

TO LET

PART 5TH FLOOR, CITY POINT, TEMPLE GATE, BRISTOL, BS1 6PL

APPROXIMATELY 5,330 SQ FT (495.16 SQ M)

8 Car Parking Spaces

LOCATION

City Point is located in a highly prominent and accessible position on Temple Gate directly opposite the Bristol Temple Meads railway station concourse.

This is one of the most accessible locations in Central Bristol with direct links to the A4 Bath Road and easy access to the M32 Motorway. Bristol Temple Meads is also a major bus transport node and there is a frequent regular bus service to Bristol Airport.

City Point adjoins the Holiday Inn budget hotel and the city's amenities are within easy walking distance including Cabot Circus shopping centre and the vibrant waterfront.

CONTACT

Carter Jonas LLP

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DESCRIPTION

City Point is a significant modern office building with car parking to the rear.

Accommodation is arranged on Ground and six upper floors.

The building benefits from an impressive entrance hall and has well appointed common parts including twin passenger lifts.

AMENITIES

Air Conditioning

LED lighting

Raised Floor

- Quality fit out with meeting room, offices and breakout/kitchen
- High quality carpets/decoration
- Fully furnished option available

ACCOMMODATION

The accommodation extends to:

5.330 ft2 (495.16 m2).

CAR PARKING

The accommodation benefits from 8 car parking spaces.

BUSINESS RATES

Rateable Value of £69.564.

TERMS

The accommodation is available by way of sublease or assignment or on a new lease on terms to be agreed.

LEASE

The property is held under an existing lease dated 7th June 2018 for a period of years expiring 13th March 2023. The lease is on full repairing and insuring terms by way of service charge, The lease is granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£79,950 per annum, exclusive. (£15.00 per sq ft).

SERVICE CHARGE

The tenant is responsible for the payment of a service charge. Further details are available upon application.

EPC

The accommodation is EPC rated 'C'.

LEGAL COSTS

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

FURTHER INFORMATION & VIEWINGS

Strictly via sole agents:

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SUBJECT TO CONTRACT NOVEMBER 2020

IMPORTANT INFORMATION