



Prince House
BRISTOL

High quality refurbished office
accommodation in central Bristol

3,599 - 14,488 sq ft
(334 - 1,346 sq m)



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Location

Prince House is located in a prominent position on Prince Street adjacent to Queen Square in Bristol's commercial and financial district. The property enjoys excellent links to the inner city ring road and the M32 and national motorway network.

The property is approximately 0.5 miles or a short walk from both Temple Meads Railway Station and Broadmeads Shopping Centre. A wide variety of amenities such as bars, restaurants and shops are located nearby including the Bristol Harbourside.

Prince Street is a well-established part of the City Centre's office core and existing occupiers within this area include KPMG, Toshiba, Veale Wasborough Vizards and Just Eat.

Accommodation

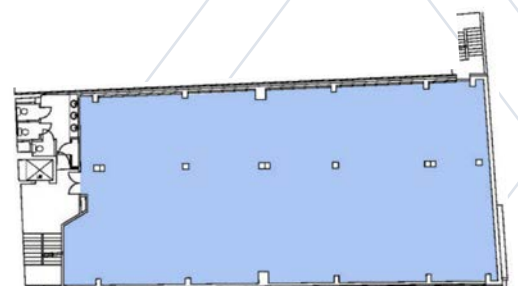
AREA	SQ FT	SQM
First	3,615	335.84
Second	3,599	334.35
Third	3,637	337.85
Fourth	3,637	337.85
TOTAL	14,488	1,345.93

Building measured in accordance with IPMS 3.

Description

Prince House is a high quality office building providing accommodation over a total of 5 floors together with secure ground floor parking. The accommodation has been comprehensively refurbished and benefits from:-

- 8 person passenger lift
- Comfort cooling
- Suspended ceilings incorporating LED lighting
- Double glazed openable windows
- Full intercom entry system
- WC facilities
- Showers





Car Parking

The property benefits from secure ground floor car parking at an allocation of 2 spaces per floor. Pay and display on street parking is readily available on Prince Street, Queen Square and within the NCP directly opposite.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for B1 office accommodation but all interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 2000 or www.bristol.gov.uk.

Terms

The accommodation is offered by way of a new full repairing and insuring service charge lease for a term of years to be agreed.

The accommodation is available as a whole or on a floor by floor basis.

Rent

Upon application.

Legal Costs

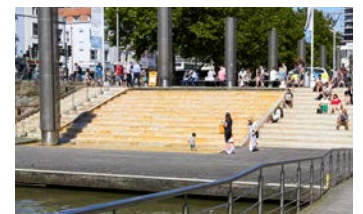
Each party is to be responsible for their own legal costs incurred in the transaction.

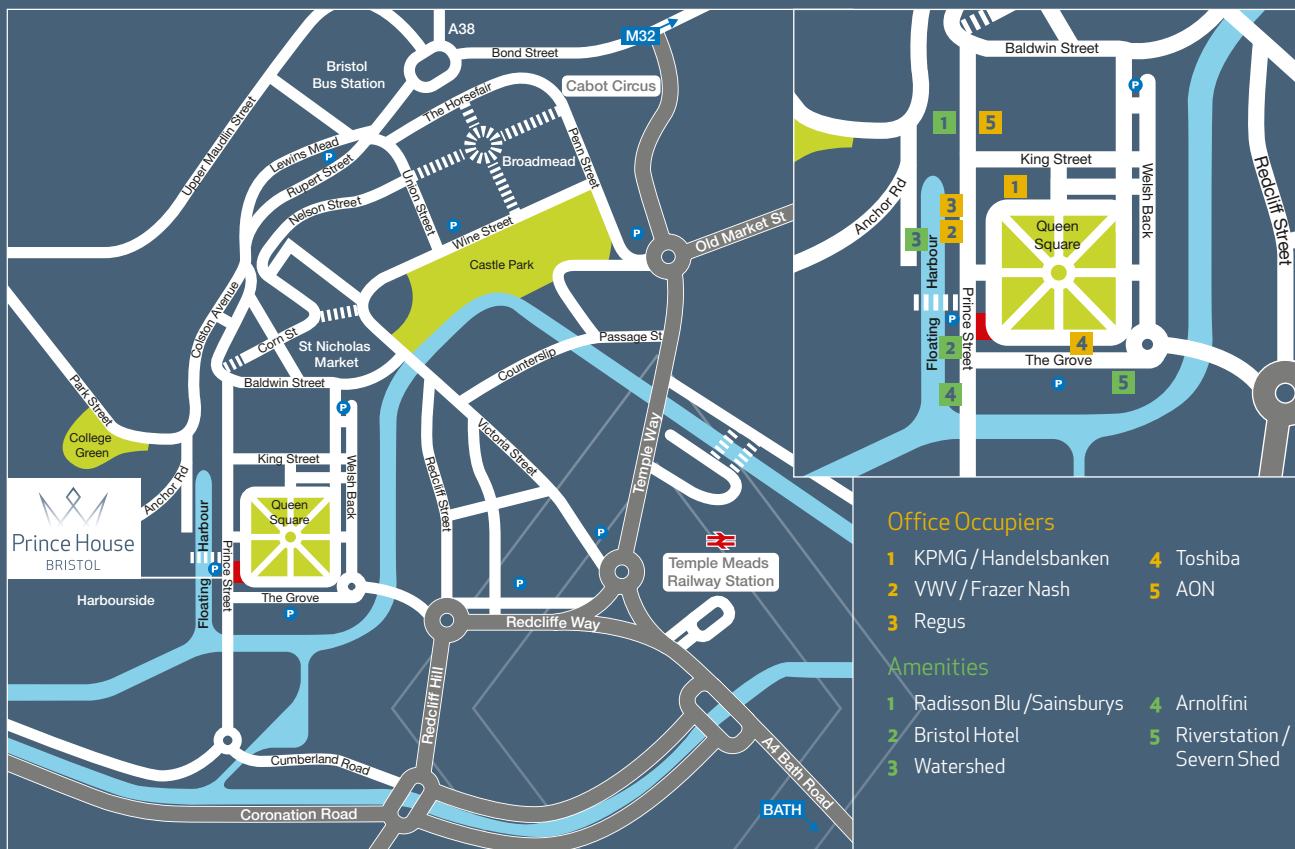
EPC

An EPC has been commissioned and will be available for inspection.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.





Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.



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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. AK Hollister HD1956 10/16