

# UNIQUE LOFT STYLE OFFICE SUITE TO LET (2,080 SQ FT)



## Aluminium Works, Straight Street, Bristol

- Unique open plan office accommodation providing 2,080 sq ft
- Prime location close to Temple Meads
- High quality space in a heritage building
- Flexible / short term leases considered

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## LOCATION

The Aluminium Works are located conveniently between Bristol Temple Meads (0.4km to the south) and Old Market. There are a number of developments and regeneration projects in the immediate vicinity which will provide an abundance of new amenity going forward.

The property is less than one mile from the M32 with Cabot Circus shopping centre a 5 minute walk away. Castle Park is a short walk away with nearby amenities including St Nicholas market.

## COSTS

The rent is £75,000 per annum plus VAT which includes service charge costs and business rates for the suite.

## TERMS

The suite is available by a way of a new FRI lease from the landlord for a term to be agreed. Flexible terms will be considered.

## ACCOMMODATION

	Sq ft	Sq m
Part 2 <sup>nd</sup> floor	2,080	193.21

For further information please contact:

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## DESCRIPTION

The office suite forms part of the iconic Brunel Rooms, a listed building on Straight Street dating back to the late 1800s and provides refurbished accommodation with an abundance of character. The contemporary design of the suite compliments the rustic feel and character features of the building making this a truly unique opportunity in the city centre.

The specification includes;

- Air conditioning
- LED lighting
- Fitted kitchen and glazed boardroom
- WCs and shower facilities
- Exposed brickwork finish and original historic features
- Ability to negotiate reduced car parking close by.

