



**TO LET**

# Prudential Buildings

Wine Street, Bristol, BS1 2PH

First Floor accommodation within a prominent office building – 2,414 - 8,800 sq ft net approx.

# Location

Prudential Buildings occupies a prominent position on Wine Street, which is in the heart of the city centre and offers excellent transport connections, with Temple Meads railway station less than a 15 minute walk away.

The building is conveniently located within the midst of some of Bristol's most popular locations which all provide an array of amenities. Cabot Circus and Castle Park are immediately to the to the East, Finzels Reach, St Nicholas Market and the Floating Harbour are immediately to the South.

**Temple Meads**



**1 mile**

**Bus Station**



**1.5 miles**

**Cabot Circus**



**1 mile**

**St Nicholas Market**



**1 mile**



# Accommodation

## Description

The building reception area has recently undergone a comprehensive refurbishment to a modern contemporary finish. The available accommodation is located on the first floor and is arranged in two adjoining suites surrounding a central core. The accommodation is open plan in nature with a number of partitioned meeting rooms and breakout areas.

## Parking

The accommodation has a total of 3 onsite available parking spaces.

## Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area – approx. NIA	Sq ft	Sq m
FF Front Suite	6,386	593.27
FF Rear Suite	2,414	224.27
<b>TOTAL</b>	<b>8,800</b>	<b>817.54</b>

Fully accessible  
raised floors



Shower facilities



Comfort  
cooling



Onsite  
parking



LED  
lighting



Kitchenette



WC facilities



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

## Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Lease

The property is available by way of an assignment of the existing lease, which runs until October 2027.

Alternatively consideration may be given to offering the accommodation as a whole or in part, by way of a new full repairing and insuring sub-lease for a term of years to be agreed.

## Passing Rent

The current passing rent for the entire floor is £218,100 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref:** TWD/97874

**Date:** March 2024

**Subject to Contract**

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## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**

PROPERTY CONSULTANTS

