



High Quality Fitted Office Space

Hanover House, BS1 4EX





TO LET

HIGH QUALITY FITTED OFFICE

- ❖ 3,255 sq ft
- ❖ Exceptional fit out including large kitchen and break out areas
- ❖ Opportunity for plug and play option available immediately
- ❖ Flexible terms available
- ❖ Prominent location between Queen Square and Castle Park
- ❖ Refurbished building with shower and changing facilities

Description

The 3rd floor has undergone an extensive fit out to provide a contemporary, stylish office design. The space benefits from the following specification.

- 2 x board rooms with conference facilities
- 4 x video conferencing rooms / meeting rooms
- Large kitchen and bar area
- Extensive breakout and collaboration space
- 24 x workstations with standing desk option
- Bleacher seating area with projector screen
- Meet and greet area
- VRV Comfort Cooling & LED lighting
- New shower and changing facilities
- 2 secure bike sheds in the car park
- 1 parking space

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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997. VAT may be levied on the rent or sale price.



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Terms

The 3rd floor is available by assignment of an effectively Full Repairing and Insuring lease expiring on 25th May 2027, contracted inside the 1954 Act. Alternatively, a short-term sublease may be considered.

Legal Costs

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

Further Information

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Location

Located on Queen Charlotte Street, the property benefits from nearby amenity on Queen Square and Baldwin Street, with a short walk to Castle Park, St Nicholas Market and the floating harbour.

Bristol Temple Meads is a 15-minute walk from the property and there are regular bus services available along Baldwin Street.

