

TO LET 4,452 – 57,955 sq ft  
(413.6 – 5,384.1 sq m)

Redcliff Street, Bristol BS1 6HU

# redcliff quay

**Grade A waterfront offices**  
**High quality refurbishment**  
**Balconies with exceptional views**



A Landmark building  
with newly refurbished high  
quality accommodation  
overlooking the City's  
Floating Harbour

**Located in the  
heart of the central  
business district**



**Within close proximity  
to a wealth of cafés,  
bars and restaurants**

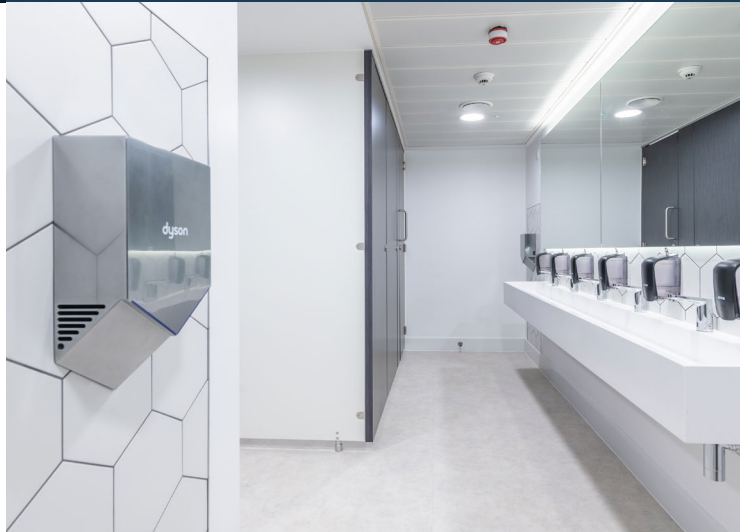


**redcliff  
quay**

Redcliff Street, Bristol BS1 6HU



**10 minutes walk  
from Cabot Circus  
Shopping Centre**



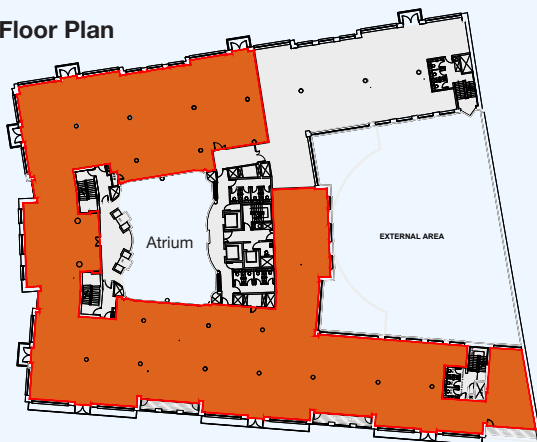
**10 minutes walk  
from Temple Meads  
Railway Station**

Set around an attractive full height central atrium, in a waterside location

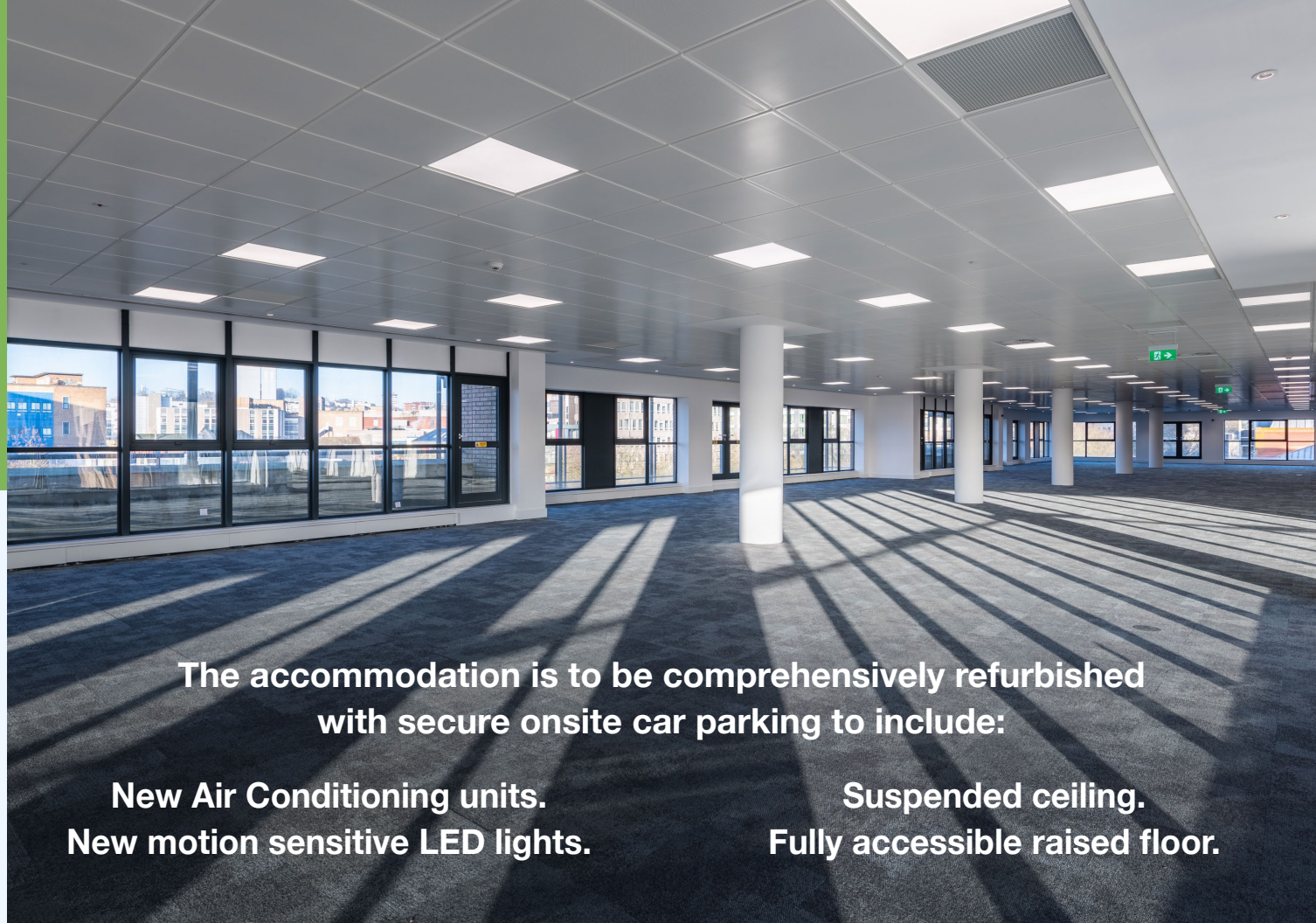
**Available accommodation:**

Floor	Sq ft	Sq M
Part Ground Floor	16,223	1,507.0
Part 1 <sup>st</sup> Floor	4,452	413.6
Part 2 <sup>nd</sup> Floor	16,813	1,562.0
3 <sup>rd</sup> Floor	20,467	1,901.4
<b>Total</b>	<b>57,955</b>	<b>5,384.1</b>

**2<sup>nd</sup> Floor Plan**



Floating Harbour elevation



The accommodation is to be comprehensively refurbished with secure onsite car parking to include:

**New Air Conditioning units.**  
**New motion sensitive LED lights.**

**Suspended ceiling.**  
**Fully accessible raised floor.**

**LEASE** A new full repairing and insuring service charge lease is available for a term of years to be agreed.

**RENT** On application.

**SERVICES** We are advised that all main services are connected to the premises.

**VAT** VAT will be levied on the rent.

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

**BUSINESS RATES** Interested parties should make their own enquiries to Bristol City Council.

**EPC** A new EPC will be available upon completion of the refurbishment works.

**ANTI-MONEY LAUNDERING REGULATIONS** Evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

**VIEWING ARRANGEMENTS**

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

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[www.redcliffquay.co.uk](http://www.redcliffquay.co.uk)

All measurements are approximate Net Internal Areas.

Important Notice: These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. April 2023. Designed and produced by kubiakcreative.com 235455 04/23

