

OVER 60% LET



CHARLOTTE
PLACE **BRISTOL**

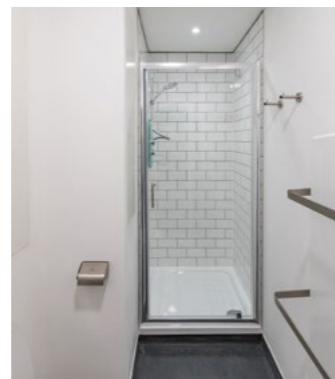
OFFICE SPACE TO LET FROM 2,913 SQ FT - 5,850 SQ FT
QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX

**ONLY 2 FLOORS REMAINING OF
EXTENSIVELY REFURBISHED OFFICE
SPACE FROM 2,913 - 5,850 SQ FT**



**THE REFURBISHED SUITES PROVIDE MODERN
OPEN PLAN CONTEMPORARY OFFICE SPACE WITH
EXPOSED SERVICES. SITUATED NEXT TO QUEEN
SQUARE WITH SECURE ON-SITE PARKING**

- THE FLOORS BENEFIT FROM EXCELLENT NATURAL LIGHT**
- SHOWER AND CYCLE PROVISION AVAILABLE**
- SECURE CAR PARKING SPACES AVAILABLE**
- COMPREHENSIVE ENHANCEMENT AND REBRAND OF THE BUILDING'S COMMON PARTS INCLUDING NEW EXTERNAL SIGNAGE AND RECEPTION**
- NEW SUSPENDED LED LIGHTING**
- VRF AIR CONDITIONING WITH EXPOSED DUCT WORK**
- FULLY RAISED ACCESS FLOOR**
- EXPOSED CONCRETE SOFFIT CEILING**



Charlotte Place has undergone a comprehensive refurbishment and transformation including the following works:

- New suspended LED lighting
- VRF Air conditioning with exposed duct work
- Fully raised access floor
- Exposed concrete soffit ceiling
- Highly energy efficient – EPC B49
- Secure car parking available with each floor

	SQ FT	SQ M
Fifth	2,913	270.6
Fourth	LET TO CYPAD	
Third	LET TO SIFT	
Second	LET TO SIFT	
First	2,937	272.9
Total	5,850	543.5

Measured in accordance with IPMS 3

FOOD AND DRINK

1. St. Nicholas Market
2. Pata Negra
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelinas Yard
7. Graze

ACCOMMODATION

1. Radisson Blu Hotel
2. Mecure Hotel
3. Bristol Harbour Hotel
4. Hotel du Vin



BS1 4EX

GET CONNECTED

Centrally located on Queen Charlotte Street, between Queen Square and Baldwin Street. The building is in close proximity to Bristol Bridge which links to Victoria Street and Bristol Temple Meads Station.

The building is opposite an NCP multi storey car park which provides additional short term and long term licence car parking.



USE

B1 offices.

TERMS

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

RENT & SERVICE CHARGE INFORMATION

Upon application to the joint agents.

BUSINESS RATES

We recommend interested parties make their own enquiries directly to Bristol City Council.

EPC

EPC B49.

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents.



Harry Allen
0117 910 2356
Hrallen@savills.com

Chris Meredith
0117 910 2216
Cmeredith@savills.com



Alex Riddell
0117 943 5885
Alex.Riddell@cbre.com

Richard Kidd
0117 943 5768
Richard.Kidd@cbre.com