



Newminster House

27-29 Baldwin Street, Bristol, BS1 1LT

Newminster House is located in a prominent position on Baldwin Street in the heart of Bristol City Centre

571 to 1,847 sq ft

(53.05 to 171.59 sq m)

- Open plan office accommodation
- Concierge reception
- Central Bristol City Centre location
- Demised car parking
- Air conditioning
- Suspended ceilings with LED lighting

Summary

Available Size	571 to 1,847 sq ft
Rent	£35 per sq ft
Rates Payable	£10.59 per sq ft
Service Charge	S/C TBC
Car Parking	1 car parking space per suite
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (68)

Description

Newminster House is situated in the heart of Bristol City Centre on Baldwin Street. The building provides contemporary, open plan office accommodation across seven storeys. The building benefits from city centre car parking. Internally, there is air conditioning in each of the suites, with suspended ceilings and LED lighting.

The building has a concierge reception with a large breakout space on the ground floor and bookable meeting rooms.

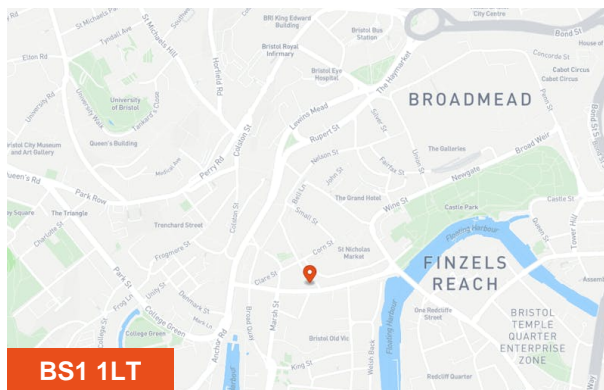
Location

Newminster House is located right in the heart of the City Centre. The building is a short walk away from all the local amenities Bristol has to offer. You will be less than 5 minutes away from all that St Nicholas's market has to offer and within walking distance of The Hippodrome and Cabot Circus.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Pt Ground	571	53.05	Available
4th - Part 4th	1,847	171.59	Under Offer
Total	2,418	224.64	



Viewing & Further Information

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