

# TO LET: SUITABLE FOR 5 - 8 PERSON OFFICE

## 31 College Green, Bristol BS1 5TB

3rd Floor: 614 ft<sup>2</sup> (57 m<sup>2</sup>): Open Plan & Excellent Natural Lighting



### Location - BS1 5TB

31 College Green is well located at the bottom of Park Street between Bristol Harbourside, Clifton, overlooking Bristol Cathedral & City Hall. The buildings central location benefits from a range of amenities on Park Street and the Harbourside.

Bristol Temple Meads is less than 20-minute walk and Metro Bus & Park and Rides stops a 2 minute walk. Additionally, street parking is available on Park Street and Trenchard multi-storey car park is a short walk away.

### Description

31 College Green provides high quality office accommodation, suitable for a 3 - 7 person office. The 3<sup>rd</sup> floor benefits from the following:

- Open plan offices with separate meeting room / private office.
- LED lighting & kitchen fitted with white goods.
- Wi-fi and broadband available.
- Front door fob entry system.
- New redecoration & new carpet in Sept 2023.

### Quoting Rent & Service Charge

Upon application.

### Viewing & Further Information

**Sam Williams**

sam.j.williams@savills.com

0117 910 0310

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

**Harry Allen**

hrallen@savills.com

0117 910 2356

### Floor Area

Floor	Area (ft <sup>2</sup> )	Area (M <sup>2</sup> )	Parking
3 <sup>rd</sup> Floor	614	57	No parking
2 <sup>nd</sup> Floor	NOW LET		
1 <sup>st</sup> Floor	NOW LET		

### Tenure

The office is available on New Full Repairing & Insuring lease directly from landlord for a term of years to be agreed.

### Business Rates

Rateable value 2023 - £6,200

Rates payable - £3,044 per annum (£4.96 per sq ft).

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

**EPC**- Undergoing reassessment.

**VAT**- All figures quoted are exclusive of VAT.

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

**Legal Costs**- Each party to bear their own legal costs.



## 3rd Floor - Existing Floor Plan



## Viewing & Further Information

**Sam Williams**

sam.j.williams@savills.com

0117 910 0310

**Harry Allen**

hrallen@savills.com

0117 910 2356

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

April 2024

