

TO LET

CBRE

# 1 Brunswick Square Bristol, BS2 8PE

## Office Space

6,025 sq. ft. & 12,042 sq. ft.

- High Quality ground floor reception area
- Central lightwell
- Cycle storage & shower facilities
- Male and Female WC's on Each Floor
- Exposed VRV Air Conditioning
- Suspended LED lighting
- Raised access floors
- 2 car spaces



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# 1 Brunswick Square

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## Location

1 Brunswick Square is situated in a prominent location on Bond Street within Bristol city centre, just a stone's throw away from Cabot Circus. 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 walk and the central bus station is also located close by.

Bristol's biggest shopping centre, Cabot Circus, is also within short walking distance and offers extensive range of bars, restaurants as well as various retail and leisure facilities. Occupiers in the shopping district include Harvey Nichols, Apple, The Gym, and H&M.

## Description

The building was comprehensively refurbished approximately 5 years ago including all building services and the suite itself comprises an open plan office space on the ground floor.

The available accommodation is situated on the ground floor level and provides the following outline specification:

- Exposed VRV Air Conditioning
- Suspended LED lighting
- Raised Access Floors
- Central lightwell
- Male and Female WC's on Each Floor
- Shower Facilities & Drying Room
- Cycle storage
- 2 car spaces with ground and 4 spaces with third floor
- EPC B

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## Accommodation

Measured on a net internal basis the available floors have the following areas;

Floor	Sq. ft	Sq. m
Ground	6,025	559.7
Third	12,042	1,118.7
Total	18,067	1,678.4

## Terms

Terms on application.

## Business Rates

Further information is available from the agents.

## Availability

The accommodation is available on a new effectively FRI lease by way of a service charge for a term of years to be agreed.

## VAT

All figures quoted are exclusive of VAT, if chargeable.

## Legal Costs

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