



TO LET
Spectrum, Bristol, BS1 3LG





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Landmark City Centre Office

- ❖ Part 1st floor measuring 8,804 sqft
- ❖ Suites divisible from 4,000 sqft approx. on flexible terms
- ❖ Secure basement car park
- ❖ New cycle store, showers, lockers and drying room

Planning

Use Class E.

Terms

Our clients hold a lease until 26th August 2030 subject to a break / rent review on 27th August 2025. The current passing rent is £188,919 per annum.

The lease allows subletting of part and assignment of the whole only. The lease is held outside of the 1954 Landlord & Tenant Act. The service charge is currently £11.00 per sqft. The floor can be split into separate suites from 4,000 sq ft.

Business Rates

The business rates for 2022/3 are £9.20 per sqft. Interested parties are also advised to make their own enquires to Bristol City Council to verify this information.

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Description

Spectrum comprises a multi let office building located in central Bristol, extending to 114,000 sq ft over six storeys. There is an abundance of natural light throughout the building including the impressive double height reception with communal breakout area.

The accommodation benefits from raised floors, VRF air conditioning, metal tile suspended ceilings, new WC's & showers in the common parts, and refurbished lifts.

Location

Spectrum is located at the southern end of the M32 providing excellent access to the M4/M5 motorways.

The offices are on the doorstep of Bristol's prime retail district benefitting from an abundance of amenity in Cabot Circus and Broadmead. There are several multi storey carparks within a short walking distance. Bristol Bus Station and Bristol Temple Meads mainline station are 10 and 15-minute walk respectively from the property.



EPC

The property has an energy efficiency rating of C.

VAT

We have been advised that the property is elected for VAT.

Legal Costs

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



Further Information

Interested parties to make applications to the agents.

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