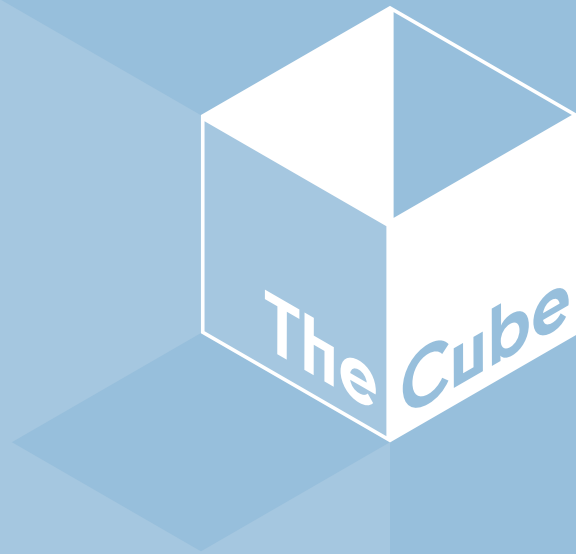


**NOW AVAILABLE
AT £26.50 PSF**



The Cube 1 Lower Lamb Street Bristol BS1 5UD

The Cube has undergone a comprehensive refurbishment which offers 1,668–10,819 sq ft of exceptional open plan office space, a brand new amenity block and remodelled reception area.

Located opposite Harbourside the building has a huge array of amenities on the doorstep including Tesco Express, Ibis Hotel, Pure Gym and a local street market that takes places twice a week.







Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis.

FLOOR	SQ FT	SQ M
Fourth	3,600	334
Third	3,618	336
Second	3,601	335
First	Let to Fairhurst	
TOTAL	10,819	1,005

The accommodation is available either as a whole, as individual floors or as split floors from 1,668 sq ft.

Car Parking

The building has excellent car parking provision with 12 spaces and 2 EV charging points.

Description

The Cube is a stand alone building, arranged over ground and four upper floors. It has undergone a refurbishment to provide high quality office space and benefits from:



Air conditioning



Full access raised floors



Exposed services finish



New LED lighting



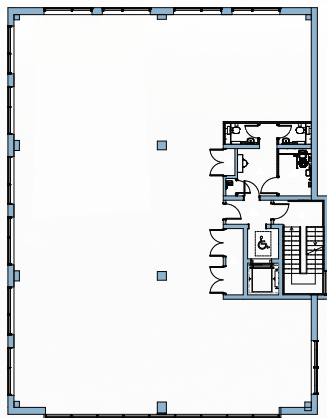
WC's on each floor



New showers and end of journey facilities



8 person passenger lift



4



"The move to our new premises was carefully considered and reflects the firmwide strategy to improve the offering to our current teams and prospective employees. The Cube was selected after examining a number of city centre properties. Its location in relation to local transport hubs, other amenities and the flexible office space were all key in making it our final choice. We are looking forward to a long and healthy presence in the building."

Fairhurst



Rent

Now available at £26.50 psf.

VAT

The building is elected for VAT.

Terms

The accommodation is available as a whole or on a floor by floor basis, on an effective full repairing and insuring lease(s) directly from the Landlord.







Business Rates

Potential occupiers should make their own enquiries of the local billing authority.

Service Charge

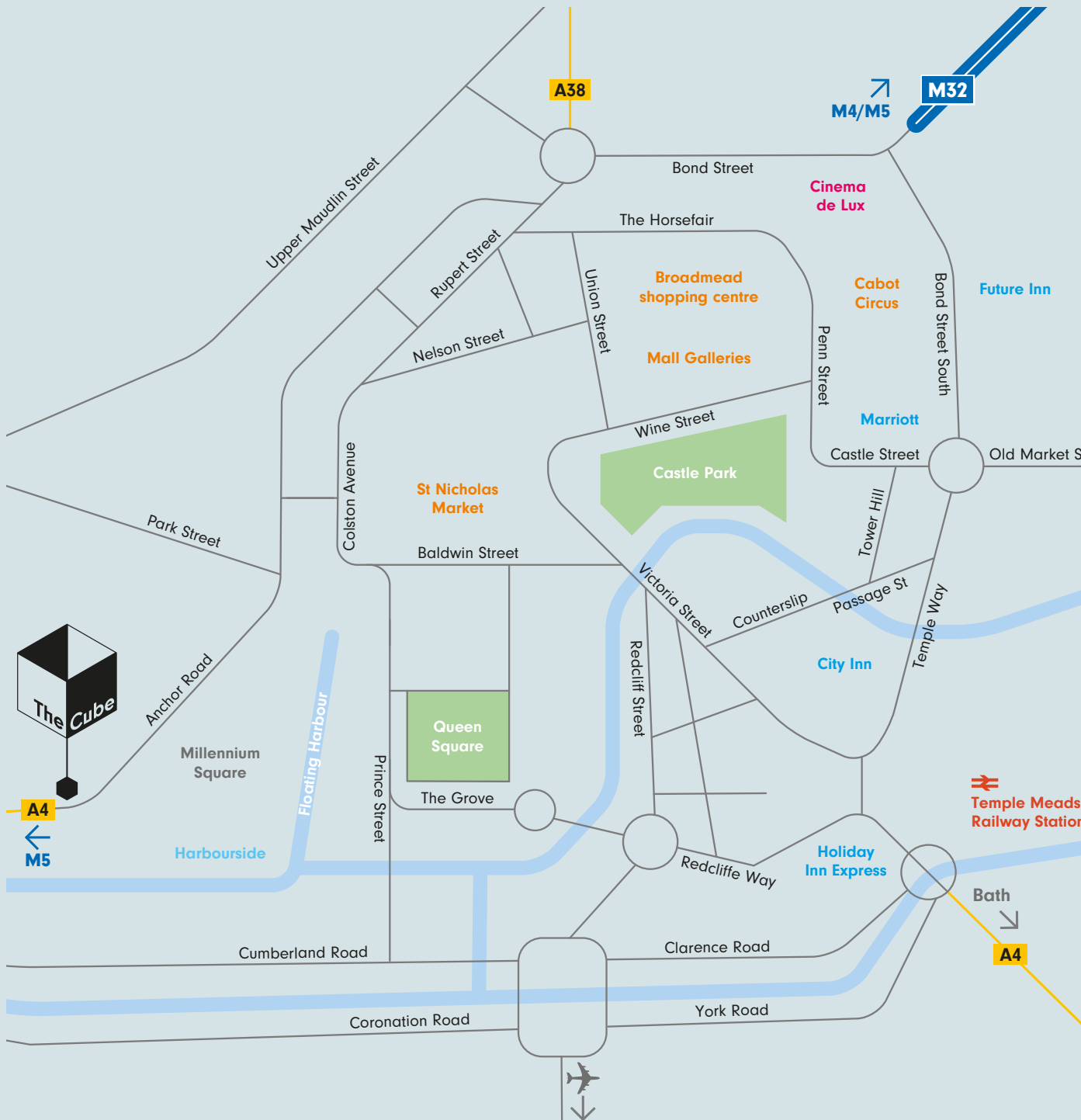
Should the accommodation be let to multiple tenants, a service charge will be levied to cover the maintenance and upkeep of the building and provision of services.

EPC

An EPC is available on request.

Legal Costs

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



Viewing

For further information or to arrange a viewing please contact:



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KF/CC Hollister HD2487 04/24