OFFICES TO LET
QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX
4 FLOORS OF EXTENSIVELY REFURBISHED OFFICE SPACE FROM 2,913 - 11,709 SQ FT

CONTEMPORARY OPEN PLAN SPACE WITH EXPOSED SERVICES
SITUATED NEXT TO QUEEN SQUARE WITH SECURE ON-SITE PARKING
DESCRIPTION
OFFICE FLOOR
RECEPTION
LOCATION
ACCOMMODATION
REFURBISHMENT
TERMS/CONTACT

REFURBISHED RECEPTION, COMMUNAL AREA AND WC’S
GET CONNECTED

Centrally located on Queen Charlotte Street, between Queen Square and Baldwin Street. The building is in close proximity to Bristol Bridge which links to Victoria Street and Bristol Temple Meads Station. The building is opposite an NCP multi storey car park which provides additional short term and long term licence car parking.
Temple Meads mainline train station is a 10 minute walk away and Cabot Circus Shopping Centre is only a 12 minute walk. Access to the M32 and regional motorway network is only one mile away and a comprehensive bus service including the new metro network is close to the building.
THE REFURBISHED SUITES PROVIDE MODERN OPEN PLAN CONTEMPORARY OFFICE SPACE WITH EXPOSED SERVICES.

**Fifth** 2,913 270.6
**Third** 2,925 271.7
**Second** 2,934 272.6
**First** 2,937 272.9
**Total** 11,709 1087.8

Measured in accordance with IPMS 3.

THE FLOORS BENEFIT FROM EXCELLENT NATURAL LIGHT.

SHOWER AND CYCLE PROVISION AVAILABLE.

SECURE CAR PARKING SPACES AVAILABLE.

COMPREHENSIVE ENHANCEMENT AND REBRAND OF THE BUILDING’S COMMON PARTS INCLUDING NEW EXTERNAL SIGNAGE AND RECEPTION.
Charlotte Place has undergone a comprehensive refurbishment and transformation during the course of 2018 including the following works:

- New suspended LED lighting
- VRF air conditioning with exposed duct work
- Fully raised access floor
- Exposed concrete soffit ceiling
USE
B1 offices

TERMS
The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed

RENT & SERVICE CHARGE INFORMATION
Upon application to the joint agents

BUSINESS RATES
We recommend interested parties make their own enquiries directly to Bristol City Council

EPC
An EPC assessment will be undertaken upon completion of the refurbishment

VIEWING & FURTHER INFORMATION
Please contact the joint sole agents

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