



THE PRUDENTIAL BUILDINGS

PRIME CITY CENTRE OFFICE SPACE

3,500 – 53,966 SQ FT (325.2 – 5,005.9 SQ M)

WINE STREET | BRISTOL



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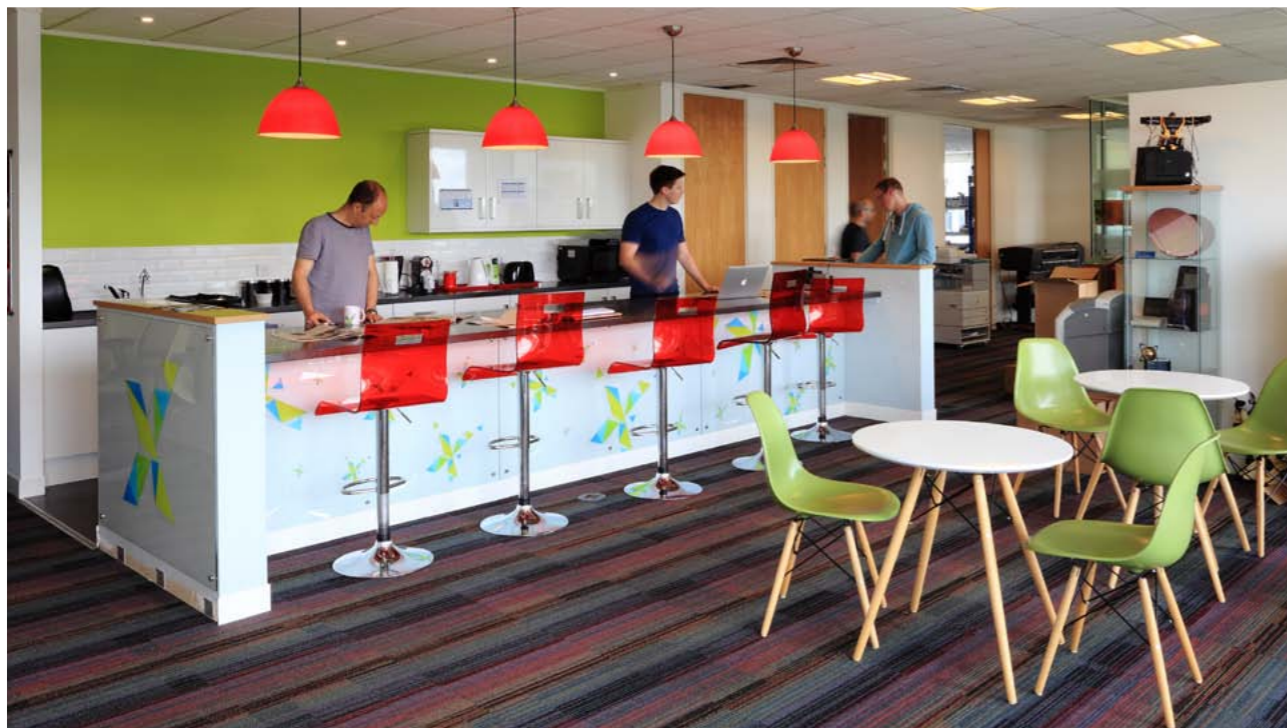
WINE STREET | BRISTOL

DESCRIPTION | ACCOMMODATION | AERIAL MAP | LOCATION | LOCAL AMENITIES | FURTHER INFORMATION

DESCRIPTION

The Prudential buildings is a landmark seven storey office building, superbly located in the heart of Bristol's business district and the historic Old City. Behind an imposing period stone elevation the building provides contemporary office space. The building specification includes:

- Newly refurbished manned reception
- 2 x 10 person passenger lifts
- Secure cycle store and shower facilities
- Secure onsite car parking
- Exposed plastered ceilings with suspended LED lights
- Air conditioning



Example of a tenant's fitout



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ACCOMMODATION

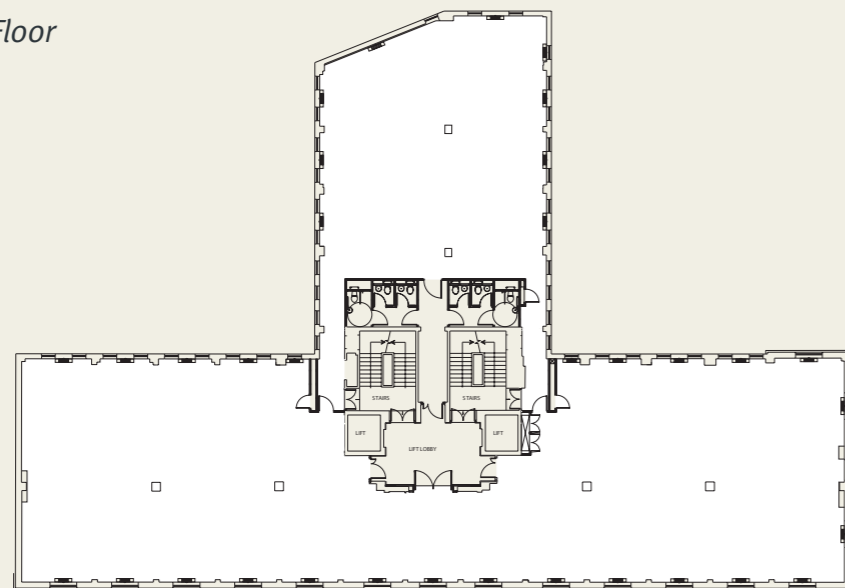
The office accommodation has been refurbished to a high specification and provides contemporary light open plan office space. The recently refurbished first floor benefits from the following specification:

- VRV comfort cooling/heating system
- Low Energy LED lighting
- Exposed plastered ceilings with an excellent floor to ceiling height
- The building has a car parking ratio of c.1 space per 2,200 sq ft



Floor	Sq. ft.	Sq. m.
Lower Ground (Storage)	1,460	135.6
Lower Ground (Office)	3,500	325.2
First	8,880	817.5
Second	6,488	602.7
Third	8,883	825.2
Fourth	8,883	825.2
Fifth	8,881	825.0
Sixth	6,991	649.5
Total:	53,966	5,005.9

Typical Floor



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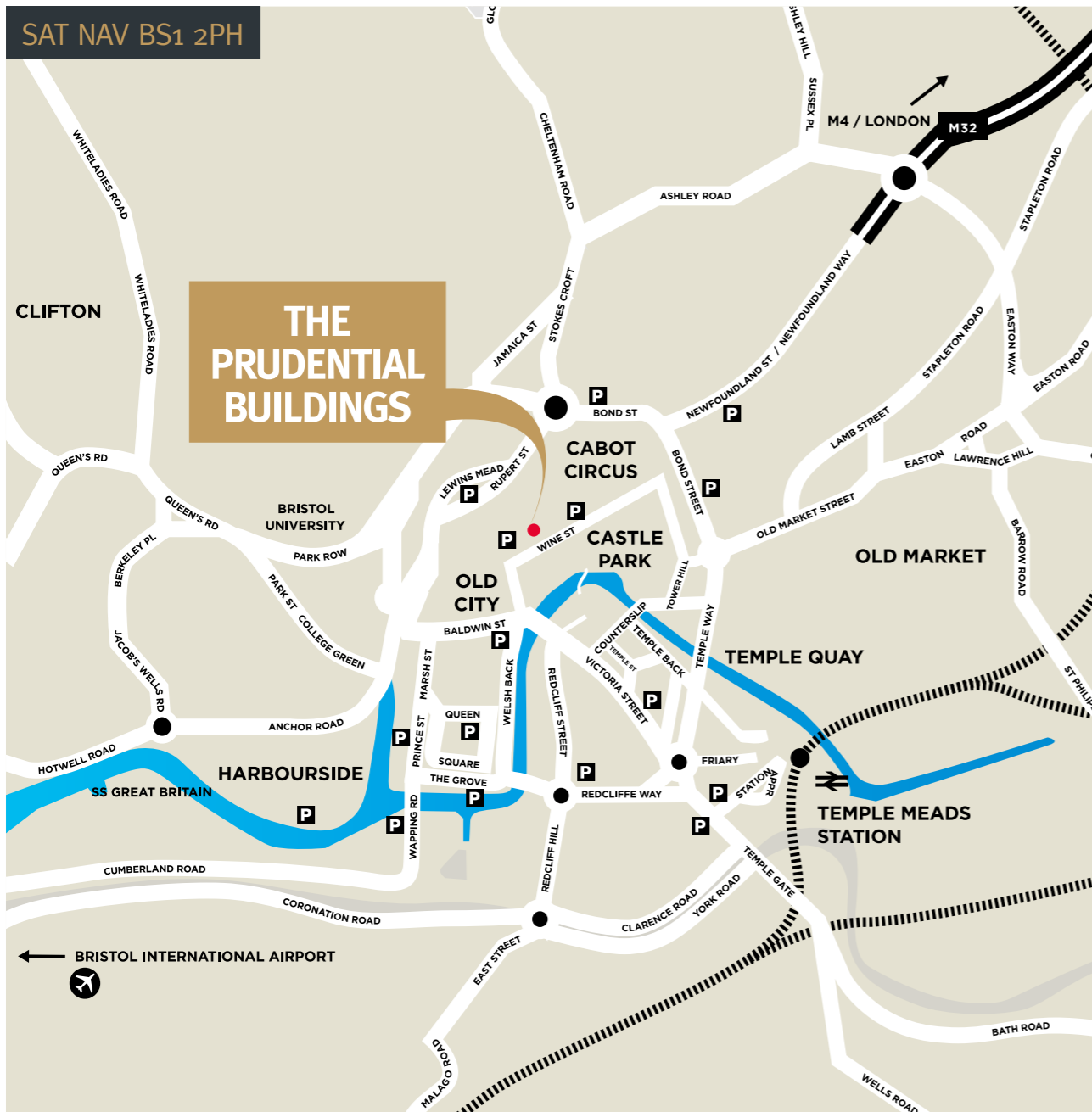
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LOCATION

The building provides excellent accessibility to the surrounding transport infrastructure and direct access onto the M32. Secure on site parking is available and numerous public car parks are available nearby. Approximate journey times on foot and by car are shown below.



Temple Meads station	10 mins
Bus station	7 mins
Cabot Circus	5 mins

Temple Meads station	5 mins
Junction 19 M4	10 mins



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LOCAL AMENITIES

Prudential Buildings is a landmark building situated in the heart of Bristol City Centre's historic banking quarter with numerous shops, cafés and restaurants all within close proximity.



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Car Parking

The building benefits from secure basement and surface car parking.

Rent

Upon application.

Availability

The property is available either as a whole or floor by floor on a new effectively FRI lease/s (by way of a service charge) for a term of years to be agreed.

Rateable Value

Further details are available from the agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

To be confirmed.

VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.

Further Information

For further information or an appointment to view please contact:

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