



## Soho Studios, Merchant Street

47 Merchant Street, Bristol, BS1 3EE

### Refurbished Office Space in Bristol City Centre

**7,229 sq ft**

(671.60 sq m)

- First & Second Floor Office Accommodation
- Refurbished to a modern standard
- WC, shower and fitted kitchen facilities

## Summary

Available Size	7,229 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Further details available upon application.
EPC Rating	B

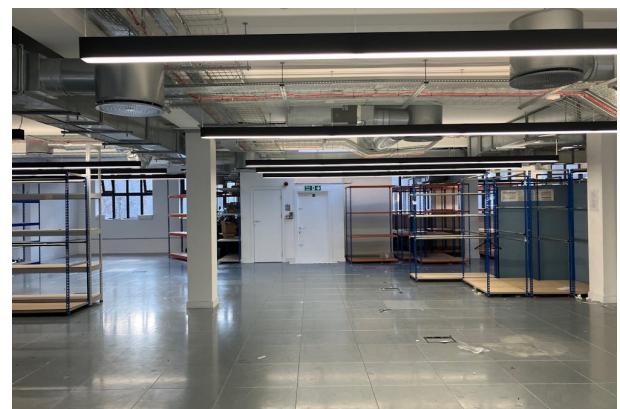
## Location

Soho Studios is prominently located within the Broadmead area in Bristol city centre. The location benefits from excellent transport links and is a short walk from a range of amenities and cafe's and restaurants.



## Description

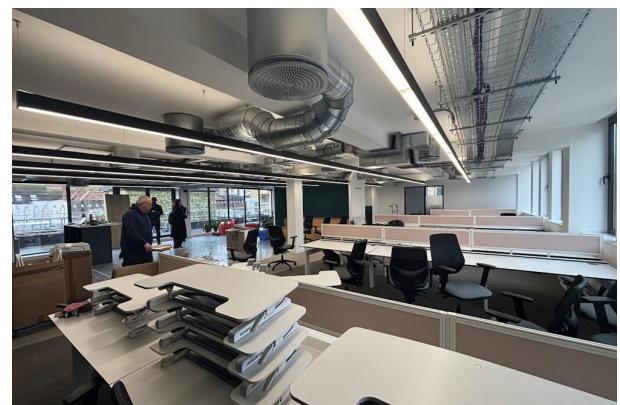
The three storey property comprises a retail unit to ground floor and refurbished office space to first and second floors. The accommodation benefits from a secure entrance, passenger lift directly into the suite, shared WCs and showers, bike storage and the second floor also has access to a roof terrace. The accommodation benefits from fully raised access floor, LED lighting, exposed M&E, comfort cooling/heating and kitchen facilities.



## Accommodation

The accommodation comprises the following approximate areas, the property is subject to a new measurement survey:

Name	sq ft	sq m	Availability
1st	3,629	337.15	Available
2nd	3,600	334.45	Available
<b>Total</b>	<b>7,229</b>	<b>671.60</b>	



## Viewings

By appointment only.

## Terms

The property is available on a new lease to be granted outside the security of tenure provisions of the Landlord & Tenant Act (1954).

## Viewing & Further Information

### Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

### Seonaid Butler (CSquared)

01174 523423 | 07885 250476

seonaid.butler@csquaredre.co.uk