

Air-conditioned Offices To Let

Pt 4th Floor, Newminster House, 27-29 Baldwin Street, Bristol BS1 1LT

2,544 sq ft / (236.3 sq m) To Let or Serviced Agreement Available



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Newminster House Business Centre, Bristol, BS11LT

Location

Newminster House is prominently situated in the heart of Bristol city centre, at the junction of Baldwin Street and St Stephen Street.

Bristol Temple Meads Railway Station is a 15 minute walk away and the Metrobus provides a regular express bus service in and around the city centre and to the outskirts of the city.

There are numerous retail, restaurant and other leisure facilities close by.

Description

The available suite is situated on the 4th floor and benefits from excellent natural light. It is available with the existing furniture and partitioning, if required, on a 'plug & play' basis.

Amenities include:-

- \Rightarrow Staffed main reception
- \Rightarrow High speed internet available
- \Rightarrow Teapoint & breakout area
- \Rightarrow Large, openable windows
- \Rightarrow Air-conditioning
- \Rightarrow Bookable meeting rooms available on-site
- \Rightarrow Bicycle storage & showers
- \Rightarrow 24/7 secure access
- \Rightarrow Furniture available

Accommodation

The suite provides the following approximate net internal floor area:

Floor	Sq ft	Sq m
4th	2,544	134.2

Terms

The part 4th floor is available on the basis of a new lease for a period to be agreed.

Alternatively it is also available on a fully fitted 'plug & play' basis on a flexible lease or fully serviced licence agreement.

Business Rates

Details Available on request.

EPC

The Energy Performance Asset Rating is C(75). A certificate can be made available.

VAT

VAT is payable on the rent and service charge.

Legal costs

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







Highlights



Availability Available Immediately



Terms On Application

Accommodation

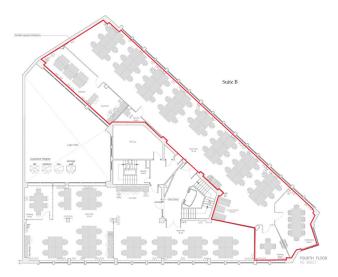
Tenure



2,544 sq ft—Pt 4th floor



Flexible Lease or Licence Agreement





If you would like to know more please get in touch.

Paul Williams

Director +44 (0)117 988 5301 +44 (0)7775 805 164 paul.williams@avisonyoung.com

Jack Phillips

Graduate +44 (0)117 988 5229 +44 (0)7990 853 230 jack.phillips@avisonyoung.com

08449 02 03 04 avisonyoung.co.uk

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St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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