



Nightingale House, Redland Hill, Bristol BS6 6SH

TO LET

Open plan office with excellent views

**9,942 Sq Ft
(924 Sq M)**

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DESCRIPTION

Nightingale House is a modern purpose built, Grade A office building providing accommodation over the basement, ground and five upper floors. The first floor provides open plan office space which can be offered with the existing occupiers fit out, which benefits from several meeting rooms, office pods, kitchen and break out areas, or on an unfurnished basis.

- ✓ Excellent views over Clifton Down
- ✓ Suspended ceilings with LED lighting
- ✓ Full access raised floors
- ✓ Balcony
- ✓ Kitchen and break out areas
- ✓ Cycle and shower facilities



LOCATION

The property is located adjacent to the iconic Clifton Downs which provides 200 acres of green space whilst being only 1.5 miles northwest of the City. Located at the junction of Redland Hill and Whiteladies Road (A4018) the property benefits from excellent road and public transport links with regular bus routes and Clifton Down train station located 0.6 miles south.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	9,942	924
Total	9,942	924

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

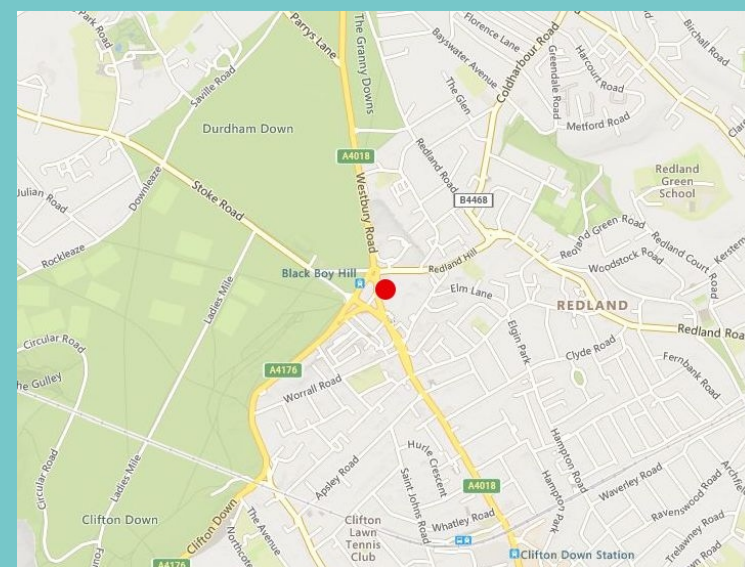
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The first floor suite is available by way of a new lease, direct from the landlord for a term of years to be agreed. The rent is available on application.

EPC

EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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