

MODERN OPEN PLAN OFFICE—TO LET

6th Floor (Suite D), Whitefriars, Lewins Mead, Bristol BS1 2NT



- Modern, open plan office already fitted out with useful meeting rooms + large breakout kitchen
- Approximate NIA of 5,554 sq ft (515.9 sq m)
- 9 demised car parking spaces together
- Competitive rent and incentives available
- Secure bike storage, onsite commissionaire, 24/7 access, café, gym and showers and breakout areas



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Situated in the heart of Bristol city centre, this landmark office building is conveniently located close to Bristol bus and coach station, with Bristol Temple Meads Railway Station being just over 1 mile away and therefore offering staff easy access to their work.

Cabot Circus and Broadmead shopping centres are also just a short walk away providing all of the amenities that any occupier could possibly need!

DESCRIPTION

A light and air reception awaits those arriving at Whitefriars, equipped with seating places, plasma screens and WC facilities. Visitors will be greeted and directed by the dedicated on site reception staff.

The building also benefits from newly refurbished passenger lifts, 24 hour security, on site coffee shop, bookable meeting rooms, gym membership and additional break out areas.

The available space is located on the 6th floor and provides modern, open plan space with several useful partitioned meeting rooms with air conditioning and a large kitchen / break out area.

CAR PARKING / BIKE STORAGE

There are 9 available car parking spaces located in the secure car park together with bike storage and EV chargers.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 5,554sq ft (515.9 sq m).

TENURE

The premises is available to rent by way of an assignment or sub lease up until the 4th October 2027.

The passing rent is £97,195 per annum, exclusive and the lease is outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954. The current tenant pays a service charge which is subject to a cap.

PASSING RENT

£97,195 pax—£17.50 per sq ft pax.

PLANNING

Use Class E .

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the premises has the following designation:

Rateable Value: £76,000
Rates Payable (2024/2025): £41,496

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance Rating of C.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

January 2025

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