

 collegesquare
HARBOURSIDE BRISTOL BSI 5UE



TO LET High quality, ground floor, air conditioned office suite · Approx. 12,686 sq ft (1,179 sq m) · 7 basement car parking spaces



2 collegesquare

2 College Square is prominently positioned fronting the A4 Anchor Road on the western side of Bristol city centre. 2 College Square forms part of the Harbourside mixed use development that includes a wide range of housing, retail, food and beverage and leisure uses as well as being home to major office occupiers including Hargreaves Lansdown, HBOS and CMS Cameron McKenna.

HARGREAVES
LANSDOWN

HBOS plc

C/M/S

Coupled with being a vibrant location, Harbourside is highly accessible being walkable from nearby residential locations such as Clifton and Hotwells, the location is served by Metrobus services to the south and West and regular bus services to many locations including the Portway park and ride. Bristol Temple Meads railway station is a 20 minute walk from the building.

Harbourside benefits from two multi-storey car parks.





Description

The property comprises a modern purpose-built office building which has the benefit of a manned reception, fan coil air conditioning and raised floors, twin passenger lifts with basement car parking, showers and cycle storage.

The subject accommodation comprises the whole Ground Floor which has been fitted out to a high standard by the current occupier to include a range of meeting rooms and individual offices as well as a high quality kitchen/welfare area.



Accommodation

The accommodation extends to approximately 12,686 sq ft (1,179 sq m) measured on a net internal area basis.

Energy Performance Certificate

The Ground Floor has two Energy Performance Certificates, rated D (81) and D(88).

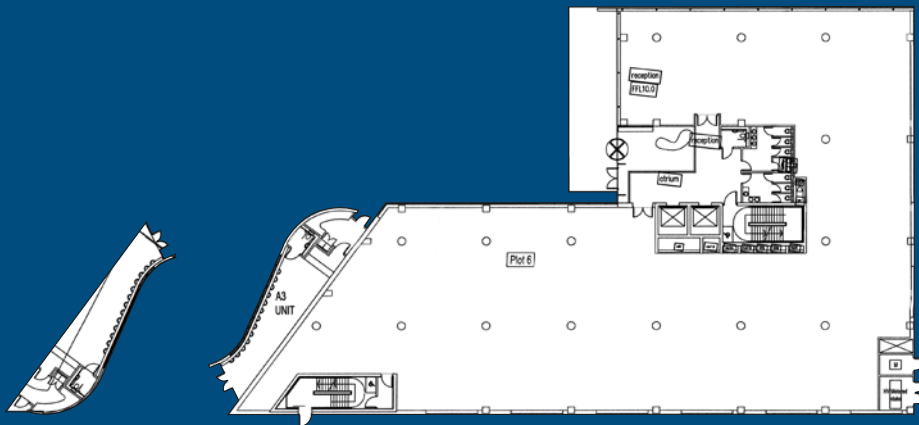
Parking

There are 7 basement parking spaces.

VAT

All terms quoted are exclusive of VAT where applicable.

Ground floor



12,686 sq ft (1,179 sq m)

Business Rates

Rateable Value is £280,000 from 1st April 2023.

Lease

A full repairing and insuring lease for a term of years expiring on 28th September 2026, subject to rent review on 4th July 2024.

Rent

The current rental passing is £380,580 per annum exclusive.

Service Charge

The tenant is responsible for the payment of a service charge. A budget is available upon request.

Further Information

For further information please contact the sole letting agents.

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CJ Hollister HD2535 12/22.

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