



# For Lease

6<sup>th</sup> Floor, 31 Great George Street, Bristol, BS1 5QD





## Modern Grade-A office Space in Excellent Location

- 31 Great George Street offers grade A open-plan accommodation.
- Situated adjacent to Cabot Park, the property is within close proximity to Clifton, the city centre and the Harbourside.
- The top floor, measuring 4,295 sq ft is available and offers occupiers flexible refurbished office space with extensive city and park views and external balconies.

---

4,295 sq ft of office space is available by way of a new lease from the landlord

---

Rent: £36 per sq ft  
Service Charge: £6.40 per sq gft  
Business Rates: £9.38

---

The building benefits from the following:

- Manned reception with on site building manager
- Central glass atrium
- 24 hour access
- Two x 13- person lifts serving all floors
- Four underground parking spaces (ratio 1:1,000)
- Bike racks and shower facilities
- WC and disabled WC facilities to each floor
- EPC: TBC

Viewing strictly by appointment through either joint agent

---



**Hannah Waterhouse**  
Hannah.waterhouse@eu.jll.com



**Richard Kidd**  
Richard.kidd@cbre.com

---

[property.jll/1234](https://www.jll.com/property/jll/1234)



### DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.