

HANOVER PLACE
MAYFAIR



A BRAND NEW DEVELOPMENT IN THE HEART OF MAYFAIR

AVAILABLE NOW

A view of Hanover Place from Hanover Street

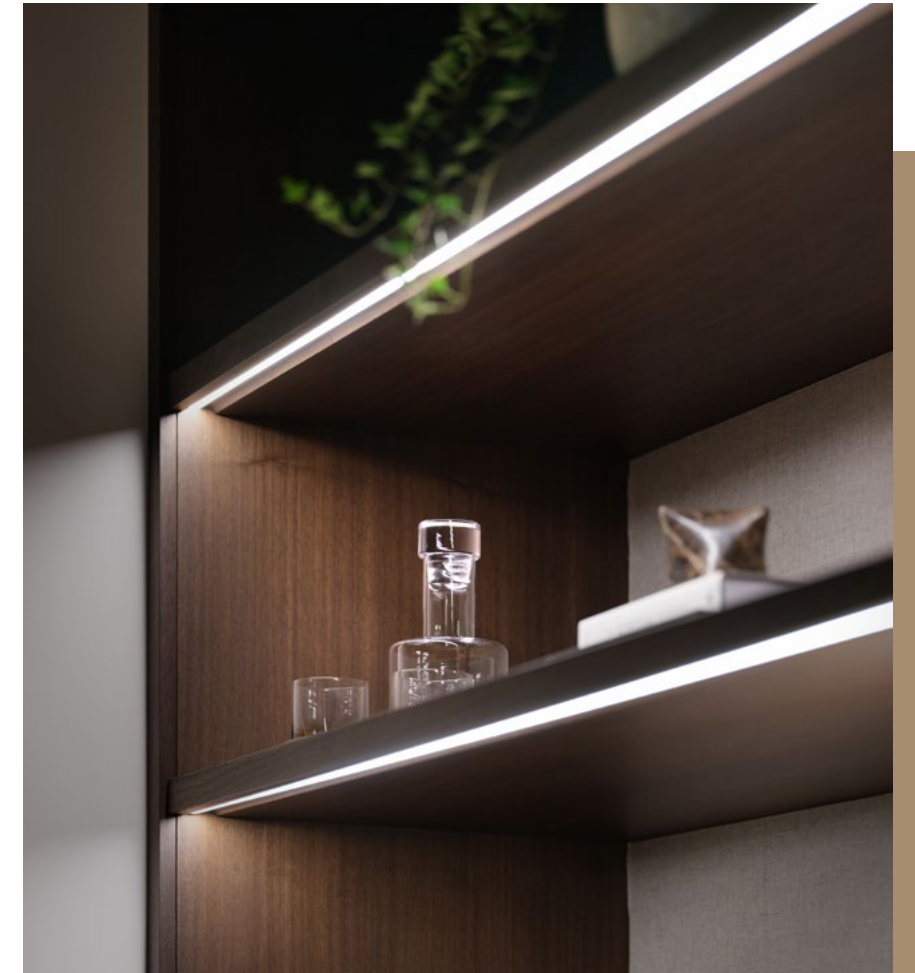


A VIEW OF THE HANOVER PLACE ENTRANCE ON POLLEN STREET

THE BUILDING

DEFINED BY **ELEGANCE**

HANOVER PLACE
MAYFAIR



FIRST FLOOR CAT A+ FITOUT



FIRST FLOOR CAT A+ FITOUT



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FIRST FLOOR CAT A+ FITOUT

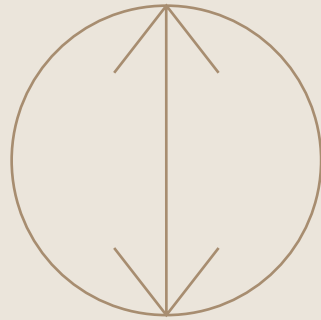




AVAILABILITY

LEVEL	SQ. FT NIA	SQ. M NIA
6	885 (CAT A) + 678 SQ FT PRIVATE TERRACE	82 +63 SQ M PRIVATE TERRACE
5	1,681 (CAT A)	156
4	1,891 (CAT A)	176
3	2,531 (CAT A)	235
2	LET	LET
1	2,559 (FITTED)	238
G		
TOTAL	12,118 SQ. FT	1,126 SQ. M

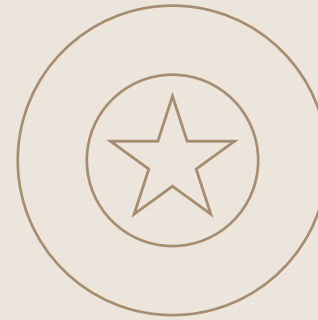
BUILDING HIGHLIGHTS



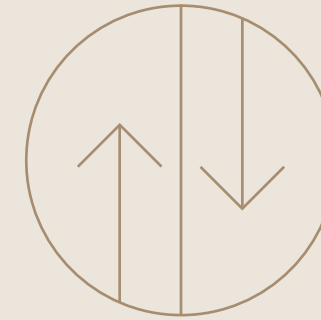
CEILING
HEIGHTS 2.7M



COLT AND BT
FIBRE ENABLED



HIGHEST QUALITY
FINISHES



×2 13 PERSON
PASSENGER LIFTS



BREEAM
EXCELLENT



CYCLE
SPACES



SHOWERS &
LOCKERS



PRIVATE ROOF
TERRACE



VENTILATION:
10 L/S PER PERSON



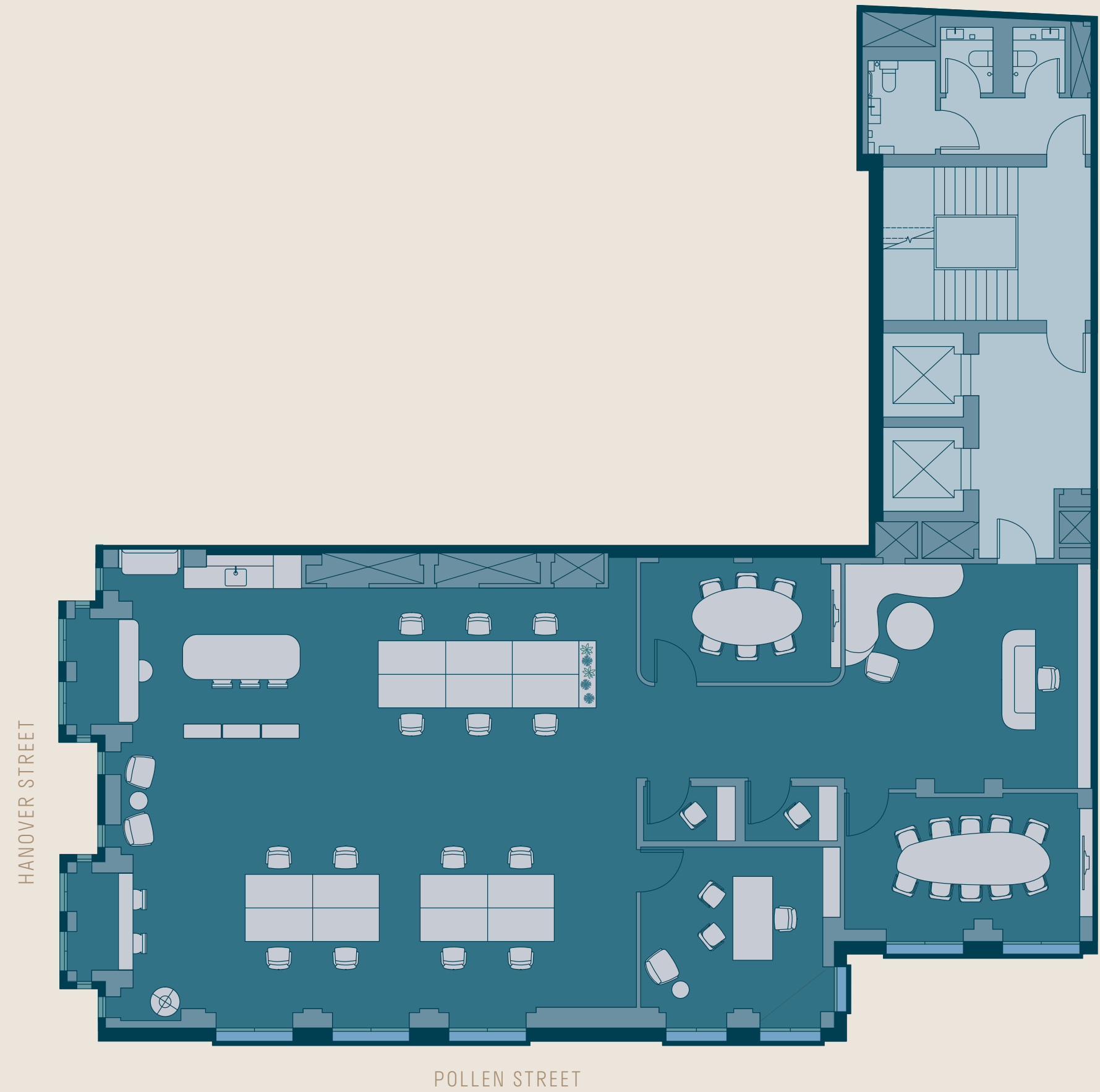
OCCUPATIONAL
DENSITY 1:8



RECEPTION

- 2 MEETING ROOMS
- 2 QUIET ROOMS
- 14 DESKS
- 1 PRIVATE OFFICE
- RECEPTION/ARRIVAL SPACE
- KITCHEN

FIRST FLOOR LAYOUT
2,601 SQ FT / 242 SQ M



Not to scale

SECOND FLOOR

2,601 SQ FT / 242 SQ M

HANOVER STREET



POLLEN STREET

Not to scale



THIRD FLOOR

2,542 SQ FT / 236 SQ M

HANOVER STREET

POLLEN STREET

OFFICE



Not to scale



THIRD FLOOR CAT A FITOUT

FOURTH FLOOR

1,911 SQ FT / 178 SQ M

HANOVER STREET

OFFICE

TERRACE

POLLEN STREET

Not to scale



FIFTH FLOOR

1,751 SQ FT / 163 SQ M

HANOVER STREET



POLLEN STREET

Not to scale



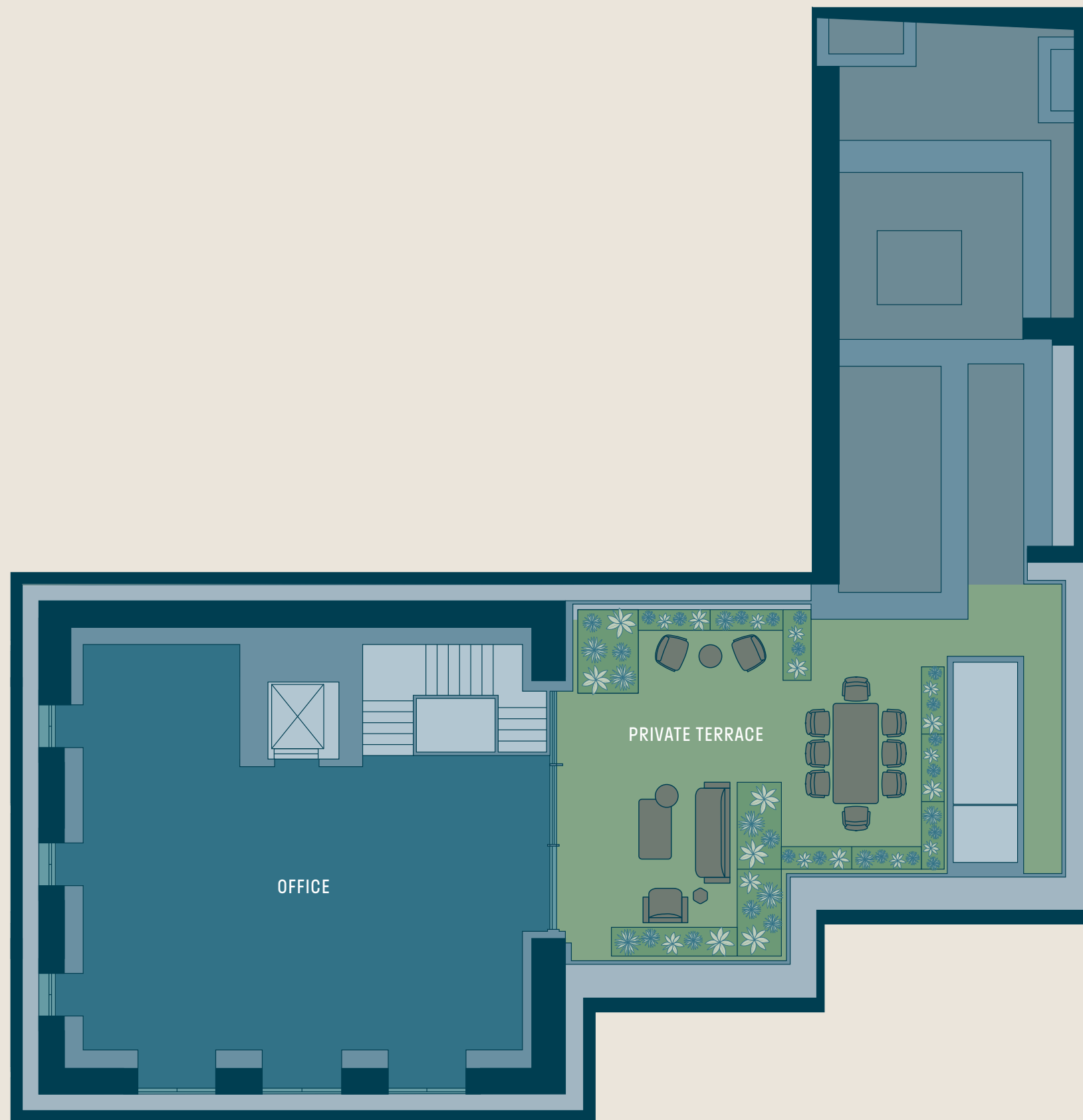


FIFTH FLOOR CAT A FITOUT WITH INTERNAL STAIR

SIXTH FLOOR
877 SQ FT / 82 SQ M

PRIVATE TERRACE
678 SQ FT / 63 SQ M

HANOVER STREET



POLLEN STREET



Not to scale



SIXTH FLOOR PRIVATE TERRACE

THE LOCAL AREA

MAYFAIR

HANOVER PLACE
MAYFAIR



LONDON'S HISTORICAL HANOVER SQUARE

Located less than a minutes walk from Pollen Street, Hanover Square was the first of three Mayfair squares to be constructed in the 18th century. It was previously home to residents of the Georgian elite and professional classes, as well as institutional headquarters, such as the Royal Society of Medicine until 2001.

Hanover Square is now a green oasis exceedingly well served by its surrounding amenities, including some of London's finest cultural, gastronomic and retail establishments in the West End. With the opening of a new Bond Street Station entrance for the Elizabeth line in the North Western corner, Hanover Square is exceptionally well connected to London and beyond.

Hanover Square

CLARIDGE'S



CARLOS PLACE



THE RED ROOM AT THE CONNAUGHT

STYLE & SUBSTANCE
ON YOUR DOORSTEP

THE MAINE





AKIRA AT MANDARIN ORIENTAL MAYFAIR



HUMO



EAT & DRINK THE BEST IN LONDON

NATHALIE



HÉLÈNE DARROZE AT THE CONNAUGHT



RESTAURANTS, BARS & CAFÉS

1. Little Social
2. Ergon Deli
3. Sketch
4. Ristorante Frescobaldi
5. Dishoom
6. Aqua Kyoto
7. Nopi
8. The Maine
9. Humo
10. UMU
11. Sabor
12. Heddon Street Kitchen
13. Cecconi's
14. Hakkasan Mayfair
15. Benares
16. Sexy Fish
17. The Arts Club
18. Coach & Horses
19. The Connaught Bar
20. Hélène Darroze at The Connaught
21. Roka
22. The Ivy Asia
23. Sola
24. Bob Bob Ricard
25. Natalie
26. Watchhouse
27. Cipriani London
28. Le Petite Mason
29. Atis



CULTURE

1. Pace Gallery
2. The London Palladium
3. Piccadilly Theatre
4. Theatre Royal
5. Gagoian Gallery
6. Halycon Gallery
7. Theatre Royal
8. Curzon Soho
9. Hauser and Wirth
10. The Royal Academy
11. Gagosian Gallery
12. Halycon Gallery

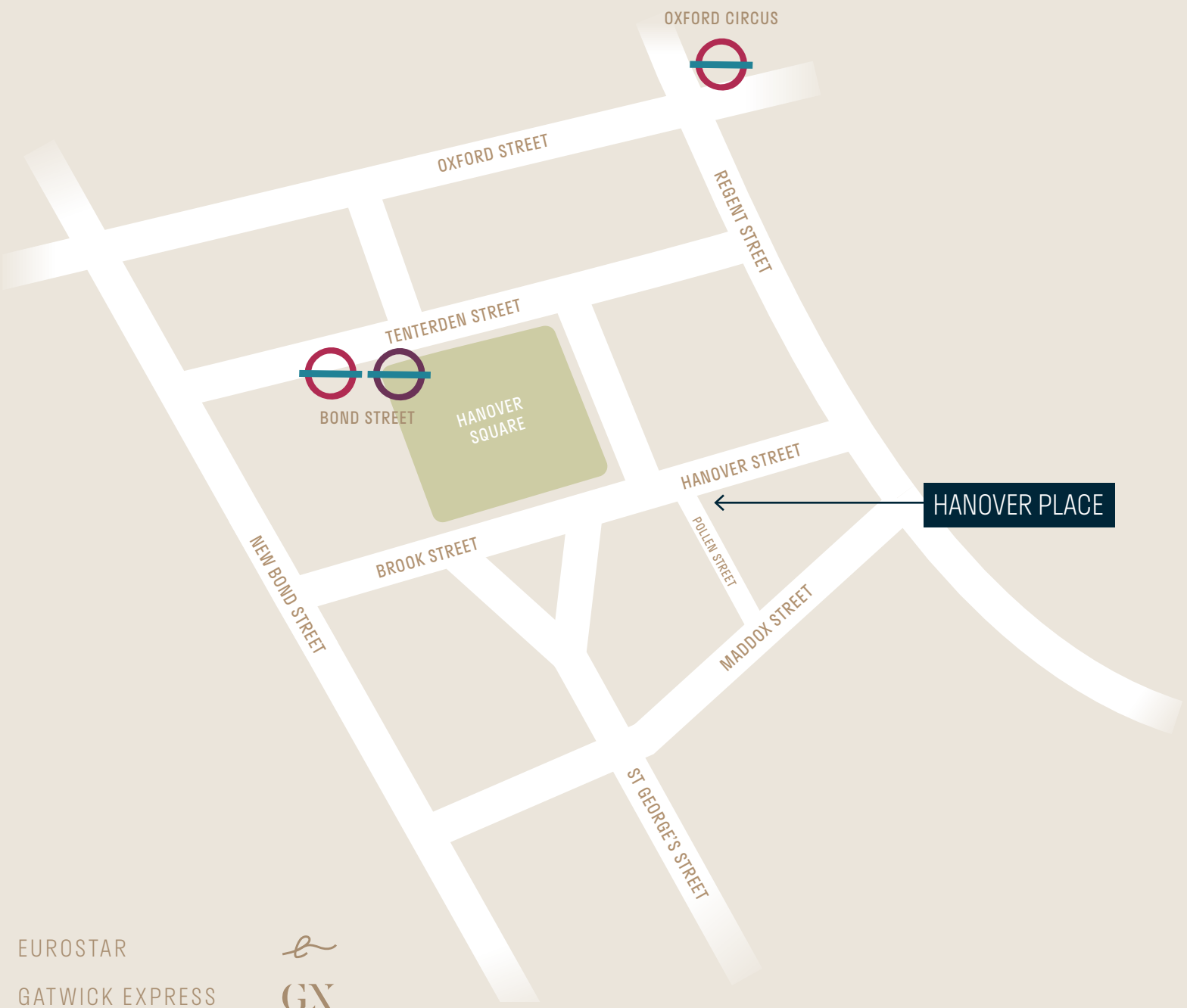
FITNESS

13. Barry's
14. F45 Soho
15. 1 Rebel
16. More Yoga
17. Psycle
18. Third Space
19. The Spa at Brown's Hotel
20. The Beaumont Spa

RETAIL

21. Aman Spa
22. Langchamp
23. Apple
24. Vivienne Westwood
25. Lululemon
26. Paul Smith
27. Balenciaga
28. Louis Vuitton
29. Burberry
30. Maison Margiela
31. Bentley
32. Cartier
33. Stella McCartney
34. Gucci
35. Wholefoods
36. House of Elemis
37. Issey Miyake

TRANSPORT CONNECTIONS



EUROSTAR
GATWICK EXPRESS
STANSTEAD EXPRESS


GX


BY FOOT:

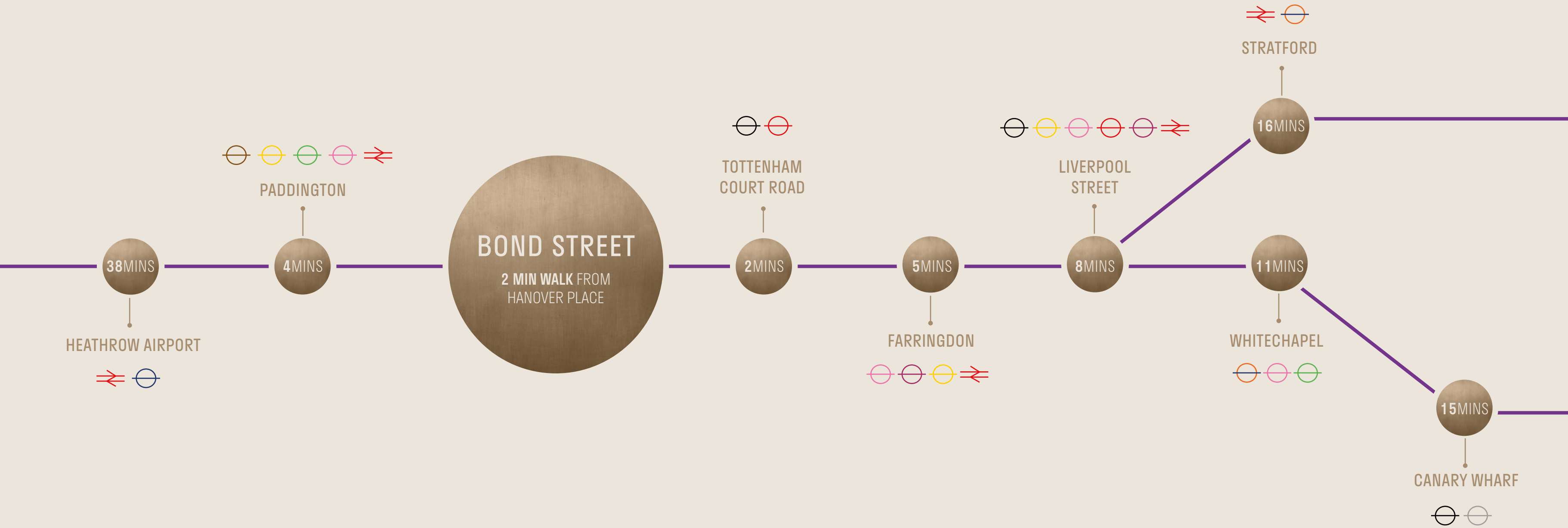
BOND STREET	  	2 MIN WALK
OXFORD CIRCUS	  	3 MIN WALK

BY PUBLIC TRANSPORT:

TOTTENHAM COURT ROAD	  	5 MINS
KING'S CROSS	        	8 MINS
VICTORIA	   	9 MINS
CHARING CROSS	  	9 MINS
PADDINGTON	     	13 MINS
WATERLOO	    	14 MINS
LONDON BRIDGE	  	18 MINS
LIVERPOOL STREET	      	18 MINS
HEATHROW		38 MINS
LONDON CITY AIRPORT		43 MINS
GATWICK		48 MINS

*All travel times sourced from Google Maps. Travel timings may vary depending on time of travel.

THE ELIZABETH LINE



*Journey times in minutes from bond street | tfl website

THE BUILDING

DEFINED BY **DETAIL**

HANOVER PLACE
MAYFAIR



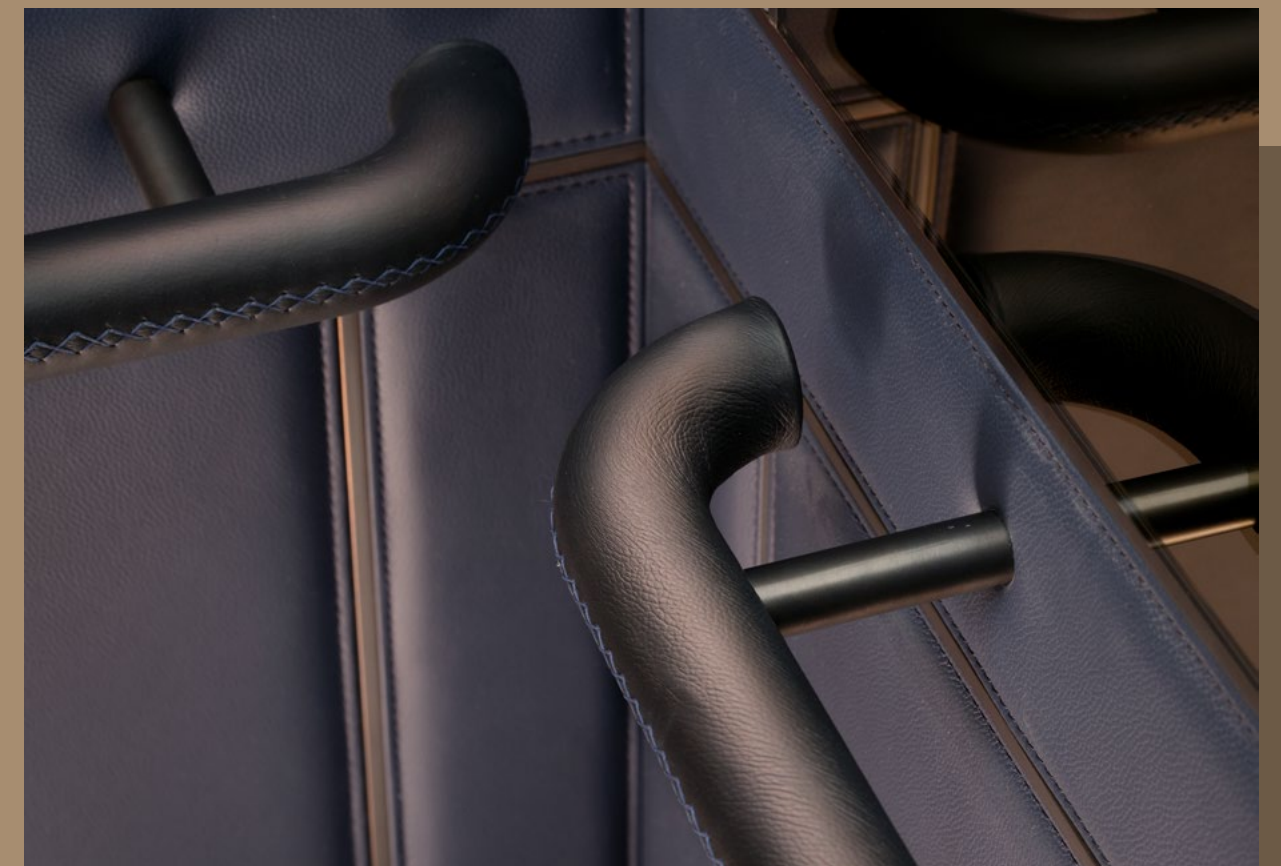
THE FINEST FINISHES







EXCEPTIONAL CRAFTSMANSHIP





BUILDING SPECIFICATION

The project will deliver a premium quality office building designed and delivered by an experienced team

The quality of the fixtures and fitting throughout will be commensurate with best in class design and materials

All new mechanical and electrical base plant and services will be installed together with the associated monitoring facilities

All of the available CAT A office space will be delivered to the following summary specification

In addition Floor 1 is finished to a CAT A+. Fit out to include desking for 14 people, 1 private office, 2 quiet rooms, 2 meeting rooms, private reception and kitchen

THE OFFICE BUILDING IN GENERAL

- Breeam excellent building
- High performance envelope on all new façades
- Embodied carbon reduced through retained façade
- Each floor provided with separate fresh air plant and opening windows for optimised air quality
- Designed for 1 person / 8m² and BCO criteria
- All electric building
- 22m² of PV panels providing power equivalent to 5KW
- Full generator back up power provided to the building
- Cat A finish floors 2–6
- Cat A+ floor1
- 5&6 floors to be let together with private lift and internal feature staircase
- Private roof terrace accessed from 6th floor – fully-furnished and planted
- 2 x 13 person passenger lifts and separate lift serving level 6 from 5 only
- Large scale porcelain tiles to all common parts with marble thresholds
- 3 premium WCs per floors 1–5
- High efficiency heat pumps servicing the office floors heating and cooling
- High levels of fire safety and water mist protection provided throughout
- Typical floor to ceiling height throughout office space of 2.7m
- 100mm raised metal tile floor provided on each floor
- Fully plastered ceilings with recessed linear LED track and recessed spot lighting
- Electric blinds installed to Pollen St windows
- Separate entrance for bikes
- End of journey facilities, showers, WCs, bike storage, lockers and bike repair station
- Storage for 21 bikes and 13 lockers

STRUCTURAL PROVISION

- Concrete and steel structure
- Floor loadings in office
- Live Load 3.5kN/m²
- Superimposed Dead Load 2.0kN/m²

COMMS AND DATA

- Smart building enabled with high
- Speed fibre connection
- Openreach Fibre Leased Circuit infrastructure in the riser for tenants to organise their own Dedicated Internet connection
- Openreach Fibre-to-the-Premises (FTTP) infrastructure in the riser for tenants to organise their own Broadband Internet connection.
- Colt Fibre Leased Circuit infrastructure in the riser for tenants to organise their own Dedicated Internet connection

STRUCTURE & FAÇADE

- Ground floor, b1 b2 reinforced concrete structure
- Upper floors structural steel frame with composite metal deck concrete slab
- Retained façade to Hanover street of Portland stone to include decorative pediments and cornice detail
- Pollen street elevation red brick and Portland stone with feature Juliet balconies and metal spandrel panels

WINDOWS

- Steel windows to Hanover street
- Schuco full-height door/windows with high performance thermal glazing to pollen street

ALL ENQUIRIES



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CAPITAL

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