



**Headquarters Offices
Bristol House
40-56 Victoria Street
Bristol
BS1 6BN**

- **Approximately 32,641 Sq Ft (3,032 Sq M)**
- **Available as a whole or as smaller suites.**
- **With 17 Basement Parking Spaces.**

LOCATION

Bristol House is located at the junction of Victoria Street and Temple Street in Bristol City Centre close to Bristol Bridge and the successful Finzels Reach development. Bristol Temple Meads Railway Station and Temple Quay are within easy walking distance.

DESCRIPTION

Bristol House is a low rise head office building constructed in 1975 but comprehensively refurbished in 2018. The building provides efficient open plan accommodation arranged in two wings with offices positioned over five floors together with a basement car park and storage.

AMENITIES

- Air conditioning.
- Perimeter trunking.
- 12-person passenger lift.
- Suspended ceilings with LED lighting.
- Renewed finishes from 2018.

RATEABLE VALUE

Rateable Value (1 April 2023 to present):
£600,000

LEASE

The property is held under an existing lease of 15 years from 18 September 2018 with a tenant break clause on 18 September 2028. The lease incorporates an upwards only rent review on 18 September 2028. Full details are available upon application.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	7,614	707.36
First Floor	8,196	761.43
Second Floor	8,290	770.16
Third Floor	4,271	397.77
Fourth Floor	4,270	396.69
Total	32,641	3,033.41

In addition there is basement storage suitable for the creation of shower room and changing facilities.

TERMS

The property is available to let as a whole by way of assignment or sub-lease for a term of years to be agreed.

Sub-leases on individual floors or multiples of floors are available from 4,270 Sq Ft (397 Sq M)

RENT

On application.

VAT

All terms quoted are exclusive of VAT where applicable.

EPC

The Building has an Energy Performance Certificate B 45 rating.

FURTHER INFORMATION

For further information contact the sole agents;

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For identification purposes only

FURTHER INFORMATION

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