

TO LET—HIGH QUALITY OFFICES Bristol

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PROPERTY CONSULTANTS



**MODERN OPEN PLAN
OFFICE
ACCOMMODATION
BEHIND AN
ATTRACTIVE PERIOD
FAÇADE**

**Part Ground Floor
One Brunswick Square
Bristol
BS2 8PE**

**6,025 sq ft
(559.7 sq m) net approx.**

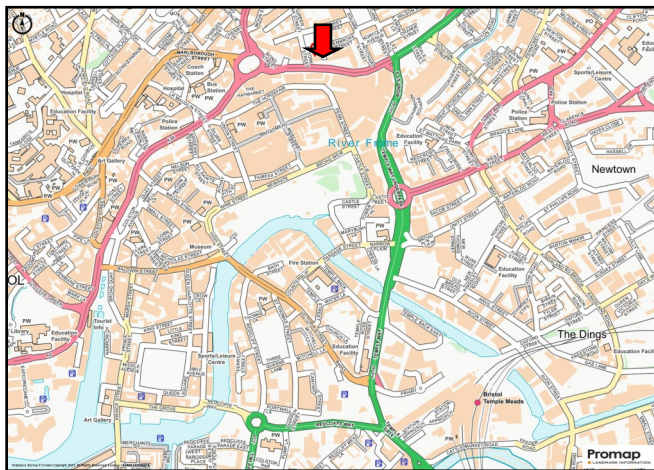


Part Ground Floor, One Brunswick Square, Bristol, BS2 8PE

Location

One Brunswick Square is situated in a prominent position on the southern side of Brunswick Square just off the Bond Street section of the inner circuit ring road in Bristol city centre close to its junction with the M32.

Cabot circus and Broadmead shopping centres are immediately opposite and provide a wide range of shops, bars, restaurants and a 13 screen Showcase cinema. Bristol's central bus station is only approximately 5 minutes' walk away and the property is only approximately 15 minutes' walk from Temple Meads rail station with direct routes to London Paddington.



Description

One Brunswick Square is an attractive office building, with a period façade. Internally the accommodation have been refurbished to provide high quality modern office accommodation. The accommodation benefits from raised access floors, exposed services, LED lighting and Air Conditioning.

The property also provides bicycle and shower facilities and on site car parking.

Accommodation

Area	Sq ft	Sq m
Part Ground Floor	6,025	559.7
TOTAL	6,025	559.7

All measurements are approximate Net Internal Areas.

Parking

The accommodation is offered with 2 secure basement car parking spaces.

Lease

The accommodation is offered by way of a new full repairing and insuring service charge lease, for a term of years to be agreed.

Rent

Upon application.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Legal Costs

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

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Council on: 0117 9221222 or : www.bristol.gov.uk.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The accommodation has been assessed as 'Offices and premises' and has a rateable value of £82,000.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

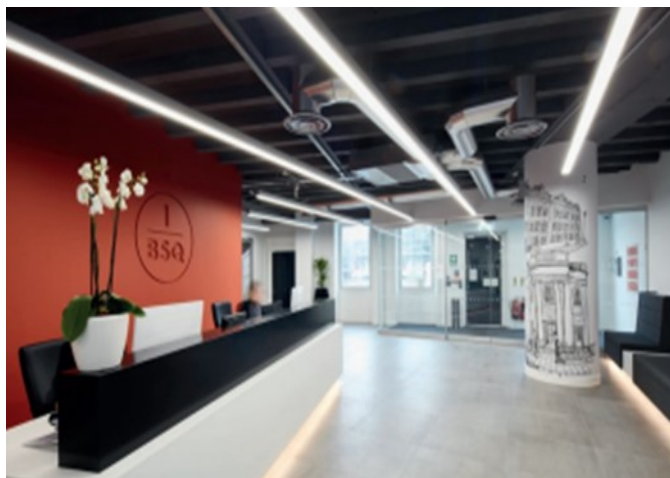
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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

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