



**HIGH
QUALITY
OFFICES**

**TWO
SUITES
REMAINING**

**935 SQ FT
&
4,767 SQ FT**

**Hartnell
Taylor Cook**
LLP
0117 923 9234
www.htc.uk.com

savills
savills.com
0117 910 2200

ST JAMES COURT

ST JAMES' PARADE, BRISTOL BS1 3LH

WORK

St James Court offers high quality modern office accommodation. The building is beautifully designed and made from Bath stone with extensive glazing to all elevations.

Internally the office floors are set around a spectacular glazed atrium and offer well specified floor-space to suit a range of occupiers in a professional and attractive environment.

One Suite Remaining

Part 1st Floor	4,767 sq ft (442.8 sq m)
	4 parking spaces



AIR
CONDITIONING

DISABLED
ACCESS & WCs

COMPUTERISED
BUILDING MANAGEMENT
CCTV & SECURITY

COMMISSIONAIRE

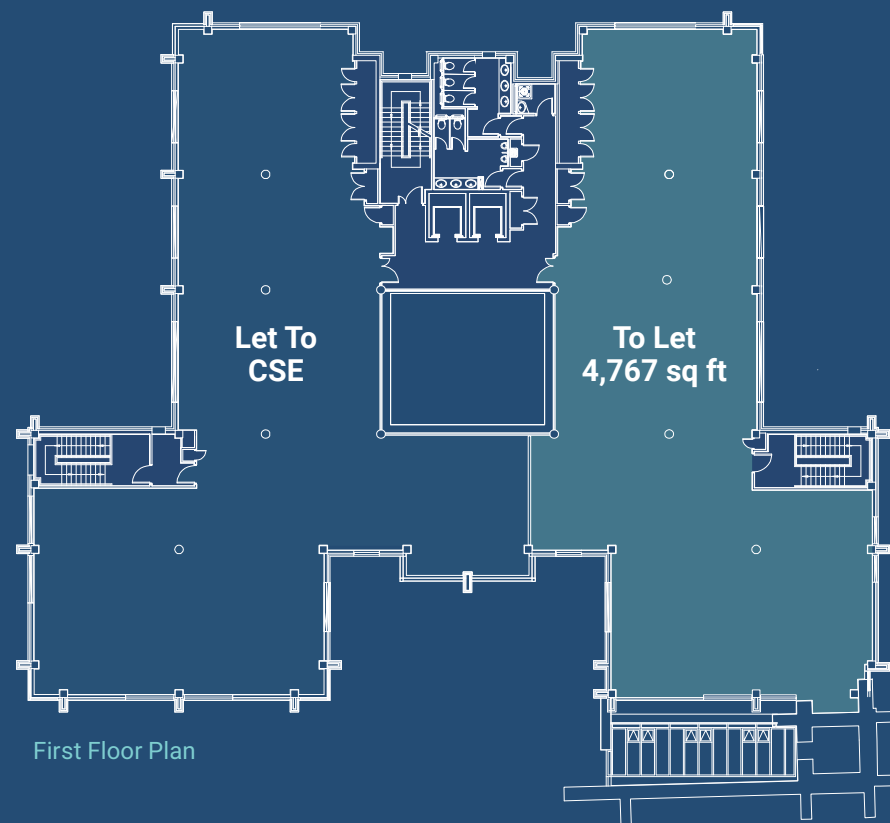


TWO
10 PERSON
PASSENGER
LIFTS

↓ ↓ ↓ ↓ ↓ ↓
METAL TILED
SUSPENDED CEILING

CEILING
↑ ↓ **2.7^M**
FLOOR

FULL ACCESS
RAISED FLOORS



WALK

St James Court is situated in an historic setting adjacent to the new Bristol city centre bus station and a short walk to Cabot Circus and Broadmead shopping areas.

The building overlooks St James' Parade and the Haymarket offering direct access to the many facilities of the Cabot Circus and Broadmead shopping areas with occupiers such as Marks and Spencer, House of Fraser and Debenhams all just a few minutes walk from the building.



Featured Bus Station Routes

Bath	X39	1 Hr 5 Mins
Bradley Stoke	73	49 Mins
Clevedon	X6 / X7	1 Hr 15 Mins
Clifton	8	27 Mins
Cribbs Causeway	1 / 2	48 Mins
Hotwells Road	X2 / X3 / X4	8 Mins
Portishead	X3 / X4	43 Mins
Temple Meads Railway Station	A1	18 Mins
Weston-s-Mare	X1 / X2	1 Hr 9 Mins

For full travel timetables please visit:
www.firstgroup.com/bristol-bath-and-west



1 MINUTE

BRISTOL BUS STATION

BROADMEAD CABOT CIRCUS SHOPPING CENTRE

NEW PREMIER INN

10 MINUTES

CASTLE PARK

COLSTON HALL & HIPPODROME

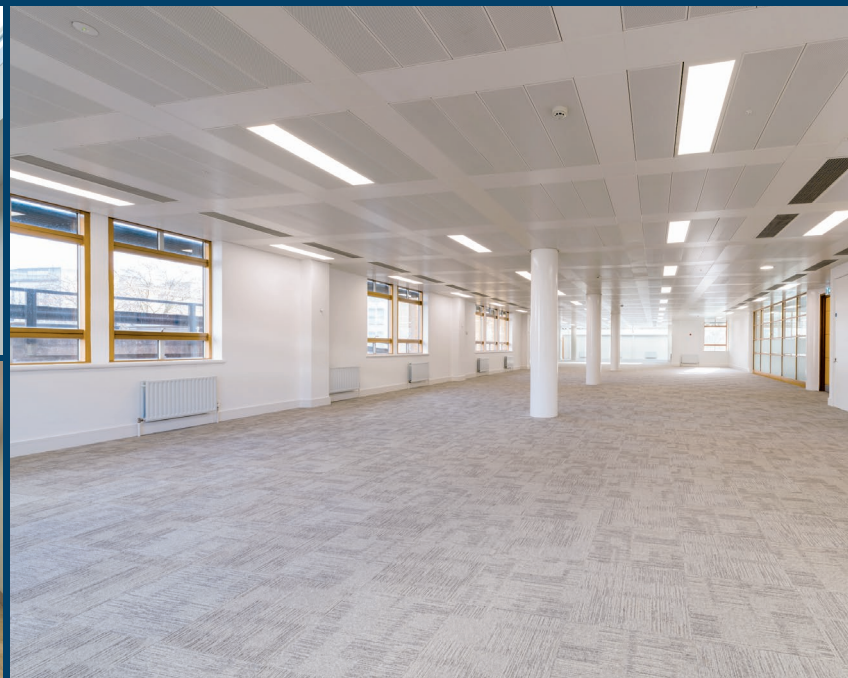
ODEON & SHOWCASE CINEMA

15 MINUTES

BRISTOL HARBOURSIDE

TEMPLE MEADS RAILWAY STATION

RESTAURANTS & FOOD CHAINS



Terms

The office suites are available on new full repairing & insuring leases directly from the landlord for a term of years to be agreed.

Energy Performance Certificate
EPC - C63.

Viewing and further information:
Please contact the joint agents.

Chris Grazier
Chris.Grazier@htc.uk.com

**Hartnell
Taylor Cook**

0117 923 9234

htc.uk.com

Harry Allen
hrallen@savills.com

savills.com



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. January 2019

 www.kubiakcreative.com 172810 01-19