



4 New Hawkins Street

Bristol, BS2 0GB

**Fitted unit located within
substantial student area**

677 sq ft
(62.90 sq m)

- Corner unit
- Available to a variety of uses within E Class consent
- 450 student beds in immediate vicinity, with a further 189 beds within the Student Roost scheme on Unity Street nearby
- Short walk to Old Market, Temple Meads & City Centre
- Stepped and ramped access

Summary

Available Size	677 sq ft
Rent	£15,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Location

4 New Hawkins Street is located close to Old Market on the east side of Bristol City Centre. The property is accessed off the A420 close to the Old Market roundabout connecting to Temple Way which is the main ring road around the centre. The subject unit is in close proximity to the Gardiner Haskins development, which is reported to bring another 243 apartments and support 2,000 local jobs when complete.

Bristol Temple Meads railway station is just over half a mile away and there are regular bus services stopping nearby with the Bristol Bus Station under a mile away linking to the city centre.

Description

Positioned at the base of one of the three student residential blocks, accounting for approximately 450 beds and is further supported by circa 189 student beds at the Student Roost accommodation situated around the corner on Unity Street.

The unit is arranged over ground floor only and is accessed via key and electric fob. It has both stepped and ramped access and has a return frontage with all glazing frosted. Internally, the unit is fitted out with suspended ceiling and flooring, suitable for a number of uses within E Class consent.

Accommodation

The accommodation comprises the following areas:

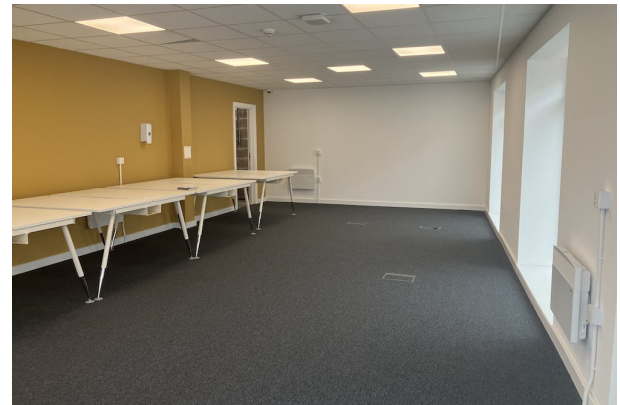
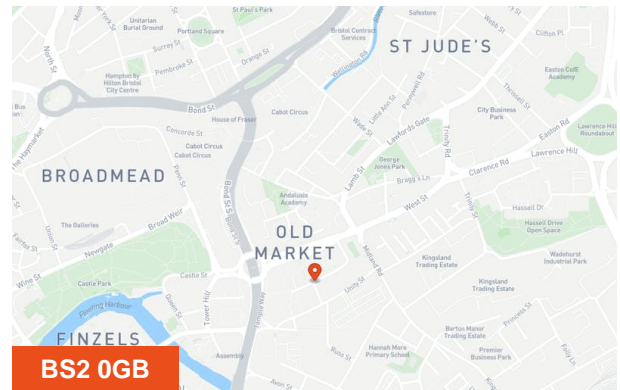
Name	sq ft	sq m
Ground - Sales	619	57.51
Ground - Ancillary	58	5.39
Total	677	62.90

Tenure

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

Legal Costs

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



Viewing & Further Information

James Woodard

0117 946 4502 | 07753 302236

james.woodard@htc.uk.com

Charlie Pooley

07919 057 756 | 07919 057 756

charlie.pooley@htc.uk.com