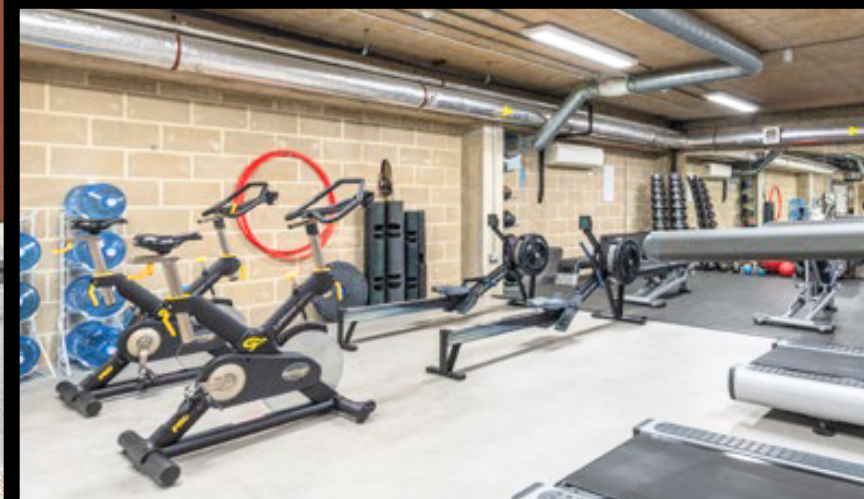


The Quorum, Bond Street South, Bristol BS1 3AE

FLEXIBLE LEASES - OPEN PLAN CAT A & PARTIAL FITTED SPACE

Offices To Let - 10 - 70 staff with free gym & terrace

QUOTING RENT £25.00 PER SQ FT



The Quorum, Bond Street South, Bristol BS1 3AE

LOCATION - BS1 3AE

The Quorum is situated in an prominent position in Bristol city centre on Bond Street South, facing the roundabout on Temple Way.

Castle Park and the city centre amenities at Cabot Circus are situated immediately to the west and the district of Old Market immediately to the east. Bristol Temple Meads railway station is located a 10 minute the south. The M32 and M4 Motorway are easily accessible to the north.

Multi storey car park opposite and Cabot Circus car park a 3 minute walk away.

Specification

The building comprises modern open plan offices across three interconnected blocks all providing DDA compliant access to the offices.

The offices benefit from the following specification:

- Flexible lease terms available on a fitted and non fitted basis.
- Free tenant gym with towel service and changing facilities.
- Staffed building reception.
- Dedicated shower provisions, high quality W/C's and secure bike storage.

Office Floor Area (NIA)

| Floor | Area (Sq ft) | Area (Sq M) | Number of desks | Car spaces |
|------------------------------|--------------|-------------|-----------------|------------|
| 3 rd Floor Centre | 4,988 sq ft | 463 sq m | 45 - 55 desks | 3 spaces |
| 2 nd Floor Centre | 2,808 sq ft | 260 sq m | 30 - 40 desks | 2 spaces |
| 1 st Floor Centre | 4,926 sq ft | 457 sq m | 45 - 55 | 3 spaces |
| Ground Floor North | 1,193 sq ft | 111 sq m | 10 - 15 desk | 1 space |

Tenure

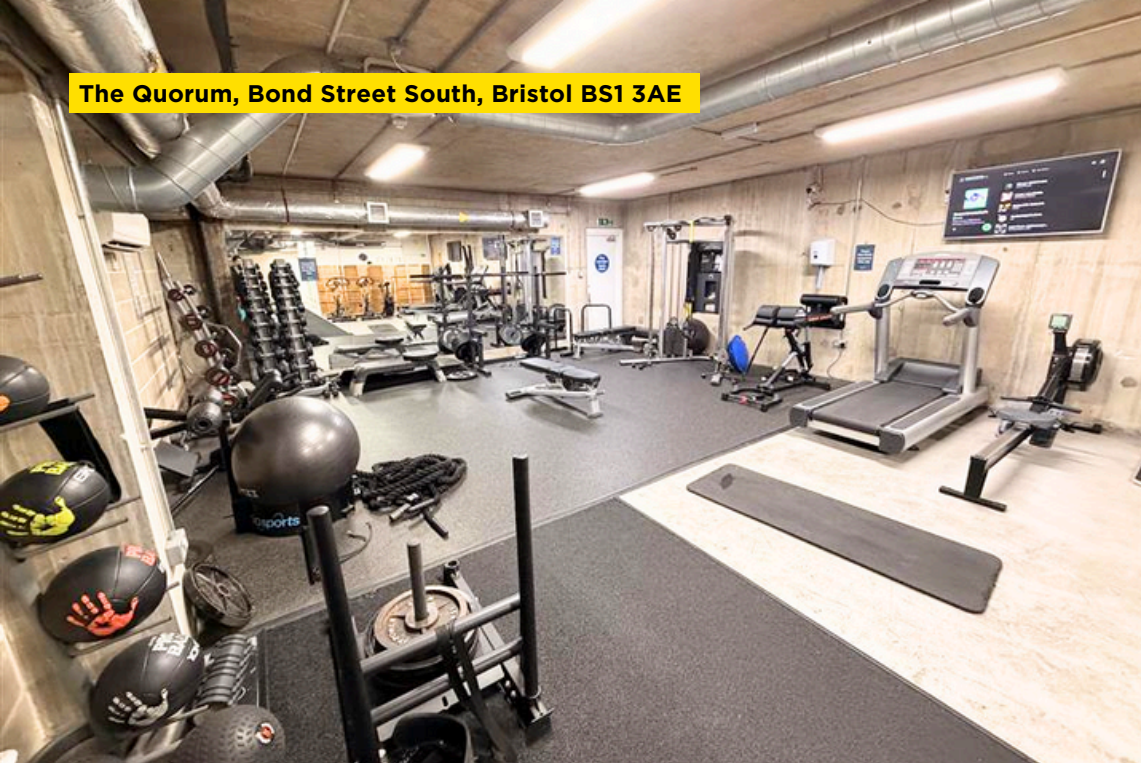
Available via new leases directly from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

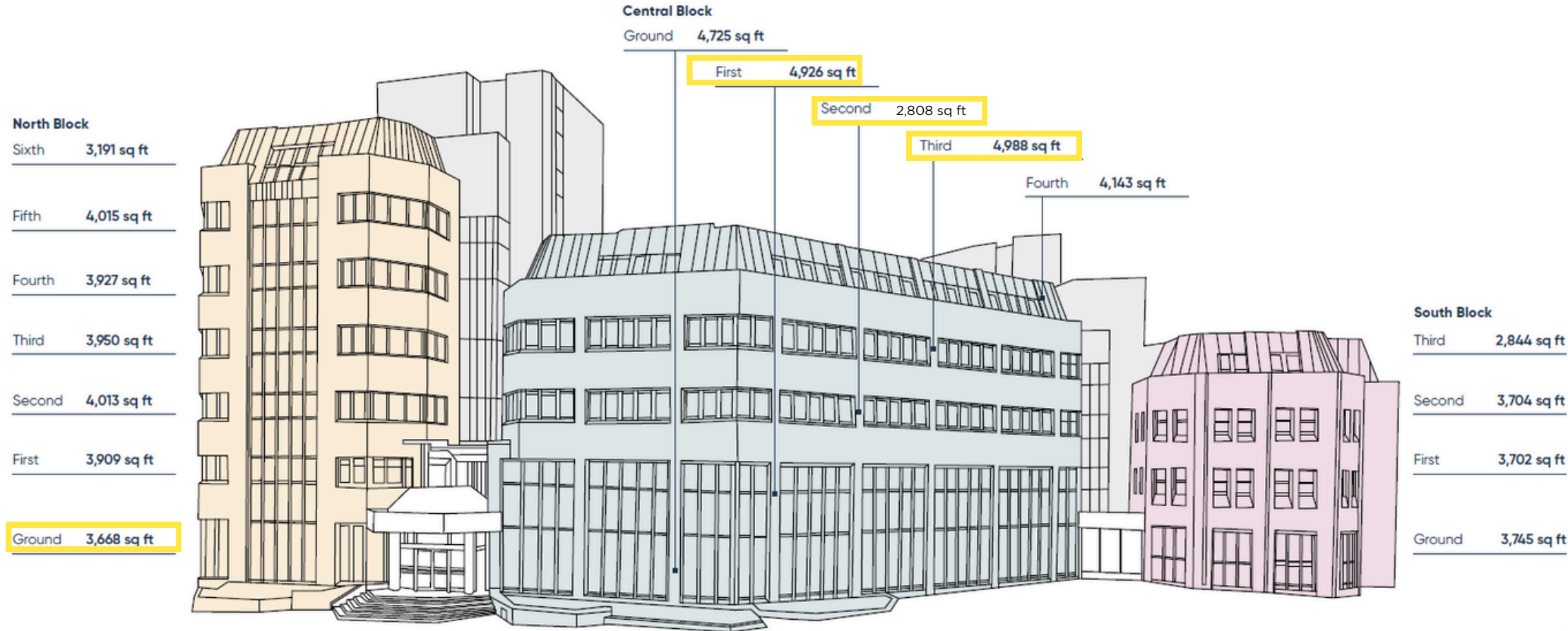
Quoting rent £25.00 per sq ft and servie charge available upon application to the joint sole agents.



The Quorum, Bond Street South, Bristol BS1 3AE



Schedule of Availability



| Floor | Area (Sq ft) | Area (Sq M) | Number of desks | Car spaces |
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ESG

■ ENVIRONMENTAL ■ SOCIAL ■ CORPORATE GOVERNANCE

| | | | | | |
|---|--|--|---|---|--|
|  <p>MINIMISING WASTE THROUGH LANDLORD CONTROLLED FIT OUT</p> |  <p>PROXIMITY TO PUBLIC TRANSPORT LINKS</p> |  <p>EPC RATING B 46</p> |  <p>FLOOD ZONE 1, VERY LOW RISK LESS THAN 1 IN 1,000 YEARS</p> |  <p>LED LIGHTING</p> |  <p>FUTURE PROOF POWER SUPPLY FOR EV CHARGING THROUGH CAR PARK</p> |
|  <p>76 CYCLE SPACES</p> |  <p>PROXIMITY TO GREEN SPACE AND CITY CENTRE PARK</p> |  <p>GYM FACILITIES FREE TO USE FOR ALL TENANTS</p> |  <p>COMMUNAL GARDEN FOR WORKER WELL BEING</p> |  <p>FLEXIBILITY OF SPACE AND TERMS FOR GROWING BUSINESSES IN THE COMMUNITY</p> |  <p>FITTED OFFICE SPACE PROVISION PROVIDES CASHFLOW ASSISTANCE FOR GROWING BUSINESSES</p> |
|  <p>MECHANICAL FRESH AIR SYSTEM</p> |  <p>DDA COMPLIANT</p> |  <p>GIG FIBRE BROADBAND</p> |  <p>FLEXIBLE FLOOR SPACE ARRANGEMENT FOR OCCUPIER NEEDS</p> |  <p>BUILDING OPERATIONAL SYSTEMS</p> |  <p>DEDICATED ON SITE MANAGEMENT AND RECEPTIONIST</p> |

The Quorum, Bond Street South, Bristol BS1 3AE

Business Rates

| Floor | Rateable Value 2025 | Rates Payable 2025 |
|------------------------------|---------------------|------------------------------|
| 3 rd Floor Centre | £87,500 | £42,000 pa (£8.42 per sq ft) |
| 2 nd Floor Centre | £50,000 | £21,500 pa (£7.70 per sq ft) |
| 1 st Floor Centre | £78,500 | £37,680 pa (£7.65 per sq ft) |
| Ground Floor North | £20,250 | £8,707 pa (£7.30 per sq ft) |

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

Use

Use Class E commercial (formerly B1 Offices).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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 07342 701 095

Aerin Thomas
 aerin.thomas@carterjonas.co.uk
 07990 558 726



Local Amenities

- | | | |
|-------------------|------------------------------|-------------------------|
| 1 Harvey Nichols | 7 Nando's | 13 Stag & Hounds Pub |
| 2 Cote | 8 Punch Bowl Pub | 14 Double Puc Cafe |
| 3 House of Fraser | 9 Bogelicious Bagel | 15 Knight's Templar Pub |
| 4 Soho Coffee | 10 25 Old Market Coffee | 16 Phillpott's |
| 5 Costa Coffee | 11 Chido Wey Mexican Kitchen | 17 Starbucks |
| 6 Yo Sushi | 12 Greggs | |

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