



# For Lease

Part Third Floor

The Prudential Buildings, Wine Street, Bristol, BA1 1HL

3,200 (297.3 sq m) to 8,883 sq ft (825.3 sq m) of prime central office space.



Location

The Prudential Buildings is a landmark office, located in the centre of Bristol's business district and the historic Old City.

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. Temple Meads station is a 10 minute walk from the property.

Specification

The building benefits from a refurbished reception, secure parking, secure bike parking and shower facilities.

The 3<sup>rd</sup> Floor suite is in good second hand condition and benefits from raised floors, air conditioning, partitioned meeting rooms and fully fitted kitchen facility.

Availability

The third floor suite provides up to approximately 8,883 sq ft of office space, which can be divided, with an adequate provision of car parking.

The space provides:

- meeting rooms,
- conference room,
- kitchen and breakout area with table football,
- Server and store rooms

EPC

Available upon request.

Terms

Available by way of assignment or sub-lease from the existing tenant expiring April 2022.

Rent

Upon application.

Rates

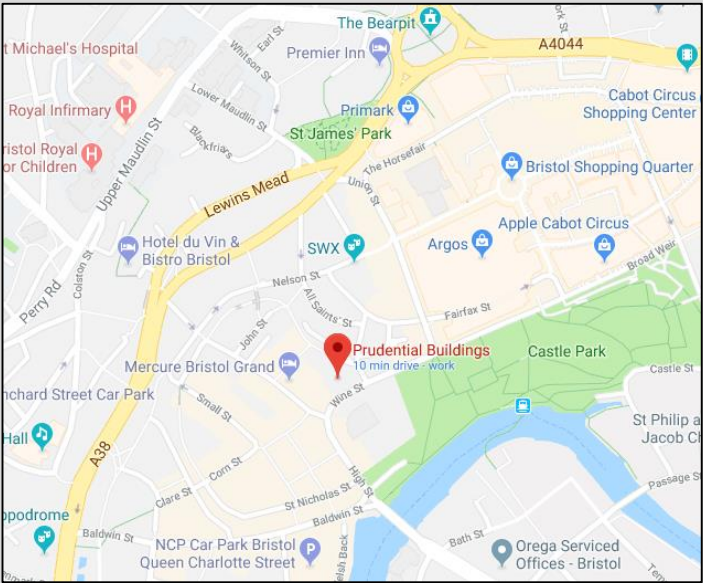
Upon application

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

All parties will bear their own legal costs incurred in the completion of the new sublease.



Viewings to be arranged with the sole agents

Steve Lane  
0117 930 5675  
[Steve.Lane@eu.jll.com](mailto:Steve.Lane@eu.jll.com)

Sam Bolton  
0117 930 5669  
[Samuel.Bolton@eu.jll.com](mailto:Samuel.Bolton@eu.jll.com)

**DISCLAIMER**  
The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.

