

TO LET

Part 13th Floor Clifton Heights, Triangle West, Bristol BS8 1EJ



Office Space

1,637 sq. ft. (152.1 sq. m.)

- Stunning views across the City
- Air conditioned
- Excellent location in the heart of the Clifton Triangle
- Immediately adjacent to range of bars, restaurants and other amenities



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CBRE

TO LET Office Space

Part 13th Floor Clifton Heights, Triangle West
Bristol BS8 1EJ

Location

Clifton Heights is located in a prominent position on the Clifton Triangle, which serves a landmark for the city. It's just a brief walk away from the Harbourside and City Centre.

There is a fantastic range of amenities in the immediate vicinity, which include the many bars and restaurants that trail further down Park Street. Browns, Waitrose, Sainsbury's, Anytime fitness and Nuffield Healthcare just some of the many nearby well-known names. With various bus stops nearby, public transport is readily available. There is also close access to the M4/M5 via the M32 through the City Centre, and additionally the A4/A3029.

Description

The property comprises a Grade B office space on the 13th floor, with incredible views over Bristol City Centre that extend across North Somerset.

The available accommodation is situated on the 13th floor level and provides the following outline specification: -

- Air conditioning
- Metal tiled ceiling
- Perimeter trunking
- Intercom
- LG7 Lighting

Accommodation

Measured on a net internal basis the property has a floor area of 1,637 sq. ft.

Terms

The space is available by way of a sublease. Terms on application.

Availability

The accommodation is available to let by way of sub lease with service charge.

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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