



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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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:-

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

2,544 sq ft—Pt 4th floor



Tenure

**Flexible Lease or
Licence Agreement**



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

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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