

OFFICE BUILDING



35 KING STREET, BRISTOL

TO LET

35 KING STREET, BRISTOL, BS1 4DZ

APPROX. 1,033 - 5,492 SQ FT (96.02 - 510.36 SQ M)

LOCATION

35 King Street is prominently situated on the northern flank of King Street close to the Bristol Old Vic Theatre and in the heart of the city centre.

Prince Street multi-storey car park and Bristol Temple Meads railway station are within easy walking distance.

DESCRIPTION

35 King Street is a former cork warehouse and has an elaborate brick façade built in circa 1870 but with efficient open plan offices on ground and three upper floors. The office benefitted from inset floor boxes, carpeted floors to upper floors and flagstones on the ground floor.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

The building comprises the following approximate net internal areas: -

Ground Floor	1,033 Sq ft	96.02 Sq m
First Floor	1,426 Sq ft	132.48 Sq m
Second Floor	1,485 Sq ft	137.96 Sq m
Third Floor	1,548 Sq ft	143.90 Sq m
Total:	5,492 Sq ft	510.36 Sq m

BUSINESS RATES

“Offices and Premises” Rateable Value of £44,250.

PLANNING

The building's most recent use has been as offices.

The building is understood to be Grade II Listed and within a Conservation Area.

TERMS

The building is offered to let as a whole or in individual floors on full repairing and insuring terms and including a service charge.

Leases are to be granted for a term of years to be agreed outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£20 per sq ft per annum exclusive of VAT, rates and service charge.

VAT

All terms quoted are exclusive of VAT where applicable.

EPC

The building has an EPC E 118 rating.

LEGAL COSTS

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

VIEWINGS & FURTHER INFORMATION

Strictly via sole agents:

Andrew Hardwick: andrew.hardwick@carterjonas.co.uk | T: 0117 363 5694 | M: 07771 820053

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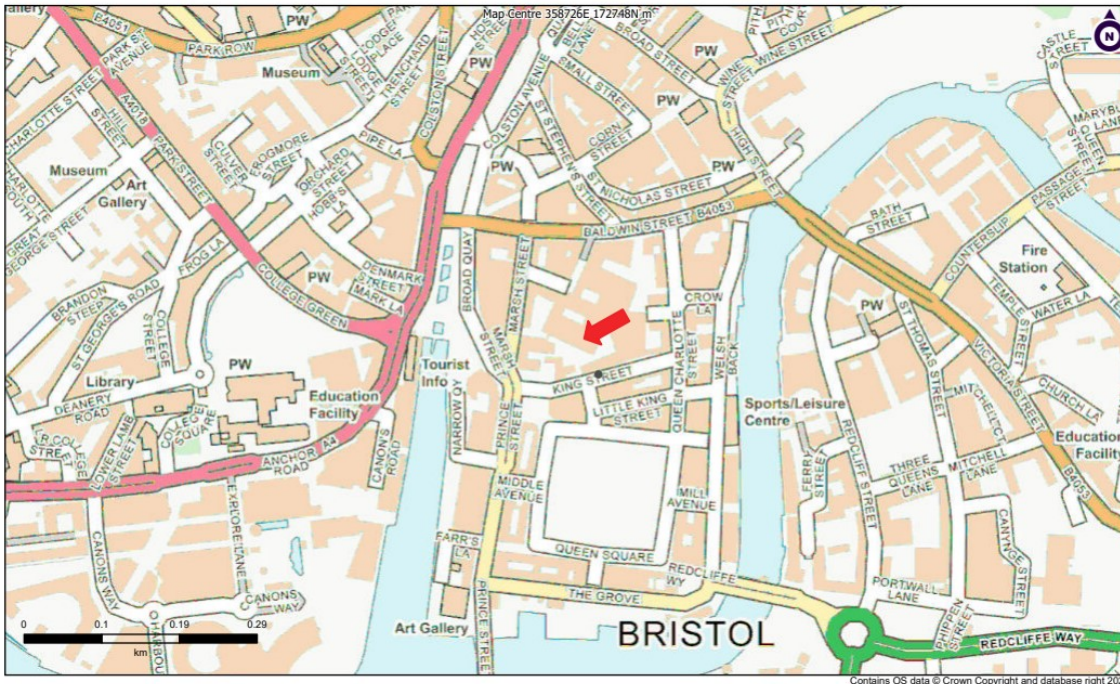
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FOR INDICATIVE PURPOSES ONLY

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