

TO LET

GROUND FLOOR OFFICES, 25 TRENCHARD STREET, BRISTOL



GROUND FLOOR OFFICES, 25 TRENCHARD STREET, BRISTOL, BS1 5AN

- **Approximately 3,864 sq ft (358.97 sq m)**
- **1 Car Parking Space**

LOCATION

The property is located close to the junction of Trenchard Street and Colston Street within Bristol city centre and within easy walking distance of Bristol University, The Bristol Royal Infirmary and Queens Road Clifton. Trenchard Street multi storey car park is located nearby.

DESCRIPTION

25 Trenchard Street is an attractive brick-built office building and the subject accommodation comprises a modern open plan ground floor suite.

The accommodation includes a raised floor, suspended ceiling, recessed fluorescent lighting, comfort cooling and gas fired central heating.

CONTACT

Carter Jonas LLP

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carterjonas.co.uk/commercial

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IMPORTANT INFORMATION

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Carter Jonas

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ACCOMMODATION

The accommodation extends to approximately 3,864 sq ft (358.97 sq m) measured on a net internal area basis.

PARKING

The accommodation is offered with 1 car parking space.

BUSINESS RATES

The property has a Rateable Value of £45,500 (1 April 2023 to present).

LEASE

The accommodation is offered to let on a new full repairing and insuring lease by way of service charge for a term of years to be agreed. The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£70,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C - 73.

LEGAL COSTS

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

VAT

All terms quoted are exclusive of VAT.

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

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25 Trenchard St, Bristol, BS1 5AN



SUBJECT TO CONTRACT August 2023

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