

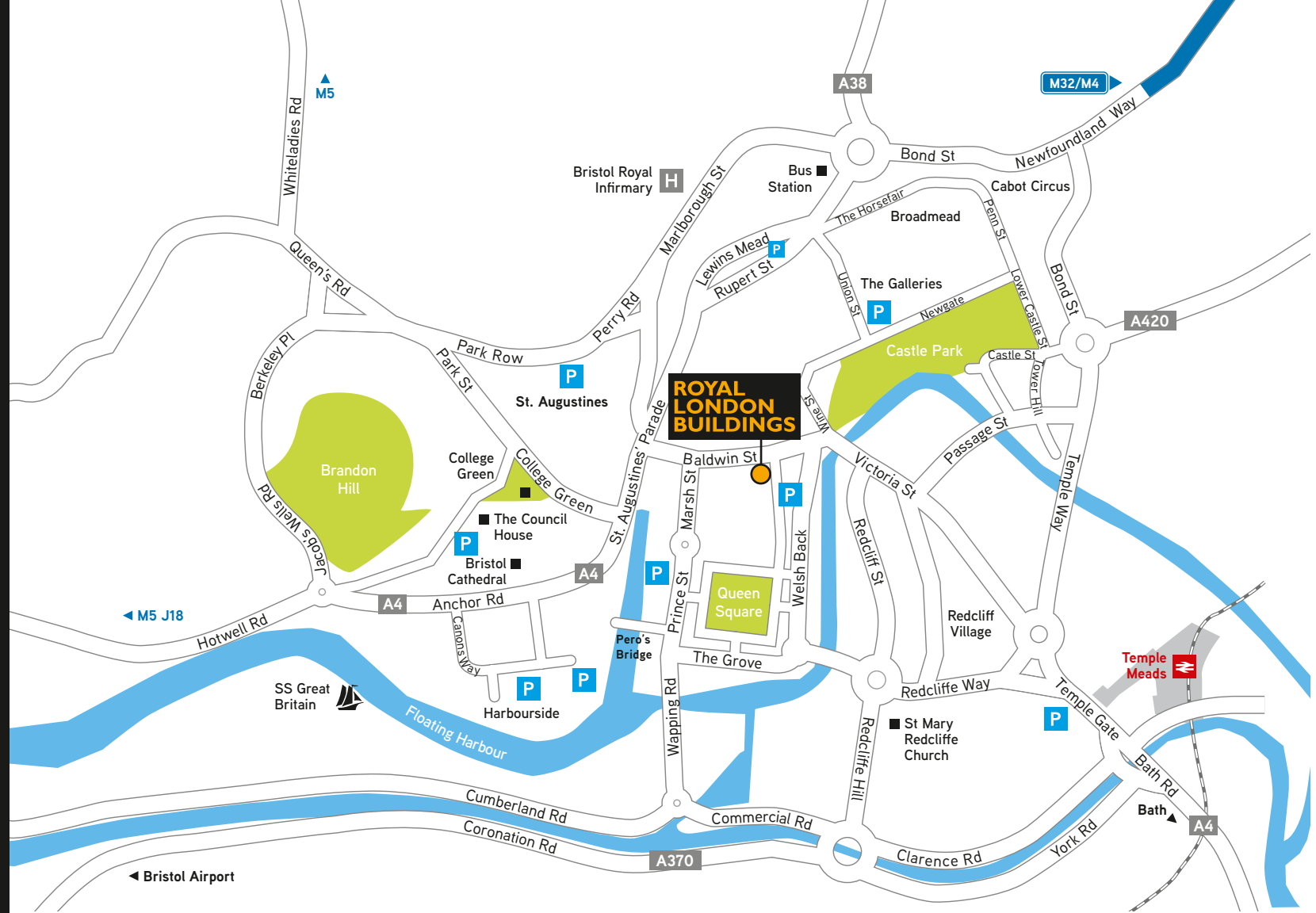


ROYAL LONDON BUILDINGS

BALDWIN STREET
BRISTOL BS1 1PN

CONTEMPORARY OPEN PLAN OFFICES
SUITES AVAILABLE FROM **296 – 875 SQ FT**

Royal London Buildings occupies a prominent position at the junction of Baldwin Street and Queen Charlotte Street, within walking distance of Temple Meads station and Cabot Circus, as well as the extensive choice of restaurants and pubs available in the Corn Street area.



Royal London Buildings is an impressive refurbished office building, which provides accommodation on ground and 5 upper floors.

The reception has been reconfigured with a waiting area and a communal meeting room. Common parts provide showers and refurbished WCs with secure bike storage in the basement.



SPECIFICATION

- Open plan suites
- Onsite commissionaire
- WC's and showers
- Shared meeting room
- 8 person passenger lift
- Gas fired central heating
- Perimeter trunking
- Double glazing
- Basement storage

TERMS

The suites are available on the basis of an effectively full repairing and insuring lease, by way of a service charge for a term to be agreed.

RENT

Upon application.

LEGAL COSTS

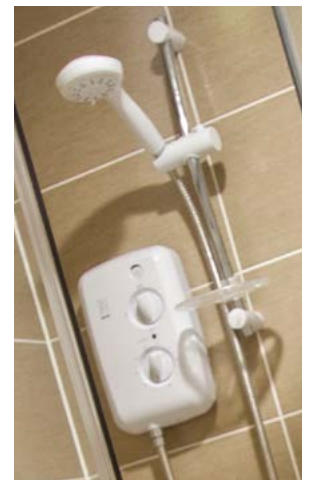
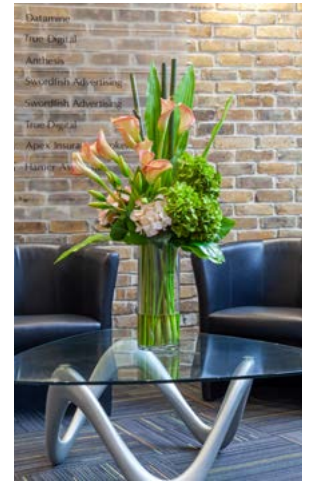
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT is applicable to all figures quoted.

BUSINESS RATES

We recommend interested parties make their own enquiries.



ACCOMMODATION

| Floor | Sq ft | Sq m |
|------------------------|-------|------|
| Ground Floor - Suite A | 456 | 42 |
| Ground Floor - Suite B | 296 | 27 |
| Third Floor - Suite B | 503 | 46 |
| Fourth Floor - Suite B | 875 | 81 |



For an appointment to view
please call:

CBRE
0117 943 5757

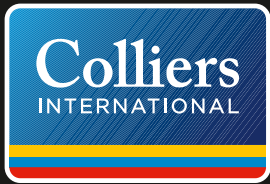
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Please note these details do not constitute
any offer or contract and although they
are believed to be correct their accuracy
cannot be guaranteed and they are
expressly excluded from any contract.

CBRE/C Hollister HD2444 04/21

