

# To Let

## Vintry Building, Wine Street, Bristol, BS1 2BD

3,805 to 5,573 sq ft

- High quality building in central Bristol location
- Refurbished office accommodation
- Lower ground and third floors available
- Excellent tenant facilities including showers on each floor and secure bike racks



## Location

Located on Wine Street in the heart of Bristol's business district, the offices are in a popular and exciting area in close proximity to the well known St Nicholas' Market and Cabot Circus, as well as being a short walk from Castle Park and Bristol's Floating Harbour.

Vintry Building is a 5 minute walk from Bristol bus station and a 10-15 minute walk from Bristol Temple Meads railway station.

## Description

Vintry Building has been refurbished and designed to create vibrant office accommodation with excellent tenant facilities and impressive common areas.

The available floors are currently undergoing a full refurbishment to provide the following high quality specification:

- LG7 LED suspended lighting
- New air conditioning system
- Full access raised metal floor
- Perimeter trench heating
- High specification WCs and shower rooms on each floor
- New security access control system
- on site building manager
- Secure car and bike parking facilities
- 2 x DDA compliant passenger lifts

## Terms

The offices are available on a floor by floor basis by way of a new full repairing and insuring lease direct from the landlord, for a term to be agreed.

## Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

## Service Charge

A service charge will be payable on a pro-rata basis.

## EPC

Available upon request.

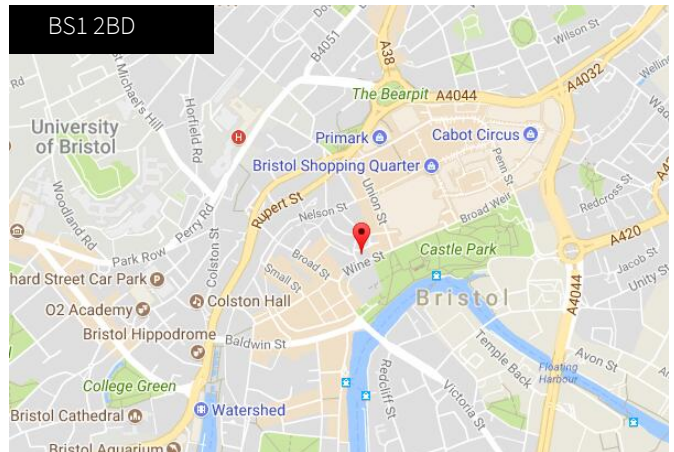
## Rent

Available on Request

## Business Rates

Rates Payable (2018/2019): £3.70 per sq ft

It is however advised that your own enquiries are made in this regard.



## Contacts

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