

Zinc Quarter

3 Unity Street, Bristol, BS2 0HN

Brand new shell and core office/retail/leisure unit located within close proximity to the City Centre, Temple Quarter and Old Market.

2,484 sq ft
(230.77 sq m)

- Block B ground floor self contained unit suitable for a range of uses, subject to planning
- Currently offered as a open plan shell and core unit providing flexibility for incoming occupiers

Summary

Available Size	2,484 sq ft
Rent	£17.50 - £22 per sq ft
Business Rates	To be assessed
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	To be confirmed.
EPC Rating	Upon Enquiry

Location

Zinc Quarter is located in St Philips on the East side of Bristol City Centre. The property is accessed off the A420 close to the Old Market roundabout connecting to Temple Way which is the main ring road about the Centre.

Bristol Temple Meads railway station is just over half a mile away, as a 15 minute walk or 10 minute drive away. There are regular bus services stopping nearby with the Bristol Bus Station under a mile away or a 10 minute drive.

Description

Zinc Quarter is an exciting new development positioned on Unity Street, St Philips. The upper floors consist of 189 rooms of student accommodation with the ground floor units available for a range of uses including offices and retail.

Block B ground floor unit is located on the corner of the building benefiting from additional glazing and increased natural light.

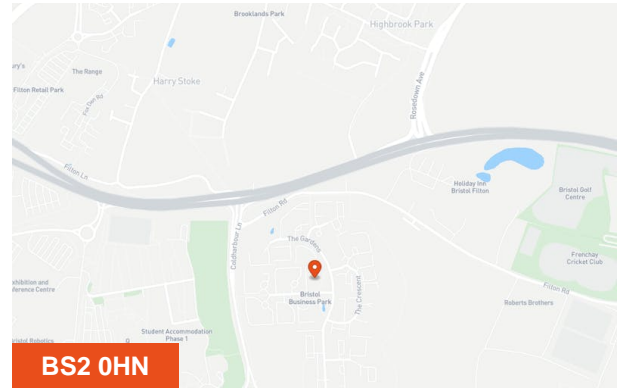
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Block B	2,484	230.77	Available
Total	2,484	230.77	

Terms

The unit is available on new full repairing and insuring lease(s), on terms to be agreed.



Viewing & Further Information

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