

# 12 Hans Road

Townhouse offices in Knightsbridge



12 Hans Road Knightsbridge London SW3 1RT

An exclusive collection of 12 boutique offices, available on flexible terms



Beautifully and sympathetically restored to its former glory, 12 Hans Road is a stunning turn of the century Town House in the heart of Knightsbridge.

Available on a fully serviced and inclusive basis.



# A warm welcome

12 Hans Road has been completely refurbished to provide premium office accommodation to a discerning clientele. Each office comes with air conditioning, a choice of furniture, planting, video entry and highspeed fibreoptic internet as standard. Period features such as wood panelling, original fireplaces and cornices have been delicately restored. All layouts shown are indicative. Any layout can be revised as required.



# Amenities



24/7  
Access



Air  
Conditioning



Backup Internet  
Connection



Balcony



Business  
Lounge



CAT 567  
Cabling



CCTV



Changing  
Rooms



Cleaning



Coffee



Cycle  
Parking



Dog  
Friendly



Filtered  
Water



Fully  
Furnished



Kitchen



Lift



Secure Server  
Rooms



Phone  
Booths



Meeting  
Rooms



Showers



Unisex  
Toilets



VOIP



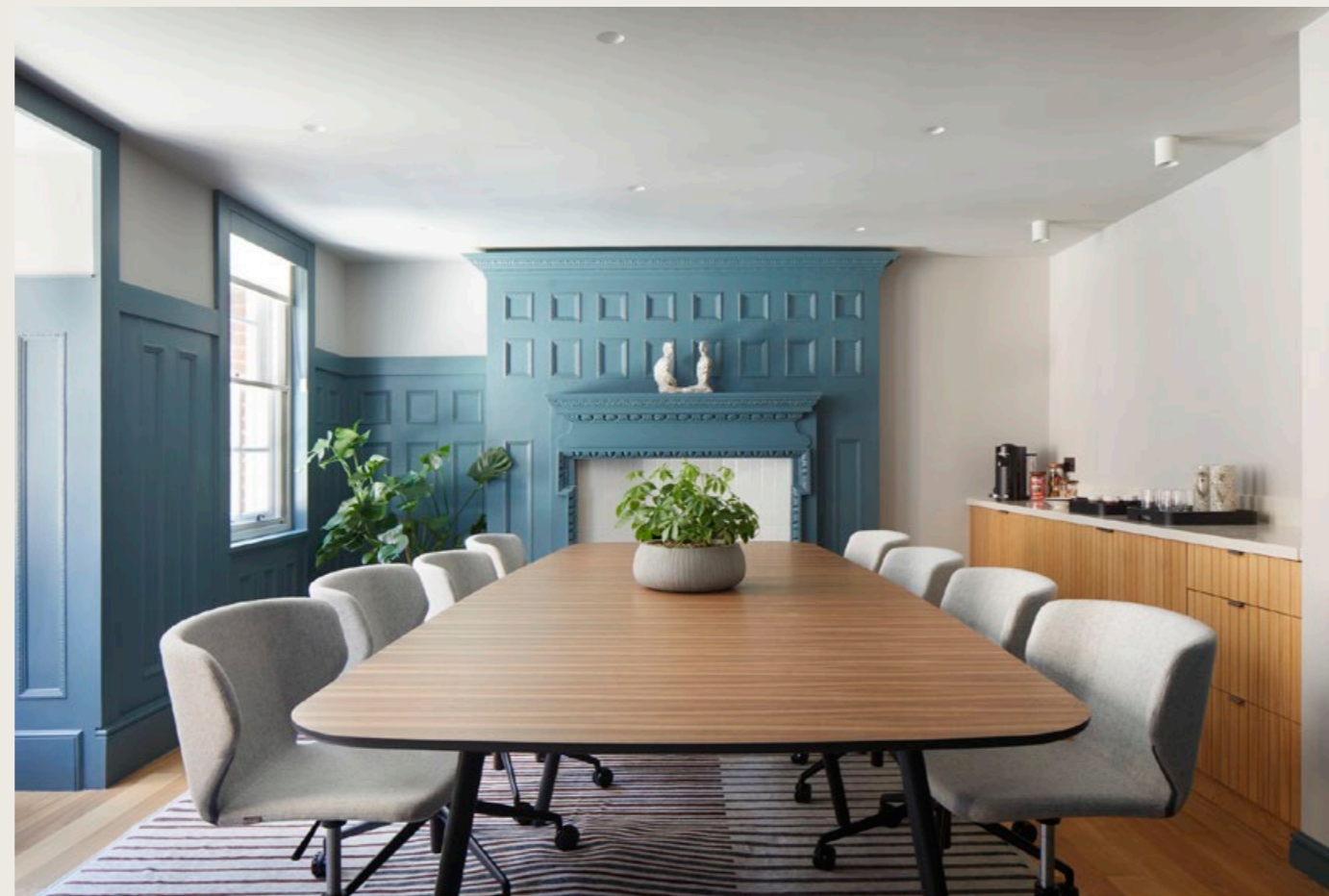
Video  
Conferencing



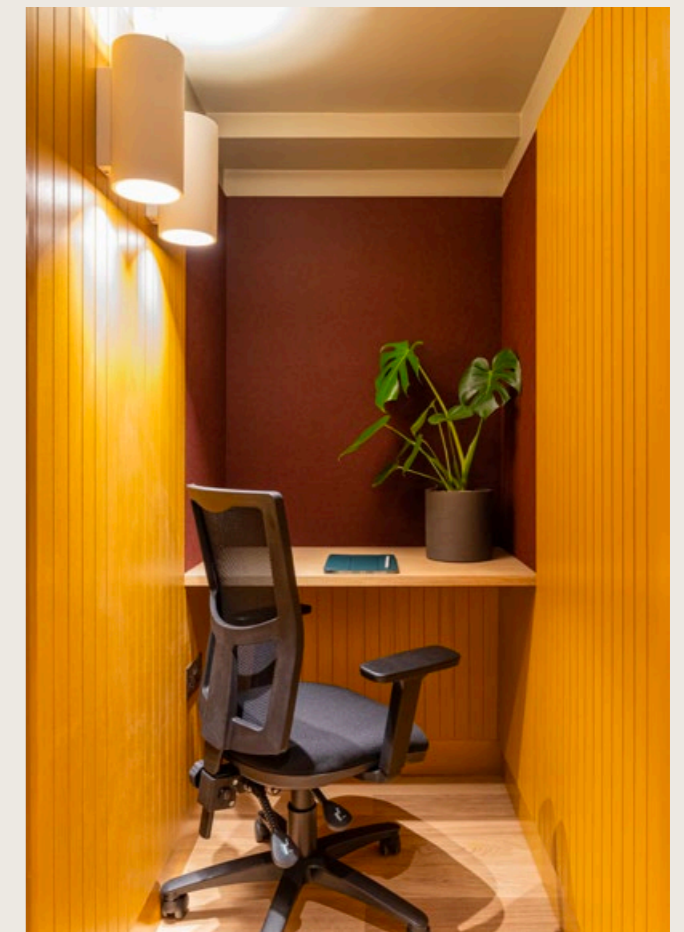
Wi-Fi



Kitchens



Meeting Rooms



Private Booths



# Suite 101

Number of Desks  
1 - 6

Space Size  
268 ft<sup>2</sup>



# Suite 102

Number of Desks  
1 - 10

Space Size  
381 ft<sup>2</sup>



# Suites 101 - 102

First Floor



# Suite 201

Number of Desks  
1 - 7

Space Size  
258 ft<sup>2</sup>





# Suite 202

Number of Desks  
1 - 10

Space Size  
355 ft<sup>2</sup>



# Suites 201 - 202

Second Floor



# Suite 300

Number of Desks  
1 - 2

Space Size  
114 ft<sup>2</sup>



# Suite 301

Number of Desks  
1 - 2

Space Size  
76 ft<sup>2</sup>



# Suite 302

Number of Desks  
1 - 9

Space Size  
353 ft<sup>2</sup>



# Suites 300 - 302

Third Floor



# Suite 401

Number of Desks  
1 - 8

Space Size  
256 ft<sup>2</sup>



# Suite 402

Number of Desks  
1 - 7

Space Size  
306 ft<sup>2</sup>





# Suites 401 - 402

Fourth Floor



# Suite 501

Number of Desks  
1 - 5

Space Size  
168 ft<sup>2</sup>



# Suite 502

Number of Desks  
1 - 6

Space Size  
223 ft<sup>2</sup>



# Suites 501 - 502

Fifth Floor



- Parks & Gardens**
- ① Hyde Park
  - ② Green Park
  - ③ The Serpentine
  - ④ Kensington Gardens
  - ⑤ Buckingham Palace Garden

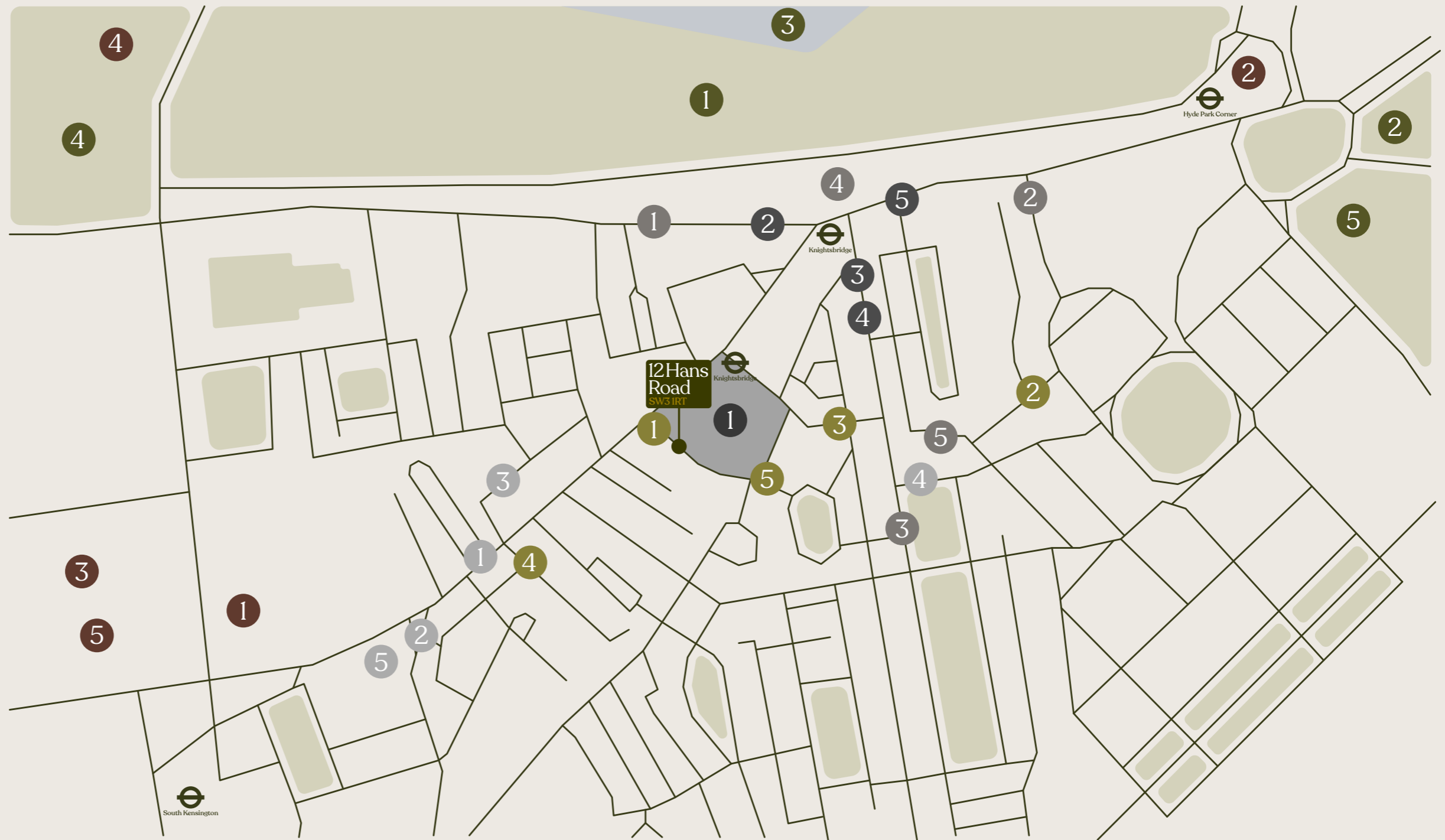
- Fitness & Leisure**
- ① Boxcentric
  - ② Matt Roberts
  - ③ Eqvvs Training
  - ④ The Peak Fitness Club & Spa
  - ⑤ Aquilla Health & Fitness Club

- Restaurants**
- ① Cicchetti
  - ② Pétrus
  - ③ Holy Carrot
  - ④ Hawksmoor
  - ⑤ Harry's Dolce Vita


- Museums**
- ① V&A
  - ② Apsley House
  - ③ Science Museum
  - ④ Serpentine Gallery
  - ⑤ Natural History Museum

- Hotels**
- ① Bulgari Hotel
  - ② Berkeley Hotel
  - ③ The Cadogan Hotel
  - ④ Mandarin Oriental Hotels
  - ⑤ The Carlton Tower Jumeirah

- Retail**
- ① Harrods
  - ② McLaren
  - ③ Tom Ford
  - ④ Louis Vuitton
  - ⑤ Harvey Nichols



  
**Knightsbridge**  
 (Piccadilly)  
 3 Mins Walk

  
**Hyde Park Corner**  
 (Piccadilly)  
 12 Mins Walk

  
**South Kensington**  
 (District, Circle and Piccadilly)  
 13 Mins Walk

  
**Heathrow Airport**  
 (From Knightsbridge Station)  
 46 Mins

  
**London City Airport**  
 (From Knightsbridge Station)  
 49 Mins



Harrods



Harvey Nichols



Harry's Dolce Vita



Cicchetti



The Serpentine



Hyde Park



# Contact

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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of value added tax. Pricing is based on a minimum commitment of 12 calendar months.

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