OFFICE SPACE TO LET FROM 2,913 SQ FT - 5,850 SQ FT
QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX
ONLY 2 FLOORS REMAINING OF EXTENSIVELY REFURBISHED OFFICE SPACE FROM 2,913 - 5,850 SQ FT

THE REFURBISHED SUITES PROVIDE MODERN OPEN PLAN CONTEMPORARY OFFICE SPACE WITH EXPOSED SERVICES. SITUATED NEXT TO QUEEN SQUARE WITH SECURE ON-SITE PARKING

Charlotte Place has undergone a comprehensive refurbishment and transformation including the following works:

- New suspended LED lighting
- VRF Air conditioning with exposed duct work
- Fully raised access floor
- Exposed concrete soffit ceiling
- Highly energy efficient – EPC B49
- Secure car parking available with each floor

THE FLOORS BENEFIT FROM EXCELLENT NATURAL LIGHT

SECURE CAR PARKING SPACES AVAILABLE

COMPREHENSIVE ENHANCEMENT AND REBRAND OF THE BUILDING’S COMMON PARTS INCLUDING NEW EXTERNAL SIGNAGE AND RECEPTION

THE REFURBISHED SUITES PROVIDE MODERN OPEN PLAN CONTEMPORARY OFFICE SPACE WITH EXPOSED SERVICES. SITUATED NEXT TO QUEEN SQUARE WITH SECURE ON-SITE PARKING

<table>
<thead>
<tr>
<th>Floor</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>2,913</td>
<td>270.6</td>
</tr>
<tr>
<td>Fourth</td>
<td>LET TO CYPAD</td>
<td></td>
</tr>
<tr>
<td>Third</td>
<td>LET TO SIFT</td>
<td></td>
</tr>
<tr>
<td>Second</td>
<td>LET TO SIFT</td>
<td></td>
</tr>
<tr>
<td>First</td>
<td>2,937</td>
<td>272.9</td>
</tr>
<tr>
<td>Total</td>
<td>5,850</td>
<td>543.3</td>
</tr>
</tbody>
</table>

Measured in accordance with IPMS 3
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.

USE

BI 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

EPC B49.

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents.

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