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**TO LET**

## GRADE A OFFICE SUITE

**FIRST FLOOR, 2 COLLEGE SQUARE,  
HARBOURSIDE, BRISTOL, BS1 5UE**



- **HIGH QUALITY, GRADE A OFFICE BUILDING IN CENTRAL LOCATION**
- **SHOWERS AND BIKE STORAGE**
- **4 CAR PARKING SPACES**
- **PASSENGER LIFT / DDA COMPLIANT**
- **OPPORTUNITY TO INHERIT A HIGH QUALITY FIT OUT**
- **OPEN PLAN FLOOR PLATE – APPROX 7,415 SQ FT (688.8 SQ M)**

SUBJECT TO CONTRACT

## LOCATION

2 College Square sits within The Harbourside complex located in the middle of Bristol city centre, only 15 minute walk from Temple Meads Railway station. More specifically the building is situated behind Bristol Cathedral and The Cathedral School, offering a peaceful and attractive outlook. The Harbourside development is one of Bristol's finest mixed use schemes with occupiers such as Lloyds TSB, Hargreaves Landsdown and a mix of retail and restaurant occupiers all within a few minutes walking distance.

## DESCRIPTION

2 College Square is a state of the art Grade A office building with the available space being located on the first floor. Access is from a full height glazed reception with commissionaire and the building benefits from passenger lifts, together with bike storage, shower facilities and drying rooms.

## SPECIFICATION

The available space is located on the first floor and provides an open plan floor plate benefiting from:-

- Four pipe fan air conditioning
- 150 mm gross full access raised floor
- 2.8 m floor to ceiling height
- BREEAM excellent
- Full height glazing to front elevation
- Fibre
- High quality fit out already in situ
- Commissionaire

## ACCOMODATION

The premises provides a net internal floor area of 7,415 sq ft (688.8 sq m).

## CAR PARKING

4 allocated car parking spaces.

## TERMS

The suite is available to rent by way of an assignment of an existing lease up until September 2024. Alternatively, a subletting may be agreed or a new longer lease may be available directly with the landlord.

Rent on application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation: -

Rateable Value: £168,000  
Rates Payable (2019/2020): £ 84,672

## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## ENERGY PERFORMANCE CERTIFICATE

Rating = C (64).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:

### Burston Cook

FAO: Finola Ingham MRICS / Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)/[tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

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**NOVEMBER 2019**

#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.



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