

Only
£10 psf ^{exc}



To Let bristolcitycentreoasis

prime city centre open plan office units fully refurbished to a high standard with contemporary finishes offering a range of unit sizes from just 544 sq ft (50.6 sq m) up to 1,114 sq ft (103.6 sq m)

A stunning contemporary courtyard development of modern office units in a tranquil setting, yet very close to an array of city centre facilities including Hotel du Vin, Zero Degrees, NCP car parks, Broadmead shopping centre, Colston Avenue and the Waterfront.

an oasis of calm in the centre of the city



LOCATION Situated at the heart of Bristol city centre within walking distance of Broadmead, Corn Street, Colston Avenue and the Waterfront, yet within an attractive and tranquil courtyard setting.

DESCRIPTION The premises comprise part of a stunning courtyard development which has been fully refurbished to a contemporary standard to provide high quality open plan office units in a most attractive and tranquil courtyard setting accessed via a feature "Norman" archway.

The offices have been developed to offer complete flexibility and can be occupied as individual units or combined as a whole. The specification of the refurbishment has focussed on a contemporary theme to include high quality carpet tiles throughout, gas fired central heating, LG3 lighting, underfloor three compartment grid trunking, male and female WC facilities on each floor, kitchen facilities and a useful shower facility at ground floor level.

ACCOMMODATION The offices are offered as individual units or combined as a whole thus offering full flexibility in terms of size and provide the following net internal areas:

WEST RANGE SOUTH

ground floor	suite 1	650 sq ft	60.4 sq m	LET
first floor	suite 2	960 sq ft	82.9 sq m	LET
second floor	suite 3	850 sq ft	80.0 sq m	LET
sub total		2,460 sq ft	228.5 sq m	LET

MIDDLE RANGE

ground floor	suite 4	544 sq ft	50.6 sq m	AVAILABLE
first floor	suite 5	570 sq ft	53.0 sq m	AVAILABLE
second floor	suite 6	675 sq ft	62.7 sq m	LET
sub total		1,789 sq ft	166.2 sq m	LET

TOTAL 4,249 sq ft 394.7 sq m

The above measurements have been taken in accordance with the RICS Code of Measuring Practice, on a net internal basis.

car parking The main NCP City Centre car parks are within walking distance.

tenure The premises are offered to let by way of new flexible effectively full repairing and insuring leases for a term of years to be agreed.

rental Price on application.

vat We have been advised that VAT is not payable on the rental.

legal costs Each party to bear their own legal costs.

viewing and further information Strictly by prior appointment with the sole agents: -



**BURSTON
COOK**

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. June 2008 www.kubiakcreative.com 119358 07-11

