

To Let

Open plan flexible office space with secure parking



Freshford House, Redcliffe Way, Bristol, BS1 6NL

- Air conditioned, ground floor office accommodation
- Excellent natural light
- Dedicated shower/locker facilities
- 3 – 5 allocated parking spaces

3,833 – 8,543 sq ft (356 - 794 sq m)
£36 per sq ft per annum exclusive

Contact Us

Viewing is strictly by appointment through Colliers.

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Freshford House, Redcliffe Way, Bristol

Location

Freshford House is situated on Redcliffe Way in close proximity to Harbourside, benefiting from easy access to the A4 and M32. Neighbourhood amenities include Coffee #1, Hole in the Wall, Three Brothers Burgers, Co-op Local and a variety of public houses such as Riverstation and Harbour House.



Description

Freshford House is a modern three storey office providing views across Redcliffe and Bristol City Centre.

The available part ground floor spaces benefit from the following specification:

- Air conditioning
- Open plan with a meeting room and kitchen/breakout area
- Metal tiled suspended ceiling
- Shared use of shower/locker facilities
- Male & Female WCs
- Cycle storage

Car Parking

GF South: 3 secure parking spaces

GF North: 5 secure parking spaces

Rent

£36 per sq ft per annum exclusive

Terms

The offices are available by way of a new full repairing and insuring lease for a term with a mutual break option in August 2027.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries.

Service Charge

The tenant will be responsible for paying a fair proportion of the building service charge.

VAT

All figures quoted are exclusive of VAT where applicable.

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Floor Areas

Floors	Freshford House
Ground Floor (South)	3,833 sq ft (356 sqm)
Ground Floor (North)	4,709 sq ft (437 sqm)
Total	8,543 sq ft (794 sqm)

Misrepresentation Act

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