

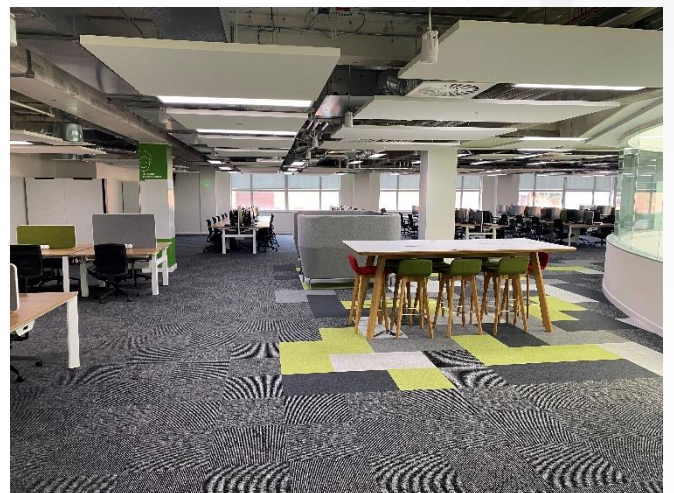
FOR LEASE

The Core, 40 St Thomas St Bristol BS1 4JX



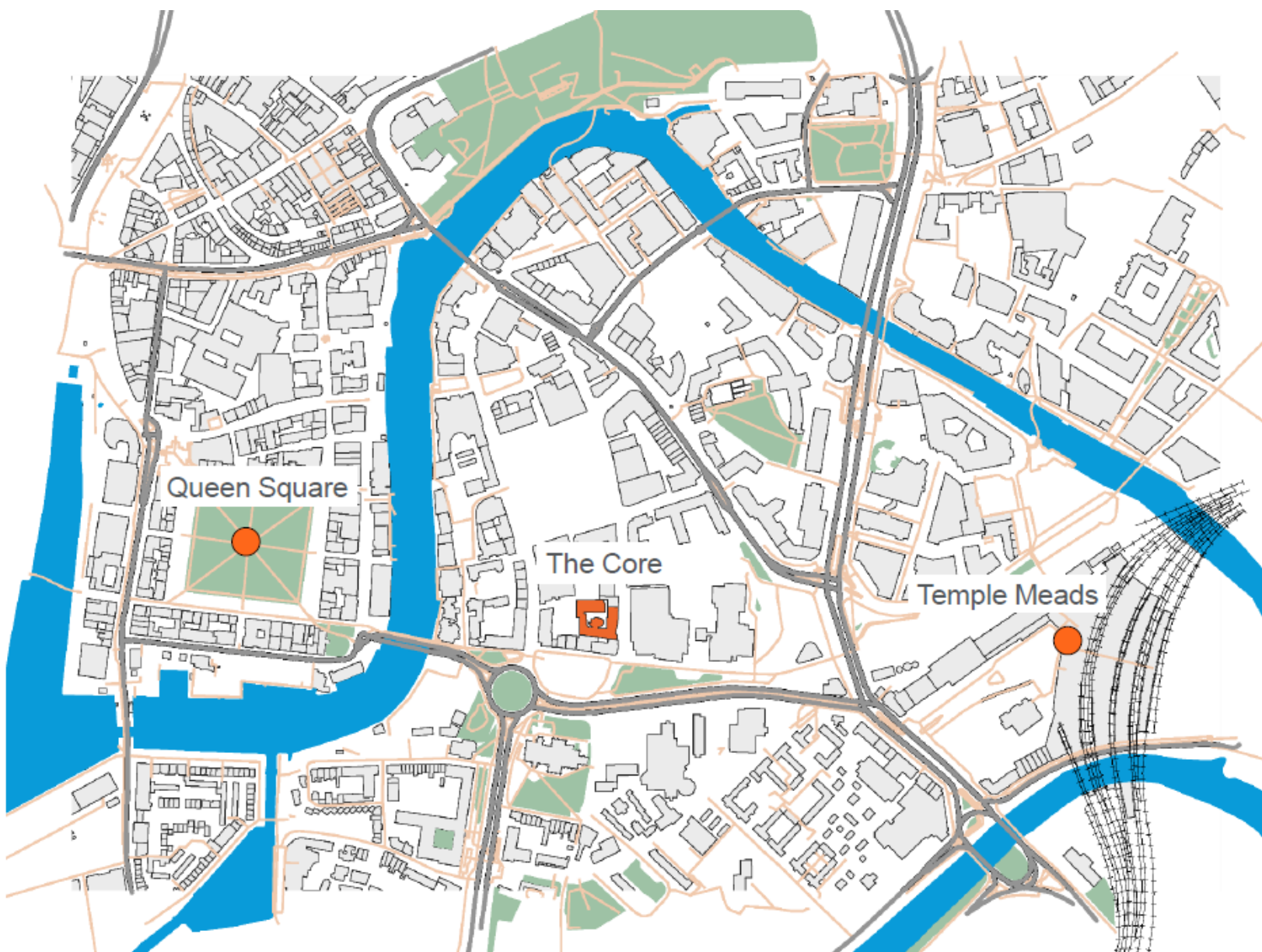
16,550 sq ft (1,543 sq m)

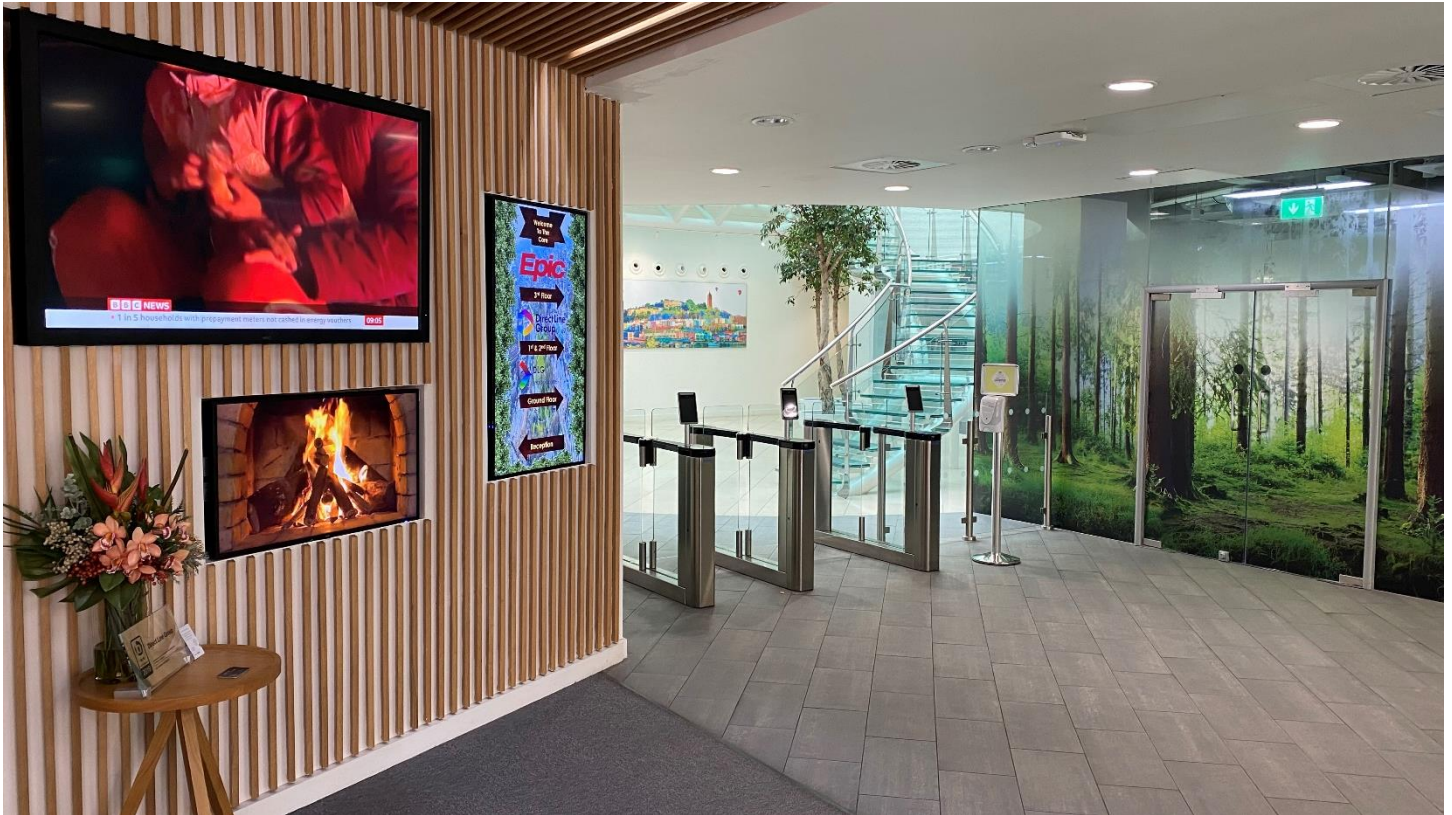
- Second floor fully fitted with high quality furniture, meeting rooms and kitchen/ break out spaces
- Ready to occupy immediately
- Exposed ceiling finishes and LED lighting
- Air conditioning
- Cycle/locker/shower facilities
- Secure car parking
- Flexible lease terms available



The Core is conveniently located on St Thomas Street between Queen Square and Temple Meads in Bristol City Centre. The building is close to a wide range of amenities such as the following:

- Pasture Restaurant – 1 min walk
- BoxHall (opening 2023) – 5 mins walk
- Bristol Temple Meads – 6 mins walk
- Temple Quay food market – 6 mins walk







Terms

The second floor is available as a whole on a new lease direct from the landlord.

Rent

On Application.

Business Rates

The tenant will be responsible for the business rates associated with the second floor. Further information is available on request.

Service Charge

The tenant will pay a fair proportion of the building service charge. Further information is available on request.

Contact

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Amenities

The wider building provides excellent on site amenities such as a ground floor café, break out space, games room and shower/locker/cycle facilities.

Car Parking

Secure basement car parking is available.

EPC

A copy of the EPC is available on request.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder. In submitting a bid, you agree to provide such information.