

TO LET

# St Bartholomews House, Lewins Mead, Bristol BS1 2NH



## Office Space

4,198– 19,806 sq. ft.

- + Available from Q1 2021
- + Modern open plan floors
- + Excellent location close to City Centre amenities and hotels
- + On-site parking



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**CBRE**

# TO LET

## Open plan office Space

St Bartholomew's House, Lewins Mead  
Bristol BS1 2NH

### Location

St Bartholomew's House is situated in a prominent position in the heart of the city centre close to all centre amenities and adjacent to Broadmead and Cabot Circus shopping centres. Hotel Du Vin is also situated immediately adjacent.

The property is a short drive from the M32 and the national motorway network and within walking distance of Temple Meads rail station.

### Description

St Bartholomew's is a modern office building comprising high quality office space arranged over ground and 4 upper floors with secure basement level car and cycle parking. The ground floor reception and front elevation has recently be subject to substantial refurbishment works.

The ground, first and second floors will be available and office space itself will provide the following outline specification: -

- Open plan with exposed services
- Air conditioning
- Raised access floors
- LED Lighting
- Male, female and disabled WCs
- 2 Passenger lifts

### Terms

Terms on application.

### Accommodation

Area	Sq. ft.	Sq. m.
Ground	4,198	390.0
First	7,804	725.0
Second	7,804	725.0
Total	19,806	1,840.0

### Availability

The accommodation is available to let either whole or on a floor by floor basis on an effective full repairing and insuring terms by way of service charge.

### Business Rates

Further information is available from the agents.

### VAT

All figures quoted are exclusive of VAT, if chargeable.

### EPC

The property will be reassessed for its EPC following completion of the refurbishment works.

### Legal Costs

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

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