

TO LET

CBRE

College House

Office Space

3,912 – 15,703sq. ft. (363.43 - 1,458sq. m.)

- Open plan offices
- Two 8 passenger lifts serving all floors
- Male and Female WCs on alternative floors
- Shower facilities
- Suspended ceilings
- Recessed LG7 lighting
- Air conditioning cassettes
- Perimeter heating
- Raised access floors

Contact Us

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College House
College Green
Bristol
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CBRE OFFICES

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton, Bristol BS8 1EJ

College House

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Location

College House is situated in the heart of Bristol's city centre opposite the historic public square, College Green. In the immediate vicinity there is a wide range of amenity including restaurants, bars and shopping. Additionally, College House is a 15 minute walk away from Cabot Circus Shopping Centre and 8 minute walk from King Street which is a popular after work destination.

The location is well served by public transport being approx. 15 minute walk from Temple Meads, is close to a number of bus routes and Trenchard Street has a 936 space multi-story car park.

Description

The property provides open plan office accommodation over first, second, third and fourth floors available as a whole or individually. Measured on a net internal area basis the property has the following approximate areas:

Floor	SQ. M.	SQ. FT.
First	363	3,912
Second	365	3,937
Third	365	3,935
Fourth	364	3,919
TOTAL	1,458	15,703

Terms

Terms on application.

Availability

The accommodation is available to let either as a whole or floor by floor on an effectively FRI lease by way of a service charge.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The building has EPC's of E on the 1st floor and D 2nd-4th floors. Further detail on request.

Legal Costs

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

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