



OUTSTANDING CITY CENTRE OFFICE SPACE **TO LET**

**St Bartholomew's House, Lewins Mead, Bristol
BS1 2NH**

**3rd Floor Office Suite – 2,869 sq.ft. (266.5 sq.m.) and
4th Floor Office Suite – 4,646 sq.ft. (431.6 sq.m.)**

Available on flexible terms individually or
together to provide 7,515 sq.ft. (698.1 sq.m.)





Location

St Bartholomew's House lies adjacent to Hotel Du Vin on Lewins Mead, in the heart of Bristol City Centre, a short walk from Cabot Circus / Broadmead shopping centres and 15 minutes walk to Bristol Temple Meads station and Harbourside.

Description

The building was refurbished in 2020 with a new reception area and provides flexible open plan office space accessed via a central core/lifts. There are male and female WCs on each floor and secure basement parking, bike storage and showers.

The suites provide open plan air- conditioned office space with kitchen facilities and meeting rooms. Any incoming Tenant would benefit from first class fit out, staff facilities and 24/7 access.

Accommodation

3rd Floor office
2,869 sq.ft. (266.5 sq.m) – 1 parking space

4th Floor office
4,646 sq.ft. (431.6 sq.m.) – 2 parking spaces

Available individually or combined to provide
7,515 sq.ft. (698.1 sq.m.)

Floor plans are available on request.

Terms and Rent

Each suite is available on assignment or sublease to lease expiry in October 2027. Alternatively, a new longer lease can be agreed directly with the Landlord (via negotiation). The current passing rent is £60,249 pax for the 3rd floor and £97,566 pax for the 4th floor.

Outgoings

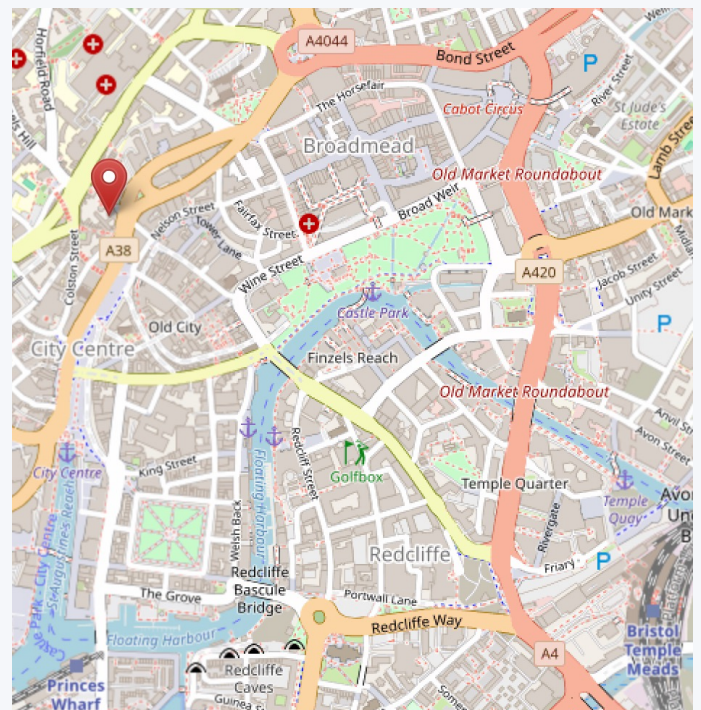
A service charge is payable for common building services. Further details on request.
Business rates are payable and interested parties are advised to make their own enquiries of Bristol City Council.
Buildings insurance is payable.

EPC

EPC Rating - 3F D85 ; 4F D94

Viewing

Viewing strictly through the joint sole Agents, ourselves or Finola Ingram, Burston Cook on 0117 934 9977



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