



Wyndham Court, 12-20 Pritchard Street, Bristol BS2 8RH

TO LET

Third floor office suites

2,000 - 7,593 Sq Ft
(186 - 705 Sq M)

DESCRIPTION

Wyndham Court is a city centre office building occupying a prominent position at the end of the M32, opposite Cabot Circus, Bristol's prime retail and leisure destination. The available offices are located on the 3rd floor and provide modern office accommodation which benefits from suspended ceiling with LED lighting, raised access floors, kitchen points and WC facilities. The space is currently partitioned and can be let as is or as an open plan space.

- ✓ Available by way of flexible sublease
- ✓ Available as a whole or by part
- ✓ Suspended ceiling with LED lights
- ✓ Air conditioning
- ✓ Raised floors
- ✓ Kitchen facilities

LOCATION

Occupying a strategic location at the foot of the M32, the property lies at the junction of Bond St (A4044) and Pritchard Street.

The property sits in a mixed use location, surrounded by predominantly office occupiers, with a number of hotels in Bond Street, and residential buildings in nearby Brunswick and Portland Square. Cabot Circus lies opposite the property.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third Floor	7,593	705
Total	7,593	705

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.

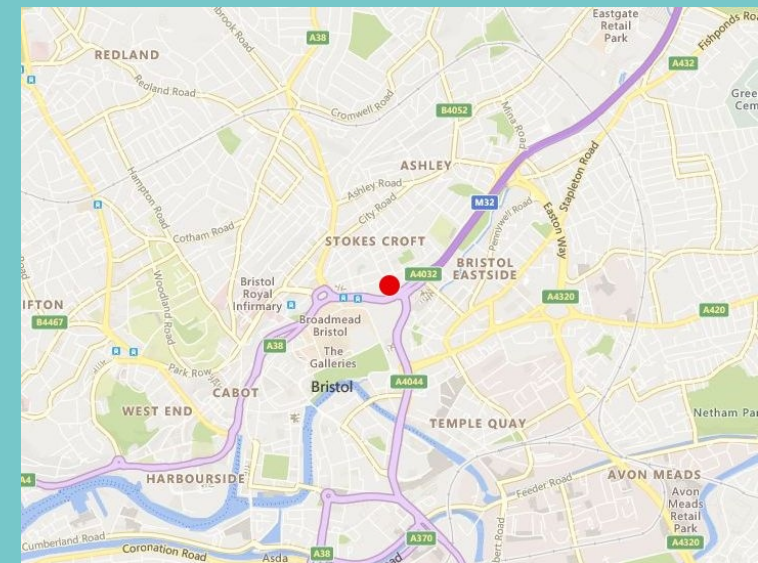
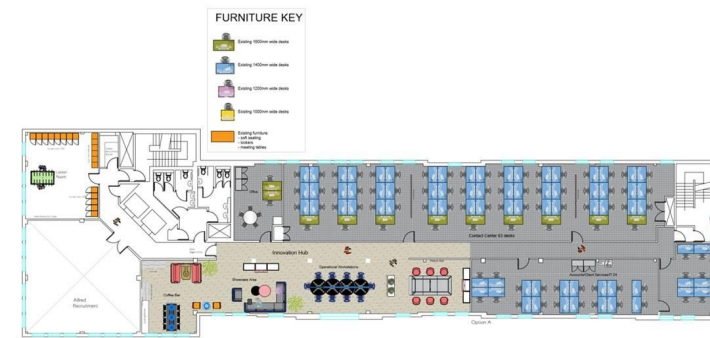
TERMS

The space is available by way of a sublease, as a whole or by part, for a term of years to be agreed.

EPC

C74

Third Floor



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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