



ROYAL LONDON BUILDINGS

BRISTOL BSI IPN



CONTEMPORARY OPEN PLAN OFFICES

BALDWIN STREET BRISTOL

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www.royallondonbuildingsbristol.co.uk

LOCATION

Royal London Buildings occupies a prominent position at the junction of Baldwin Street and Queen Charlotte Street, within walking distance of Temple Meads station and Cabot Circus, as well as the extensive choice of restaurants and pubs available in the Corn Street area.

DESCRIPTION

Royal London Buildings is an impressive refurbished office building, which provides accommodation on ground and 5 upper floors.

The reception has been reconfigured with a waiting area and a communal meeting room. Common parts provide new showers and refurbished WCs with secure bike storage in the basement.

The building is DDA compliant.





1,865 SQ FT (173 SQ M)





SPECIFICATION

- Newly refurbished open plan suites
- Onsite commissionaire
- New WC's and showers
- Shared meeting room
- 8 person passenger lift
- Gas fired central heating
- Part comfort cooled
- Category II lighting
- Perimeter trunking
- Double glazing
- Basement storage

TERMS

The suites are available on the basis of an effectively full repairing and insuring lease, by way of a service charge for a term to be agreed.

RENT

Upon application.

LEGAL COSTS

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

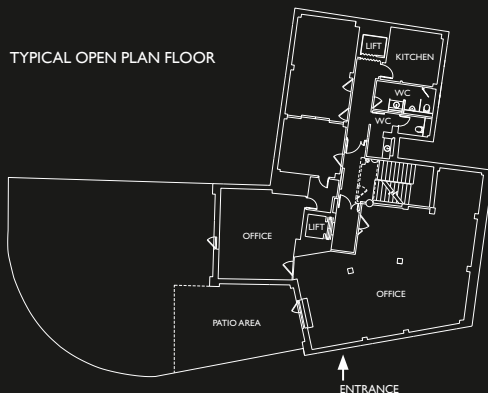
VAT

VAT is applicable to all figures quoted.

BUSINESS RATES

We recommend interested parties make their own enquiries.

TYPICAL OPEN PLAN FLOOR





VIEWING

For an appointment to
view please call:

Richard Kidd
richard.kidd@gva.co.uk

GVA

0117 984 2400
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0117 917 2000
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Please note these details do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/Hollister HD2132 11/17

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