



BROAD QUAY HOUSE

Prince Street Bristol BS1 4DJ

OFFICES TO LET WITH DIRECT WATERFRONT VIEWS
3,465 SQ FT INCLUDING 2 PARKING SPACES

MODERN OFFICE TO LET

PART 4TH FLOOR WATERSIDE

3,465 SQ FT INCLUDING

2 PARKING SPACES

SPECIFICATION

The available accommodation provides light, spacious offices with views over the floating harbour and Queen Square, providing an attractive and historic outlook.

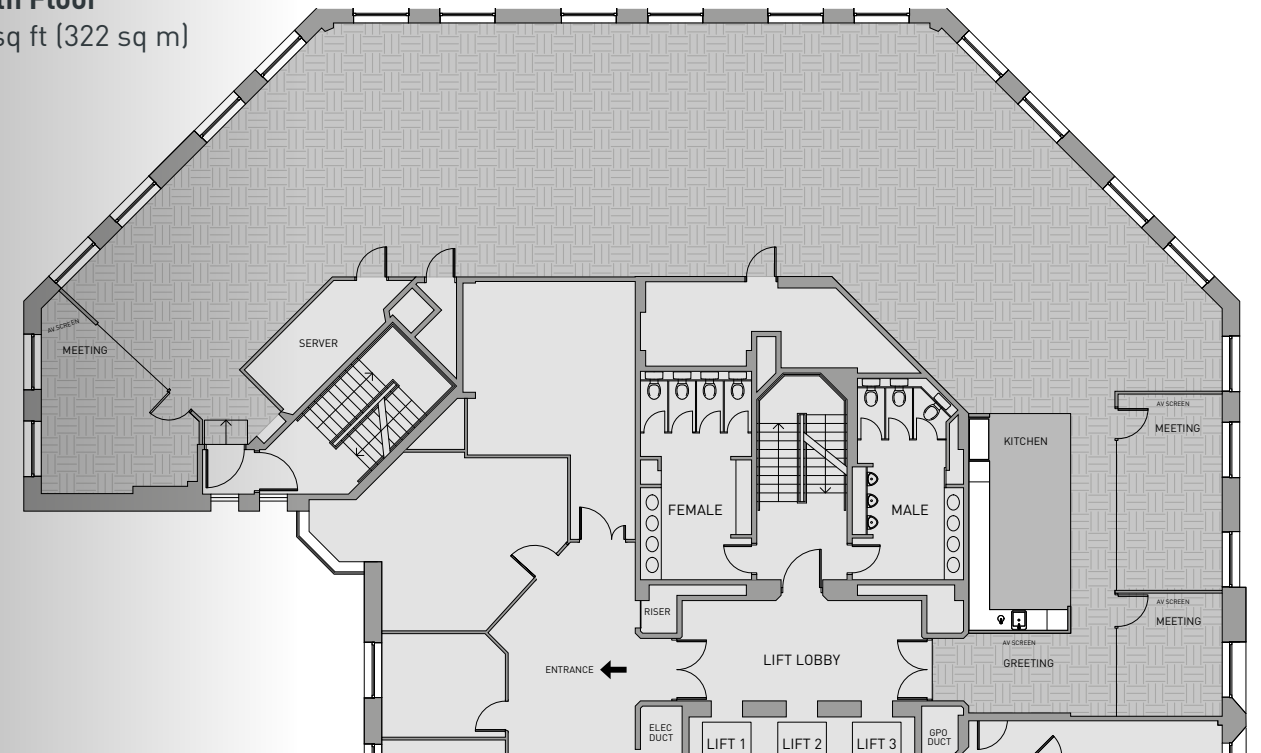
Available in its current configuration or fully fitted with furniture allowing for plug and play options.

The specification includes:

- 3 x meeting rooms
- Fully fitted out kitchen and breakout space
- New suspended motion sensor LED lights
- VAV air conditioning
- Raised access floor
- New entrance doors
- Feature window to reception with far reaching view across the city



Part 4th Floor
3,465 sq ft (322 sq m)



THE BUILDING

Broad Quay House is an imposing modern office building situated in the heart of Bristol.

The available office space has now undergone a refurbishment to provide high quality space.

The building provides a fantastic combination of location and quality of office space in Bristol city centre and boasts the following amenities:

- Full time concierge
- Purpose built shower block with four showers
- Male & Female WCs on each floor
- Modern cycle storage facilities

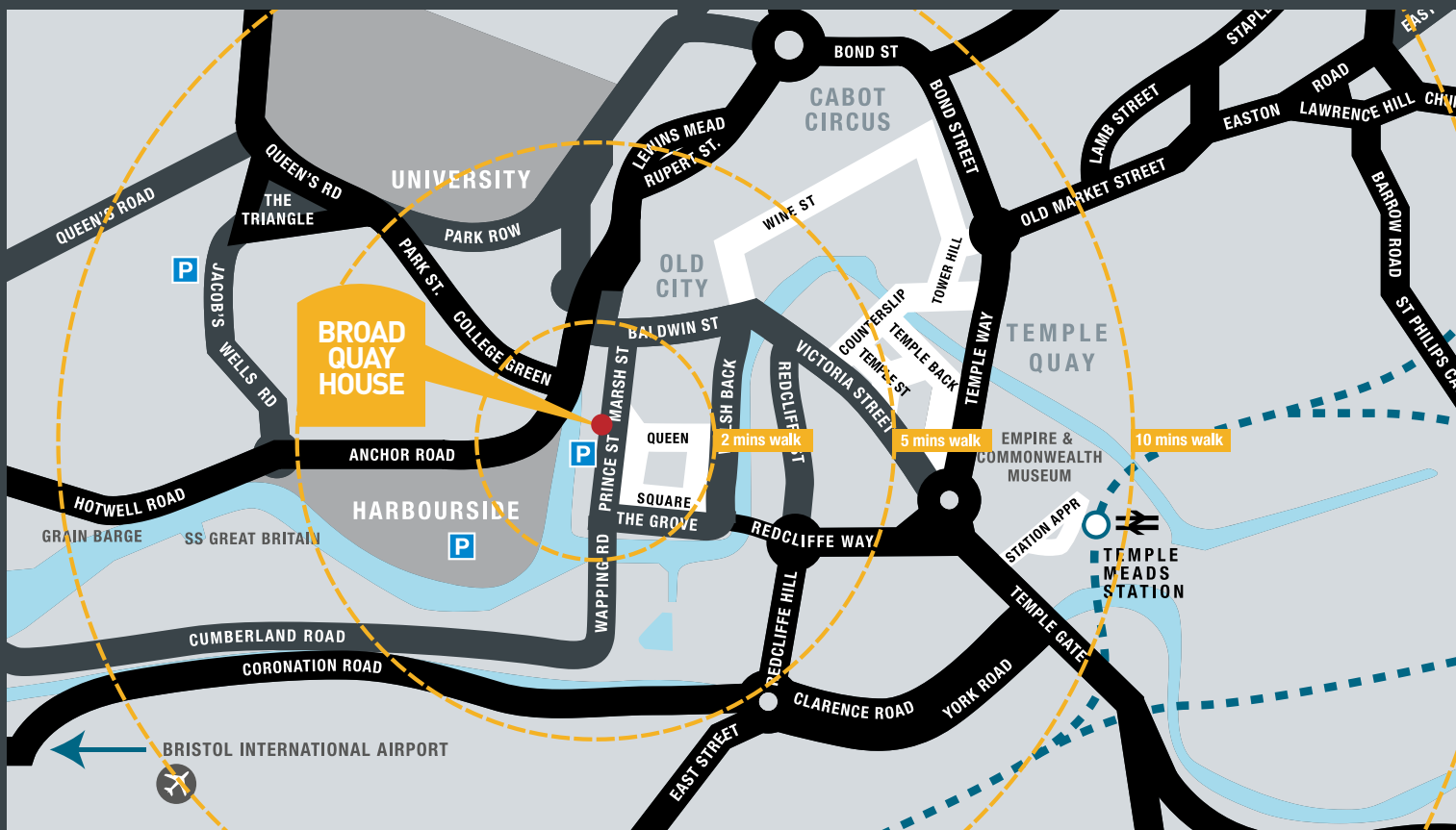


LOCATION

Broad Quay House is easily accessible from both Clifton and Bristol Temple Meads railway station, which is an eight minute walk along the now well known and historic Brunel Mile.

A major bus terminus is situated within 100 metres of the front door providing easy access to all areas of the city. A water taxi service also operates from opposite the building on Broad Quay accessing parts of the city, including Temple Meads station.

Broad Quay House is well situated for a wide range of restaurants, leisure and retail facilities which are all close by.



EPC

EPC rating of E.

TERMS

Rent on application.
Flexible lease terms considered.

VIEWINGS

Please contact the sole agents for further information.

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