 sq.ft
To
23,000 sq.ft
PETER PHILIPS
020 8313 9000
peterphilips.co.uk
STILES
HAROLD
WILLIAMS
01866 2700
www.shw.co.uk

wiko

wiko

Dreams

Dreams
The Bed Specialist

Dreams

5,500 - 23,000 SQ FT GRADE A REFURBISHED OFFICES TO LET
LANDMARK OFFICE BUILDING WITH SECURE PARKING

HANOVER PLACE BROMLEY

Hanover Place is very close to Bromley South Train Station – **only 16 minutes to London Victoria**

LOCATION

The building is exceptionally located on the High Street in Bromley, with Bromley South Train Station and the outstanding Glades shopping centre in the immediate vicinity.

As well as excellent rail links Hanover Place benefits from an extraordinarily high car parking ratio of 1:664 sq ft NIA.

Hanover Place is located close to major roads:

BY CAR	MILES	KM
M25 Junction 4	5.0	8.0
A4 M4 Junction 1	11.0	17.7
M23 Junction 1	8.5	13.6
M11 & M25 Intersection	21.3	34.2
M3 & M25 Intersection	25.5	41.1
TO AIRPORTS BY ROAD		
Gatwick	20.5	33.0
Stanstead	26.2	42.1
Heathrow	28.1	45.3

Hanover Place is located on the High Street 100m from Bromley South Train Station and 600m from Bromley North Train Station. Regular trains from either station with travel times:

BY RAIL	TRAVEL TIMES
London Victoria	16 minutes
London Bridge	30 minutes
London Waterloo	35 minutes
Charing Cross	40 minutes
London Blackfriars	40 minutes
London St Pancras	49 minutes



HANOVER PLACE BROMLEY

AMENITIES

Hanover Place is a prominent landmark building with secure car parking on site. The offices are currently under comprehensive refurbishment and once completed, the Grade A offices will comprise:

- 3 lifts
- Car parking ratio 1:664 sq ft
- Raised floor
- Fan coil system
- Carpeted
- Double glazed
- New suspended ceiling
- New LED integrated lighting panels
- Door entry system
- Manned reception

AREAS

The offices have been measured under the Code of Measuring Practice Edition 6 (NIA) and comprise:

Part First Floor	5,507 sq ft	511.6 sq m
Third Floor	17,758 sq ft	1,650.0 sq m
Total	23,265 sq ft	2,161.6 sq m



HANOVER PLACE BROMLEY

TERMS

New FRI leases on terms to be agreed.

EPC

The 1st floor has been rated D (86) and the 3rd floor E (105). Energy Performance Certificate are available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep of the common areas within the building and details can be provided on application. The service charge for year ending June 2017 was £8.15 per sq ft NIA.

RATES

Interested parties are advised to make their own enquiries with London Borough of Bromley.

VAT

Applicable to all rents and outgoings.

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

Strictly by appointment through the joint sole agent.

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

SHW SHW.CO.UK

020 3763 7575

Philip Lapper

philip.lapper@baxterphilips.co.uk

Holly Purvis

hpurvis@shw.co.uk

Misdescription Clause: The owner of this property does not make or give, and neither do Baxter Philips or SHW or their employees have authority to make or give, any representation or warranty whatever in relation to this property, or its plant, services or electrical equipment. The particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, but this cannot be guaranteed and the particulars are expressly excluded from any contract. Baxter Philips or SHW and their employees accept no responsibility for information supplied to them by the owner or any third party. Date of publication October 2017.