



# 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.

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

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

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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

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