

## Charlotte Place

Queen Charlotte St, Bristol, BS1 4EX

**Contemporary office  
accommodation in a prime  
central Bristol City Centre  
location**

**1,502 to 13,211 sq ft  
(139.54 to 1,227.34 sq m)**

- VRF Air Conditioning
- Suspended ceilings with LEF lighting
- Raised floors
- Cycle and shower provisions
- Secure, demised car parking

## Summary

Available Size	1,502 to 13,211 sq ft
Rent	£22.50 per sq ft
Rates Payable	£8.07 per sq ft
Service Charge	£6.69 per sq ft
Car Parking	1 car parking space demised per floor
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (49)

## Description

Charlotte Place offers good quality accommodation in a historic building which offers plenty of natural light throughout. Located in a prime City Centre location, Charlotte Place is perfect for occupiers seeking budget friendly accommodation available on flexible lease terms.

The building consists of 5 storeys of efficient office space. The landlord is due to undertake refurbishment works to the communal areas.

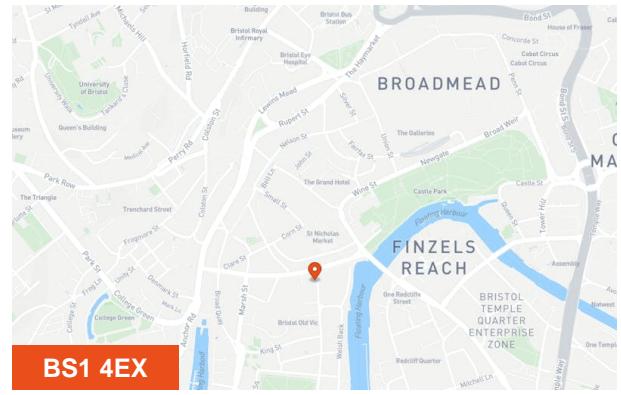
## Location

Charlotte Place is located between Queen Square and Baldwin Street, on Queen Charlotte Street in Bristol City Centre. There is an abundance of amenity nearby such as St Nicholas' Market, Corn Street and the Harbourside.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,502	139.54	Coming Soon
1st	2,937	272.86	Available
2nd	2,930	272.21	Available
3rd	2,929	272.11	Available
5th	2,913	270.63	Available
<b>Total</b>	<b>13,211</b>	<b>1,227.35</b>	



## Viewing & Further Information

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