

Redcliff Street, Bristol BS1 6HU

redcliff quay

Grade A waterfront offices
High quality refurbishment
Balconies with exceptional views

TO LET Part Ground and Part 4th floor 4,835 – 28,126 sq ft (449 – 2,613 sq m) net approx.



**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

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10 minutes walk from Cabot Circus Shopping Centre



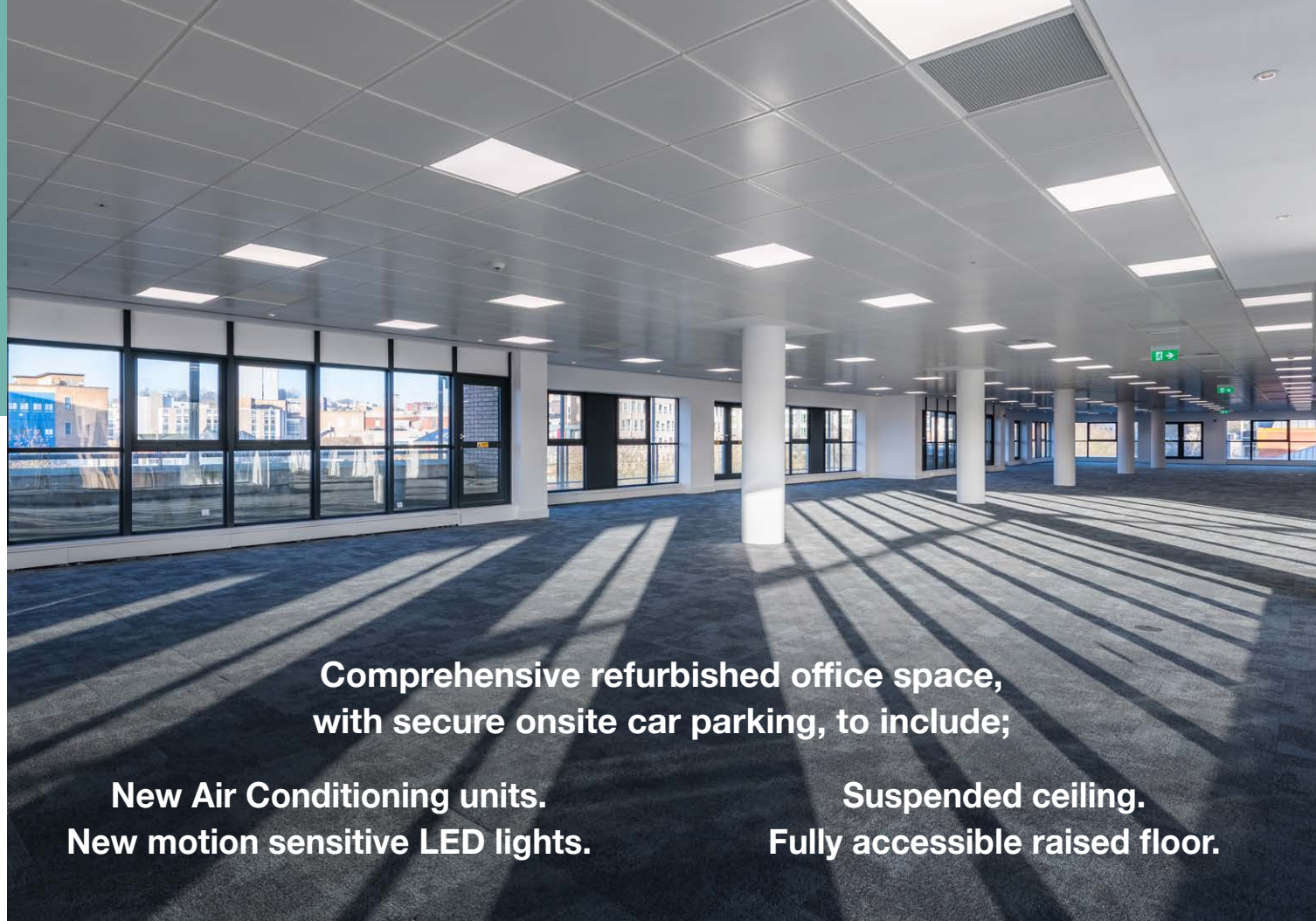
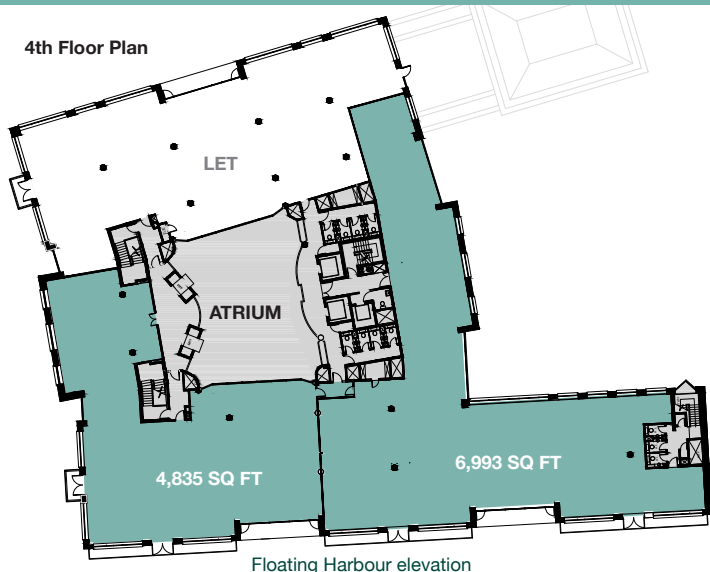
10 minutes walk from Temple Meads Railway Station

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
Part 4th Floor	4,835 – 11,903	449 – 1,106

4th Floor Plan



Comprehensive refurbished office space,
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

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. JUNE 2021 Designed and Produced by www.kubiakreative.com 214652 | 06/2021

