

# TO LET - CITY CENTRE OFFICES

## Bristol

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PROPERTY CONSULTANTS



**GOOD QUALITY  
FLEXIBLE CITY CENTRE  
OFFICES WITH ONSITE  
CAR PARKING**

**Part 2nd Floor  
4 Colston Avenue  
Bristol  
BS1 4ST**

**3,272 sq ft  
(303.93 sq m) net approx.**





# Part 2nd Floor, 4 Colston Avenue, Bristol BS1 4ST

## Location

4 Colston Avenue enjoys excellent connections to the inner city ring road and the M32 and national motorway network. The property is only 10 mins walk from Temple Meads Railway Station and offers easy access to Cabot Circus and Broadmead Shopping Centre. The Metro and Local bus services stop directly outside the property providing transport for all commuting staff and visitors.

With a wide range of bars, restaurants and leisure facilities on the doorstep this is a great location to work.



## Description

The available accommodation is located on the 2nd floor and has been fitted out to a good standard. The accommodation benefits from a heating and cooling system, LG7 lighting, perimeter trunking, kitchen and a range of glass partitioned meetings rooms. The office accommodation also benefits from secure on site allocated car parking.

## Accommodation

Area	Sq ft	Sq m
Part 2nd Floor	3,272	303.93
<b>TOTAL</b>	<b>3,272</b>	<b>303.93</b>

All measurements are approximate Net Internal Areas.

## Lease

The accommodation is available by way of an assignment of the existing lease which runs until June 2024. Alternatively consideration may be given to a new sublease.

## Car Parking

The accommodation is offered with one on site car parking space.

## Rent

On application

## Services

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

## Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Council on: 0117 9221222 or : [www.bristol.gov.uk](http://www.bristol.gov.uk)

## Legal Costs

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

## 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).

The property is currently described on the VOA website as Offices and premises with a rateable value of £32,000.

## 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 landlords' discretion.

## Energy Performance Certificate

A energy performance certificate rating is available upon request.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

## VAT

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

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## 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.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



## Viewing Arrangements

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

## Alder King Property Consultants

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