



Bristol House

40-56 Victoria Street, Bristol, BS1 6BY

**Modern flexible office suites
located in prime Victoria
Street location. Fully
refurbished in 2019.**

3,833 to 12,374 sq ft
(356.10 to 1,149.58 sq m)

- Open Plan
- LED Lighting and VRF Airconditioning
- Newly decorated and carpeted
- Kitchen Point in Each Suite
- EPC B

Summary

Available Size	3,833 to 12,374 sq ft
Rent	Rent on application
Rates Payable	£12.94 per sq ft
Rateable Value	£880,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The building is set out over Ground and four upper floors with open plan wings of accommodation either side of a central core. The building was fully refurbished for the current occupier in 2019 to include modern LED lighting, new VRF air-conditioning, new WC and Showers and a new lift.

Further work is due to be undertaken to provide for a refreshed reception area and gender neutral WC facilities as part of the head tenants recent re-occupation of the building. there is ample parking in the secure underground car park and the available floors offer practical open plan accommodation with kitchen facilities in each suite.

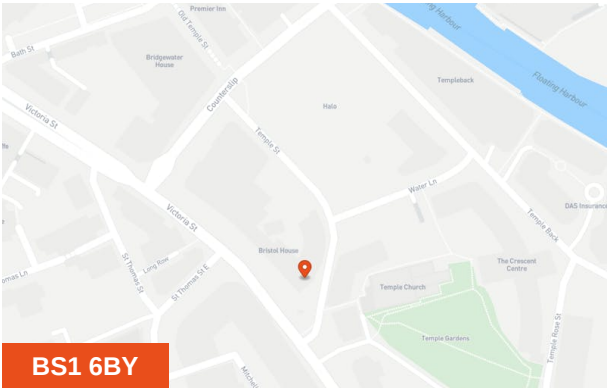
Location

Bristol House is located in a prominent position on the junction of Victoria Street and temple Street in central Bristol. As one of Bristol prime business districts the area is a short we walk to both Temple Meads Railway Station and as well as the old city and Cabot Circus. In the immediate vicinity of the building there are a range of coffee shops, lunch venues and convenience stores.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,271	396.79	Available
4th	4,270	396.70	Available
2nd - Victoria Street Wing	3,833	356.10	Available
Total	12,374	1,149.59	



Viewing & Further Information

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Energy performance certificate (EPC)

Bristol House 40-56 Victoria Street BRISTOL BS1 6BY	Energy rating B	Valid until: 26 February 2029
		Certificate number: 0390-9720-3630-7090-7803

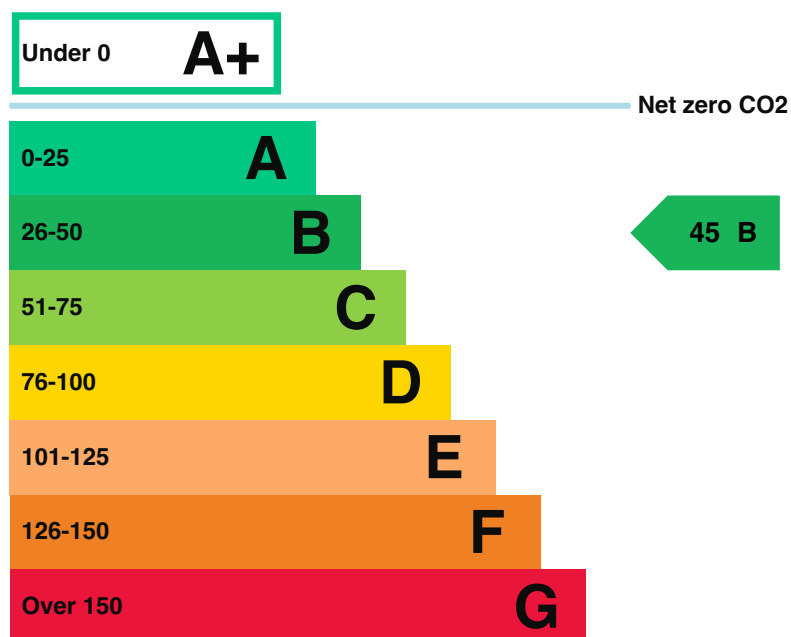
Property type	B1 Offices and Workshop businesses
Total floor area	3,673 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	77 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	29.48
Primary energy use (kWh/m2 per year)	174

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9920-7903-0438-0760-7004\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jon West
Telephone	07758 760818
Email	jon@one-ec.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008114
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	62 High Street Stetchworth Newmarket CB8 9TJ
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 December 2018
Date of certificate	27 February 2019

