

# TO LET

# HANOVER

# PLACE

100m to  
Bromley  
South  
Station

SECURE  
PARKING

16 MINS  
TO LONDON  
VICTORIA  
BY RAIL

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

Hanover Place is located on the High Street 100m from Bromley South Train Station and 600m from Bromley North Train Stations. 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



# 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
<b>Total</b>	<b>23,265 sq ft</b>	<b>2,161.6 sq m</b>



## 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.

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### 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.



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