

TO LET

CBRE

Brew House

Brew House
Jacob Street
Bristol
BS2 0EQ

Office Space

4,877 sq. ft. (453.1 sq. m.)

- Fitted Meeting Rooms and Kitchen
- Reception Area
- Shower Facilities
- Male and Female WC's on Each Floor
- Exposed VRV Air Conditioning
- Suspended Pendant Lights
- A Range of Solid and Raising Access Floors
- 2 Car Parking Spaces



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Brew House

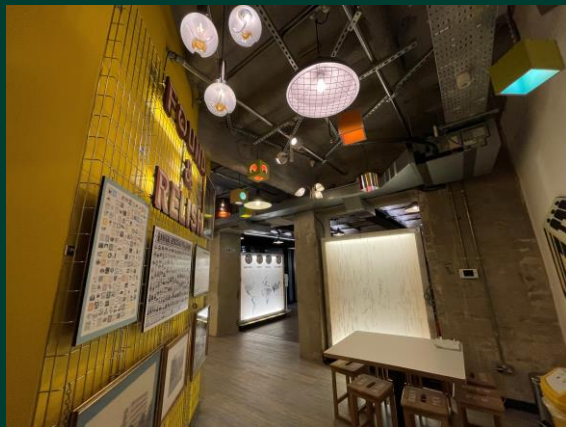
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Location

Brew House is situated in Bristol's city centre, just a stone's throw away from Castle Park. The property benefits from immediate access to the Temple Way inner circuit ring road, which connects Bristol to the national motorway network, via the M32. Temple Meads Station is also just a 10 minute's walk away from Brew House, with a bus stop immediately outside of the building.

Description

The property comprises a Grade B office space on the ground floor, with the city centre's excellent amenities located within the immediate vicinity.



Accommodation

Measured on a net internal basis the property has a floor area of 4,877 sq. ft.

Terms

Terms on application.

Availability

The accommodation is available to let with service charge by way of assignment of the existing lease at the passing rent. Alternatively, it is also available via a sub-lease or new lease at the market rent.

Business Rates

Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The current EPC for the property is B.

Legal Costs

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

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