

# TO LET - HQ OFFICE BUILDING

Bristol House, 40-56 Victoria Street, Bristol BS1 6BY



## Location - BS1 6BY

Bristol House occupies a prominent corner position on the eastern side of Victoria Street, at the junction with Temple Street within Bristol's core Central Business District.

The property is located within a 5 minute walk of Bristol Temple Meads railway station and Cabot Circus Shopping Centre is located a short distance to the north.

## Description

Bristol House underwent a comprehensive refurbishment in 2018, the building is arranged over ground and 4 upper floors.

The building provides open plan office accommodation with excellent natural light to the following specification.

- Air conditioning.
- Suspended LED lighting & perimeter trunking.
- 12 x person lift providing DDA compliant access.
- 17 x Secure basement car parking spaces.

## Tenure

The offices are available as a whole or floor by floor basis on a new full repairing and insuring lease directly from the Landlord for a term of years to be agreed.

## Viewing & Further Information

Harry Allen  
Office Agency  
hrallen@savills.com

Chris Meredith  
Office Agency  
cmeredith@savills.com

[savills.co.uk](http://savills.co.uk)

## Office Availability

Floor	Area (ft <sup>2</sup> )	Area (M <sup>2</sup> )
4 <sup>th</sup> Floor	4,270	397
3 <sup>rd</sup> Floor	4,271	398
2 <sup>nd</sup> Floor	8,290	770
1 <sup>st</sup> Floor	8,196	761
Ground	7,614	707
<b>Total</b>	<b>32,641 ft<sup>2</sup></b>	<b>3,033 m<sup>2</sup></b>

## Quoting Rent & Service Charge

Available upon application.

## Business Rates

Rateable Value 2023 : £600,000

Rates Payable 2023 : £300,720 (£9.41 per sq ft).

EPC - B45.

**Use-** Use Class E Commercial (formerly B1 Offices).

**VAT-** The property is elected for VAT, which will be payable on the rent and service charge at the prevailing rate. **Legal**

**Costs-** Each party to bear their own legal fees.

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**Building Location Plan**



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	<p><b>81</b> </p> <p>PEOPLE PER WEEK RELOCATE FROM LONDON TO BRISTOL (ONS)</p>	<p><b>STREET FOOD POP UPS</b> </p>	<p>IN 2017 BRISTOL BECAME UNESCO CITY OF FILM</p>
<p>TRAINS TO THE CAPITAL EVERY 15 MINUTES</p>			<p><b>UK'S FIRST CYCLING CITY</b></p>

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Jan 2023

