

Royal Talbot Buildings, 2 Victoria Street, Bristol BS1 6BB

AVAILABLE VIA SUBLEASE / ASSIGNMENT EXPIRING 2029

3rd Floor: 2,993 sq ft (278 sq m) - High quality office accommodation



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LOCATION - BS1 6BB

Royal Talbot is set in the heart of Bristol along the prime thoroughfare to Bristol Temple Meads Train Station.

Temple Meads Train Station and Bristol Bus Station are around a 5 minute and 10 minute walk respectively.

Notable neighbouring occupiers include BBC, Channel 4, Gorilla Productions (ITV), Barclays & Parmenion Capital.

Description

The 3rd floor has been refurbished to provide modern open plan office accommodation which benefits from the following specification:

- LED lighting and VRF air conditioning.
- Raised access floors and CAT 6 data cabling throughout.
- Kitchen fitted with white goods.
- Remodelled reception and entrance space.
- Secure basement bike storage and shower / changing provision.
- Secure rear car park with 2 demised car parking spaces.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Parking
3 rd Floor	2,993 sq ft	278 sq m	2 spaces

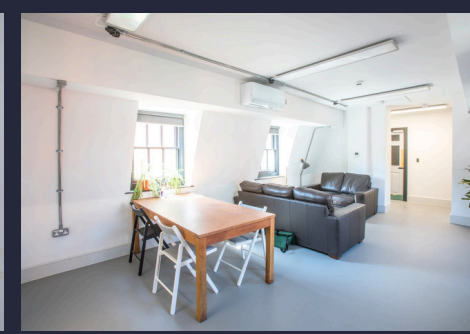
Tenure

The office is available via a sublease or lease assignment expiring in 2029.

Consideration may be given to a new lease direct from the landlord.

Quoting Rent & Service Charge

Upon Application to the sole agents.





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Business Rates

Rateable Value: £58,000
Rates Payable: £32,190 per annum (£10.75 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

B48

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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