

CITY CENTRE LEISURE UNIT TO LET

THE PROGRAMME BUILDING

All Saints Street, Bristol BS1 2LZ



Key Highlights

- Located within an established entertainment area in Bristol City Centre.
- Close to Lil'Nashville, Electric Bristol, Rough Trade, Strange Brew and The Lanes.
- The premises are part of The Programme Building, an iconic refurbished office building totalling 180,000 sq ft over nine floors with retail and leisure at ground floor.
- Undergoing refurbishment in Q4 2026.

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SITUATION

Bristol is the largest City in the South West with a population of over 450,000 people. The City has over 70,000 students enrolled at its two Universities and welcomes around 12 million tourists annually.

The premises are situated on All Saints Street in an established entertainment area in Bristol City Centre. Nearby occupiers include Electric Bristol, Strange Brew, Rough Trade, The Lanes, Putt Above and Climbing Hangar.

Programme is an iconic refurbished office building with retail and leisure at ground floor, totalling 180,000 sq ft over nine floors.

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Ground Floor	8,040	746.9
First Floor	10,250	952.2
TOTAL	18,290	1,699.1

Consideration would be given to subdividing the premises.

TERMS

The premises are available by way of a new effectively Full Repairing & Insuring Lease on terms to be agreed, subject to five yearly upward only rent reviews.

RENT

£150,000 per annum exclusive.

SERVICE CHARGE

On application.

RATING ASSESSMENT

To be reassessed upon occupation.

COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

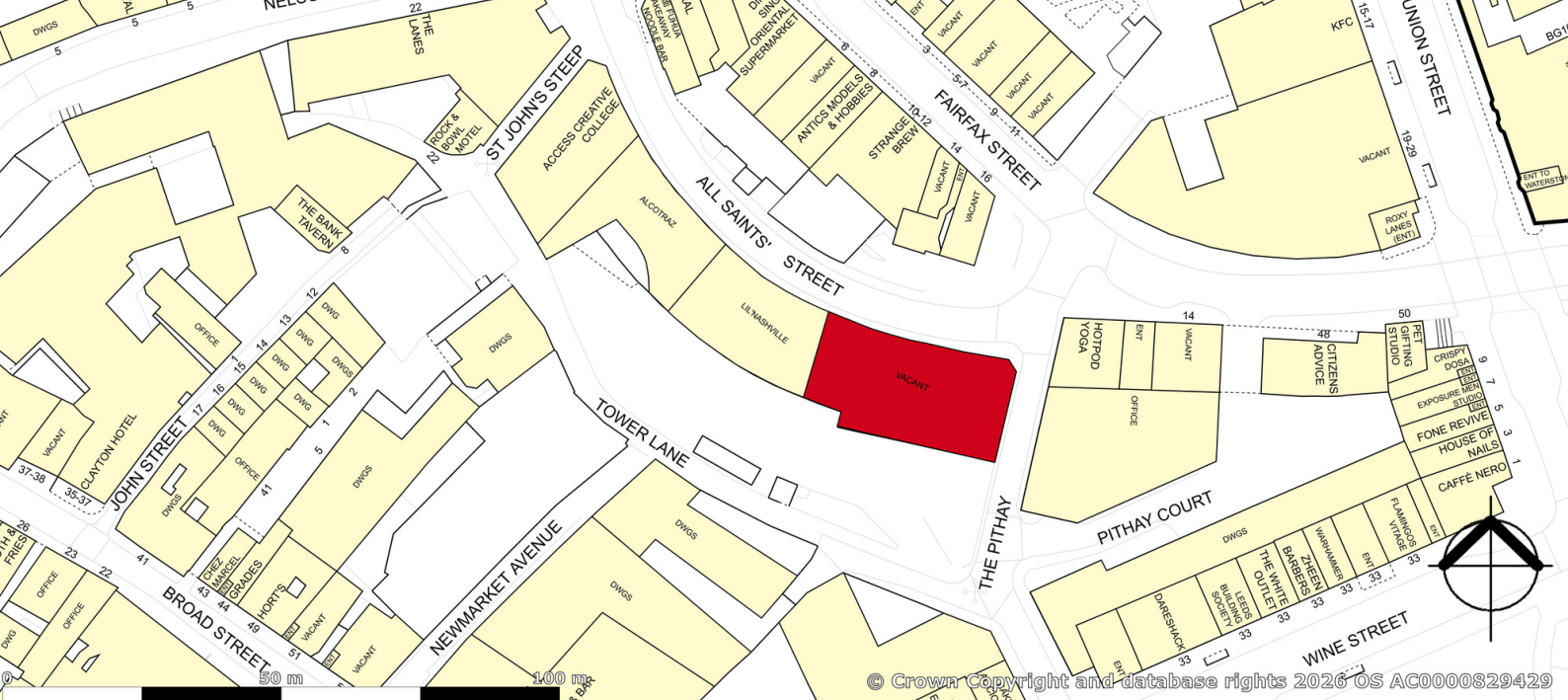
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VIEWINGS

Strictly by prior appointment with the appointed Letting Agents.

CONTACTS

For further information
please contact:

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