



**CHARLOTTE  
PLACE BRISTOL**

**FULLY FITTED OFFICES AVAILABLE TO LET FROM 2,913 – 5,894 SQ FT  
WITH SECURE REAR CAR PARK  
QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX**

**A BUILDING WIDE REFURBISHMENT WAS CARRIED OUT IN SUMMER 2019 AND MORE RECENTLY IMPROVEMENTS TO THE COMMON AREAS TO PROVIDE CONTEMPORARY ACCOMMODATION ACROSS GROUND AND 5 UPPER FLOORS.**

The building is located between Queen Square and Baldwin Street on Queen Charlotte Street, surrounded by a wealth of amenity such as St Nicholas Market, Corn Street and The Harbourside.

16 Minute Walk to Bristol Temple Meads Station and Metro Bus Links available at either end of Baldwin Street.

Additional parking is available opposite via an NCP multi storey car park offering short and long term licence car parking.



## CURRENT AVAILABILITY

Charlotte Place currently comprises of the following availability:

	SQ FT	SQ M
Fifth	2,913	270.73
Third	2,929	272.11
<b>Total</b>	<b>5,842</b>	<b>542.74</b>

- The 3rd & 5th floors are available providing 2,913 – 5,842 sq ft with car parking.
- The 3rd floor offers fully fitted contemporary office space with 38 x desks, large board room, comms rooms and fitted kitchen with white goods and breakout space.
- The 5th Floor provides high quality CAT A accommodation with excellent natural lighting, exposed services and kitchen.



EXCELLENT  
NATURAL LIGHT



SHOWER AND  
CYCLE PROVISION



SUSPENDED  
LED LIGHTING



FITTED OPTIONS  
AVAILABLE



FULLY RAISED  
ACCESS FLOOR



VRF AIR CONDITIONING  
WITH EXPOSED  
DUCT WORK



SECURE CAR  
PARKING SPACES  
AVAILABLE



EXPOSED  
CONCRETE  
SOFFIT CEILING



ESCOOTER AVAILABLE  
ADJACENT TO THE  
BUILDING



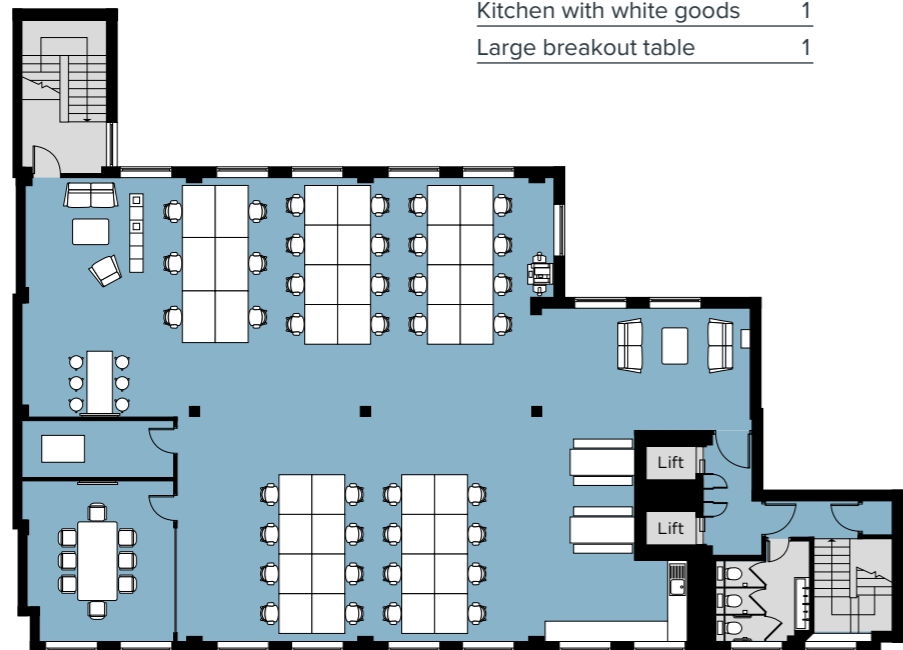
REFRESH OF  
BUILDING  
COMMON PARTS



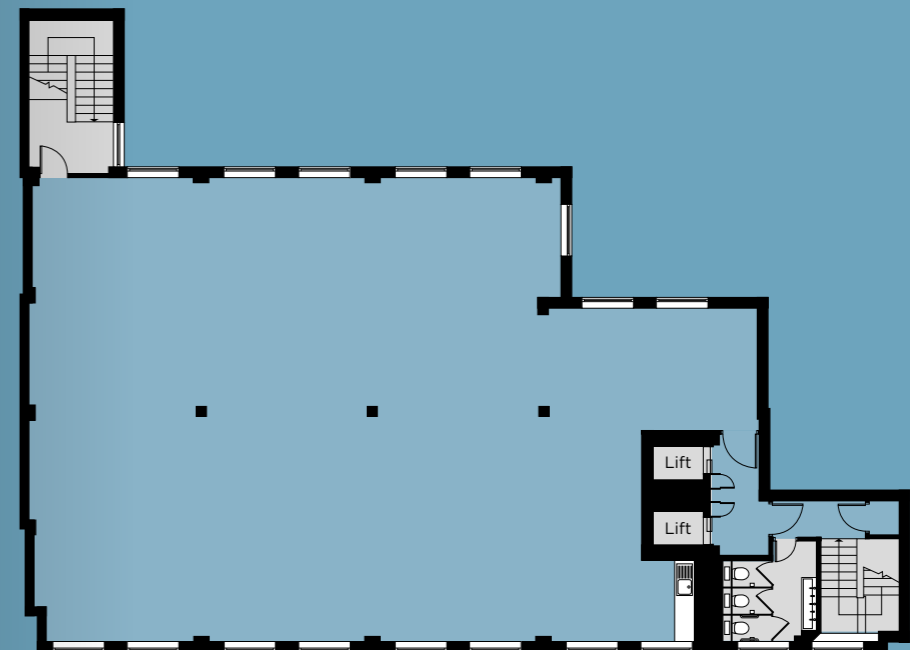
### 3RD FLOOR FITTED

### SPACE PLANNING

Work Stations	38
Board room	1
Server room	1
Kitchen with white goods	1
Large breakout table	1



### 5TH FLOOR UNFITTED





**CENTRALLY LOCATED ON  
QUEEN CHARLOTTE STREET,  
BETWEEN QUEEN SQUARE  
AND BALDWIN STREET.**

- 01 CABOT CIRCUS / BROADMEAD
- 02 BRISTOL UNIVERSITY
- 03 PARK STREET / CLIFTON TRIANGLE
- 04 THE WATERFRONT / HARBOURSIDE
- 05 QUEEN SQUARE
- 06 TEMPLE MEADS STATION
- 07 M32 MOTORWAY
- 08 CASTLE PARK
- 09 BRISTOL BRIDGE
- 10 BALDWIN STREET
- 11 COLLEGE GREEN
- 12 ST NICHOLAS MARKET
- 13 BRISTOL BEACON
- 14 BRISTOL CITY CENTRE FERRY LANDING

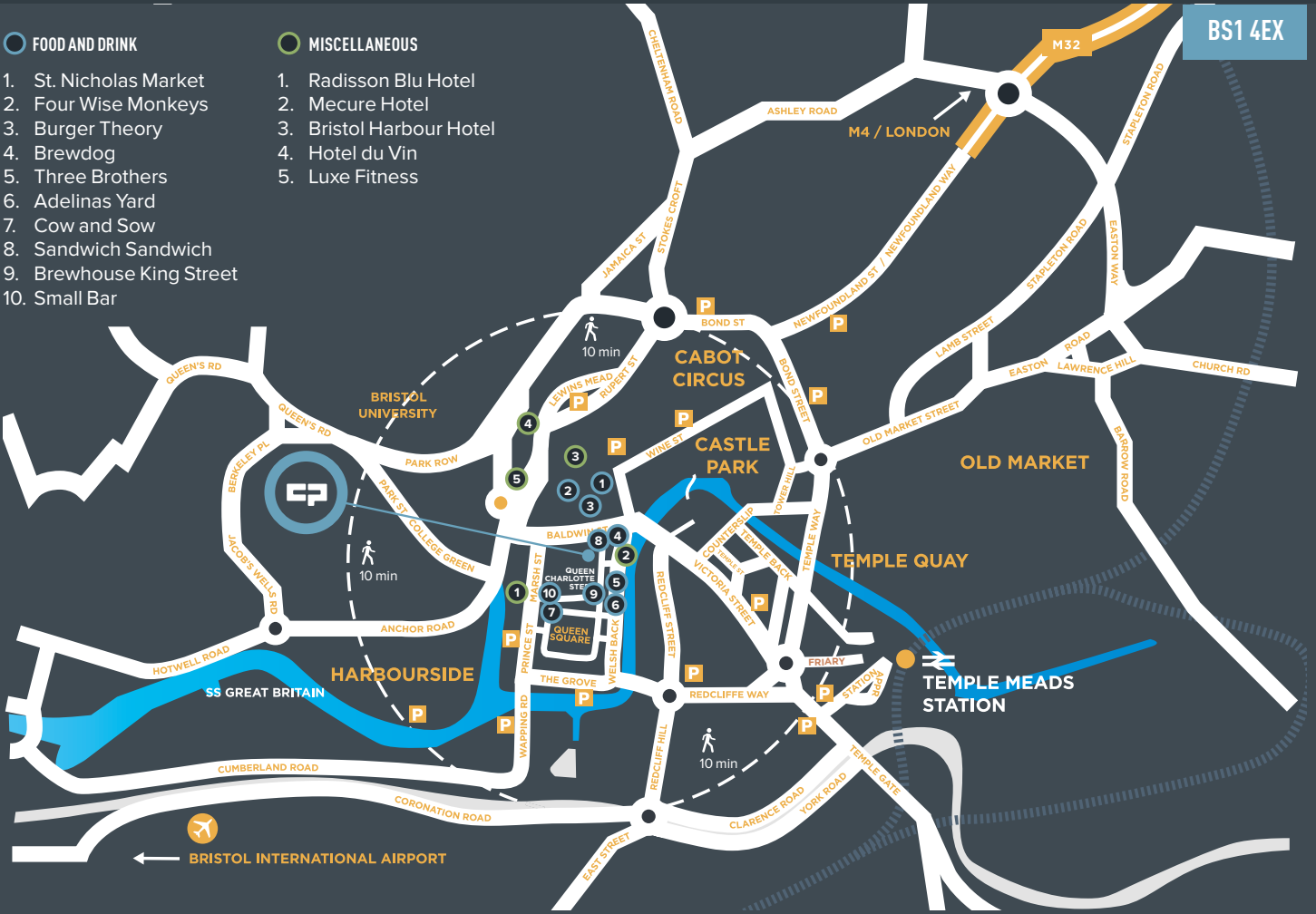


**FOOD AND DRINK**

1. St. Nicholas Market
2. Four Wise Monkeys
3. Burger Theory
4. Brewdog
5. Three Brothers
6. Adelines Yard
7. Cow and Sow
8. Sandwich Sandwich
9. Brewhouse King Street
10. Small Bar

**MISCELLANEOUS**

1. Radisson Blu Hotel
2. Mecure Hotel
3. Bristol Harbour Hotel
4. Hotel du Vin
5. Luxe Fitness



**GET CONNECTED**

The building is in close proximity to Bristol Bridge which links to Victoria Street and Bristol Temple Meads Station.



**CBRE**

**TERMS**

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed.

**Harry Allen**  
07807 999 440  
Hrallen@savills.com

**Alex Riddell**  
07920 467 117  
alex.riddell@cbre.com

**RENT & SERVICE CHARGE INFORMATION**

Upon application to the joint agents.

**Sam Williams**  
07811 762 491  
sam.j.williams@savills.com

**Alex Hayman**  
07827 252 847  
alex.hayman@cbre.com

**BUSINESS RATES**

We recommend interested parties make their own enquiries directly to Bristol City Council.

**EPC**

EPC B49.

**VIEWING & FURTHER INFORMATION**

Please contact the joint sole agents.