

TO LET/FOR SALE

Hootons.



Units 1 & 2, Everards Printworks,
Nelson Street, Bristol

£17,500 - £36,850 per annum
970 sq ft (90.1 sq m) – 2,047 sq ft (190.2 sq m)

Location

The property is located on Nelson Street in Bristol City Centre, a mixed used location comprising office, retail, restaurant and bar operators. There is also a large student population in the nearby vicinity. The property is located a short distance from Broadmead on one side, and Bristol Bus Station on the other.

Description

The property provides open plan office accommodation arranged over first and second floors. Internally it has been left in shell specification with capped services, ready to receive occupiers fit out.

The building also benefits from accessible WC's on each floor and a passenger lift.

Car parking spaces are available by separate negotiation.



Use

Class E – Suitable for commercial, offices, financial and professional services.

Terms

The property is available by way of a new effectively full repairing and insuring lease (via service charge) for a term to be agreed, subject to regular three yearly rent reviews. Alternatively consideration will be given to the sale of the long leasehold interest.

Rent

First Floor - £17,500 per annum

Second Floor - £19,350 per annum

Deposit

A 3-6 month deposit will be payable depending on the strength of financial accounts.

VAT

VAT is chargeable.

Size & Floors

Area	St ft	Sq m
First Floor	970	90.1
Second Floor	1,077	100.1

Car Parking Spaces are available by separate negotiation.

Service Charge

A variable service charge will be payable to cover the costs of any shared or communal items. Further details on application.

Business Rates

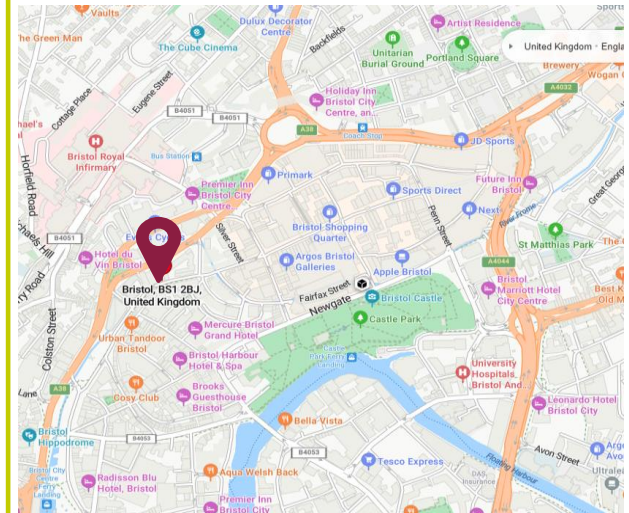
The property is yet to be assessed for rating purposes.

Interested parties should make their own enquiries to the Local Billing Authority.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Map

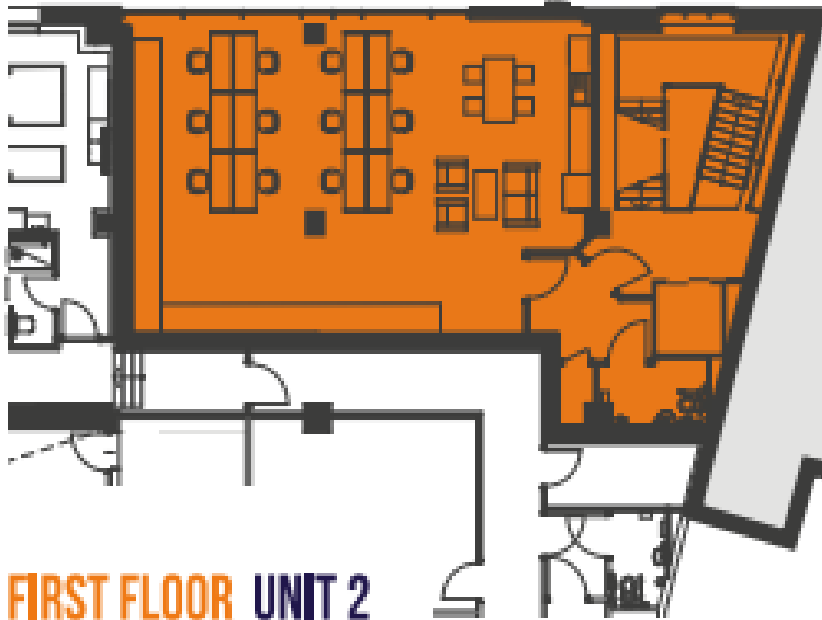


Energy Performance

Further details on application.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.



Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis
0117 933 9917
steve@hootons.co.uk

George Hooton
0117 933 9915
george@hootons.co.uk

EVERARDS
PRINTWORKS

naea | propertymark
COMMERCIAL

