



TO LET

Phoenix Court

Bond Street South, Bristol, BS1 3PH

Ground Floor Commercial Unit – 4,550 sq ft net approx



Location

Phoenix Court is situated in Bristol City Centre, opposite Cabot Circus Shopping Centre. The property occupies a prominent position on Bond Street South, which connects the M32 to Bristol Temple Meads and offers excellent travel links in and out of the city.

The property is within the main business district and is within walking distance to many amenities including Finzels Reach, Temple Quarter, Broadmead, Old Market and Castle Park.

M32



0.5 mile

M4



6 miles

Temple Meads



0.7 mile



Accommodation

Description

Phoenix Court is a student residential building. The available accommodation comprises self-contained ground floor commercial unit.

The accommodation has most recently been used for office use but would be suitable for a number of uses under Class E consent.

The space currently provides a number of partitioned meeting rooms as well as a large open plan office area.

The accommodation benefits from a mixture of LED and LG3 lighting, ceiling mounted heating and cooling, carpeted floors and perimeter trunking.

The accommodation also benefits from a kitchen area and 3 x WCs.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground Floor	4,550	422.7
TOTAL	4,550	422.7

Suspended ceilings



Comfort cooling



Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or www.bristol.gov.uk.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B(26) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing and insuring lease for a number of years to be agreed.

Rent

The property is offered to let for £20 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: RH/96463

Date: March 2023

Subject to Contract

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

