

Best & Final Offer Deadline  
Friday 13th May—Midday



Northpoint House  
Princes Wharf  
Harbourside  
Bristol  
BS1 4RN

Prominent offices on the  
Harbourside  
Approximately 131.44 Sq M  
(1,414 Sq Ft)

Best offers are to be sent to  
[Kate.Richardson@carterjonas.co.uk](mailto:Kate.Richardson@carterjonas.co.uk)  
by midday (12:00) on Friday 13th May

- Open plan accommodation
- 3 parking spaces
- Close proximity to amenities

## LOCATION

Northpoint House is located at Princes Wharf on the waterfront, a prominent location situated opposite the Wapping Wharf development and adjacent to Museum Square. The property fronts Museum Street providing access to Wapping Road and the city centre.

The property is located within a short distance of the city centre, Temple Meads Railway Station and the fast emerging locations in South Bristol.

## DESCRIPTION

The premises comprise an end of commercial building constructed with brick/metal profile cladding elevations and a pitched roof. The accommodation is arranged over Ground and First Floors. Internally the property has been fitted out as office accommodation but may be suitable for alternative uses.

The property benefits from the following specification:

- Fluorescent lighting
- Electric heating on the ground floor
- Air conditioning on the first floor
- Kitchenette
- WC's on both floors.

The building benefits from 3 car parking spaces.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground Floor	62.28	670
First Floor	69.16	744
<b>Total</b>	<b>131.44</b>	<b>1,414</b>

The property benefits from 3 parking spaces.

## RENTAL

£17.50 per sq ft exclusive of VAT and outgoings, subject to contract.

## BUSINESS RATES

The building currently has a split Rateable Value therefore needs to be reassessed as a whole.

### Rateable Value

Ground Floor: £5,400

First Floor: £5,200

## TERMS

The premises are available by way of a new lease, terms to be agreed.

## VAT

All terms quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 0117 922 1222

**SUBJECT TO CONTRACT**

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

### **Kate Richardson**

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## IMPORTANT INFORMATION

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**Carter Jonas**