

Quoting Rent £22.50 per sq ft - Flexible Terms

Charlotte Place

Queen Charlotte Street, Bristol, BS1 4EX



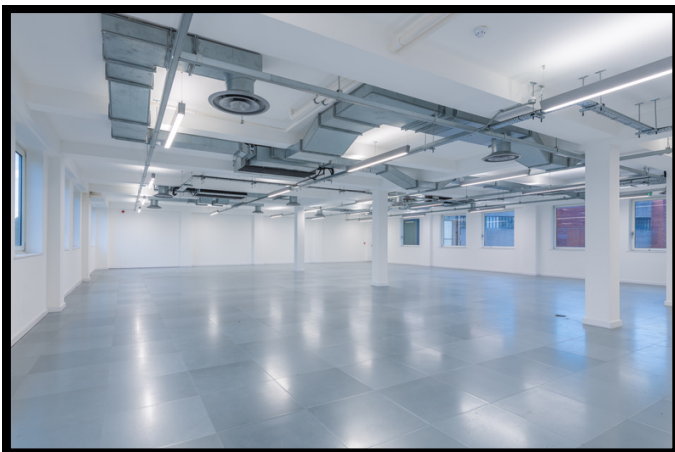
- 15 - 50 person office suites.
- Available immediately
- Either Fitted (with furniture) or non fitted.



Charlotte Place - Overview

Available Space	Individual floors of - 1,500 - 2,900 sq ft (Total 10,281 sq ft).
Fit Out	• VRF air conditioning. • Suspended LED strip lighting & raised access floors. • Excellent natural lighting throughout. • Efficient rectangle floor plates maximizing occupation. • Shower and cycle provision. • Secure gated car parking and cycle store.
Term	Available via flexible terms. Agreements from 12 months upwards will be considered.
Cost	Rent : £22.50 per sq ft Service charge c. £6.69 per sq ft Business rates c. £8.07 per sq ft
Availability	Available Immediately
Location	The building is located between Queen Square and Baldwin Street on Queen Charlotte Street, surrounded by a wealth of amenity such as St Nicholas Market, Corn Street and The Harbourside. 16 Minute Walk to Bristol Temple Meads Station and Metro Bus Links available at either end of Baldwin Street.

Availability	Floor	Size (sq ft)	Size (sq m)	Fit Out Specification
	5 th floor	2,913 sq ft	273 sq m	Non fitted with kitchen
	3 rd floor	2,929 sq ft	272 sq m	Fitted 34 x desks.
	1 st floor	2,937 sq ft	272 sq m	Non fitted with kitchen
	Ground floor	1,502 sq ft	140 sq m	Non fitted with kitchen
	Total	10,281 sq ft	957 sq m	



Charlotte Place, Queen Charlotte Street, Bristol, BS1 4EX

Indicative Floor Plan

FLOOR PLANS



GROUND



QUEEN CHARLOTTE STREET

THIRD



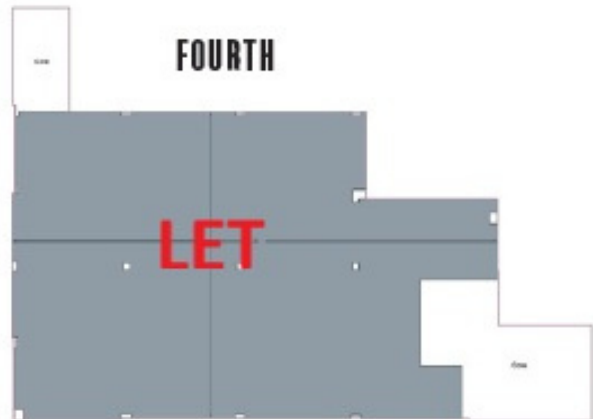
QUEEN CHARLOTTE STREET

FIRST



QUEEN CHARLOTTE STREET

FOURTH



QUEEN CHARLOTTE STREET

SECOND



QUEEN CHARLOTTE STREET

FIFTH



QUEEN CHARLOTTE STREET

Charlotte Place

LOCATION



Use - Use Class E Commercial (formerly B1 Offices).

EPC - B49.

VAT - The building is elected for VAT and therefore VAT will be chargeable at the prevailing rate.

Legal Costs - Each party to be bear their own legal fees.

CONTACT US

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