

# George House, Bath Street, Bristol, BS1 6BB

6 - 12 PERSON OFFICE - AVAILABLE ON FLEXIBLE TERMS

2nd Floor: 749 sq ft (70 sq m) + 1 car parking space

OFFICE TO LET



**George House, Bath Street, Bristol, BS1 6BB**

## LOCATION - BS1 6BB

George House is a self contained building adjoining Finzels Reach and Victoria Street.

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

### Description

The 2nd floor benefits from excellent natural lighting and provide open plan office accommodation benefiting from the following:

- 100mb landlord fibre provision from City Fibre.
- LED Lighting and excellent natural lighting.
- Kitchen on the 2<sup>nd</sup> floor including fridge and dishwasher.
- 1 demised car parking space in secure rear car park.
- Cycle storage & building shower provision.

### Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
2nd Floor	749 sq ft	70 sq m

### Tenure

The 2<sup>nd</sup> floor is available to lease on a new lease directly from the Landlord for a term of years.

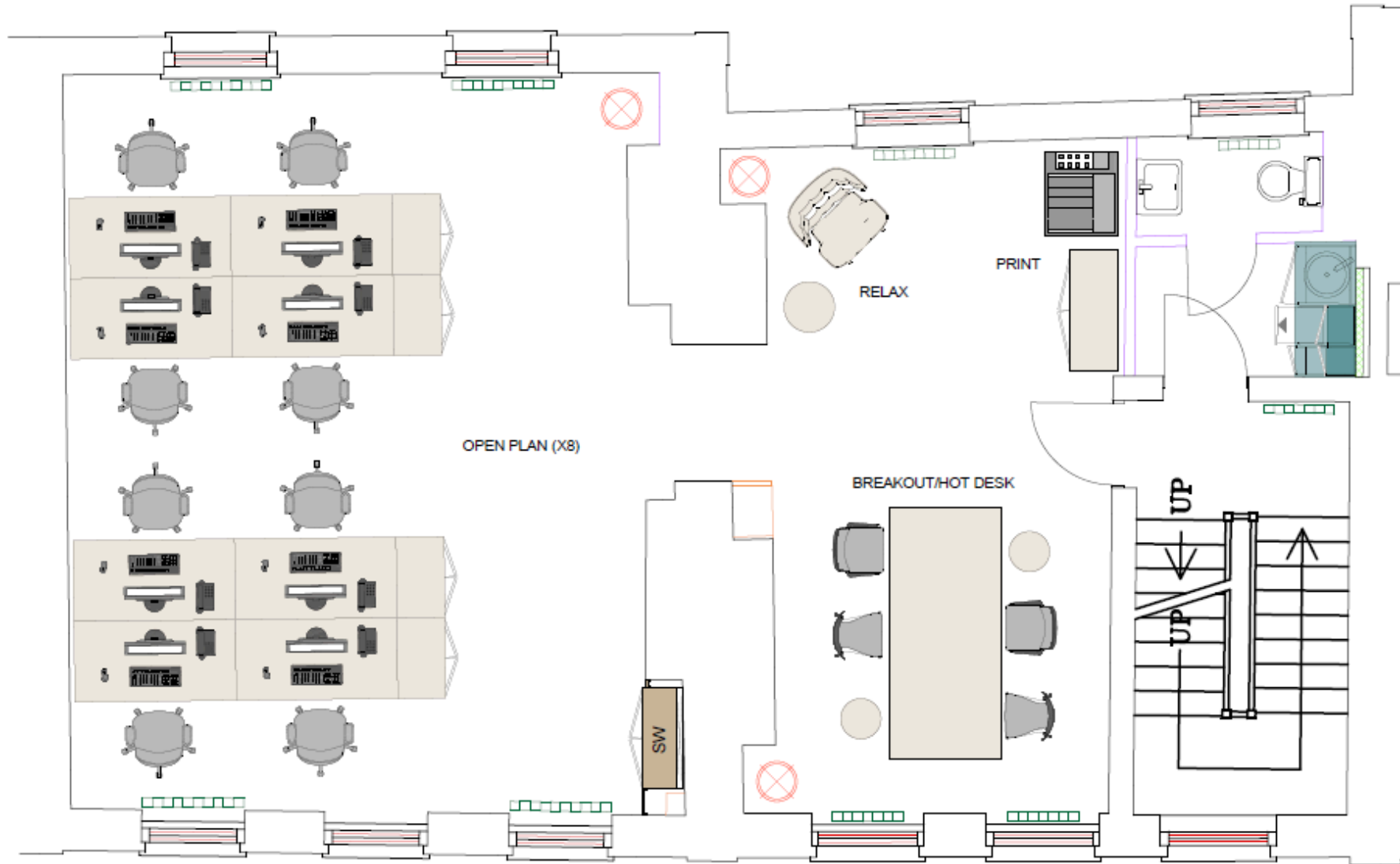
Short term flexible lease terms are available.

### Quoting Rent & Service Charge

Upon Application to the sole agents.



# Example Space Plan



SECOND FLOOR

**George House, Bath Street, Bristol, BS1 6BB**

### Business Rates

Rateable Value : £12,750

Rates Payable: £6,362 per annum (£8.49 psf).

The 2nd floor is likely to be under the small business rates threshold for 100% rates relief.

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

Exempt, due to Grade II listed.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

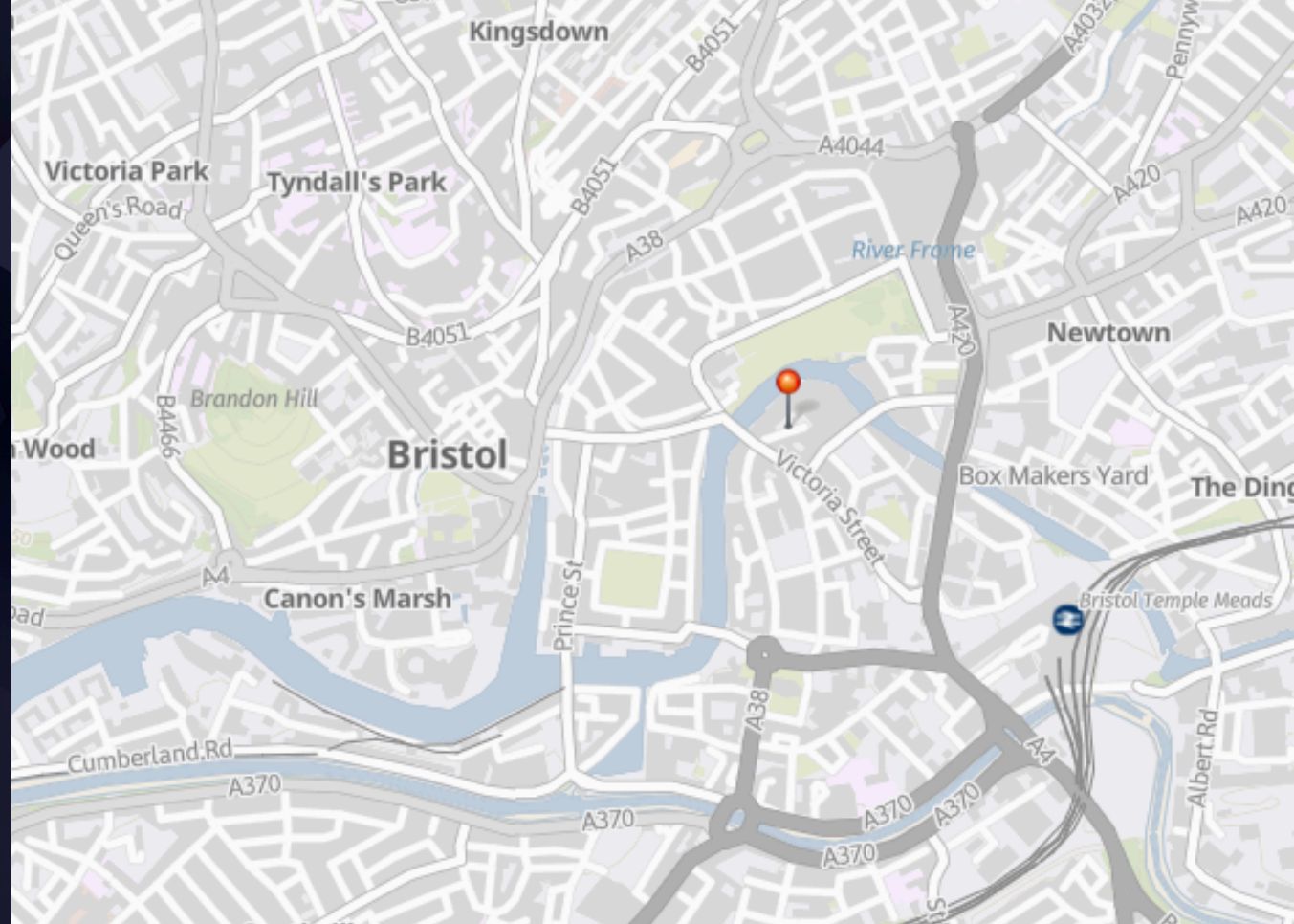
Each party to bear their own legal costs.

## CONTACT

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