

# 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

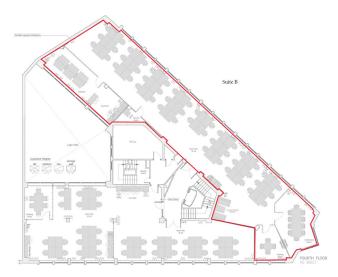
Tenure



2,544 sq ft—Pt 4th floor



Flexible Lease or Licence Agreement





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

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