

Self Contained - OFFICES TO LET

92 Redcliff Street, Bristol BS1 6LU

1,760 - 5,082 ft² (164 - 472 m²) Self Contained Offices + 16 car spaces



Description - BS1 6LU

92 Redcliff Street occupies a prominent location at the southern end of Redcliff Street on the corner of Portwall Lane and Redcliffe Way, which links directly to Temple Way and the inner circuit ring road.

The property is within a 10 minute walk from Bristol Temple Meads Station and 2 minute walk from the historic Queen Square.

Specification

The ground floor comprises a self comprised office suite benefiting from excellent natural lighting and provides modern open plan office accommodation to the following specification:

- VRF air conditioning and LED motion sensor lighting.
- Ground floor with self contained entrance.
- Prominent location on Redcliff Street close proximity to Pasture, Welsh Back and neighbouring Finzels Reach.
- Secure cycle storage and shower provisions.
- 16 parking spaces in secure rear car park.

Tenure

The office suites are available via new lease's directly from the Landlord for a term of years to be agreed.

Use

Use Class E Commercial (formerly B1 Offices).

Viewing & Further Information

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Office Availability

Floor	Area (ft ²)	Area (M ²)	Car Parking
Ground South	3,326 ft ²	309 M ²	11 spaces
Ground North	1,760 ft ²	164 M ²	5 spaces
Total	5,082 ft²	472 M²	16 spaces

Business Rates Payable

Floor	Rateable Value	Per sq ft
Ground South	£52,500	£7.88 per sq ft
Ground North	£22,750	£6.45 per sq ft

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Rent & Service Charge Information

Upon application to the sole agents.

EPC - C71

VAT - The building is elected for VAT and therefore VAT will be chargeable on the rent and service charge.

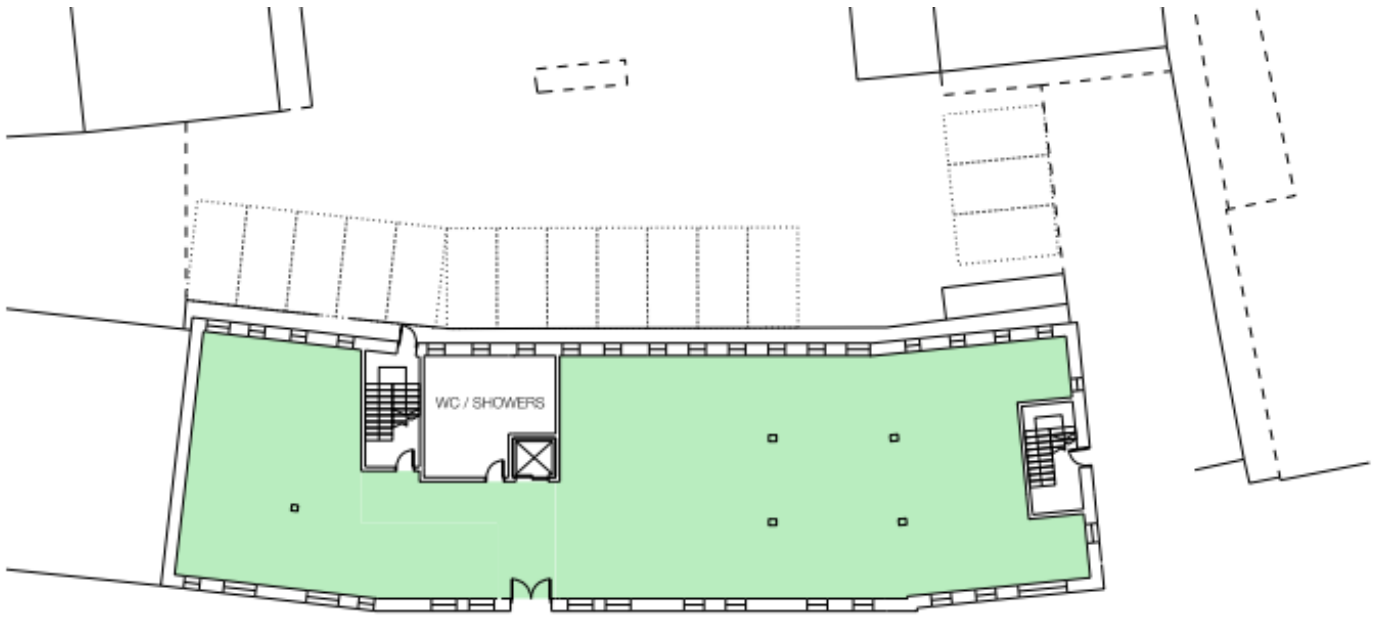
Legal Costs - Each party to be bear their own legal fees.

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Ground Floor Plan



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