

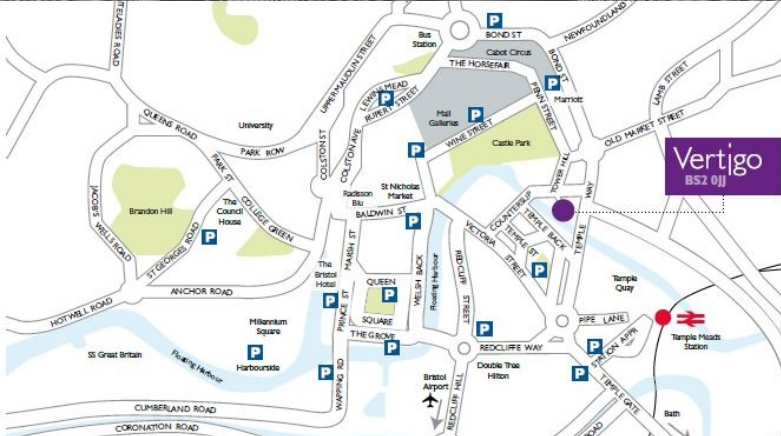


Vertigo, Cheese Lane, Bristol BS2 0JJ

TO LET

Ground Floor, Self- Contained,
Waterside Office Suite

**1,657 Sq Ft
(154 Sq M)**



LOCATION

Vertigo is situated at the heart of Bristol City Centre's commercial district. The property is accessed via Cheese Lane and fronts directly onto the Floating Harbour. There is a wide range of amenities including Temple Meads Railway Station, Cabot Circus and the Harbourside within close walking distance. Access to the M32 is approximately 1.5 miles (6 minute drive).

DESCRIPTION

Vertigo comprises a detached three storey office building which also includes the iconic Lead Shot Tower. The ground floor of the property provides 1,657sq ft of refurbished, waterside space, with self-contained WCs and kitchen facilities. The space has been finished to a good standard including suspended ceiling with recessed lighting, full access raised floors and air conditioning.

- ✓ **Detached three storey office building**
- ✓ **Situated as part of the iconic Lead Shot Tower**
- ✓ **Located in the heart of Bristol City Centre**
- ✓ **Ground floor, self-contained office suite**
- ✓ **Waterside views**
- ✓ **Available March 2021**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,657	154
Total	1,657	154

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

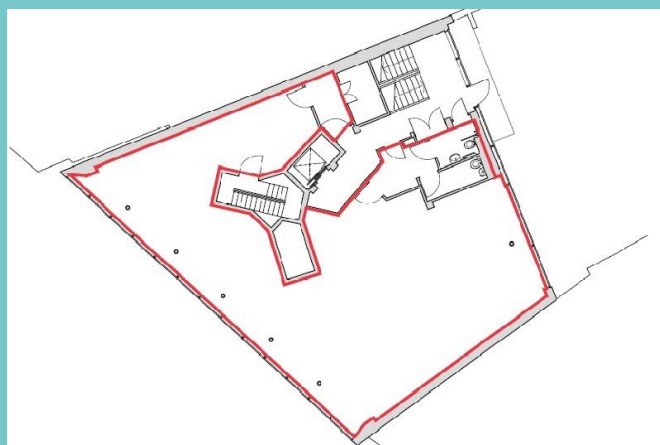
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The suite is available by way of a new lease from the landlord, for a term of years to be agreed, at a quoting rent of £42,500per annum exclusive.

EPC

D88



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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