

Hanover House, Queen Charlotte Street, Bristol, BS1 4EX

3RD FLOOR: 3,255 SQ FT + 1 CAR PARKING SPACE - AVAILABLE JUNE 2026

12 month Sublease /
Assignment Available

Fully Fitted 'Plug & Play' Offices: 24 x desks, meetings rooms & breakout ■ ■ ■ ■



HANOVER
HOUSE



External aspect



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LOCATION - BS1 4EX

Hanover House is located on Queen Charlotte Street between Queen Square and Baldwin Street, situated opposite a multi-storey car park and close to local amenities on Baldwin Street.

Regular Metro Bus services are available on Baldwin Street and Bristol Temple Meads Station is a 15 minutes walk.

Description

The 3rd floor at Hanover House has been refurbished to a high specification and is available in fully furnished condition.

The office is available immediately and benefits from the following:

- 24 workstations, 2 x meeting rooms, fitted kitchen with large break out space and soft seating.
- The office is available with day 1 connectivity via the existing internet provider.
- LED lighting throughout and VRF heating and cooling.
- The office benefits from call booths and smaller 2 person meeting areas.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Parking
3 rd Floor	3,255 sq ft	302 sq m	1 car space.

Tenure

The offices are currently held on a new sublease or lease assignment expiring on 25th May 2027, contracted inside the Landlord & Tenant Act 1954.

The office is available on effectively a short term month sublease or licence basis.

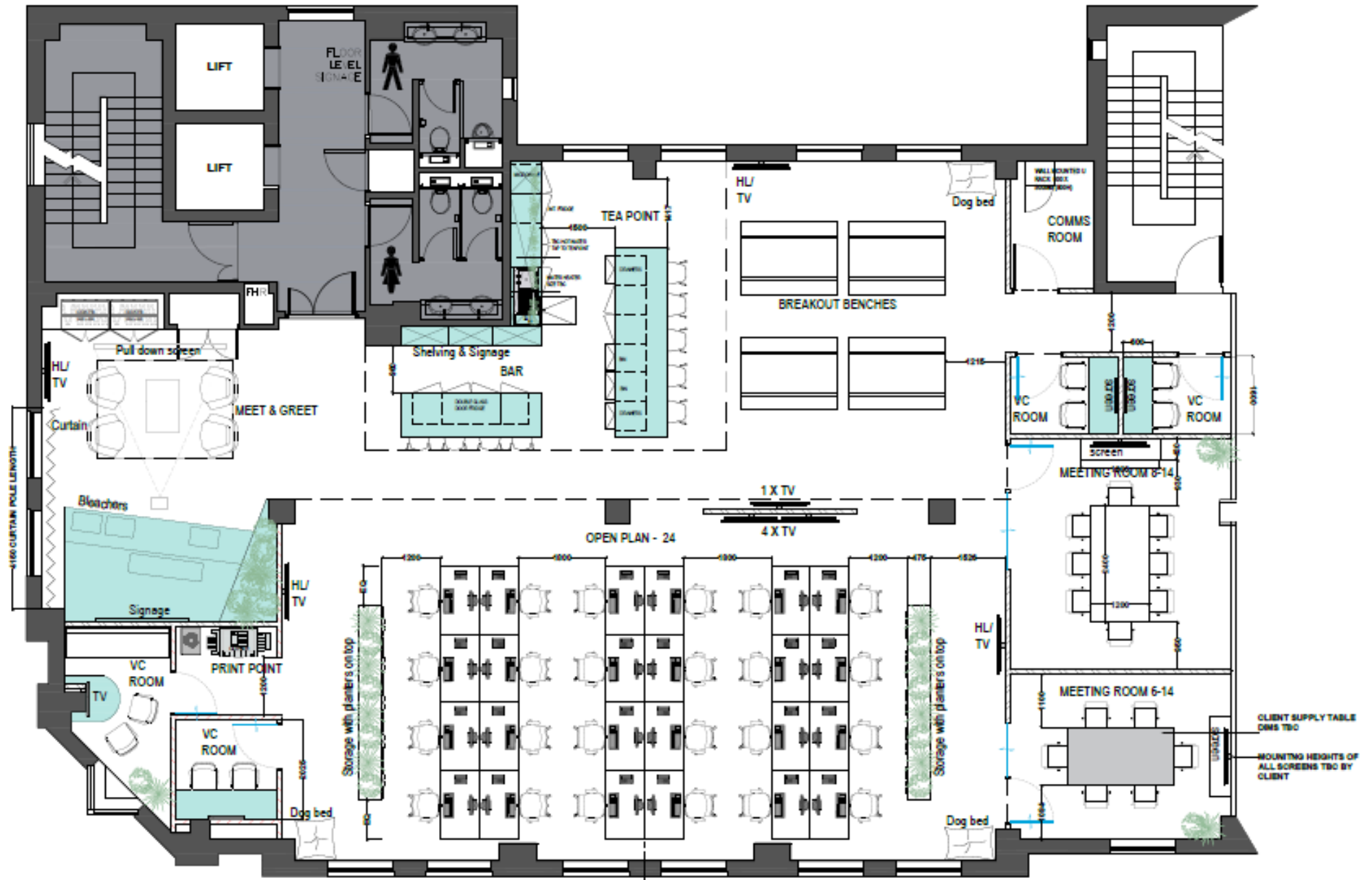
Alternatively a new lease for a longer term direct with the landlord may be available.

Occupational costs available upon request to the sole agents.

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3rd Floor Existing Layout Plan



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Business Rates

Rateable Value 2026 / 27: £92,000

Rates Payable 2026 / 27: £44,160 per annum (£13.56 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

B31

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

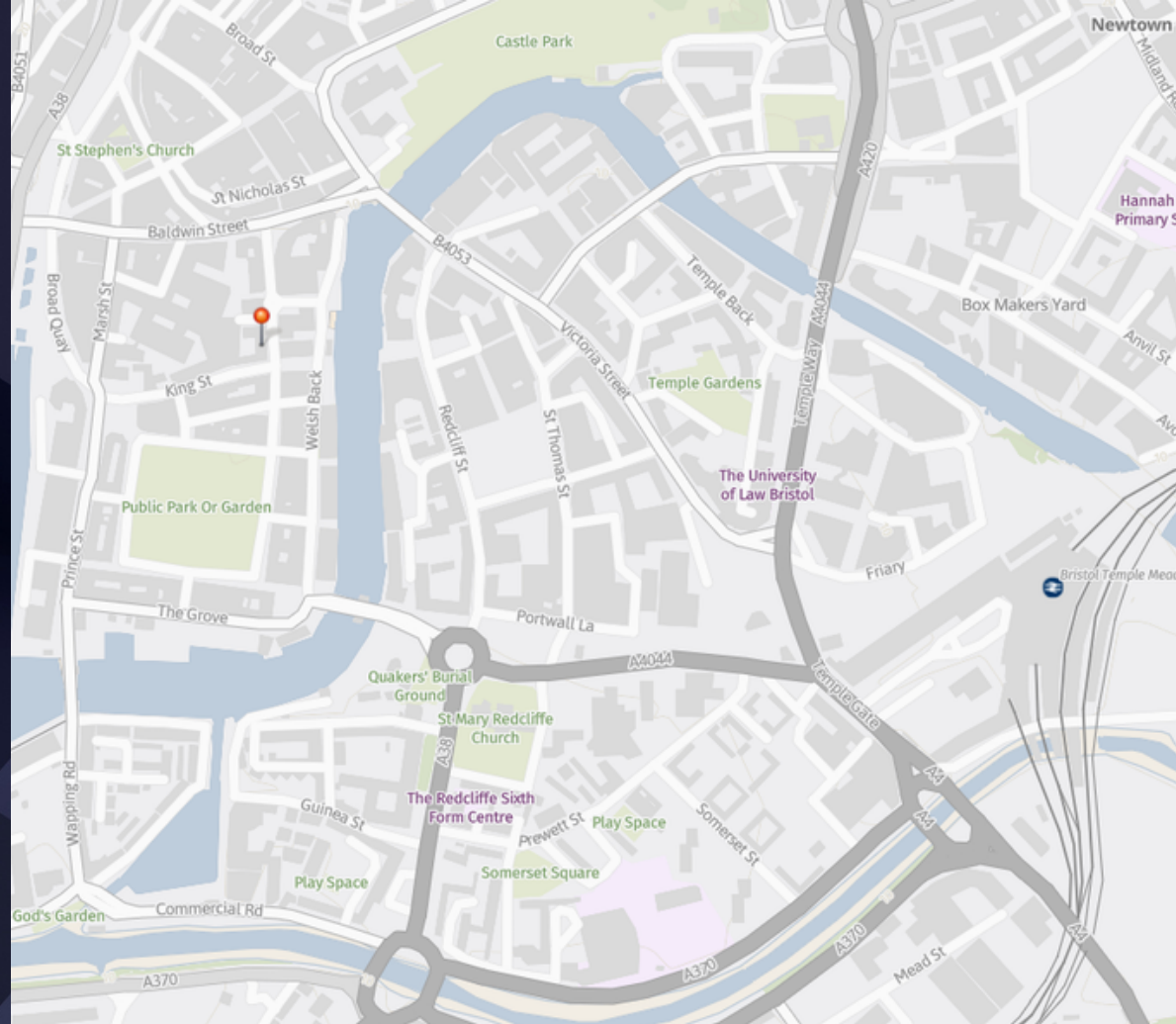
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