



PS21

21 Prince Street, Bristol, BS1 4PH

This high quality office space provides a rare opportunity for an occupier to move straight into a fully fitted suite.

1,798 sq ft
(167.04 sq m)

- High quality fit out in situ
- Metal tiled suspended ceilings and LED lighting
- VRV Air Conditioning
- Carpeted raised floor with floor boxes
- Two 8 person lifts
- Cycle storage and shower facilities
- Two allocated parking spaces

Summary

Available Size	1,798 sq ft
Rates Payable	£6.24 per sq ft No parking included within the rateable value.
Rateable Value	£22,500
Service Charge	£7.27 per sq ft 2021/ Sept 2022 Budget
Car Parking	2 parking spaces included
EPC Rating	C (72)

Description

PS21 comprises a self-contained four storey office building located on Prince Street in the heart of Bristol city centre. The main reception was recently refurbished and benefits from two 8 person passenger lifts for the building. This high quality office space provides a rare opportunity for an occupier to move straight into a fully fitted suite with a quality kitchen and two meeting rooms already in situ.

The building has an excellent car parking with 2 spaces with this suite, plus a secure area for cycle storage. There are new shower facilities on the ground floor.

Location

PS21 is located at the junction of Prince Street and Thunderbolt Square and is immediately adjacent to historic Queen Square and the Harbourside. Occupiers have ready access to green spaces, the Floating Harbour, bars, shops and restaurants. Temple Meads station is within a 15 minute walk and provides a regular train service to London Paddington, Cardiff, Birmingham, and the South West. The property also benefits from good road communications, located in the city centre which provides access to the M32.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - North	1,798	167.04	Available
Total	1,798	167.04	

Terms

The office accommodation is available by way of an assignment of an effective full repairing and insuring lease for a term expiring 24 October 2027 with a tenants break on 24 October 2022.

Alternatively, a new lease may be available direct from the landlord on a term to be agreed.



Viewing & Further Information

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