



**OFFICES TO LET**

**QUEEN CHARLOTTE STREET, BRISTOL BS1 4EX**





CHARLOTTE  
PLACE BRISTOL

## DESCRIPTION

OFFICE FLOOR

RECEPTION

LOCATION

ACCOMMODATION

REFURBISHMENT

TERMS/CONTACT



**4 FLOORS OF EXTENSIVELY  
REFURBISHED OFFICE SPACE  
FROM 2,913 - 11,709 SQ FT**

**CONTEMPORARY OPEN PLAN SPACE  
WITH EXPOSED SERVICES**

**SITUATED NEXT TO QUEEN SQUARE  
WITH SECURE ON-SITE PARKING**





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## DESCRIPTION

OFFICE FLOOR

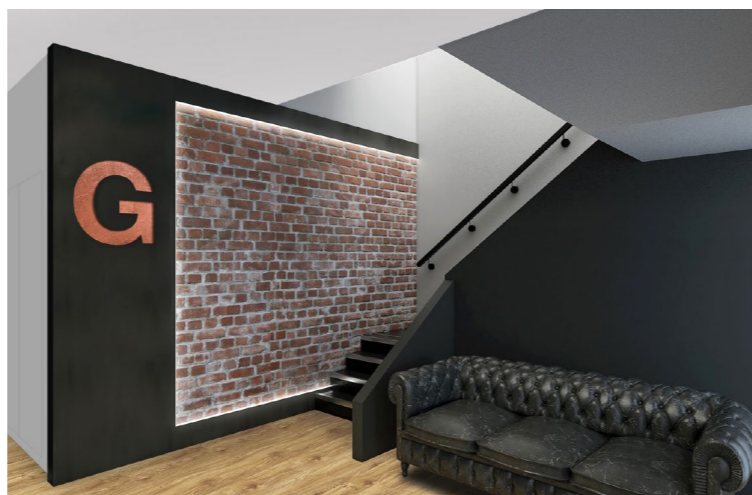
RECEPTION

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**REFURBISHED  
RECEPTION,  
COMMUNAL AREA  
AND WC'S**





CHARLOTTE PLACE BRISTOL

# GET CONNECTED

Centrally located on Queen Charlotte Street, between Queen Square and Baldwin Street. The building is in close proximity to Bristol Bridge which links to Victoria Street and Bristol Temple Meads Station. The building is opposite an NCP multi storey car park which provides additional short term and long term licence car parking.

DESCRIPTION

LOCATION

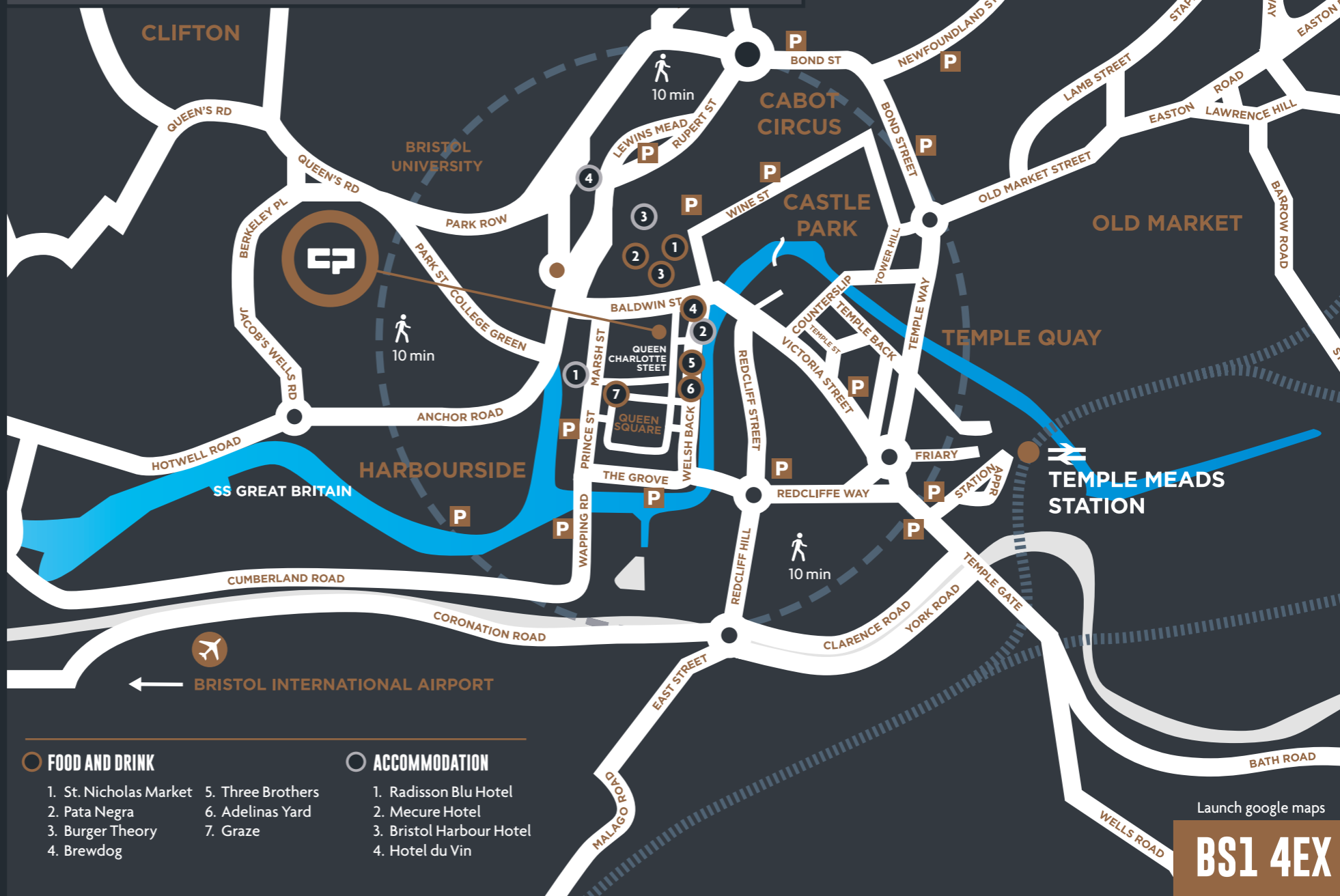
MAP

GALLERY

ACCOMMODATION

REFURBISHMENT

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# EVERYTHING YOU NEED RIGHT ON YOUR DOORSTEP



Temple Meads mainline train station is a 10 minute walk away and Cabot Circus Shopping Centre is only a 12 minute walk. Access to the M32 and regional motorway network is only one mile away and a comprehensive bus service including the new metro network is close to the building.





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# THE REFURBISHED SUITES PROVIDE MODERN OPEN PLAN CONTEMPORARY OFFICE SPACE WITH EXPOSED SERVICES

	SQ FT	SQ M
Fifth	2,913	270.6
Third	2,925	271.7
Second	2,934	272.6
First	2,937	272.9
<b>Total</b>	<b>11,709</b>	<b>1087.8</b>

Measured in accordance with IPMS 3



**THE FLOORS BENEFIT  
FROM EXCELLENT  
NATURAL LIGHT**



**SHOWER AND CYCLE  
PROVISION AVAILABLE**



**SECURE CAR  
PARKING SPACES  
AVAILABLE**



**COMPREHENSIVE ENHANCEMENT  
AND REBRAND OF THE BUILDING'S  
COMMON PARTS INCLUDING NEW  
EXTERNAL SIGNAGE AND RECEPTION**





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# CHARLOTTE PLACE HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT AND TRANSFORMATION DURING THE COURSE OF 2018 INCLUDING THE FOLLOWING WORKS:



NEW SUSPENDED  
LED LIGHTING



VRF AIR CONDITIONING  
WITH EXPOSED  
DUCT WORK



FULLY RAISED  
ACCESS FLOOR



EXPOSED CONCRETE  
SOFFIT CEILING





## DESCRIPTION

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## LOCATION

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## ACCOMMODATION

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## REFURBISHMENT

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## TERMS/CONTACT

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### USE

B1 offices

### TERMS

The office suites are available to let on a new lease direct from the Landlord for a term of years to be agreed

### RENT & SERVICE CHARGE INFORMATION

Upon application to the joint agents

### BUSINESS RATES

We recommend interested parties make their own enquiries directly to Bristol City Council

### EPC

An EPC assessment will be undertaken upon completion of the refurbishment

### VIEWING & FURTHER INFORMATION

Please contact the joint sole agents



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