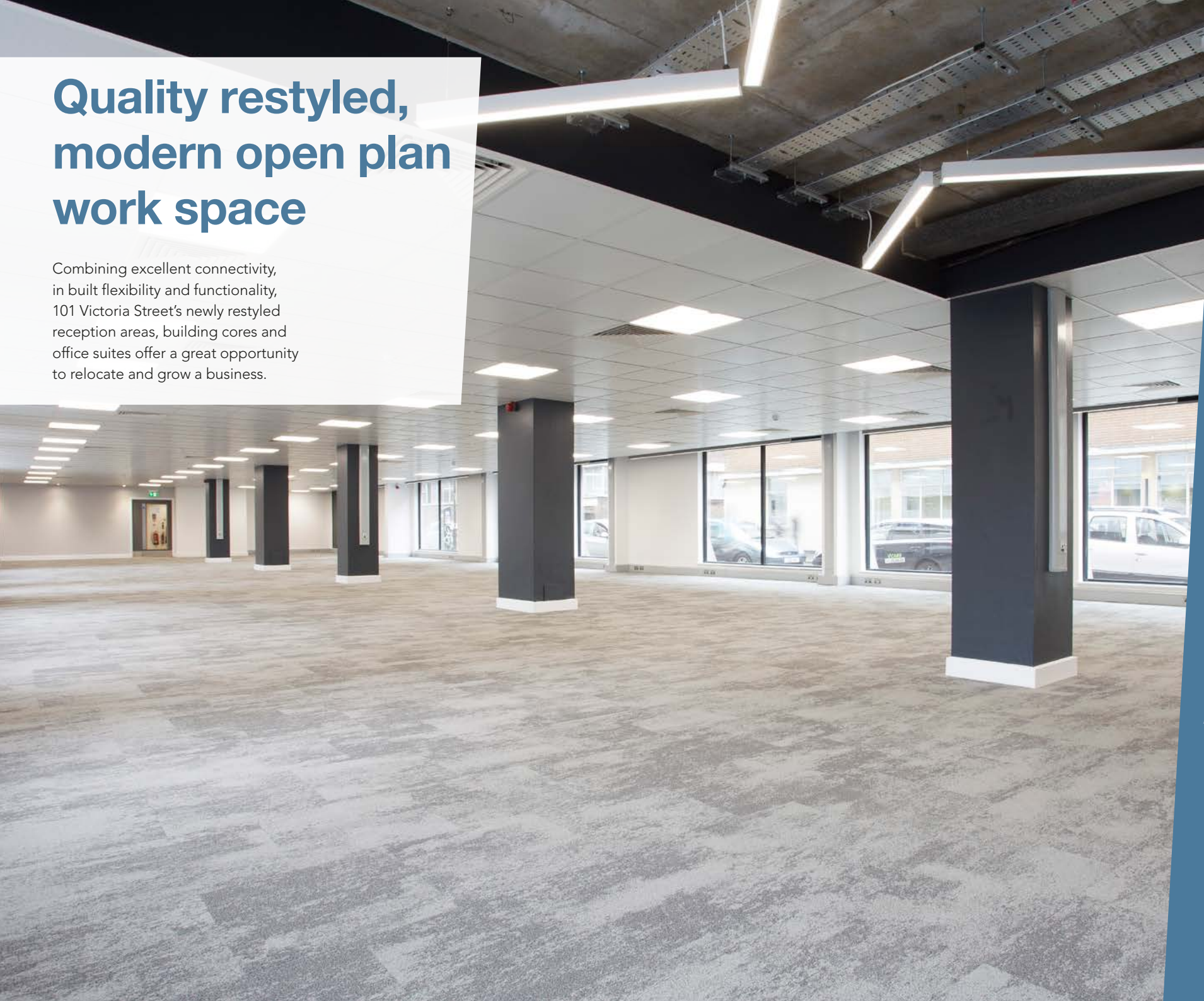




101 Victoria Street

Quality restyled, modern open plan work space

Combining excellent connectivity, in built flexibility and functionality, 101 Victoria Street's newly restyled reception areas, building cores and office suites offer a great opportunity to relocate and grow a business.



Description

Tenure & Rent

**Capsule
Flexible leasing**

Accommodation

Specification

Location

Gallery

Legal & General

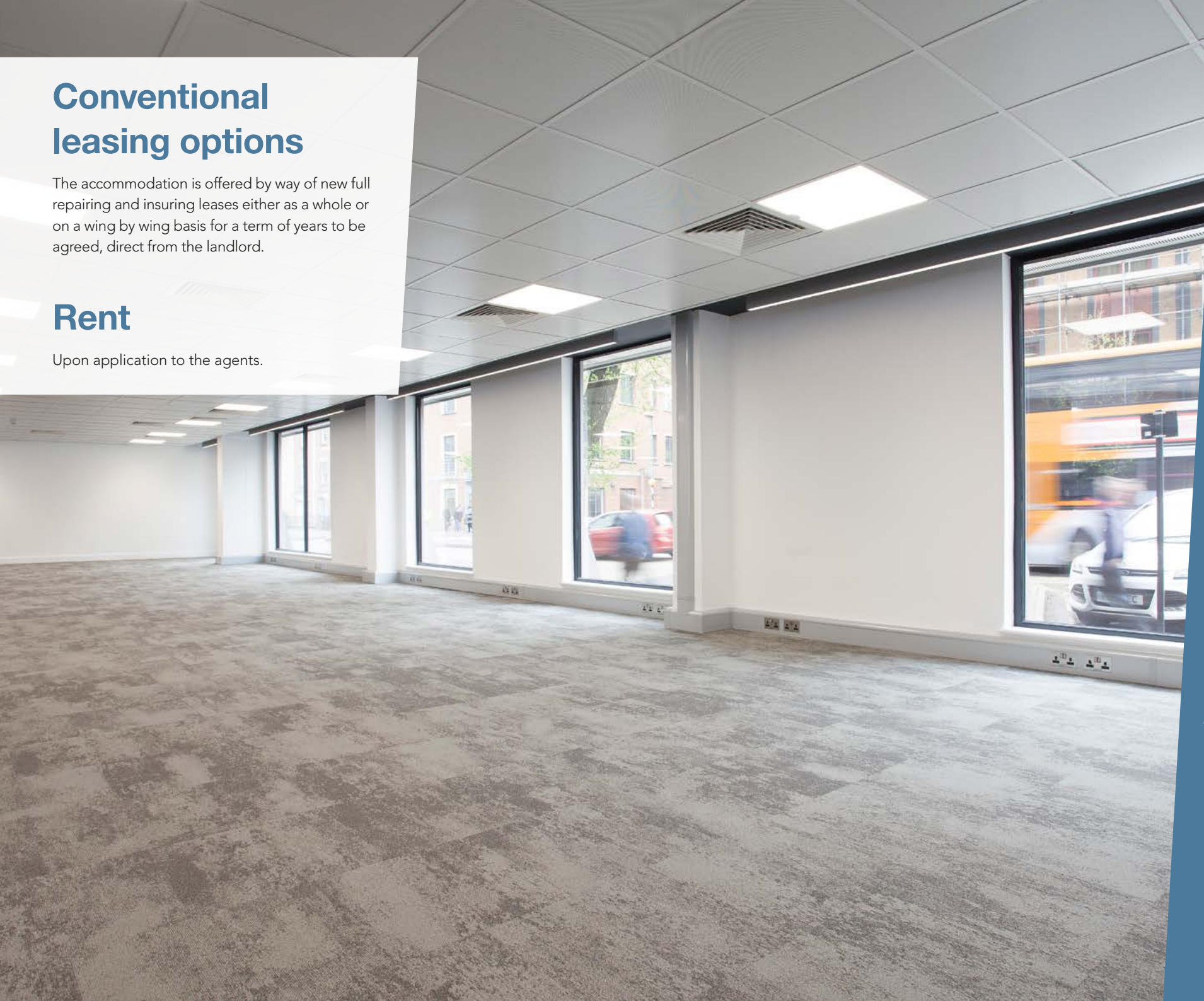
Further Info

Conventional leasing options

The accommodation is offered by way of new full repairing and insuring leases either as a whole or on a wing by wing basis for a term of years to be agreed, direct from the landlord.

Rent

Upon application to the agents.



- Description
- Tenure & Rent
- Capsule
- Flexible leasing
- Accommodation
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- Location
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- Further Info

Capsule – Flexible leasing

Capsule's flexible leasing options combine the benefits of traditional leasing and serviced offices, to offer a simplified leasing process, high quality space and security from a trusted landlord.

Capsule at 101 Victoria Street provides a space with a full Category B fit out, kitchenette, meeting room, 48 desks and break out areas.

Find out more at lgim.com/capsule or contact the agents to discuss your requirements.



- 

COST CERTAINTY
WITH FIXED
DILAPIDATIONS &
CAPPED SERVICE CHARGE
- 

SPEED TO
OCCUPATION
WITH A SHORT
LEASE FORM
- 

THREE
YEARS TERM
CERTAINTY
- 

FIBRE
INTERNET
INSTALLED
- 

PLUG & PLAY
SOLUTIONS
- 

READY FOR
OCCUPATION

Description

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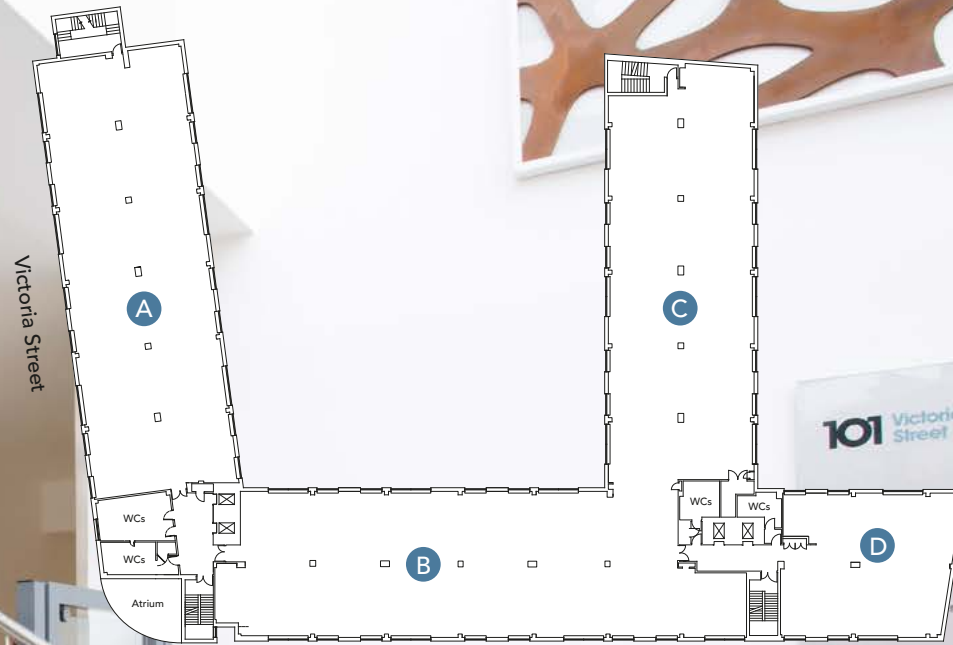
Further Info

Accommodation

101 Victoria Street comprises a 7 storey office building with the accommodation arranged in four suites per floor. The building has two staffed entrances which connect to the lift cores.

FLOOR	WING	SQ FT	SQ M	PARKING
Ground	A	4,291	398.65	3
	B	4,350	404.13	3
	C	3,500	325.16	2
Total		12,141	1,127.94	-
Fourth	B	4,585	425.96	2
Capsule	C	4,480	416.21	3
Total		9,065	842.17	-
TOTAL		21,206	1,970.10	-

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis. Full Energy Performance Certificates are available upon request.



Typical Upper Floor

Mitchell Lane



Description

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Capsule

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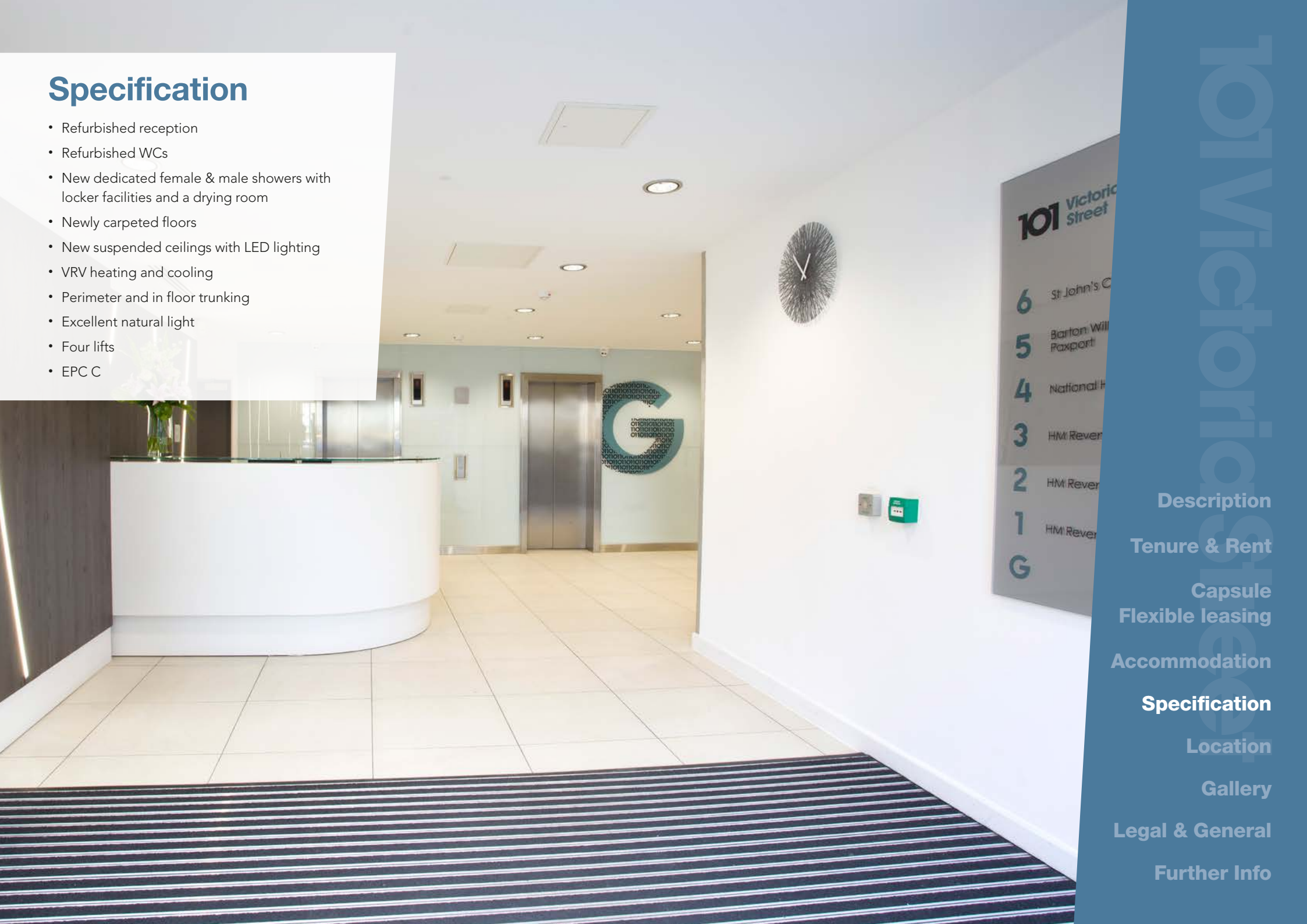
Gallery

Legal & General

Further Info

Specification

- Refurbished reception
- Refurbished WCs
- New dedicated female & male showers with locker facilities and a drying room
- Newly carpeted floors
- New suspended ceilings with LED lighting
- VRV heating and cooling
- Perimeter and in floor trunking
- Excellent natural light
- Four lifts
- EPC C



Description

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Bristol's prime office quarter

The property is located at the junction of Victoria Street and Mitchell Lane in Bristol city centre. Temple Meads railway station is approximately 5 minutes walk from the property.

Victoria Street is the principal route connecting the city core and Temple Quay. Nearby amenities include Philpotts, Novotel, Travel Lodge, Tesco Express, Friska, Shakespeare pub, Hilton Garden Inn and Marco's Olive Branch.

TO
V
R
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Description

Tenure & Rent

Capsule

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Location

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Further Info



Click on images to enlarge



Description

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Legal & General

Legal & General Real Assets are major global property managers and leading investors in the city of Bristol.

LGIM Real Assets (LGIMRA) is one of the UK's leading real assets investment managers with £23.5bn* in assets under management. Our combined expertise in private residential, commercial property and private credit provides a compelling investment approach.

As one of the most active institutional fund managers in the UK, we offer asset management experience and exceptional access across markets, sectors and locations. We are proud to be recognised as an industry leader, combining depth of knowledge and innovative ideas to serve the long-term needs of clients, businesses and communities.

Real Assets is part of Legal & General Investment Management (LGIM), one of the world's largest institutional asset managers and a major global investor managing £894 billion for more than 3,000 clients.



Wardour Street, London



Aztec West, Bristol



Senator House, London



Lotus Park, Staines



One Colmore Square, Birmingham



Thorpe Park, Leeds

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Walk Times

Temple Meads Station **5 mins**
 Queen Square **8 mins**
 Cabot Circus **12 mins**

Important Notice. These particulars 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. HTC/KF Hollister 2208 05/19

www.101victoriastreet.co.uk

Viewing

For further information please contact the joint sole agents.

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**0117 945 8814
Knight Frank**

Andy Smith
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Martin Booth
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Owner



Description

Tenure & Rent

Capsule
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101 Victoria Street

[← Gallery](#)



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