

TO LET

OFFICE WITH PARKING
16.39 SQ M (176 SQ FT)

1 WINE STREET, BRISTOL, BS1 2BB



- First floor self-contained office accommodation
- Fully refurbished
- Air conditioning and gas fired central heating
- Rent is inclusive of all bills
- Available at the end of August
- One car parking space included

TO LET

LOCATION

This property is situated in Bristol city centre, In close proximity to Corn Street, Broad Street and the Cabot Circus Shopping Centre. This is a popular location with businesses, residents and tourists.

DESCRIPTION

The property comprises a self-contained first floor office that has been fully refurbished by the landlord. It is finished to a high specification, with air-conditioning, gas fired central heating, new carpet throughout, a new kitchenette and private WC.

Also included within the rent is the use of a parking space under the Grand Thistle Hotel which is in close proximity.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
First Floor		
Office	16.39	176
WC	-	-
Net Internal Area	16.39	174



TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£1,500 per calendar month inclusive of all bills.

BUSINESS RATES

The Business Rates are included within the rent.

PLANNING

The property has planning consent for B1 (Office) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

We are advised that the property is Grade II Listed and is therefore exempt from the requirement to have an Energy Performance Certificate.

CONTACT

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