

Redcliff Street, Bristol BS1 6HU

redcliff quay

Grade A waterfront offices
High quality refurbishment
Balconies with exceptional views

TO LET Part 4th floor 11,839 sq ft (1,100 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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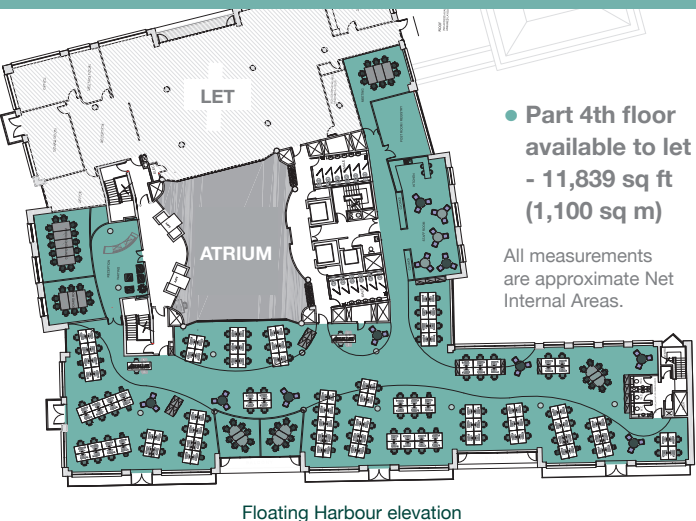
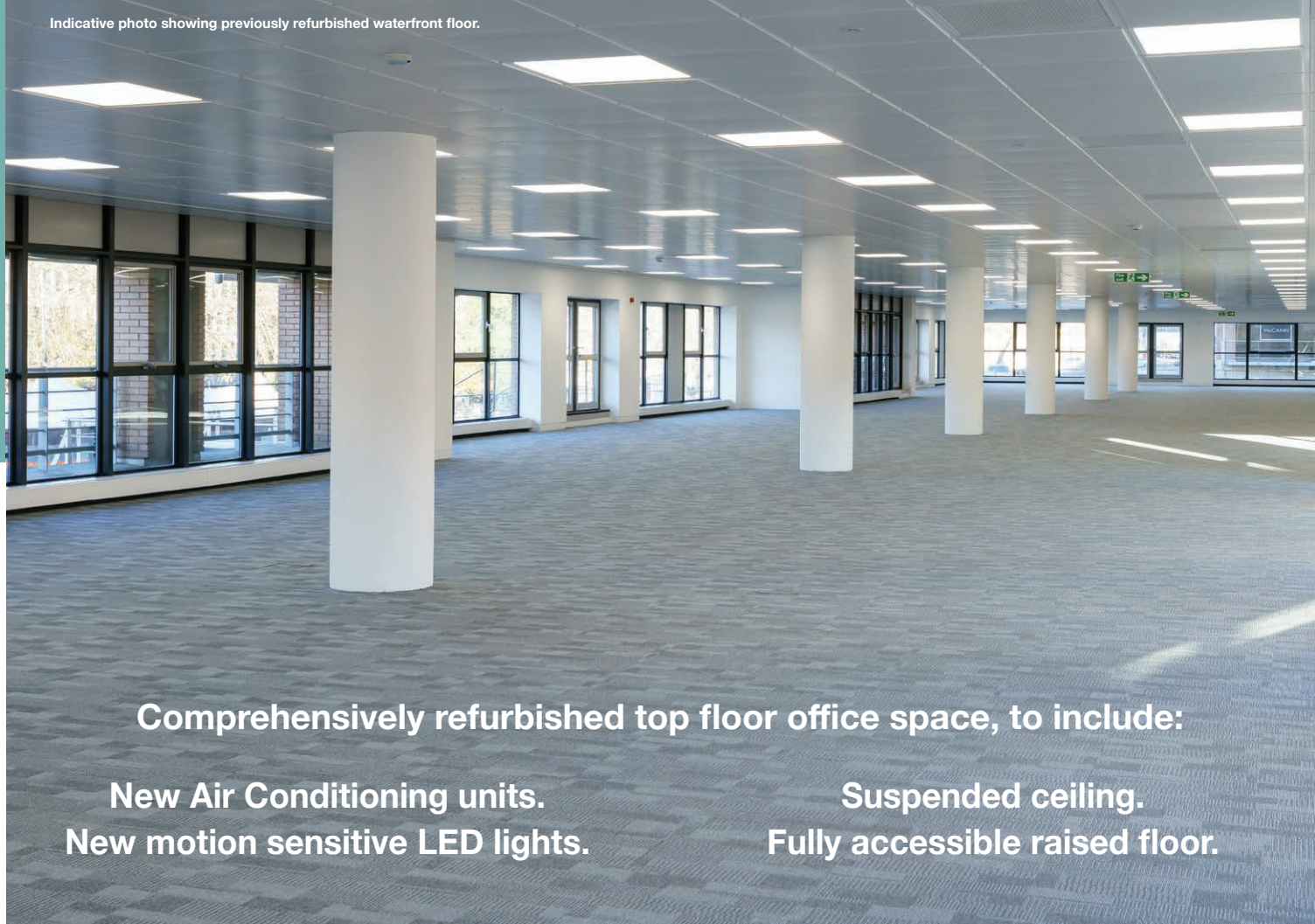
10 minutes walk from Cabot Circus Shopping Centre



10 minutes walk from Temple Meads Railway Station

Indicative photo showing previously refurbished waterfront floor.

Set around an attractive full height central atrium the Part 4th floor – 11,839 sq ft (1,100 sq m) net approx. is available To Let.



Comprehensively refurbished top floor office space, 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.

SPrice@alderking.com
TDugay@alderking.com

Hannah.Waterhouse@eu.jll.com
Ian.Wills@eu.jll.com

www.redcliffquay.co.uk

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. MAY 2020 Designed and Produced by www.kubiakcreative.com 193563 05/2020

alder king
PROPERTY CONSULTANTS
0117 317 1000
www.alderking.com

JLL
0117 927 6691
jll.co.uk/property