



Third Floor, 33 Portland Square
Flexible Office Space to Let

Initial rent of £13,100 pa

567 sq ft (52.68 sq m)

Description

The property is an attractive Grade 1 listed mid-terraced period building arranged over basement, ground, first, second and third floors. It has been refurbished and restored by the current owners to bring back many of the original features.

Location

Situated in central Bristol, Portland Square is an attractive Georgian Square which, has undergone significant development and improvement over recent years. The square occupies a convenient city centre location close to Cabot Circus. There is easy access to the M32 motorway and Temple Meads Railway station via the ring road.

0.5 miles from Bus Station
1.2 miles from Temple Meads Station



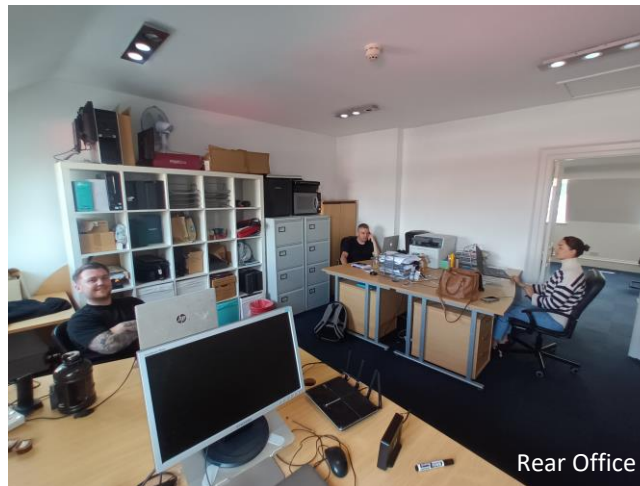
Front Office



Front Office



Rear Office



Rear Office

Terms

The landlord is seeking an all inclusive lease (excluding business rates) for a term to be agreed. Depending on financial strength of an incoming tenant a 3-6 month rental deposit may be required.

Use

Class E – Suitable for offices, financial and professional services. Research and development.

Rent

A stepped rent inclusive of service charge and utilities is as follows:

Year 1 - £13,100 per annum.
Year 2 - £13,755 per annum.
Year 3 - £14,443 per annum.

Amenities

- Intercom door entry system
- Floor power and data points
- Shower Facilities
- Bike Storage Options
- Cat 5e Network
- Gas central heating

Size & Floors

	Sq ft	Sq m
Front Office	339	31.50
Rear Office	228	21.18
TOTAL	567	52.68

The offices are interconnected and could be let separately, or as a whole.

Business Rates

At present the Property is currently assessed as an overall rating.

Interested parties should make their own enquiries to the Local Billing Authority.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Map



Viewings & further information

Viewings strictly by prior appointment

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