

TO LET

Bristol City Centre—Grade A Office Accommodation

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PROPERTY CONSULTANTS



**HIGH QUALITY MODERN
CITY CENTRE OFFICE
ACCOMMODATION**

**4th and 5th Floors
The Paragon
Counterslip
Bristol
BS1 6BX**

**8,232—21,560 sq ft
(765—2,003 sq m) net approx.**

**14 allocated onsite car parking
spaces**



Fourth and Fifth Floors, The Paragon, Bristol, BS1 6BX

Location

The Paragon enjoys a highly prominent location within Bristol city centre at the junction of Victoria Street and Counterslip. The building is located in the heart of the central business district immediately adjoining the mixed use Finzels Reach development and within very easy walking distance of Temple Meads station in one direction and the wide range of occupier amenities at Cabot Circus in the other.

Major nearby office occupiers include EDF Energy, Barclays Bank, EY, Grant Thornton and NFU Mutual.



Description

The available accommodation comprises the top two floors within this very prominent high quality office building. Completed in 2009 the property, which benefits from a generous full height atrium which provides excellent natural light through the centre of the building, offers the following specification;

- Designed to a BREEAM Excellent rating
- Fully accessible raised floor throughout
- Floor to ceiling height of 2.8m
- Four pipe fan coil air conditioning

- High quality entrance and atrium finishes
- Secure basement car park
- Motorcycle and bicycle parking
- Basement shower facilities

Accommodation

The available accommodation comprises the following;

Area	Sq ft	Sq m
Fourth Floor	13,328	1,238
Fifth Floor	8,232	765
TOTAL	21,560	2,003

The accommodation is available as a whole or on a floor by floor basis.

All measurements represent approximate net internal floor areas.

Car Parking

The accommodation benefits from 14 on site car parking spaces in the secure basement car park. 11 spaces are allocated in the lease and 3 by way of separate licence.

Lease

The accommodation is offered by way of an assignment of the existing lease expiring in May 2024. The lease has been granted inside the security of tenure provisions of the 1954 Landlord & Tenant Act. Alternatively, the accommodation is available as a whole or on a floor by floor basis by way of flexible new full repairing and insuring service charge sub leases for a term to be agreed.

Rent

On 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.

Planning

The accommodation benefits from B1a (office) consent. All interested parties should make their own enquiries to the Planning Department of Bristol City Council on: 0117 9223000 or : www.bristol.gov.uk.

Legal Costs

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

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.

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

The current energy performance certificate rating is B. The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. 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.

Anti Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any incoming tenant to provide proof of identity and source of funding prior to instructing solicitors.

Viewing Arrangements

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

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