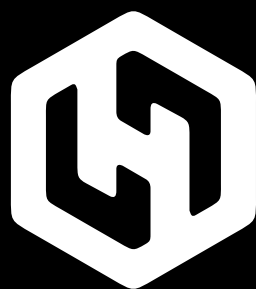


LAST FLOOR AVAILABLE



HANOVER  
HOUSE

HANOVER HOUSE HAS UNDERGONE A COMPLETE TRANSFORMATION  
TO PROVIDE SIX FLOORS OF INSPIRING WORKSPACE

QUEEN CHARLOTTE STREET | BRISTOL | BS1 4EX

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



HANOVER HOUSE



External aspect



HANOVER HOUSE

# MODERN OFFICES IN THE HEART OF THE CITY

## LOCATION

Hanover House occupies a prominent location in Queen Charlotte Street, close to the historic Queen Square and floating harbour.

Hanover House is situated opposite a multi-storey car park and close to local amenities on Baldwin Street. Cabot Circus shopping centre and Temple Meads railway station are both within walking distance.



Reception

KING ST.

QUEEN SQUARE

GROVE CAR PARK

QUEEN CHARLOTTE ST. NCP



PRINCE ST. NCP

BRISTOL HIPPODROME

TRENCHARD ST. NCP



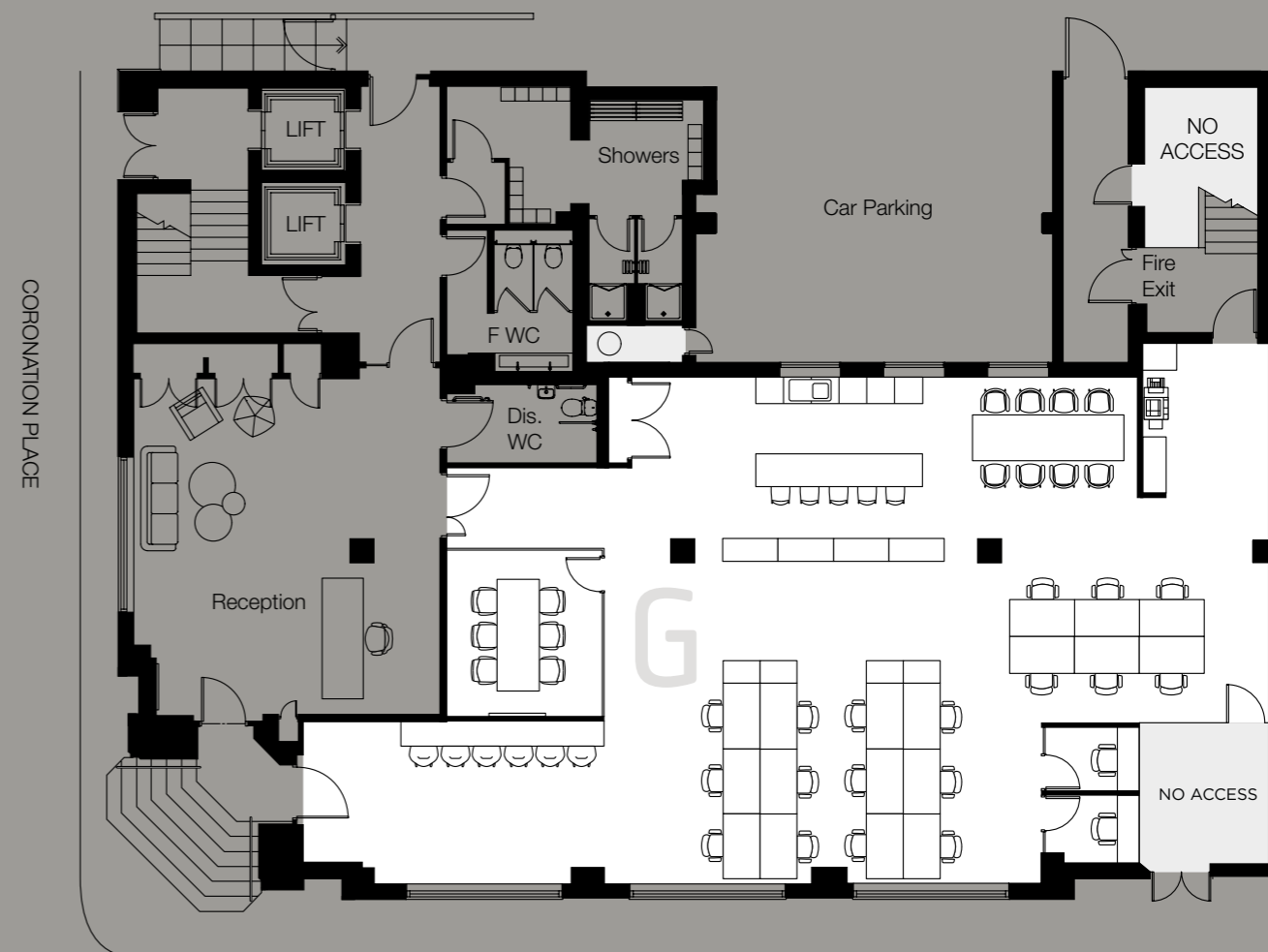


Fitted – Ground Floor





# FULLY FITTED GROUND FLOOR IDEAL FOR MODERN WORKING



SCHEDULE OF AREAS

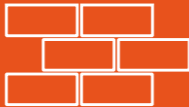
	SQ FT	SQ M
Ground	2,100	195
First		LET
Second		LET
Third		LET
Fourth		LET
Fifth		LET
<b>Total</b>	<b>2,100</b>	<b>195</b>

  
VRV COMFORT  
COOLING

  
FULL ACCESS  
RAISED FLOOR

  
EXPOSED  
CEILINGS

  
NEW SHOWER  
FACILITIES

  
BRICK  
FEATURE WALLS

  
LED PENDANT  
LIGHTING

  
RE-MODELLED  
RECEPTION AREA

  
BICYCLE  
PARKING

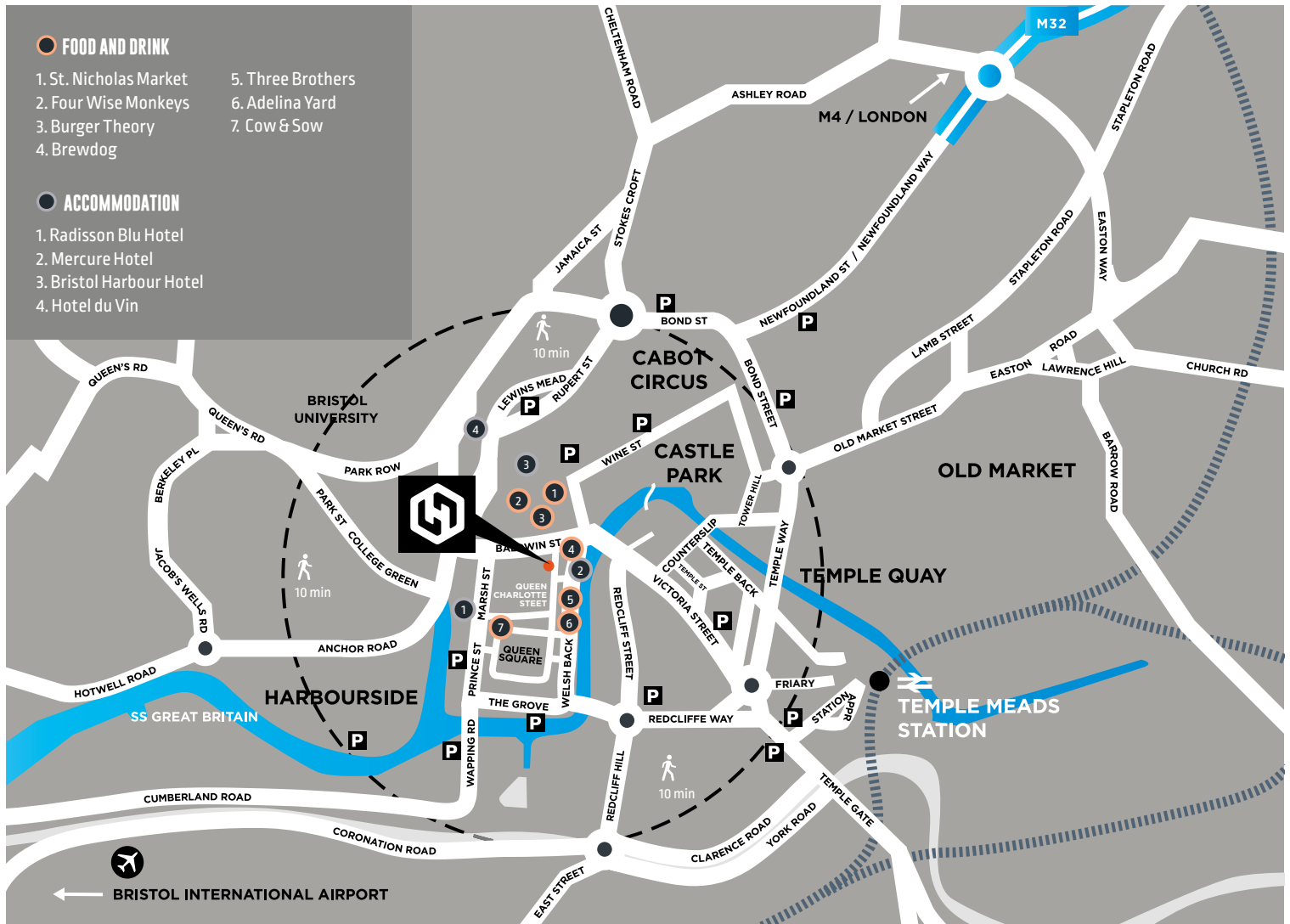
  
FIBRE  
INSTALLED

### FOOD AND DRINK

1. St. Nicholas Market
2. Four Wise Monkeys
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelina Yard
7. Cow & Sow

### ACCOMMODATION

1. Radisson Blu Hotel
2. Mercure Hotel
3. Bristol Harbour Hotel
4. Hotel du Vin



# PERFECTLY LOCATED WITHIN RANGE OF GREAT AMENITIES

#### TERMS

The suites are available by way of a new full repairing and insuring lease for a term to be agreed.

#### RENT

On application.

#### BUSINESS RATES

Interested parties should verify the rating liability to their own satisfaction with the local valuation office at Bristol City Council on 0117 922 2000.

#### VAT

Please note all figures quoted are VAT applicable.

**Find out more: [hanoverhousebristol.com](http://hanoverhousebristol.com)**

#### EPIC

Energy Performance Rating B.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

For an appointment to view please contact the sole agents.

#### James Preece

[james.preece@colliers.com](mailto:james.preece@colliers.com)

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**M** +44 (0)7917 392867

